

Proximity

Daylight & Sunlight
Amenity Impact
Assessment Report

St Johns Campus
New Quay Street
Manchester



Project Particulars

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Contents

1.0	Introduction	4
1.1	Introduction	4
1.2	Scope of this Report	4
1.3	Professional Experience	5
1.4	The Site	6
1.5	The Proposed Development	6
1.6	Information Relied upon and Site-Specific Limitations	6
2.0	Standards	8
2.1	National Planning Policy	8
2.2	Local Planning Policy and Guidance	8
2.3	The BRE “Site Layout Planning for Daylight & Sunlight”	9
3.0	The BRE Tests	11
3.1	Daylight	11
3.2	Sunlight to Buildings	12
3.3	Alternative Daylight and Sunlight Targets	13
3.4	Sunlight to Open Spaces	14
4.0	Assessment	16
4.1	Assessment Methodology	16
4.2	Receptor Identification	16
4.3	Baseline Condition	17
4.4	The Measured Daylight & Sunlight Amenity Impact	17
5.0	The Neighbouring Receptors	19
	Leftbank Apartments Water Street	20
6.0	Conclusions	23
6.1	Daylight	23
6.2	Sunlight	23

Appendices

- Appendix 1: Existing and Proposed Massing Images
- Appendix 2: Tabulated Baseline and Proposed VSC Results
- Appendix 3: No Sky Line Contour Plots
- Appendix 4: Tabulated Baseline and Proposed APSH Results

1.0 Introduction

1.1 Introduction

- 1.1.1 This Daylight and Sunlight Amenity Impact Assessment Report has been prepared by Proximity on behalf of St Johns Manchester Ltd ("SJML"), a subsidiary of HBD, and is submitted in support of an application for full planning permission at land bound by New College Street, New Quay Street, NCP car park and Gartside Street, otherwise known as "St John's Campus". The description of development is as follows:
- 1.1.2 *"Demolition of the existing buildings and structures and the erection of a 16-storey office building (Use Class E(g)), with flexible ground floor uses (Use Class E), rooftop amenity space and works to facilitate public realm improvements".*
- 1.1.3 The proposals seek to demolish the existing buildings and structures to deliver a 16 storey office building plus rooftop amenity space of sustainable construction and high quality design. The building will offer flexible office accommodation which will meet the needs of a range of tenants, and also provide ground floor commercial uses which will activate the ground floor frontage creating a unique arrival experience.
- 1.1.4 The Proposed Development is described fully in the Design and Access Statement prepared by EPR Architects and presented on the application drawings. The application proposals have been developed in consultation with Manchester City Council ("MCC") Officers and other key stakeholders.

1.2 Scope of this Report

- 1.2.1 Proximity is appointed to evaluate the daylight and sunlight amenity impact of the Proposed Development on the surrounding built environment. This Report confirms our assessment methodology, findings and opinions.
- 1.2.2 Our daylight and sunlight amenity impact assessment revolves around the provisions of the Building Research Establishment's ("BRE") Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. The Guide provides an objective means for evaluating daylight and sunlight amenity impacts in the built environment.
- 1.2.3 The Site facing windows of the habitable rooms within the neighbouring Leftbank Apartment Building fronting Water Street are identified as key receptors and have been daylight and sunlight amenity impact appraised.

- 1.2.4 We have undertaken a daylight and sunlight technical analysis and have measured, using computerised 3D massing simulations of the Site and its surroundings and specialist computer software, the amount of daylight and/or sunlight that is available to the abovementioned receptors, both as existing / baseline and as proposed.

1.3 Professional Experience

- 1.3.1 This appraisal has been overseen by Mike Scanlan, who is a Director at Proximity.
- 1.3.2 He has, over the course of the last 18 years, specialised in advising and representing his clients on various "Proximity Risk" issues, including rights of light (common law), daylight and sunlight and overshadowing amenity assessments (for Town & Country Planning), the Party Wall etc Act 1996 and access to land / airspace negotiations.
- 1.3.3 He commenced his training at building surveying Consultancy, Malcolm Hollis, until August 2005 when he became a founding Director of Gray Scanlan Hill, where he continued to provide third party development consultancy advice to his clients.
- 1.3.4 In November 2022 he established Proximity, a new firm of Chartered Surveyors specialising in the assessment, management, and mitigation of the "Proximity Risk" associated with rights of light, daylight and sunlight amenity / solar glare amenity impacts, access to land / airspace and the administration of the Party Wall etc Act 1996.
- 1.3.5 He has advised both developers and neighbouring adjoining owners on the "light" impact of proposed property and infrastructure developments. He has also accepted instructions to advise Local Authorities on the practical application of the BRE Guidance.
- 1.3.6 A member of the Royal Institution of Chartered Surveyors ("RICS"), he has frequently lectured on third party development issues to fellow property professionals as part of numerous regional CPD programmes and conferences.

1.4 The Site

- 1.4.1 The Site comprises a 4-storey building formerly occupied by The Manchester College. The building is of red brick construction with areas of glazing and panelling. The building is bound by Gartside Street to the south east, New College Street to the north east, New Quay Street to the south west and an existing NCP car park to the north west. Vacant possession of the building is anticipated in December 2022.
- 1.4.2 The Site is surrounded by predominantly commercial buildings including the NCP car park, 1 Hardman Boulevard, 3 Hardman Square, buildings at Enterprise City and the new St John's neighbourhood which comprises a mix of cultural, commercial and residential accommodation.

1.5 The Proposed Development

- 1.5.1 The Proposed Development comprises demolition of the existing buildings and structures and the erection of a 16-storey office building (Use Class E(g)), with flexible ground floor uses (Use Class E), rooftop amenity space and works to facilitate public realm improvements.

1.6 Information Relied upon and Site-Specific Limitations

- 1.6.1 We have inspected the Site and walked its surroundings and in so doing have identified the window provision of the neighbouring buildings that overlook the Site (to the extent that such windows are capable of being observed from the adjacent public highways).
- 1.6.2 To facilitate the running of the computerised technical analysis, we have constructed digital 3D massing models of the Site and its immediate surroundings, both in its existing or baseline configuration and as is proposed. In establishing the 3D massing models, we have relied on the following information, provided to us by others:
- > A 3D model of the Site and its surroundings built by MBS Surveys / Avison Young;
 - > A photogrammetric model of the Site and its surroundings by AccuCities; and
 - > A 3D model of the Proposed Development prepared by EPR Architects
- 1.6.3 We cannot verify or accept responsibility for the accuracy of EPR Architect's Proposed Development massing or the 3D massing model of the Site and its surroundings supplied to us by MBS Surveys / Avison Young.

- 1.6.4 The interior of the neighbouring buildings considered as part of this Report has not been inspected. It has therefore been necessary to make assumptions regarding the use and arrangement of the neighbouring rooms. These assumptions can be observed from the No Sky Line Contour Plans at Appendix 4.
- 1.6.5 Our room arrangement assumptions are influenced by plans forming part of planning applications downloaded from Manchester City Council's Planning Public Access System and other online or digital resources, as follows:
- > Lease plans available from Land Registry
 - > Sales particulars available from rightmove.co.uk
- 1.6.6 Further, the height between the internal floor level and the window cill in each room of the neighbouring buildings will influence the position of the working plane, which is the level at which the internal distribution of skylight is measured. We have had to assume the position of the working plane.
- 1.6.7 On the basis that the neighbouring buildings have not been inspected, we have also had to make assumptions as to their internal use and function. Our assumptions are primarily influenced by observations made during our Site inspection. We have also identified the neighbouring buildings of residential use by reference to Valuation Office Agency records – neighbouring buildings with a Council Tax Band being of residential use.
- 1.6.8 Our technical analysis only appraises the daylight and sunlight amenity impact that the massing of the Proposed Development will have on the of the surrounding built environment. It is not a cumulative assessment that acknowledges the massing of any other construction development proposed in the vicinity of the Site.

2.0 Standards

2.1 National Planning Policy

- 2.1.1 There are no national planning policy guidelines that directly govern daylight and sunlight amenity in terms of sufficiency and acceptable impacts.
- 2.1.2 It is, however, acknowledged that the National Planning Policy Framework (“NPPF”) 2021 confirms the Government’s objective to conserve and enhance the natural and local environment in the planning system.
- 2.1.3 The availability of daylight and sunlight are, of course, natural resources that can enhance an environment.
- 2.1.4 The NPPF promotes, where appropriate, an uplift in density for residential development in town and city centres, and notes that a flexible approach should be taken in applying guidance relating to daylight and sunlight in such areas of high density.

2.2 Local Planning Policy and Guidance

- 2.2.1 Manchester City Council’s (“the Council”) Core Strategy was adopted in July 2012 and is the key development plan document in the Local Development Framework (“LDF”). It describes Manchester today and outlines the Council’s vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision.
- 2.2.2 The Council acknowledge in Policy CC6 of the Core Strategy that development in the City Centre will generally be “high density” and that the scale, massing and height of development in the City Centre will exceed what is appropriate elsewhere in the City.
- 2.2.3 The Core Strategy confirms that all new developments should follow certain “development principles”. Policy DM1 – Development Management – confirms that all developments should have regard to a number of issues, such as the effects on amenity, including light.
- 2.2.4 The Guide to Development in Manchester Supplementary Planning Document (“SPD”) confirms that consideration should be given to issues including overshadowing to hard landscaped areas within the public realm.
- 2.2.5 This SPD was published in March 2017 and is intended to provide clear direction on the considerations, qualities, and opportunities that will help to deliver high quality residential development of part of successful and sustainable neighbourhoods across Manchester.

- 2.2.6 In encouraging developers to “appreciate scale” the SPD acknowledges that taller buildings can have an impact on the character and atmospheric quality of the spaces immediately around them; affecting light and shadow amongst other things and requiring developers and their design teams to demonstrate how massing and scale have been considered in terms of its impact on the neighbourhood, street and block.
- 2.2.7 The proposed Places for Everyone Joint Development Plan, currently subject to consultation, notes that development within the City Centre will be delivered at high density. It also notes that high density will be appropriate in locations with good accessibility by walking, cycling and public transport.
- 2.2.8 In massing and density terms then, it is acknowledged that the Site, its surroundings and the City Centre more generally are the subject of planning policy promoting high density development.
- 2.2.9 Although the above-mentioned Policy documents allude to or reference daylight and sunlight amenity, and an appropriateness of scale and massing, there is no bespoke “daylight and sunlight” policy. Further, no guidance is provided on how daylight and sunlight amenity impact might be measured and evaluated in practice.
- 2.2.10 Accordingly, it is necessary to consider the Building Research Establishment (BRE) and their Guidance Note ‘Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice’.

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

- 2.3.1 The BRE Guidance was produced following extensive consultation with architects, planning officers, consultants, professional institutions and Government officials.
- 2.3.2 The Guidance was first published in 1991 and superseded the Department of the Environment Guidance “Sunlight and Daylight Planning Criteria and Design of Buildings”.
- 2.3.3 The current edition (3rd) of the BRE Guidance was published in June 2022.
- 2.3.4 Its purpose is to assist in evaluating the relationship between new and existing buildings to ensure that each retains the potential to achieve a “fair share” of daylight and sunlight given their relative siting, height and mass.

- 2.3.5 The BRE Guidance is technically robust and has become the industry standard methodology for assessing daylight and sunlight amenity in the built environment. The provisions of the BRE Guidance are, not mandatory and the BRE have taken steps to confirm that it should not be read as an instrument of planning policy:

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

- 2.3.6 It is important to note that the BRE Guidance was principally developed for use in the assessment of low-density suburban environments and should, therefore, be applied flexibly for developments in urban City or Town Centre sites, commercially influenced areas or areas where greater density is sought / encouraged by planning policy.
- 2.3.7 The BRE targets should not, therefore, be seen as absolute and immovable targets when applied in built environments either of existing high density or where increased density is being sought / encouraged.
- 2.3.8 To facilitate the flexible application of the BRE Guidance in such circumstances, it promotes the setting of alternative target values. The City Centre location of the Site and its surroundings does, in our professional opinion, entirely justify the flexible application of the BRE Guidance and the setting of alternative targets in the daylight and sunlight amenity impact appraisal of this Proposed Development.

3.0 The BRE Tests

3.1 Daylight

- 3.1.1 The BRE Guidance confirms that its daylight provisions are intended for use for impact appraisal of rooms in neighbouring dwellings where daylight is required, which includes living rooms, kitchens and bedrooms. It goes on to confirm that windows serving bathrooms, toilets, store rooms, circulation areas, and garages need not be analysed.
- 3.1.2 There are several different methods of measuring daylight amenity.
- 3.1.3 The BRE recommend that the Vertical Sky Component ("VSC") test is used when considering the impact that a new development will have on the daylight amenity of an existing neighbouring building.
- 3.1.4 The VSC is a unit of measurement that represents the amount of visible sky capable of being received at the external face of a window. Daylight is derived directly from the sky. On that basis, the more unobstructed sky or sky visibility available to a window, the potential daylighting capability of the room served by it will increase.
- 3.1.5 The unit is expressed as a percentage, as it is the ratio between the amount of visible sky available to the window being tested, compared to that available from a totally unobstructed sky.
- 3.1.6 To put this unit of measurement into perspective, the maximum percentage VSC value of a window located in a vertical plane is 50%, but in practice the VSC values do not typically exceed 40%, because of projecting window reveals and window heads which lessen / reduce the angles of measurement.
- 3.1.7 The BRE Guidance for daylight confirms that:
- "... daylighting of an existing building may be adversely affected ... if ... the VSC measured at the centre of an existing ... window is less than 27%, and less than 0.8 times its former value".*
- 3.1.8 In this regard, an aspirational target of 27% VSC is established for each window. However, if a window already receives less than 27% VSC, then a reduction in the existing value of up to 20% (i.e., to 0.8x baseline value) is accepted as permissible on the basis that such a reduction is unlikely to be noticed by the room's occupants.

- 3.1.9 We would stress that should a window's VSC value be reduced by more than 20%, this does not mean that the room will ordinarily be left with inadequate levels of daylight; it simply means that the reduction in light will be more noticeable to the occupants.
- 3.1.10 The BRE Guidance confirms that the daylight distribution of an existing building can be found by plotting the No Sky Line ("NSL") for each main room, which would include living rooms, dining rooms and kitchens (bedrooms are considered less important). The NSL is measured at an internal working plane within a room and divides those parts of it which can and cannot see the sky through its window provision. Those parts of a room beyond the NSL usually look dark and gloomy, compared with the rest of the room, because they receive no direct light.
- 3.1.11 The BRE Guidance confirms that the area of a room within the baseline NSL can be reduced by 20% (or to 0.8x baseline value) without being noticed by the room occupants.

3.2 Sunlight to Buildings

- 3.2.1 Unlike daylight, which is not influenced by orientation and assumes that light from the sky is uniform, the availability of sunlight is dependent upon compass orientation. As the United Kingdom is in the northern hemisphere, sun is only received from the south, rising in the east and setting in the west. The availability of sunlight is therefore dependent upon the orientation of the window being tested relative to due south.
- 3.2.2 The BRE Guidance for sunlight concludes that:
- "If a living room of an existing dwelling has a main window facing within 90° of due south and any part of the new development subtends an angle of more than 25° to the horizontal, measured from the centre of the window in a vertical section perpendicular to the window, the sunlighting of the existing dwelling may be adversely affected".*
- 3.2.3 Based on the wording of this provision, sunlight may only need to be considered for windows serving living rooms, which contrasts with the daylight test that applies equally to kitchens and bedrooms.

- 3.2.4 The BRE Guidance goes on to conclude that sunlight will be adversely affected if the living room window *“...receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March”*. The period September–March is acknowledged as the “winter months”.
- 3.2.5 Again, the BRE confirms that where the APSH values are not met in the existing condition, a reduction of up to 20% (i.e., 0.8x) the existing value would be acceptable, on the basis that the reduction is unlikely to be noticed by the building occupants.
- 3.2.6 We would, again, stress that reductions of more than 20% should not ordinarily be interpreted as a window being left with insufficient levels of sunlight amenity; it simply means that the reduction is more likely to be noticed by the building occupants.

3.3 Alternative Daylight and Sunlight Targets

- 3.3.1 The BRE acknowledge the need for the Guidance to be applied and interpreted flexibly, including adjustment, where it is used outside of the low-density suburban environments for which it was designed, in confirming that:
- “... the Developer or Planning Authority may wish to use different target values. For example, in a historic City Centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportion of existing buildings”*.
- 3.3.2 This is logical. It is unrealistic to rigidly impose the BRE’s low density massing targets in town or city centres or other local centres that are typically of higher density or where increased density is sought.
- 3.3.3 The promoting of a high-density environment is at odds with the maintaining of those levels of daylight and sunlight that the BRE has set for its low-density massing targets and Proximity considers the setting of alternative targets to be a necessary means of adjusting the BRE Guidance for use in a mixed density Town and City Centre environments. It is unreasonable to expect higher density developments to fall in line with the BRE’s low density targets. For this reason, the setting of alternative targets is justified in this instance, and an appropriate means of impact appraising the Proposed Development.

- 3.3.4 A generic or non-site-specific alternative daylight target of 21.6% VSC can be established for massing environments of mixed or high density, through applying BRE principles.
- 3.3.5 To explain, the BRE Guidance confirms that the 27% target VSC is an acceptable level of daylight, the 0.8x or 20% reduction of which is acceptable to the BRE on the grounds that the reduction would not be noticed by the room occupants. In this regard, if a window enjoys 27% VSC in the existing condition, it would be acceptable to reduce that VSC to 21.6%. In such circumstances, it would be concluded that a VSC of 21.6% would be adequate to satisfy the BRE's daylight amenity test criterion.
- 3.3.6 That conclusion would be drawn on the basis that the reduction in direct sky light would not be noticed by the building or room occupants. However, that is not the same, and this is an important distinction, as concluding that 21.6% VSC is in anyway an insufficient amount of direct sky light for a window or room to receive.
- 3.3.7 Logically, if 21.6% can be concluded as a sufficient proposed VSC for one habitable room window, then there is no reason why that could not be set as an alternative benchmark or target for all habitable room windows, regardless of their existing VSC values and the extent to which any reductions in sky light might be experienced.
- 3.3.8 A window with a VSC of 21.6% means that the window would still have access to more than half of the available sky dome (from which daylight is derived) that is realistically available to an unobstructed window located in a vertical plane or elevation. We would therefore deem that a window achieving a VSC of at least 21.6% would at least be within an "acceptable tolerance" of the aspirational 27% target noted in the BRE Guidance.
- 3.3.9 Using the same principle, alternative "acceptable tolerance" APSH targets of 4% winter APSH (rather than 5%) and 20% annual APSH (rather than 25%) can be set.

3.4 Sunlight to Open Spaces

- 3.4.1 As well as ensuring that living rooms receive a good level of sunlight, it is also important that open spaces between and around buildings such as gardens are suitably sunlit.

3.4.2 The BRE recommend that the availability of sunlight should be checked for all external spaces where it will be required, and this would normally include:

- > Gardens, usually the main back garden of a house;
- > Parks and playing fields;
- > Children's playgrounds;
- > Outdoor swimming pools and paddling pools;
- > Sitting out areas, such as those between non-domestic buildings / public squares;
- > Focal points such as monuments or fountains.

3.4.3 The BRE Guidance concludes that:

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

3.4.4 This ultimately means that 50% of any garden or external amenity space must be capable of receiving two hours of sunlight, and by implication be free from any permanent overshadowing, on 21 March. A reduction to 0.8x of the existing value is accepted by the BRE on the grounds that it is unlikely to be noticed by the users.

4.0 Assessment

4.1 Assessment Methodology

- 4.1.1 Our assessment follows the methodology set out in the BRE Guidance, which provides an objective means of measuring and evaluating daylight and sunlight amenity impacts.
- 4.1.2 To appraise the impact that the massing of the Proposed Development will have on the daylight and sunlight amenity of the surrounding built environment, a topographically accurate digital 3D model has been constructed that simulates the massing of the Site and its surroundings in both its baseline and proposed condition.
- 4.1.3 Specialist computer software (known as “Waldram Tools”, a widely used and market leading simulated light measurement software) has been used to perform the BRE daylight and sunlight tests.
- 4.1.4 The information upon which the 3D model and technical analysis is based, has been extracted from the information referred to in Section 1.6 of this Report.

4.2 Receptor Identification

- 4.2.1 It is clear from reading the BRE Guidance that it seeks to consider daylight and sunlight amenity for neighbouring buildings of residential use; it emphasises the availability of daylight and sunlight to living rooms, and daylight to bedrooms and family kitchens. The relevant or sensitive daylight and sunlight receptors around the Site are therefore those windows that serve anticipated habitable room uses in the neighbouring buildings.
- 4.2.2 For the purposes of this Report, we have identified the Site facing windows of the neighbouring Leftbank Apartment building as the relevant daylight and sunlight amenity impact receptors.
- 4.2.3 Further detail on this neighbouring building is set out at Section 6. The position of this neighbouring building, relative to the Site and the Proposed Development, can be observed on the massing plans at Appendix 1 below.

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

4.3 Baseline Condition

- 4.3.1 The baseline condition acknowledges the massing of the existing buildings of the Site and the current massing of its surroundings at the date of this Report. Baseline massing images of the Site are provided at Appendix 1.

4.4 The Measured Daylight & Sunlight Amenity Impact

- 4.4.1 The results of the VSC daylight tests are tabulated in Appendix 2.
- 4.4.2 We have measured the daylight impact of the Proposed Development against the BRE's 27% VSC target.
- 4.4.3 Where windows do not achieve this aspirational target, we have deemed them to be within an acceptable tolerance of it if where they achieve a VSC of 21.6%.
- 4.4.4 The results of the NSL tests are presented at Appendix 3. To explain the NSL contour plots, the area of the room within the amber contour receives access to direct sky light. The hatched area of the room identifies each neighbouring room that will lose direct access to sky visibility, because of the Proposed Development.
- 4.4.5 The results of the APSH daylight tests are tabulated in Appendix 4.
- 4.4.6 As above, the BRE confirm that only windows facing within 90° of due south can have any real expectation of receiving sunlight and need to be technically appraised. This is because the sun rises in the east, sets in the west, passing through south.
- 4.4.7 Because some of the rooms are served by multiple windows or are dual aspect, we have summarised the results of our sunlight study on a room-by-room basis.
- 4.4.8 We have measured the sunlight impact of the Proposed Development against the BRE's 5% winter APSH target and 25% annual APSH target. Where rooms do not achieve these aspirational targets, we have deemed them to be within an acceptable tolerance of them where they achieve a winter APSH of 4% and an annual APSH of 20%. Again, we consider this to be acceptable level of amenity in a built up urban environment.

- 4.4.9 The tabulated VSC and NSL results contained within the Appendices of this Report appended have been colour annotated for ease of review, as follows:
- > Green indicates the result achieves the unmodified BRE target;
 - > Yellow indicates that the result comes within an Acceptable Tolerance of the unmodified BRE target (i.e., it does achieve the 'Alternative Target');
 - > Pink indicates that the result is more than the Acceptable Tolerance reduction.
- 4.4.10 Results in the 'Pr/Ex' column show the proposed value as a proportion of the baseline value.
- 4.4.11 These results are colour annotated pink or green based on whether the proposed result is, respectively, less than or greater than 0.8x the Baseline value.
- 4.4.12 Proposed "Pr/Ex" results that are greater than 0.8x Baseline Values are coloured green and are considered acceptable to the BRE on the basis that any reduction in VSC, NSL or APSH would not be noticed by the room occupants.
- 4.4.13 Therefore, a yellow or pink result for VSC or APSH are considered BRE compliant if the Pr/Ex result is coloured green (i.e., the result in the Proposed Condition is not < 0.8x baseline values, and therefore not noticeable to the room occupants).
- 4.4.14 A summary of the results of our technical study, and commentary confirming our opinion of them, is set out on a neighbouring property by property basis at Section 5 below.

5.0 The Neighbouring Receptors



Leftbank Apartment Building

The Leftbank Apartment building is located to the north west of the Site.

Part of its window provision to the south east elevation overlooks the Site directly, albeit over the top of the NCP multistorey carpark building.

Leftbank Apartments Water Street

Daylight Amenity

192 windows, serving 148 individual rooms, have been appraised.

In the baseline condition, 34 windows (18%) achieve the BRE's target of 27% VSC.

158 windows (82%) do not achieve the BRE's VSC target in the baseline condition. This is principally a factor of the high density massing of the surrounding area, as well as the presence of balconies to certain rooms (these having the effect of limiting sky visibility and therefore daylight amenity of the window and room below).

In the proposed condition, 186 windows (97%) will continue to either achieve the BRE's 27% VSC target, or retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users (the latter being the majority position here).

5 of the 6 windows which do not achieve the VSC target serve 5 LKD rooms. The impact on daylight amenity of all of five rooms is, in our opinion, non-significant for the following reasons:

- > 4 LKDs (Room R5 at 8th, 9th, 10th & 11th floor level) are also served by two other windows that do not overlook the Site and which achieve the BRE targets / experience negligible impact. These rooms would also pass the BRE's NSL test, experiencing negligible reduction in daylight distribution. The impact on these four LKD rooms is non-significant. The room will remain well daylight because of its multi-window and multi-aspect design.
- > 1 LKD room (Room R1, 12th floor) is served by a window which retains 0.79x of the baseline VSC value. This is marginally less than the 0.8x BRE threshold and in real terms the difference between 0.79 and 0.8 will not be discernible to an occupier). Further, this room is dual aspect, and served by another window which will achieve the BRE target in the proposed condition. Holistically then, the room will remain well daylight.

The remaining window serves a bedroom which, in this multiroom apartment, is a low sensitivity daylight receptor as occupants are able move between rooms to an adequately lit LKD room.

Overall, 118 rooms of 148 appraised (80%) would pass the BRE's NSL test, experiencing negligible reductions in daylight distribution that are unlikely to be noticed by room occupants.

30 rooms (20%) would experience reductions in daylight distribution that could be noticed by room occupants. Of these:

- > 24 rooms would retain NSL values of at least 0.7x baseline values. Impacts on daylight distribution of these rooms equate to low magnitudes of change.
- > A further 2 rooms (both bedrooms) retain NSL values of 0.69x baseline values.
- > 4 LKD rooms (Room R12 at each of second, third, fourth and fifth floor level) would experience reductions noticeable to the occupants. Magnitudes of change to this small number of rooms amounts amount to major impact on the NSL. These rooms are, however, inherently limited in their outlook, given both their proximity to high density massing in the immediate vicinity and presence of their own balconies which limit daylight penetration into and distribution within these rooms.

Overall, the significant majority of windows and rooms appraised within this neighbouring building will remain adequately daylight, or experience impacts that are negligible and unlikely to be noticed by room occupants.

The rooms that do experience more significant impacts account for a small minority of windows and rooms appraised, and of this neighbouring building as a whole. Impacts on these rooms are commensurate with high density development in Spinningfields and the City Centre more generally.

Sunlight to Buildings

148 rooms served by 192 windows have been appraised.

In the baseline condition, 104 rooms (70%) achieve both the annual and winter sunlight targets. 13 rooms (9%) achieve either the annual or the winter sunlight target, and 31 rooms (21%) achieve neither.

Rooms which do not achieve an annual or winter sunlight target are limited in their receipt of direct sunlight in the baseline condition. At lower floor levels this is the result of the high rise, high density surrounding massing.

At higher floor levels those rooms which do not achieve the targets in the baseline condition are set within an elevational recess. The effect is that the adjacent part of the Leftbank building (closest to New Quay Street and to the immediate south of these rooms and their windows) 'steps out', and significantly limits the extent to which the recessed/set back rooms can receive direct sunlight.

In the proposed condition, 121 rooms (82%) will continue to achieve the BRE's sunlight targets for both annual and winter sunlight, or retain sunlight values that are at least 0.8x baseline values (acceptable to the BRE on the basis that such reductions are unlikely to be noticeable to rooms occupants). Impacts on sunlight amenity on this majority of rooms are not significant.

6 rooms (4%) would achieve annual and/or winter sunlight values considered to be within an acceptable tolerance of the BRE target. These impacts are considered appropriate to the high density, city centre context in which Leftbank sits. Impacts on sunlight amenity of these rooms is also not significant.

21 rooms (14%) would achieve the annual sunlight target (or retain annual sunlight values >0.8x baseline values) but not the winter sunlight target.

Of these:

- > 13 are bedrooms, which in multiroom apartments are considered to be low sensitivity sunlight receptors.
- > 7 are LKD rooms. Whilst these rooms do typically benefit from balconies, the presence of a balcony places an inherent limitation on sunlight amenity to these rooms. This is due to the presence projecting balcony structures above LKD windows, which is a barrier direct sunlight to the windows of the LKD room below.

Given the significant massing of the adjacent portion of Leftbank, the presence of balcony structures and the high density massing of the wider area, impacts on this minority of LKD rooms are considered appropriate and balanced. Such impacts to a minority of a receptor's rooms are not unusual within a high density City Centre context where inherent limitations on sunlight amenity are present.

Overall, impacts of the Proposed Development on sunlight amenity of rooms within Leftbank are considered to be appropriate and balanced, given the city centre context and limitations on sunlight amenity in the baseline condition.

6.0 Conclusions

6.1 Daylight

- 6.1.1 The impact of the Proposed Development on daylight amenity of the Leftbank Apartment building is predominantly negligible and not significant.
- 6.1.2 Significant impacts are localised to a small minority of the Leftbank Apartment building and are, in our opinion, appropriate and balanced given the high density, City Centre context of the Site.

6.2 Sunlight

- 6.2.1 The impact of the Proposed Development on sunlight amenity of the Leftbank Apartment building is predominantly negligible and not significant.
- 6.2.2 Significant impacts on sunlight are localised to a small minority of the Leftbank Apartment building. In our opinion, impacts of the Proposed Development, where present, are appropriate and balanced given the high density, City Centre context of the Site.

Appendix 1: Existing and Proposed Massing Images

Plan View
Existing Site

Left Bank
Apartments

New College Street

New Quay Street

Gartside Street

Young Street

Quay Street

1:500



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

Analysis
Produced using WalDRAM Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled
from point cloud survey data by MBS Survey
Software. 3D Contextual Model produced by
Accuties Ltd used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing derived
from plans found on the planning portal/sales
history.
Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and any
partial point cloud survey data.
Proposed Model
Proposed scheme massing -
"11383-EPR-ZZ-ZZ-M3-A-Facade.dwg"

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

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

CLIENT:
Henry Boot Developments

PROJECT:
St John's Campus
Manchester

DRAWING TITLE:
Plan View
Existing Site

SCALE @ A2:	DATE:	DRAWN:	PRX
1:500	07.03.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
1097_MA-01	.



NOTES:

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

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

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

Proposed Model
Proposed scheme massing -
"11383-EPR-ZZ-ZZ-M3-A-Facade.dwg"

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

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

CLIENT:
Henry Boot Developments

PROJECT:
St John's Campus Manchester

DRAWING TITLE:
3D View 1
Existing Site

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	07.03.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
1097_MA-02	.

3D View 2
Existing Site



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

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

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

Proposed Model
Proposed scheme massing -
"11383-EPR-ZZ-ZZ-M3-A-Facade.dwg"

Massing Legend

Existing
Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:



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

CLIENT:
Henry Boot Developments

PROJECT:
St John's Campus
Manchester

DRAWING TITLE:
3D View 2
Existing Site

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	07.03.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
1097_MA-03	.

Plan View
Proposed Scheme

Left Bank
Apartments

New College Street

New Quay Street

Gartside Street

Young Street

Quay Street

1:500



NOTES:

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

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

Proposed Model
Proposed scheme massing -
"11383-EPR-ZZ-ZZ-M3-A-Facade.dwg"

Massing Legend

Existing
Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

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

CLIENT:
Henry Boot Developments

PROJECT:
St John's Campus
Manchester

DRAWING TITLE:
Plan View
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	PRX
1:500	07.03.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
1097_MA-04	.



NOTES:

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

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

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

Proposed Model
Proposed scheme massing -
"11383-EPR-ZZ-M3-A-Facade.dwg"

Massing Legend

Existing
Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

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

CLIENT:
Henry Boot Developments

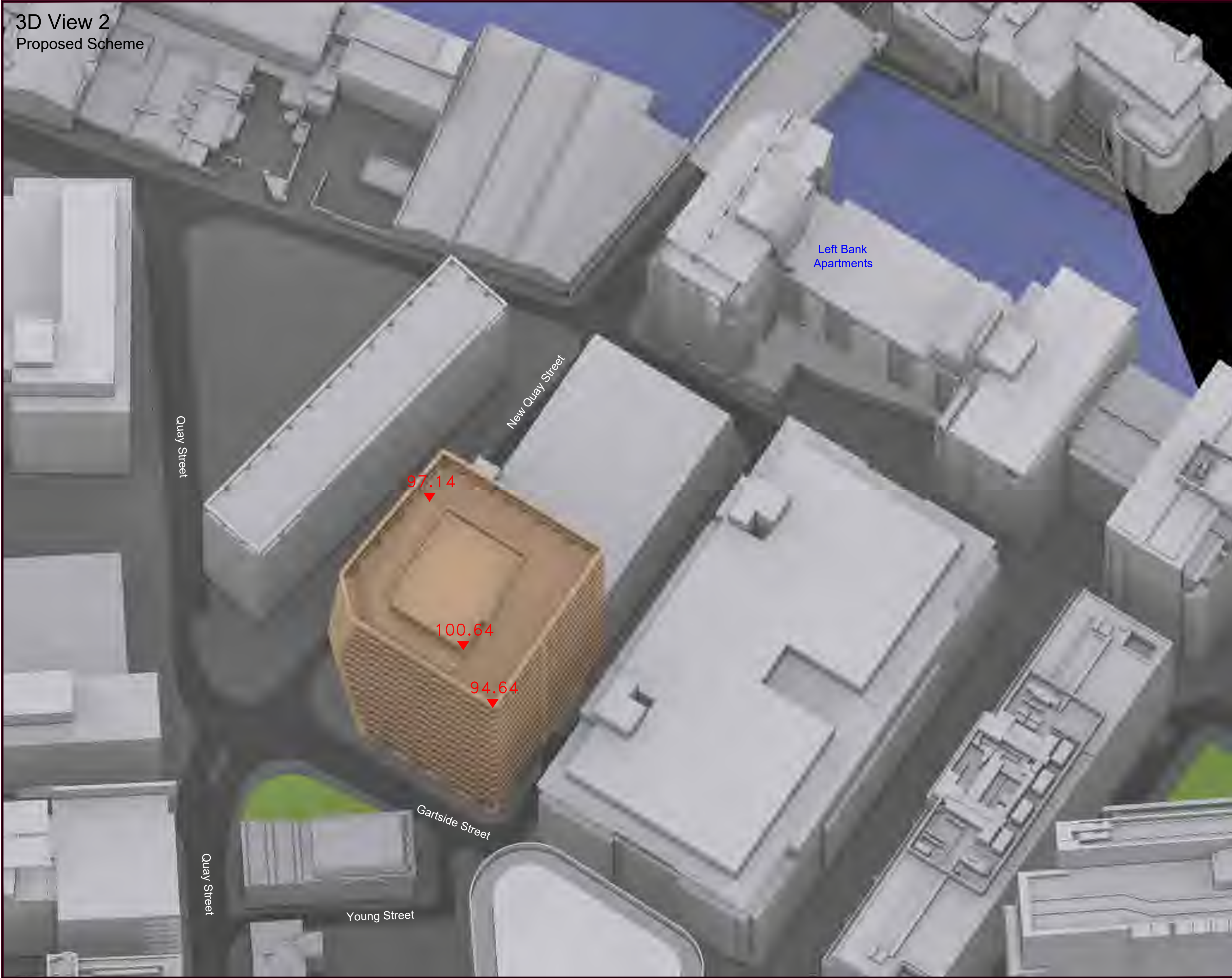
PROJECT:
St John's Campus
Manchester

DRAWING TITLE:
3D View 1
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	07.03.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
1097_MA-05	.

3D View 2
Proposed Scheme



NOTES:

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

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

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

Proposed Model
Proposed scheme massing -
"11383-EPR-ZZ-ZZ-M3-A-Facade.dwg"

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

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

CLIENT:
Henry Boot Developments

PROJECT:
St John's Campus
Manchester

DRAWING TITLE:
3D View 2
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	07.03.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
1097_MA-06	.

Appendix 2: Tabulated Baseline and Proposed VSC Results

Project Name: St John's Campus
 Project No.: 1097
 Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
Left Bank Apartments										
Second	R1		Residential	LKD	W1		29.32	29.32	0.00	1.00
					W2		2.64	2.64	0.00	1.00
	R2		Residential	Bedroom	W3		10.38	10.38	0.00	1.00
	R3		Residential	Bedroom	W4		9.93	9.93	0.00	1.00
	R4		Residential	Bedroom	W5		9.11	9.11	0.00	1.00
	R5		Residential	LKD	W6		0.27	0.27	0.00	1.00
					W7		1.08	1.08	0.00	1.00
					W8		10.36	10.36	0.00	1.00
	R6		Residential	Bedroom	W9		8.88	8.88	0.00	1.00
	R7		Residential	Bedroom	W10		9.47	9.47	0.00	1.00
	R8		Residential	LKD	W11		4.98	4.94	0.04	0.99
	R9		Residential	Bedroom	W12		14.25	13.72	0.53	0.96
	R10		Residential	Bedroom	W13		14.25	13.53	0.72	0.95
	R11		Residential	LKD	W14		5.51	4.43	1.08	0.80
	R12		Residential	LKD	W15		4.66	3.68	0.98	0.79
Third	R13		Residential	Bedroom	W16		12.78	12.25	0.53	0.96
	R14		Residential	Bedroom	W17		12.52	12.12	0.40	0.97
	R15		Residential	LKD	W18		2.94	2.72	0.22	0.93
	R1		Residential	LKD	W1		30.32	30.32	0.00	1.00
					W2		2.98	2.98	0.00	1.00
	R2		Residential	Bedroom	W3		12.18	12.18	0.00	1.00
	R3		Residential	Bedroom	W4		11.72	11.72	0.00	1.00
	R4		Residential	Bedroom	W5		10.84	10.84	0.00	1.00
	R5		Residential	LKD	W6		0.42	0.42	0.00	1.00
					W7		1.48	1.48	0.00	1.00
					W8		11.57	11.57	0.00	1.00
	R6		Residential	Bedroom	W9		9.91	9.84	0.07	0.99
	R7		Residential	Bedroom	W10		10.61	10.49	0.12	0.99
	R8		Residential	LKD	W11		6.74	6.48	0.26	0.96
	R9		Residential	Bedroom	W12		15.89	15.14	0.75	0.95
	R10		Residential	Bedroom	W13		15.94	15.02	0.92	0.94

Project Name: St John's Campus
 Project No.: 1097
 Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R11		Residential	LKD	W14		7.67	6.40	1.27	0.83
	R12		Residential	LKD	W15		6.86	5.71	1.15	0.83
	R13		Residential	Bedroom	W16		14.52	13.84	0.68	0.95
	R14		Residential	Bedroom	W17		14.20	13.67	0.53	0.96
	R15		Residential	LKD	W18		4.88	4.59	0.29	0.94
Fourth	R1		Residential	LKD	W1		31.21	31.21	0.00	1.00
					W2		3.34	3.34	0.00	1.00
	R2		Residential	Bedroom	W3		14.52	14.52	0.00	1.00
	R3		Residential	Bedroom	W4		14.07	14.07	0.00	1.00
	R4		Residential	Bedroom	W5		13.15	13.15	0.00	1.00
	R5		Residential	LKD	W6		0.52	0.52	0.00	1.00
					W7		1.73	1.73	0.00	1.00
					W8		12.99	12.99	0.00	1.00
	R6		Residential	Bedroom	W9		11.01	10.83	0.18	0.98
	R7		Residential	Bedroom	W10		11.88	11.54	0.34	0.97
	R8		Residential	LKD	W11		7.87	7.20	0.67	0.91
	R9		Residential	Bedroom	W12		17.71	16.64	1.07	0.94
	R10		Residential	Bedroom	W13		17.81	16.58	1.23	0.93
	R11		Residential	LKD	W14		9.04	7.52	1.52	0.83
	R12		Residential	LKD	W15		8.29	6.90	1.39	0.83
	R13		Residential	Bedroom	W16		16.48	15.57	0.91	0.94
	R14		Residential	Bedroom	W17		16.09	15.37	0.72	0.96
	R15		Residential	LKD	W18		6.14	5.73	0.41	0.93
Fifth	R1		Residential	LKD	W1		31.93	31.93	0.00	1.00
					W2		4.41	4.41	0.00	1.00
	R2		Residential	Bedroom	W3		17.80	17.80	0.00	1.00
	R3		Residential	Bedroom	W4		17.41	17.41	0.00	1.00
	R4		Residential	Bedroom	W5		16.60	16.60	0.00	1.00
	R5		Residential	LKD	W6		0.95	0.95	0.00	1.00
					W7		2.31	2.31	0.00	1.00
					W8		14.59	14.59	0.00	1.00
	R6		Residential	Bedroom	W9		12.17	11.85	0.32	0.97

Project Name: St John's Campus
Project No.: 1097
Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R7		Residential	Bedroom	W10		13.17	12.59	0.58	0.96
	R8		Residential	LKD	W11		9.44	8.33	1.11	0.88
	R9		Residential	Bedroom	W12		19.61	18.17	1.44	0.93
	R10		Residential	Bedroom	W13		19.76	18.20	1.56	0.92
	R11		Residential	LKD	W14		10.95	9.15	1.80	0.84
	R12		Residential	LKD	W15		10.25	8.60	1.65	0.84
	R13		Residential	Bedroom	W16		18.52	17.38	1.14	0.94
	R14		Residential	Bedroom	W17		18.09	17.17	0.92	0.95
	R15		Residential	LKD	W18		7.97	7.41	0.56	0.93
Sixth	R1		Residential	LKD	W1		32.67	32.67	0.00	1.00
					W2		5.91	5.72	0.19	0.97
	R2		Residential	Bedroom	W3		21.39	21.10	0.29	0.99
	R3		Residential	Bedroom	W4		21.02	20.73	0.29	0.99
	R4		Residential	Bedroom	W5		20.15	19.88	0.27	0.99
	R5		Residential	LKD	W6		3.40	3.21	0.19	0.94
					W7		3.22	3.22	0.00	1.00
					W8		16.41	16.41	0.00	1.00
	R6		Residential	Bedroom	W9		13.40	12.94	0.46	0.97
	R7		Residential	Bedroom	W10		14.55	13.71	0.84	0.94
	R8		Residential	LKD	W11		11.16	9.59	1.57	0.86
	R9		Residential	Bedroom	W12		21.68	19.87	1.81	0.92
	R10		Residential	Bedroom	W13		21.88	19.98	1.90	0.91
	R11		Residential	LKD	W14		13.06	10.99	2.07	0.84
	R12		Residential	LKD	W15		12.44	10.49	1.95	0.84
	R13		Residential	Bedroom	W16		20.78	19.41	1.37	0.93
	R14		Residential	Bedroom	W17		20.33	19.21	1.12	0.94
	R15		Residential	LKD	W18		10.01	9.32	0.69	0.93
Seventh	R1		Residential	LKD	W1		33.33	33.33	0.00	1.00
					W2		7.51	6.82	0.69	0.91
	R2		Residential	Bedroom	W3		25.50	23.96	1.54	0.94

Project Name: St John's Campus
Project No.: 1097
Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R3		Residential	Bedroom	W4		25.08	23.53	1.55	0.94
	R4		Residential	Bedroom	W5		23.92	22.39	1.53	0.94
	R5		Residential	LKD	W6		7.29	5.91	1.38	0.81
					W7		4.74	4.74	0.00	1.00
					W8		18.49	18.49	0.00	1.00
	R6		Residential	Bedroom	W9		14.72	14.08	0.64	0.96
	R7		Residential	Bedroom	W10		16.06	14.95	1.11	0.93
	R8		Residential	LKD	W11		12.79	10.75	2.04	0.84
	R9		Residential	Bedroom	W12		23.92	21.73	2.19	0.91
	R10		Residential	Bedroom	W13		24.15	21.91	2.24	0.91
	R11		Residential	LKD	W14		15.02	12.69	2.33	0.84
	R12		Residential	LKD	W15		14.50	12.27	2.23	0.85
	R13		Residential	Bedroom	W16		23.21	21.59	1.62	0.93
	R14		Residential	Bedroom	W17		22.83	21.48	1.35	0.94
	R15		Residential	LKD	W18		12.02	11.16	0.86	0.93
Eighth	R1		Residential	LKD	W1		34.14	34.12	0.02	1.00
					W2		9.52	8.25	1.27	0.87
	R2		Residential	Bedroom	W3		29.70	26.75	2.95	0.90
	R3		Residential	Bedroom	W4		28.79	25.82	2.97	0.90
	R4		Residential	Bedroom	W5		16.80	13.83	2.97	0.82
	R5		Residential	LKD	W6		10.68	7.94	2.74	0.74
					W7		6.56	6.56	0.00	1.00
					W8		21.06	21.06	0.00	1.00
	R6		Residential	Bedroom	W9		16.16	15.36	0.80	0.95
	R7		Residential	Bedroom	W10		17.88	16.48	1.40	0.92
	R8		Residential	LKD	W11		14.45	11.96	2.49	0.83
	R9		Residential	Bedroom	W12		26.25	23.71	2.54	0.90
	R10		Residential	Bedroom	W13		26.59	24.03	2.56	0.90
	R11		Residential	LKD	W14		16.91	14.34	2.57	0.85
	R12		Residential	LKD	W15		16.54	14.07	2.47	0.85
	R13		Residential	Bedroom	W16		25.87	23.93	1.94	0.93

Project Name: St John's Campus
Project No.: 1097
Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R14		Residential	Bedroom	W17		25.64	23.96	1.68	0.93
	R15		Residential	LKD	W18		14.16	13.01	1.15	0.92
Ninth	R1		Residential	LKD	W1		34.79	34.76	0.03	1.00
					W2		11.25	9.40	1.85	0.84
	R2		Residential	Bedroom	W3		32.76	28.74	4.02	0.88
	R3		Residential	Bedroom	W4		29.88	25.76	4.12	0.86
	R4		Residential	Bedroom	W5		9.55	5.59	3.96	0.59
	R5		Residential	LKD	W6		14.09	10.05	4.04	0.71
					W7		9.31	9.31	0.00	1.00
					W8		24.41	24.40	0.01	1.00
	R6		Residential	Bedroom	W9		17.41	16.50	0.91	0.95
	R7		Residential	Bedroom	W10		19.57	17.96	1.61	0.92
	R8		Residential	LKD	W11		24.83	21.97	2.86	0.88
	R9		Residential	Bedroom	W12		27.91	25.09	2.82	0.90
	R10		Residential	Bedroom	W13		28.64	25.84	2.80	0.90
	R11		Residential	LKD	W14		29.22	26.47	2.75	0.91
	R12		Residential	LKD	W15		29.04	26.37	2.67	0.91
	R13		Residential	Bedroom	W16		28.26	26.01	2.25	0.92
	R14		Residential	Bedroom	W17		27.68	25.70	1.98	0.93
	R15		Residential	LKD	W18		26.11	24.66	1.45	0.94
Tenth	R1		Residential	LKD	W1		35.45	35.41	0.04	1.00
					W2		12.42	10.46	1.96	0.84
	R2		Residential	Bedroom	W3		34.37	30.30	4.07	0.88
	R3		Residential	Bedroom	W4		31.37	27.16	4.21	0.87
	R4		Residential	Bedroom	W5		20.19	19.74	0.45	0.98
					W6		35.00	30.46	4.54	0.87
					W7		13.05	12.89	0.16	0.99
	R5		Residential	LKD	W8		15.35	10.98	4.37	0.72
					W9		12.01	12.01	0.00	1.00
					W10		28.38	28.36	0.02	1.00
	R6		Residential	Bedroom	W11		16.73	15.61	1.12	0.93
	R7		Residential	Bedroom	W12		15.77	14.05	1.72	0.89
	R8		Residential	LKD	W13		18.83	16.05	2.78	0.85

Project Name: St John's Campus
 Project No.: 1097
 Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R9		Residential	Bedroom	W14		21.23	18.52	2.71	0.87
	R10		Residential	Bedroom	W15		21.84	19.16	2.68	0.88
	R11		Residential	LKD	W16		22.39	19.77	2.62	0.88
	R12		Residential	LKD	W17		22.31	19.74	2.57	0.88
	R13		Residential	Bedroom	W18		21.83	19.54	2.29	0.90
	R14		Residential	Bedroom	W19		21.43	19.34	2.09	0.90
	R15		Residential	LKD	W20		23.80	22.13	1.67	0.93
Eleventh	R1		Residential	LKD	W1		35.97	35.93	0.04	1.00
					W2		13.32	11.45	1.87	0.86
	R2		Residential	Bedroom	W3		35.49	31.68	3.81	0.89
	R3		Residential	Bedroom	W4		32.33	28.40	3.93	0.88
	R4		Residential	Bedroom	W5		20.91	20.48	0.43	0.98
					W6		36.17	31.92	4.25	0.88
					W7		19.71	19.57	0.14	0.99
	R5		Residential	LKD	W8		29.83	25.72	4.11	0.86
					W9		29.22	29.22	0.00	1.00
					W10		32.34	32.29	0.05	1.00
Twelfth	R1		Residential	LKD	W1		33.13	33.09	0.04	1.00
					W2		14.37	11.26	3.11	0.78
	R2		Residential	Bedroom	W3		22.96	19.52	3.44	0.85
	R3		Residential	Bedroom	W4		19.18	15.63	3.55	0.81
	R4		Residential	LKD	W5		21.90	21.50	0.40	0.98
					W6		37.17	33.25	3.92	0.89
					W7		20.79	20.66	0.13	0.99
					W8		18.44	18.44	0.00	1.00
					W9		11.33	11.23	0.10	0.99
Thirteenth	R1		Residential	LKD	W1		34.62	34.58	0.04	1.00
					W2		15.86	13.08	2.78	0.82
	R2		Residential	Bedroom	W3		25.63	22.54	3.09	0.88
	R3		Residential	Bedroom	W4		21.46	18.26	3.20	0.85
	R4		Residential	LKD	W5		23.92	23.56	0.36	0.98
					W6		37.85	34.32	3.53	0.91
					W7		22.72	22.60	0.12	0.99
					W8		11.13	11.13	0.00	1.00
					W9		12.92	12.85	0.07	0.99

Appendix 3: No Sky Line Tabulated Results & Contour Plots

Project Name: St John's Campus
Project No.: 1097
Report Title: Daylight Distribution - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
Left Bank Apartments											
Second	R1	LKD	34.46	370.93	33.45	360.09	0.97	33.45	0.00	0.00	1.00
	R2	Bedroom	15.25	164.15	3.55	38.22	0.23	3.55	0.00	0.00	1.00
	R3	Bedroom	15.00	161.46	2.83	30.43	0.19	2.83	0.00	0.00	1.00
	R4	Bedroom	17.80	191.62	3.13	33.71	0.18	3.13	0.00	0.00	1.00
	R5	LKD	26.69	287.29	20.52	220.88	0.77	20.52	0.00	0.00	1.00
	R6	Bedroom	16.09	173.21	5.85	63.00	0.36	5.85	0.00	0.03	1.00
	R7	Bedroom	15.59	167.83	4.06	43.69	0.26	4.05	0.01	0.06	1.00
	R8	LKD	24.04	258.75	23.87	256.94	0.99	23.69	0.18	1.90	0.99
	R9	Bedroom	17.23	185.42	9.47	101.91	0.55	8.89	0.58	6.23	0.94
	R10	Bedroom	17.68	190.32	9.98	107.44	0.56	9.33	0.65	6.99	0.93
	R11	LKD	18.72	201.48	17.78	191.42	0.95	17.60	0.18	1.96	0.99
	R12	LKD	18.72	201.48	15.42	166.02	0.82	3.84	11.58	124.66	0.25
	R13	Bedroom	17.23	185.42	4.39	47.26	0.25	3.48	0.91	9.82	0.79
	R14	Bedroom	17.68	190.32	6.68	71.85	0.38	5.05	1.62	17.46	0.76
	R15	LKD	18.84	202.75	5.93	63.85	0.31	4.63	1.30	14.03	0.78
Third	R1	LKD	34.46	370.93	33.45	360.09	0.97	33.45	0.00	0.00	1.00
	R2	Bedroom	15.25	164.15	4.10	44.17	0.27	4.10	0.00	0.00	1.00
	R3	Bedroom	15.00	161.46	3.34	35.99	0.22	3.34	0.00	0.00	1.00
	R4	Bedroom	17.80	191.62	3.81	41.06	0.21	3.81	0.00	0.00	1.00
	R5	LKD	26.69	287.29	21.35	229.76	0.80	21.35	0.00	0.00	1.00
	R6	Bedroom	16.09	173.21	6.81	73.30	0.42	6.71	0.10	1.08	0.99
	R7	Bedroom	15.59	167.83	4.42	47.59	0.28	4.26	0.16	1.76	0.96
	R8	LKD	24.04	258.75	23.90	257.31	0.99	23.74	0.16	1.75	0.99
	R9	Bedroom	17.23	185.42	10.16	109.37	0.59	9.45	0.71	7.60	0.93
	R10	Bedroom	17.68	190.32	10.97	118.11	0.62	10.17	0.81	8.67	0.93
	R11	LKD	18.72	201.48	17.96	193.31	0.96	17.81	0.15	1.60	0.99
	R12	LKD	18.72	201.48	16.09	173.14	0.86	5.28	10.80	116.28	0.33
	R13	Bedroom	17.23	185.42	4.92	53.00	0.29	4.06	0.87	9.35	0.82
	R14	Bedroom	17.68	190.32	7.96	85.71	0.45	5.77	2.19	23.58	0.72
	R15	LKD	18.84	202.75	7.76	83.53	0.41	5.73	2.03	21.81	0.74
Fourth	R1	LKD	34.46	370.93	33.45	360.06	0.97	33.45	0.00	0.00	1.00
	R2	Bedroom	15.25	164.15	4.64	49.94	0.30	4.64	0.00	0.00	1.00
	R3	Bedroom	15.00	161.46	3.87	41.68	0.26	3.87	0.00	0.00	1.00
	R4	Bedroom	17.80	191.62	4.47	48.17	0.25	4.47	0.00	0.00	1.00
	R5	LKD	26.69	287.29	21.76	234.17	0.82	21.76	0.00	0.00	1.00
	R6	Bedroom	16.09	173.21	7.91	85.14	0.49	7.59	0.32	3.40	0.96
	R7	Bedroom	15.59	167.83	5.03	54.11	0.32	4.57	0.45	4.89	0.91
	R8	LKD	24.04	258.75	23.91	257.40	0.99	23.78	0.14	1.48	0.99
	R9	Bedroom	17.23	185.42	10.94	117.72	0.63	10.02	0.91	9.84	0.92
	R10	Bedroom	17.68	190.32	12.17	131.05	0.69	11.04	1.13	12.19	0.91
	R11	LKD	18.72	201.48	18.09	194.70	0.97	17.96	0.13	1.38	0.99
	R12	LKD	18.72	201.48	16.23	174.65	0.87	6.68	9.54	102.71	0.41
	R13	Bedroom	17.23	185.42	5.50	59.17	0.32	4.67	0.83	8.88	0.85
	R14	Bedroom	17.68	190.32	9.47	101.96	0.54	6.57	2.90	31.21	0.69
	R15	LKD	18.84	202.75	8.88	95.60	0.47	6.49	2.39	25.73	0.73
Fifth	R1	LKD	34.46	370.93	33.45	360.10	0.97	33.45	0.00	0.00	1.00
	R2	Bedroom	15.25	164.15	5.54	59.65	0.36	5.54	0.00	0.00	1.00
	R3	Bedroom	15.00	161.46	4.76	51.27	0.32	4.76	0.00	0.00	1.00
	R4	Bedroom	17.80	191.62	5.72	61.61	0.32	5.72	0.00	0.00	1.00
	R5	LKD	26.69	287.29	22.50	242.18	0.84	22.50	0.00	0.00	1.00
	R6	Bedroom	16.09	173.21	9.31	100.18	0.58	8.66	0.65	6.95	0.93
	R7	Bedroom	15.59	167.83	5.91	63.60	0.38	4.97	0.94	10.16	0.84
	R8	LKD	24.04	258.75	23.93	257.60	1.00	23.83	0.10	1.09	1.00
	R9	Bedroom	17.23	185.42	11.68	125.68	0.68	10.70	0.98	10.54	0.92
	R10	Bedroom	17.68	190.32	13.48	145.10	0.76	11.98	1.50	16.15	0.89
	R11	LKD	18.72	201.48	18.24	196.35	0.97	18.15	0.09	0.96	1.00
	R12	LKD	18.72	201.48	16.41	176.64	0.88	9.26	7.15	76.93	0.56
	R13	Bedroom	17.23	185.42	6.31	67.91	0.37	5.50	0.81	8.74	0.87
	R14	Bedroom	17.68	190.32	10.65	114.63	0.60	7.30	3.35	36.05	0.69
	R15	LKD	18.84	202.75	10.92	117.49	0.58	7.60	3.31	35.66	0.70

Project Name: St John's Campus
Project No.: 1097
Report Title: Daylight Distribution - Neighbour Analysis

Proximity

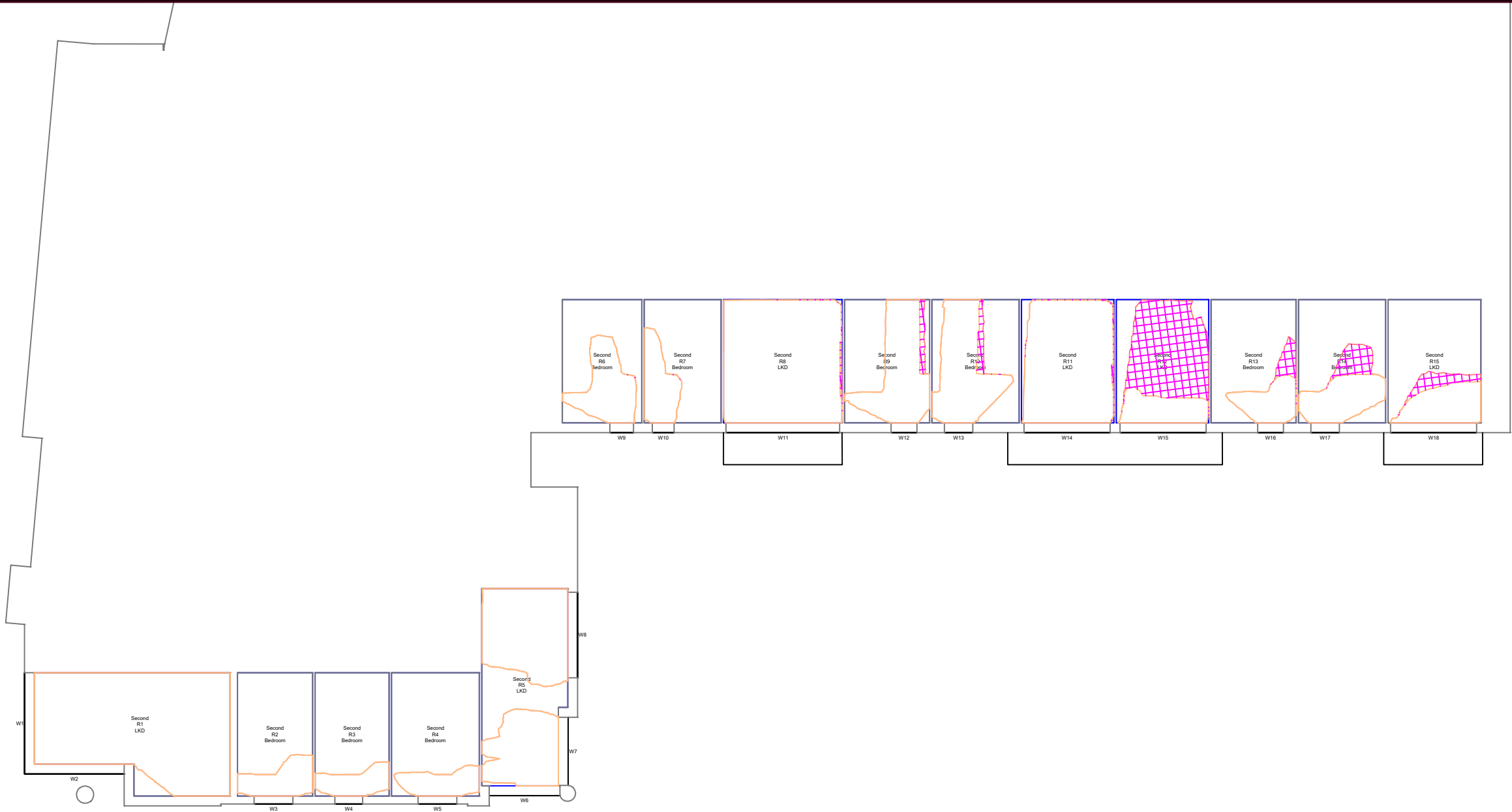
Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
Sixth	R1	LKD	34.46	370.93	33.45	360.09	0.97	33.45	0.00	0.00	1.00
	R2	Bedroom	15.25	164.15	7.16	77.07	0.47	7.06	0.10	1.10	0.99
	R3	Bedroom	15.00	161.46	6.61	71.14	0.44	6.39	0.22	2.36	0.97
	R4	Bedroom	17.80	191.62	7.99	86.00	0.45	7.86	0.13	1.41	0.98
	R5	LKD	26.69	287.29	23.43	252.25	0.88	23.43	0.00	0.00	1.00
	R6	Bedroom	16.09	173.21	11.77	126.65	0.73	10.28	1.49	16.04	0.87
	R7	Bedroom	15.59	167.83	7.74	83.35	0.50	5.61	2.13	22.91	0.73
	R8	LKD	24.04	258.75	23.95	257.82	1.00	23.90	0.05	0.57	1.00
	R9	Bedroom	17.23	185.42	12.43	133.76	0.72	11.52	0.91	9.77	0.93
	R10	Bedroom	17.68	190.32	15.15	163.05	0.86	12.84	2.31	24.89	0.85
	R11	LKD	18.72	201.48	18.38	197.82	0.98	18.31	0.07	0.71	1.00
	R12	LKD	18.72	201.48	16.83	181.19	0.90	12.24	4.59	49.44	0.73
	R13	Bedroom	17.23	185.42	7.61	81.90	0.44	6.65	0.95	10.28	0.87
	R14	Bedroom	17.68	190.32	11.59	124.75	0.66	8.14	3.45	37.17	0.70
	R15	LKD	18.84	202.75	12.32	132.56	0.65	8.69	3.63	39.06	0.71
Seventh	R1	LKD	34.46	370.93	33.45	360.06	0.97	33.45	0.00	0.00	1.00
	R2	Bedroom	15.25	164.15	10.34	111.25	0.68	9.78	0.56	6.02	0.95
	R3	Bedroom	15.00	161.46	9.84	105.96	0.66	8.54	1.31	14.06	0.87
	R4	Bedroom	17.80	191.62	11.85	127.51	0.67	11.18	0.67	7.21	0.94
	R5	LKD	26.69	287.29	24.78	266.68	0.93	24.78	0.00	0.00	1.00
	R6	Bedroom	16.09	173.21	13.40	144.19	0.83	11.75	1.65	17.73	0.88
	R7	Bedroom	15.59	167.83	8.56	92.12	0.55	6.20	2.36	25.35	0.72
	R8	LKD	24.04	258.75	23.98	258.16	1.00	23.92	0.06	0.70	1.00
	R9	Bedroom	17.23	185.42	13.36	143.86	0.78	12.55	0.82	8.79	0.94
	R10	Bedroom	17.68	190.32	15.75	169.51	0.89	13.45	2.29	24.69	0.85
	R11	LKD	18.72	201.48	18.49	198.98	0.99	18.45	0.04	0.40	1.00
	R12	LKD	18.72	201.48	17.32	186.39	0.93	14.54	2.78	29.93	0.84
	R13	Bedroom	17.23	185.42	9.21	99.16	0.53	8.49	0.72	7.75	0.92
	R14	Bedroom	17.68	190.32	12.70	136.68	0.72	9.35	3.35	36.02	0.74
	R15	LKD	18.84	202.75	13.42	144.43	0.71	9.59	3.83	41.24	0.71
Eighth	R1	LKD	34.46	370.93	33.45	360.07	0.97	33.45	0.00	0.00	1.00
	R2	Bedroom	15.25	164.15	15.16	163.23	0.99	12.69	2.48	26.66	0.84
	R3	Bedroom	15.00	161.46	14.66	157.76	0.98	10.69	3.96	42.67	0.73
	R4	Bedroom	17.80	191.62	17.26	185.78	0.97	13.56	3.70	39.80	0.79
	R5	LKD	26.69	287.29	26.42	284.41	0.99	26.32	0.11	1.15	1.00
	R6	Bedroom	16.09	173.21	14.54	156.56	0.90	12.87	1.68	18.06	0.88
	R7	Bedroom	15.59	167.83	8.97	96.60	0.58	6.54	2.44	26.24	0.73
	R8	LKD	24.04	258.75	23.99	258.25	1.00	23.94	0.05	0.58	1.00
	R9	Bedroom	17.23	185.42	14.60	157.10	0.85	13.89	0.71	7.63	0.95
	R10	Bedroom	17.68	190.32	16.18	174.21	0.92	14.06	2.13	22.88	0.87
	R11	LKD	18.72	201.48	18.56	199.79	0.99	18.53	0.03	0.33	1.00
	R12	LKD	18.72	201.48	17.72	190.73	0.95	15.98	1.73	18.67	0.90
	R13	Bedroom	17.23	185.42	11.53	124.06	0.67	11.07	0.46	4.92	0.96
	R14	Bedroom	17.68	190.32	14.20	152.83	0.80	11.17	3.03	32.56	0.79
	R15	LKD	18.84	202.75	14.82	159.49	0.79	11.42	3.40	36.55	0.77
Ninth	R1	LKD	34.46	370.93	33.45	360.07	0.97	33.45	0.00	0.00	1.00
	R2	Bedroom	15.25	164.15	15.13	162.88	0.99	12.85	2.28	24.58	0.85
	R3	Bedroom	15.00	161.46	14.60	157.14	0.97	10.95	3.65	39.32	0.75
	R4	Bedroom	17.80	191.62	17.47	188.08	0.98	13.76	3.71	39.95	0.79
	R5	LKD	26.69	287.29	26.59	286.25	1.00	26.59	0.00	0.00	1.00
	R6	Bedroom	16.09	173.21	15.02	161.68	0.93	13.70	1.32	14.17	0.91
	R7	Bedroom	15.59	167.83	9.16	98.58	0.59	7.04	2.12	22.85	0.77
	R8	LKD	24.04	258.75	24.00	258.30	1.00	23.96	0.04	0.39	1.00
	R9	Bedroom	17.23	185.42	15.98	172.00	0.93	15.38	0.60	6.48	0.96
	R10	Bedroom	17.68	190.32	16.37	176.20	0.93	14.44	1.93	20.73	0.88
	R11	LKD	18.72	201.48	18.65	200.70	1.00	18.63	0.02	0.19	1.00
	R12	LKD	18.72	201.48	18.57	199.87	0.99	18.52	0.05	0.50	1.00
	R13	Bedroom	17.23	185.42	14.82	159.55	0.86	14.56	0.26	2.79	0.98
	R14	Bedroom	17.68	190.32	16.27	175.11	0.92	14.06	2.21	23.81	0.86
	R15	LKD	18.84	202.75	18.25	196.48	0.97	17.56	0.70	7.49	0.96
Tenth	R1	LKD	34.46	370.93	33.45	360.05	0.97	33.45	0.00	0.00	1.00

Project Name: St John's Campus
Project No.: 1097
Report Title: Daylight Distribution - Neighbour Analysis

Proximity

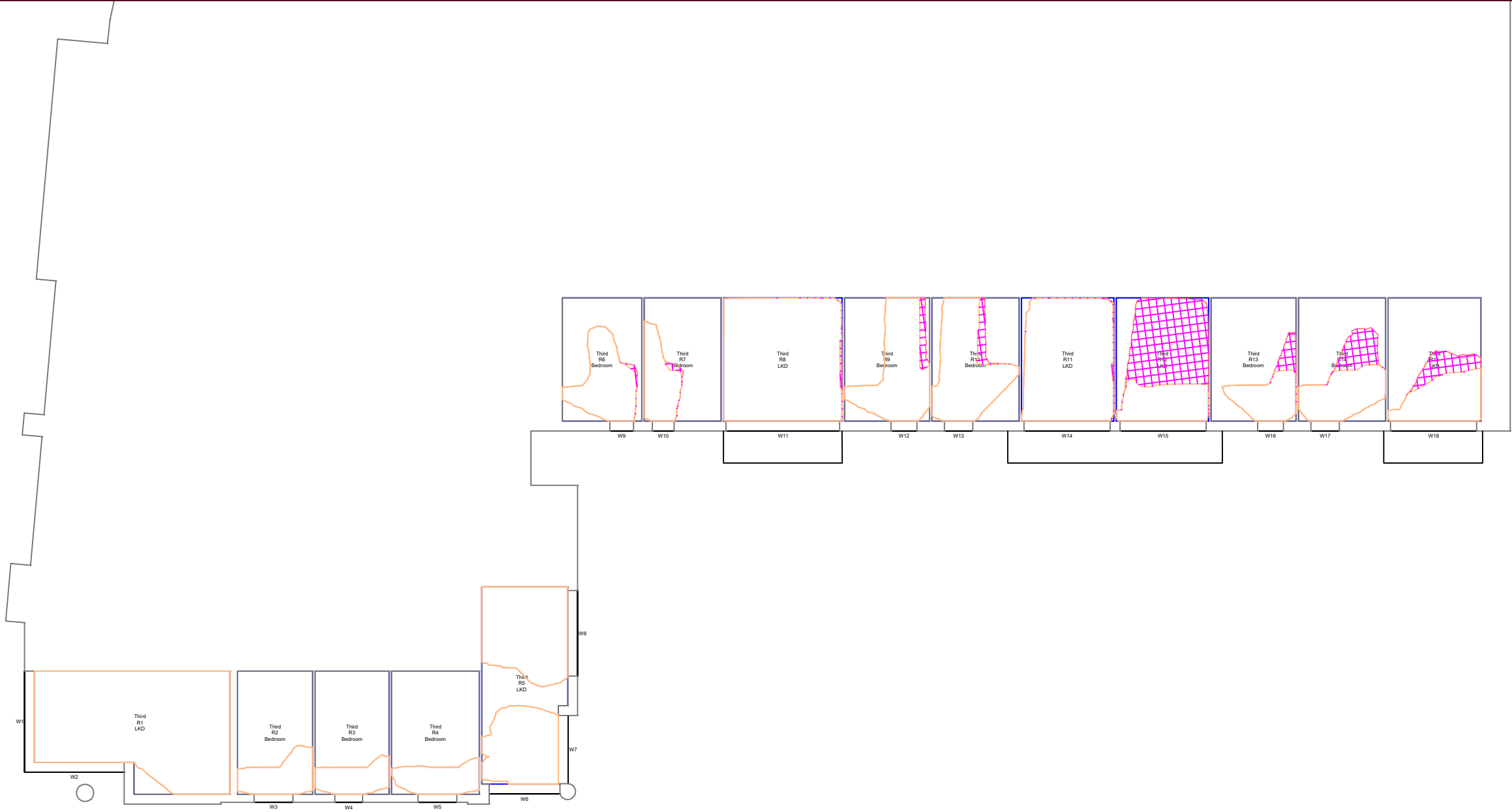
Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
	R2	Bedroom	15.25	164.15	15.14	162.92	0.99	13.01	2.13	22.91	0.86
	R3	Bedroom	15.00	161.46	14.53	156.38	0.97	11.14	3.39	36.47	0.77
	R4	Bedroom	23.03	247.87	23.01	247.72	1.00	22.34	0.67	7.24	0.97
	R5	LKD	26.69	287.29	26.64	286.74	1.00	26.64	0.00	0.00	1.00
	R6	Bedroom	13.26	142.76	12.24	131.78	0.92	11.88	0.36	3.88	0.97
	R7	Bedroom	12.85	138.33	7.34	78.96	0.57	6.53	0.80	8.64	0.89
	R8	LKD	19.81	213.26	19.77	212.84	1.00	19.76	0.01	0.11	1.00
	R9	Bedroom	14.20	152.83	13.33	143.48	0.94	13.17	0.16	1.71	0.99
	R10	Bedroom	14.57	156.86	13.07	140.67	0.90	12.63	0.44	4.74	0.97
	R11	LKD	15.43	166.06	15.37	165.42	1.00	15.36	0.00	0.04	1.00
	R12	LKD	15.43	166.06	15.35	165.23	1.00	15.35	0.00	0.04	1.00
	R13	Bedroom	14.20	152.83	12.71	136.80	0.90	12.70	0.01	0.08	1.00
	R14	Bedroom	14.57	156.86	13.55	145.81	0.93	13.01	0.53	5.75	0.96
	R15	LKD	15.52	167.11	15.52	167.06	1.00	15.52	0.00	0.00	1.00
Eleventh	R1	LKD	34.46	370.93	33.45	360.08	0.97	33.45	0.00	0.00	1.00
	R2	Bedroom	15.25	164.15	15.14	162.92	0.99	13.18	1.95	21.04	0.87
	R3	Bedroom	15.00	161.46	14.53	156.37	0.97	11.48	3.04	32.75	0.79
	R4	Bedroom	23.03	247.87	23.01	247.72	1.00	22.44	0.57	6.17	0.98
	R5	LKD	26.69	287.29	26.64	286.78	1.00	26.64	0.00	0.00	1.00
Twelfth	R1	LKD	25.13	270.48	24.74	266.35	0.98	24.74	0.00	0.00	1.00
	R2	Bedroom	12.15	130.73	12.15	130.73	1.00	12.15	0.00	0.00	1.00
	R3	Bedroom	12.54	134.95	12.54	134.94	1.00	12.54	0.00	0.00	1.00
	R4	LKD	29.63	318.94	29.63	318.88	1.00	29.63	0.00	0.00	1.00
Thirteenth	R1	LKD	25.13	270.48	24.74	266.34	0.98	24.74	0.00	0.00	1.00
	R2	Bedroom	12.15	130.73	12.15	130.73	1.00	12.15	0.00	0.00	1.00
	R3	Bedroom	12.54	134.95	12.54	134.94	1.00	12.54	0.00	0.00	1.00
	R4	LKD	29.63	318.94	29.63	318.88	1.00	29.63	0.00	0.00	1.00

Left Bank Apartments
Second Floor



1:200

Left Bank Apartments
Third Floor



1:200

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

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

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

Proposed Model
Proposed scheme massing -
"11383-EPR-ZZ-M3-A-Facade.dwg"

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing No-Sky Line
Proposed No-Sky Line
Area of Loss/Gain

REV:	NOTES:	DRWN:	DATE:

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

CLIENT:
Henry Boot Developments

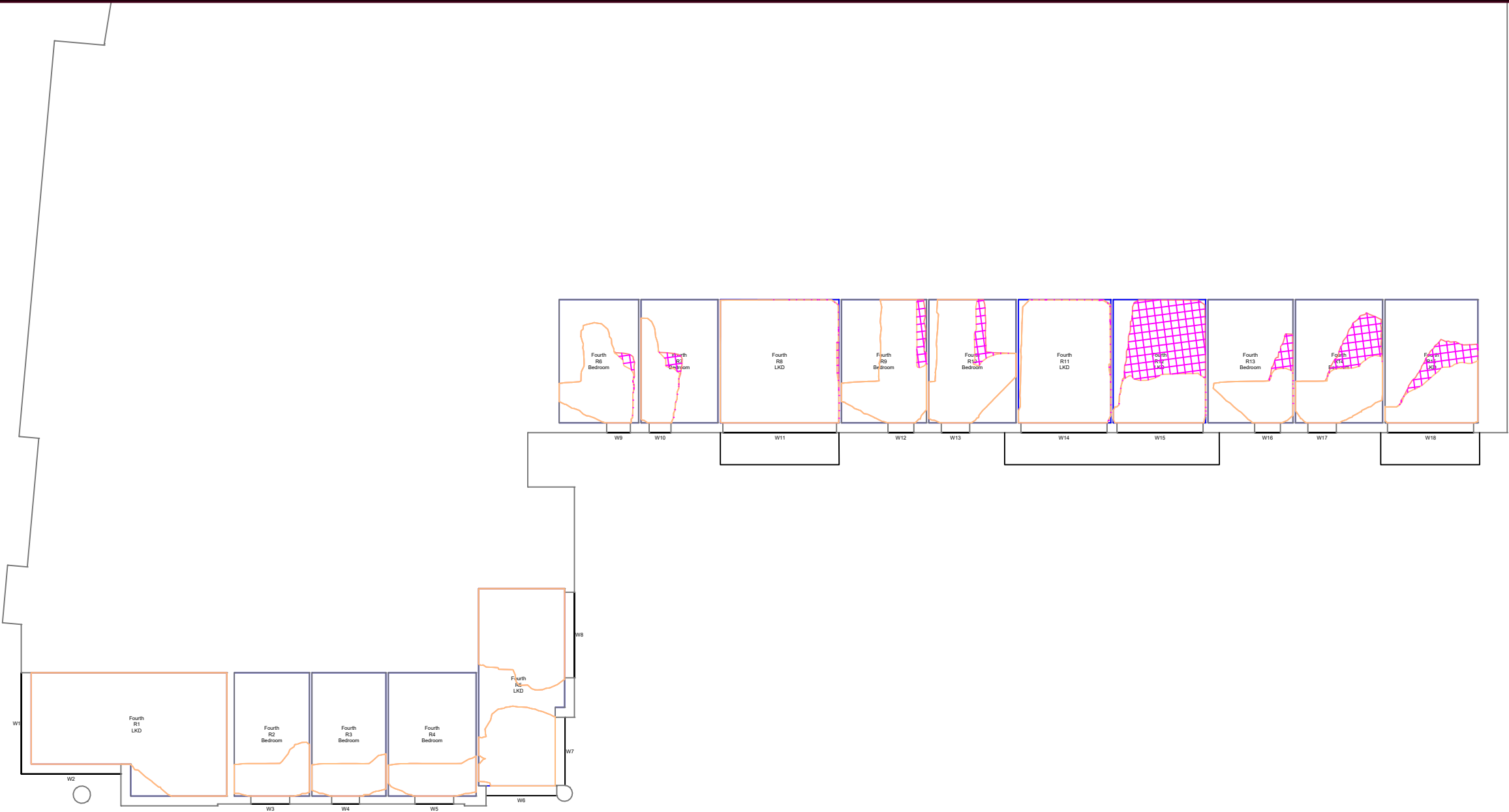
PROJECT:
St John's Campus
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	07.03.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
1097_MA-16	.

Left Bank Apartments
Fourth Floor



1:200



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

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

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

Proposed Model
Proposed scheme massing -
"11383-EPR-ZZ-M3-A-Facade.dwg"

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing No-Sky Line
Proposed No-Sky Line
Area of Loss/Gain

Left Bank Apartments
Fifth Floor



1:200



REV:	NOTES:	DRWN:	DATE:

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Tel: 0161 444 3950

CLIENT:
Henry Boot Developments

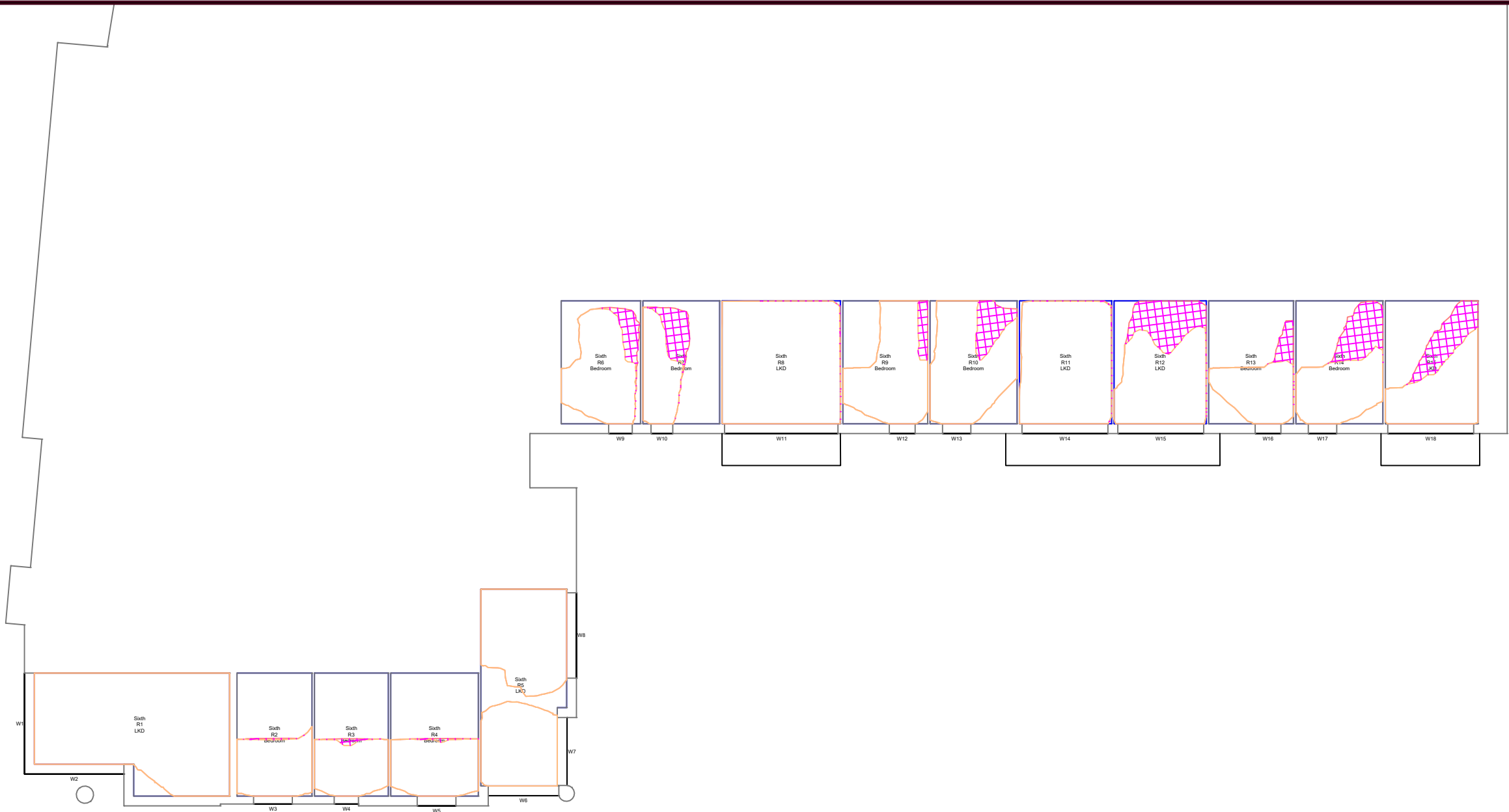
PROJECT:
St John's Campus
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	07.03.2023	CHECKED:	DMH

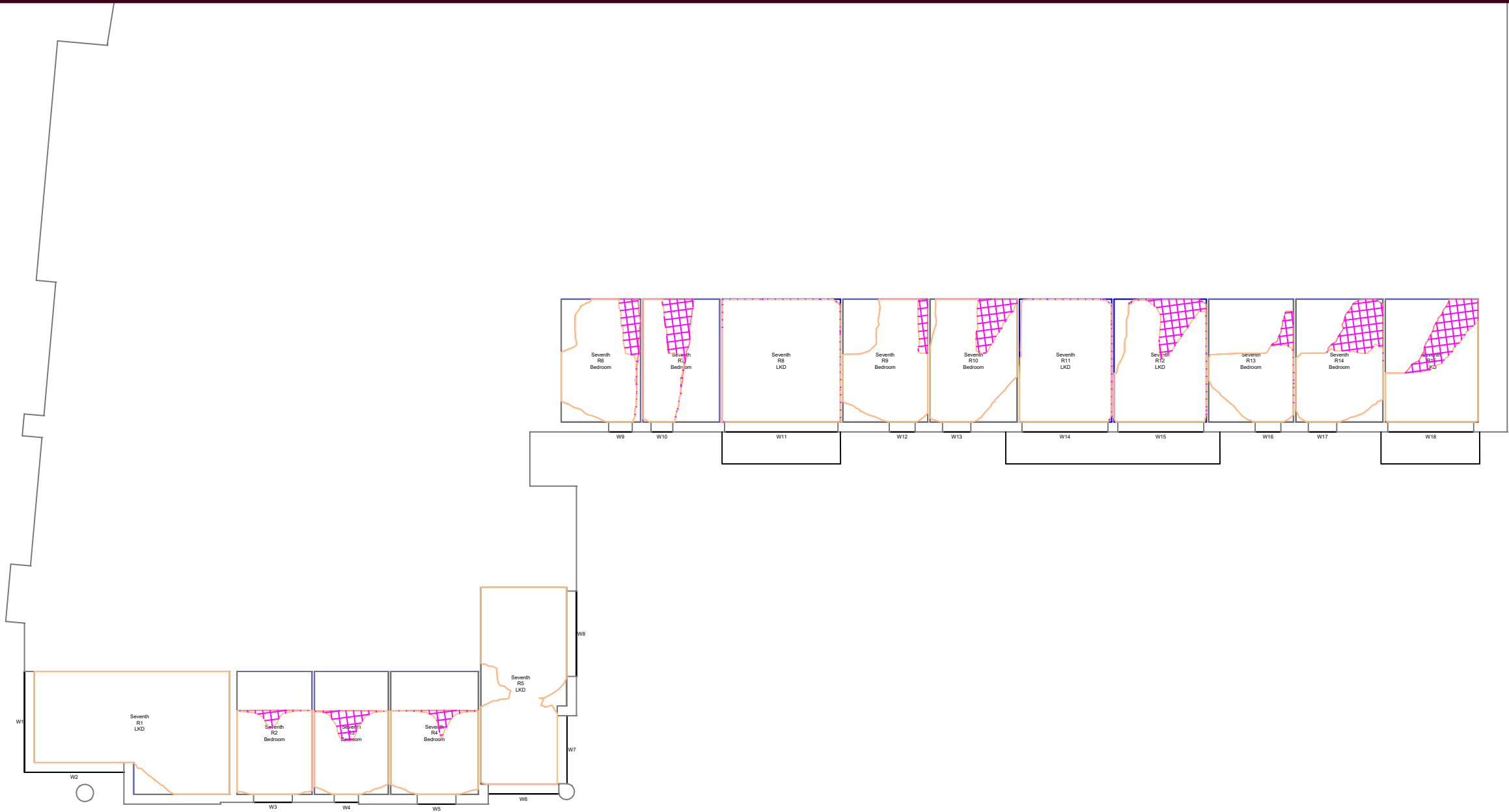
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1097_MA-17	.

Left Bank Apartments
Sixth Floor



1:200

Left Bank Apartments
Seventh Floor



1:200

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

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

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

Proposed Model
Proposed scheme massing -
"11383-EPR-ZZ-M3-A-Facade.dwg"

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing No-Sky Line
Proposed No-Sky Line
Area of Loss/Gain



REV:	NOTES:	DRWN:	DATE:

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Tel: 0161 444 3950

CLIENT:
Henry Boot Developments

PROJECT:
St John's Campus
Manchester

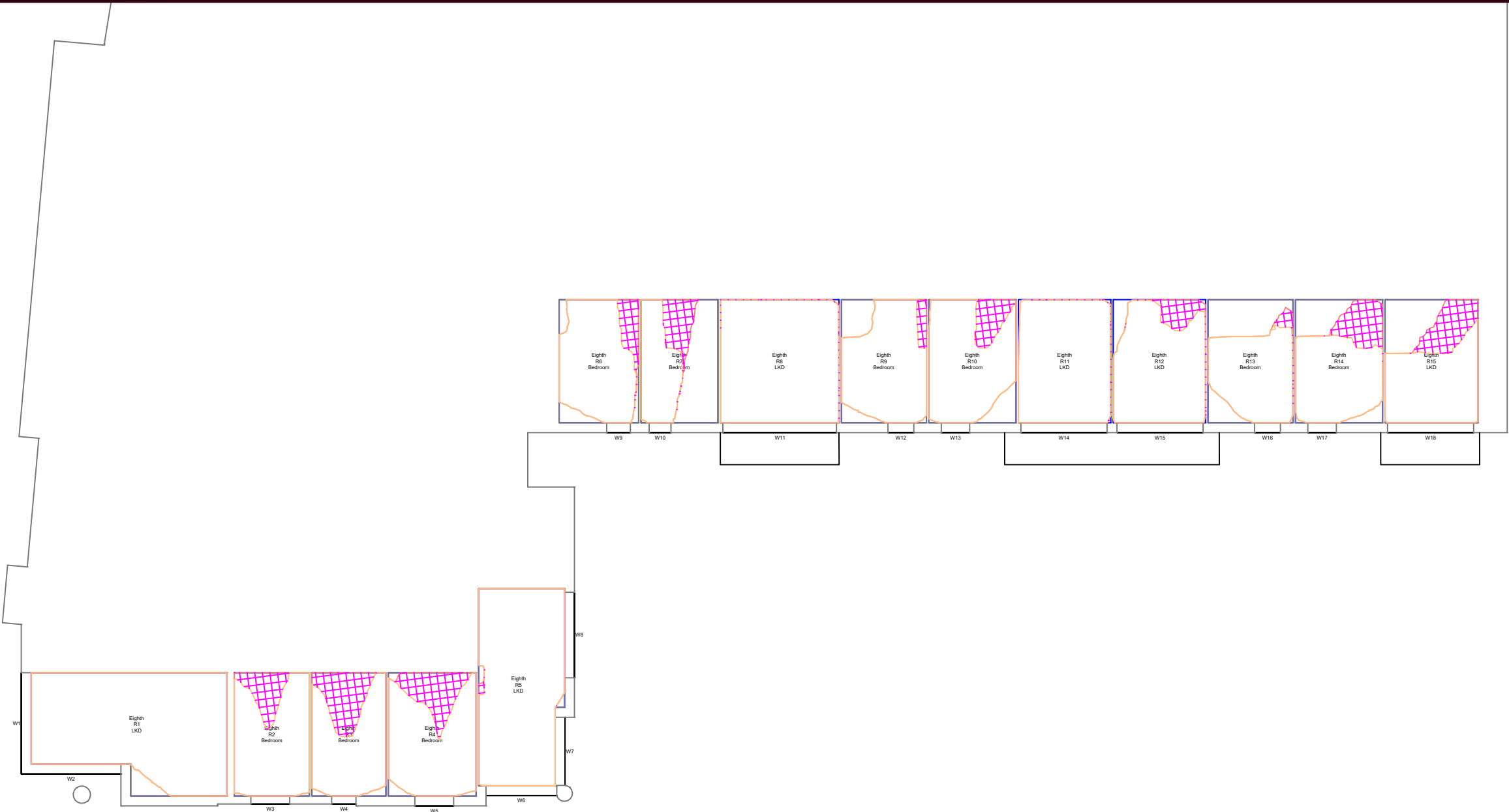
DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	07.03.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
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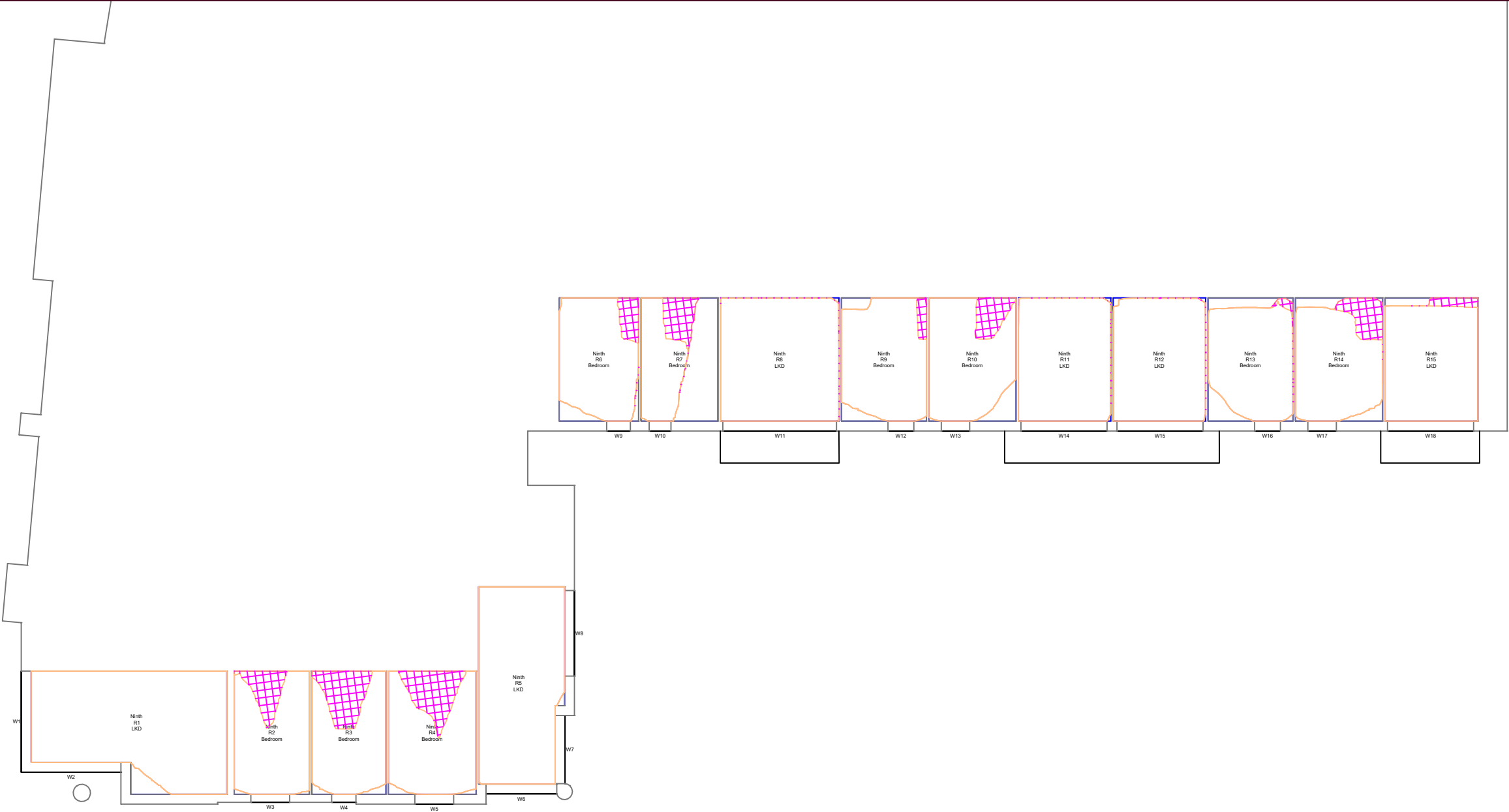


Left Bank Apartments
Eighth Floor



1:200

Left Bank Apartments
Ninth Floor



1:200

NOTES:

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

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

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

Proposed Model
Proposed scheme massing -
"11383-EPR-ZZ-M3-A-Facade.dwg"

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing No-Sky Line

Proposed No-Sky Line

Area of Loss/Gain

REV:	NOTES:	DRWN:	DATE:

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Tel: 0161 444 3950

CLIENT:
Henry Boot Developments

PROJECT:
St John's Campus
Manchester

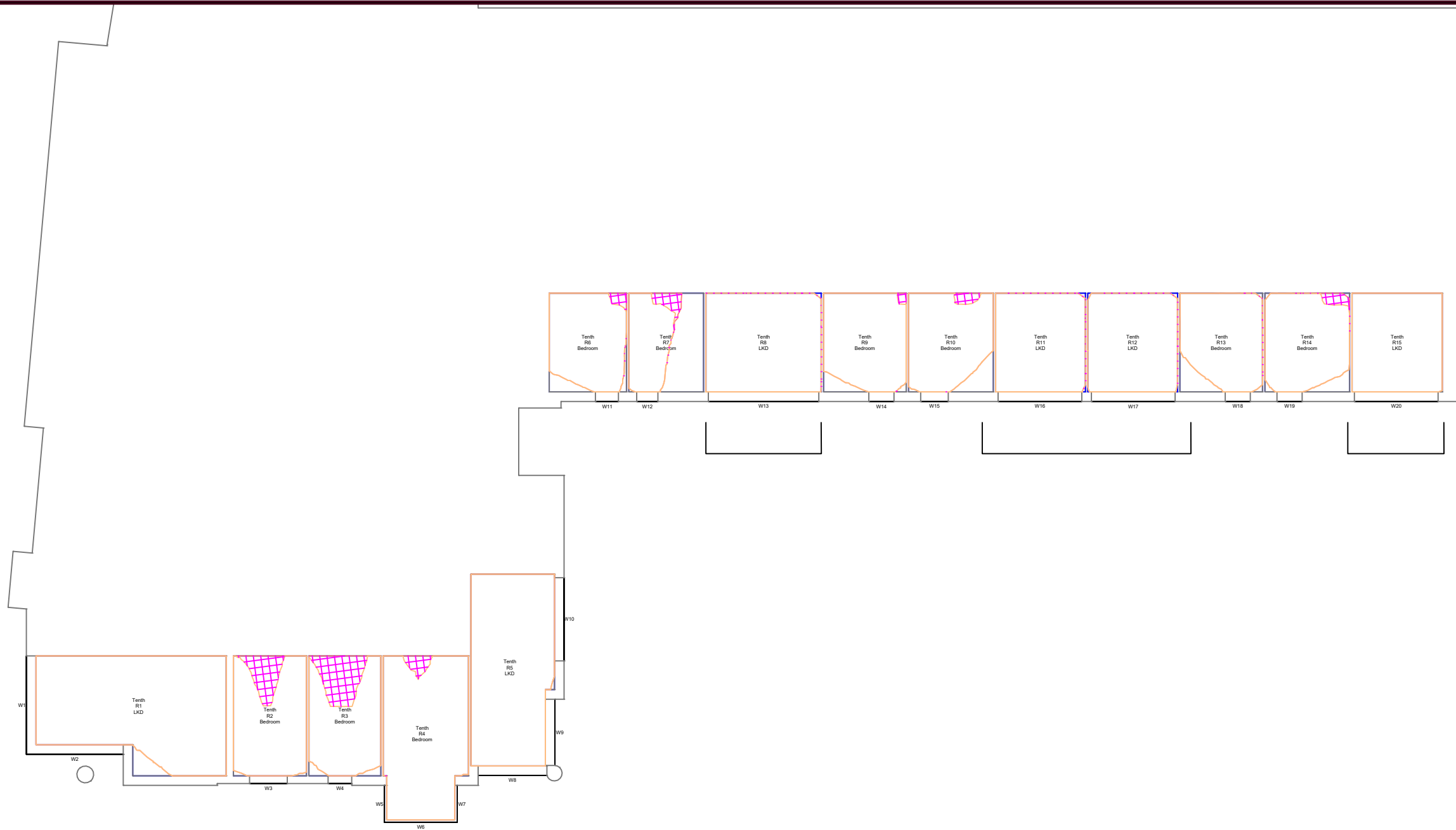
DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	07.03.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
1097_MA-19	.

Left Bank Apartments

Tenth Floor



1:200



NOTES:

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

Analysis

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

Existing Model & Surrounding Model

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Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model

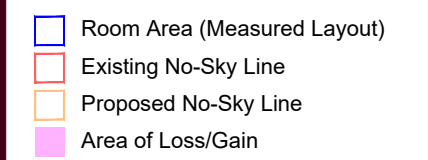
Proposed scheme massing -
"11383-EPR-ZZ-ZZ-M3-A-Facade.dwg"

Massing Legend



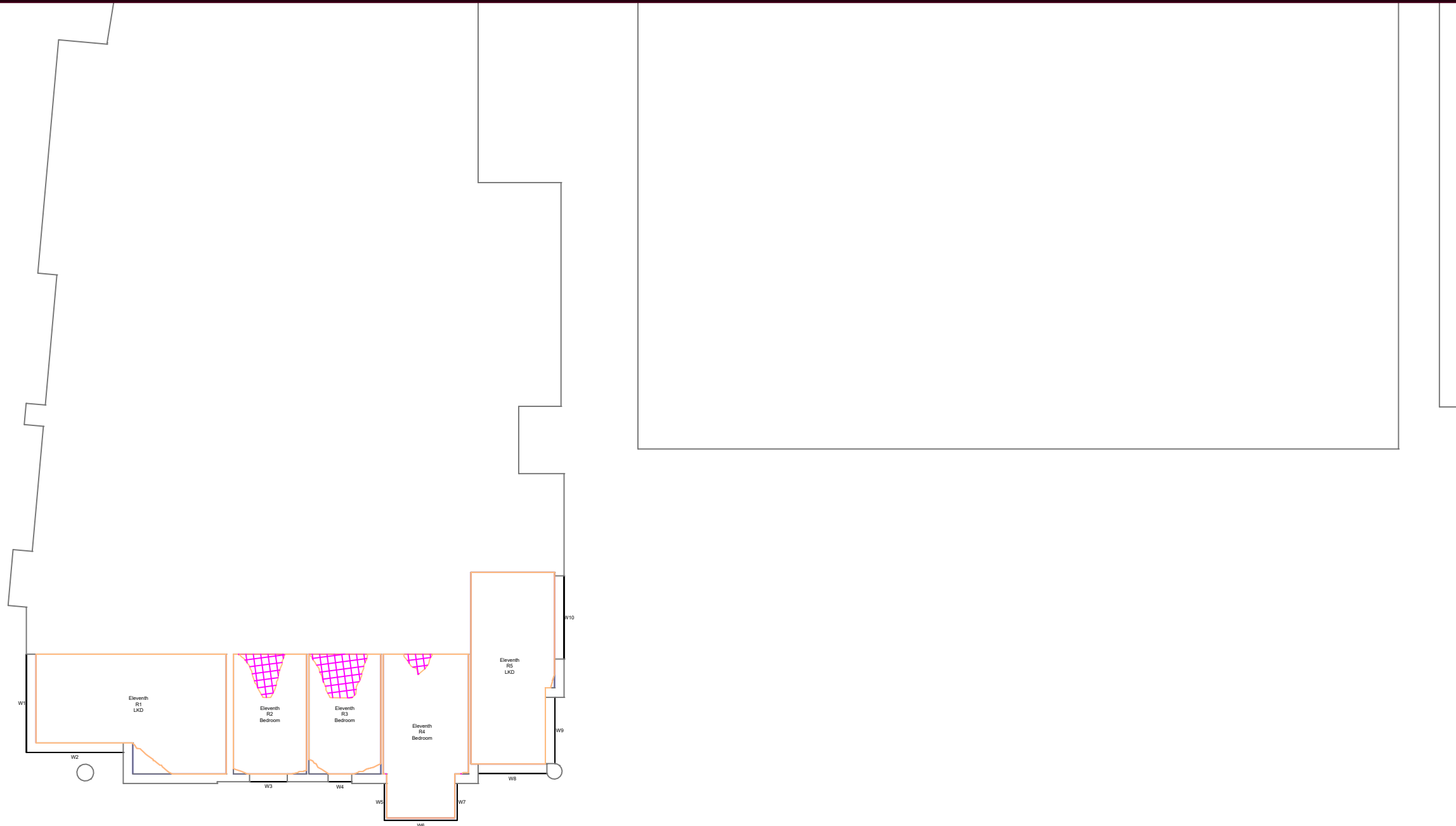
All heights in m AOD

DD Legend



Left Bank Apartments

Eleventh Floor



1:200



REV:	NOTES:	DRWN:	DATE:
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Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Henry Boot Developments

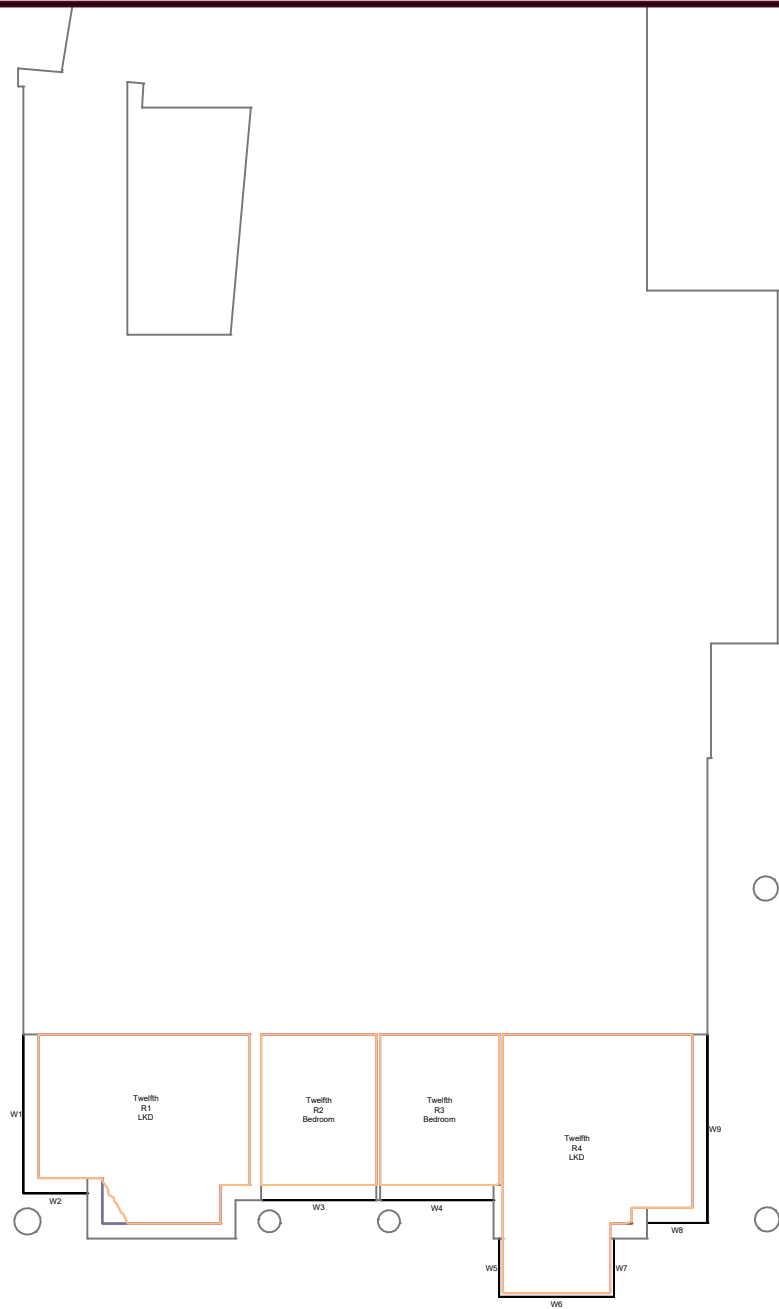
PROJECT:
St John's Campus
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	07.03.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
1097 MA-20	.

Left Bank Apartments
Twelfth Floor



1:200

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

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

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

Proposed Model
Proposed scheme massing -
"11383-EPR-ZZ-ZZ-M3-A-Facade.dwg"

Massing Legend

Existing
Proposed

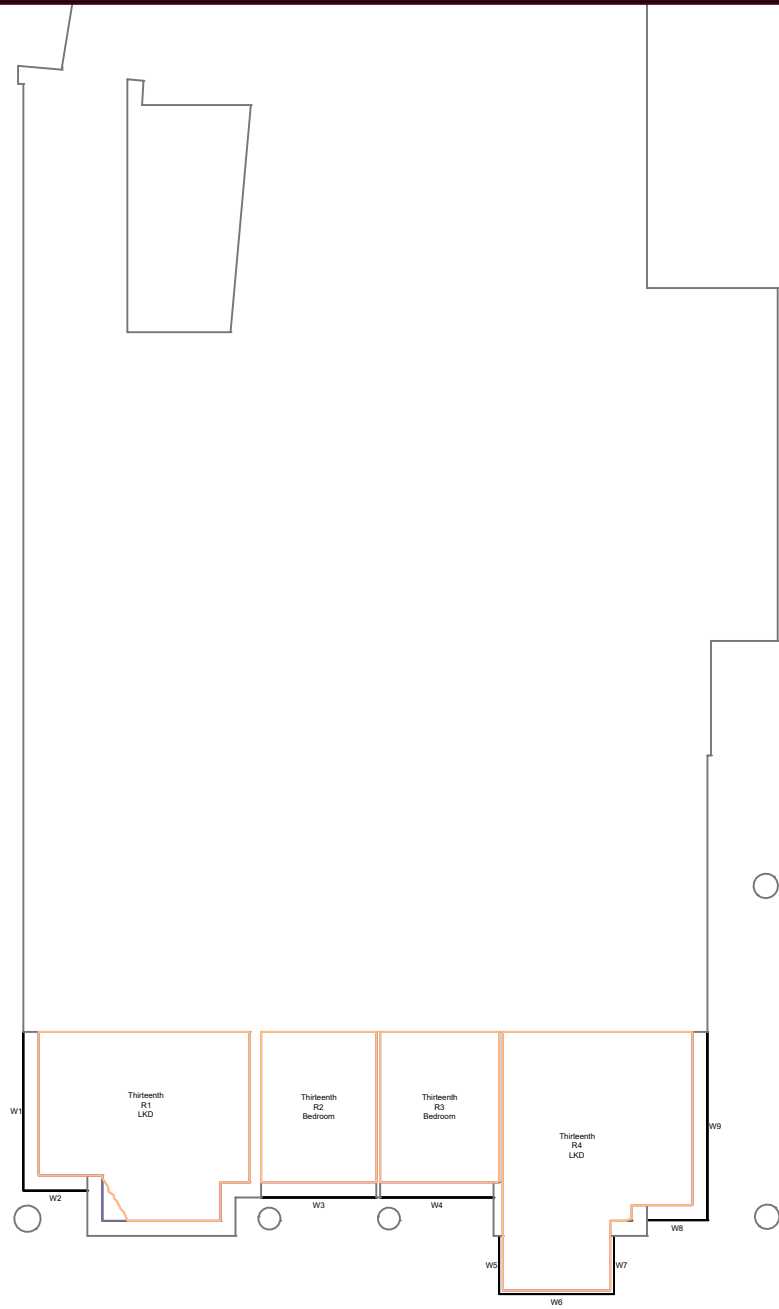
All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing No-Sky Line
Proposed No-Sky Line
Area of Loss/Gain



Left Bank Apartments
Thirteenth Floor



1:200

REV: NOTES: DRWN: DATE:

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Tel: 0161 444 3950

CLIENT:
Henry Boot Developments

PROJECT:
St John's Campus
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2: DATE: DRAWN: PRX
1:200 07.03.2023
CHECKED: DMH

DRAWING NUMBER: REV:
1097_MA-21 .



Appendix 4: Tabulated Baseline and Proposed APSH Results

Project Name: St John's Campus
Project No.: 1097
Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Winter Suns Lost	Winter Pr/Ex
Left Bank Apartments													
Second	R1	Residential	LKD	W1 W2	233° 143°	56	56	0.00	1.00	13	13	0.00	1.00
	R2	Residential	Bedroom	W3	143°	24	24	0.00	1.00	5	5	0.00	1.00
	R3	Residential	Bedroom	W4	143°	23	23	0.00	1.00	5	5	0.00	1.00
	R4	Residential	Bedroom	W5	143°	22	22	0.00	1.00	5	5	0.00	1.00
	R5	Residential	LKD	W6 W7 W8	143° 53°N 53°N	5	5	0.00	1.00	2	2	0.00	1.00
	R6	Residential	Bedroom	W9	143°	7	7	0.00	1.00	0	0	0.00	1.00
	R7	Residential	Bedroom	W10	143°	9	9	0.00	1.00	0	0	0.00	1.00
	R8	Residential	LKD	W11	143°	11	11	0.00	1.00	0	0	0.00	1.00
	R9	Residential	Bedroom	W12	143°	20	19	1.00	0.95	3	2	1.00	0.67
	R10	Residential	Bedroom	W13	143°	21	20	1.00	0.95	3	2	1.00	0.67
	R11	Residential	LKD	W14	143°	13	13	0.00	1.00	2	2	0.00	1.00
	R12	Residential	LKD	W15	143°	13	12	1.00	0.92	3	2	1.00	0.67
	R13	Residential	Bedroom	W16	143°	25	24	1.00	0.96	4	3	1.00	0.75
	R14	Residential	Bedroom	W17	143°	26	26	0.00	1.00	3	3	0.00	1.00
	R15	Residential	LKD	W18	143°	11	11	0.00	1.00	3	3	0.00	1.00
Third	R1	Residential	LKD	W1 W2	233° 143°	58	58	0.00	1.00	14	14	0.00	1.00
	R2	Residential	Bedroom	W3	143°	26	26	0.00	1.00	5	5	0.00	1.00
	R3	Residential	Bedroom	W4	143°	25	25	0.00	1.00	5	5	0.00	1.00
	R4	Residential	Bedroom	W5	143°	25	25	0.00	1.00	5	5	0.00	1.00
	R5	Residential	LKD	W6 W7 W8	143° 53°N 53°N	8	8	0.00	1.00	2	2	0.00	1.00
	R6	Residential	Bedroom	W9	143°	9	9	0.00	1.00	0	0	0.00	1.00
	R7	Residential	Bedroom	W10	143°	11	11	0.00	1.00	0	0	0.00	1.00
	R8	Residential	LKD	W11	143°	16	16	0.00	1.00	1	1	0.00	1.00
	R9	Residential	Bedroom	W12	143°	23	22	1.00	0.96	5	4	1.00	0.80
	R10	Residential	Bedroom	W13	143°	24	23	1.00	0.96	5	4	1.00	0.80
	R11	Residential	LKD	W14	143°	18	18	0.00	1.00	4	4	0.00	1.00
	R12	Residential	LKD	W15	143°	17	16	1.00	0.94	4	3	1.00	0.75
	R13	Residential	Bedroom	W16	143°	28	26	2.00	0.93	6	4	2.00	0.67
	R14	Residential	Bedroom	W17	143°	28	28	0.00	1.00	4	4	0.00	1.00
	R15	Residential	LKD	W18	143°	15	15	0.00	1.00	4	4	0.00	1.00
Fourth	R1	Residential	LKD	W1 W2	233° 143°	60	60	0.00	1.00	15	15	0.00	1.00
	R2	Residential	Bedroom	W3	143°	33	33	0.00	1.00	6	6	0.00	1.00
	R3	Residential	Bedroom	W4	143°	32	32	0.00	1.00	6	6	0.00	1.00
	R4	Residential	Bedroom	W5	143°	32	32	0.00	1.00	6	6	0.00	1.00
	R5	Residential	LKD	W6 W7 W8	143° 53°N 53°N	9	9	0.00	1.00	2	2	0.00	1.00
	R6	Residential	Bedroom	W9	143°	13	13	0.00	1.00	0	0	0.00	1.00
	R7	Residential	Bedroom	W10	143°	15	15	0.00	1.00	0	0	0.00	1.00

Project Name: St John's Campus
Project No.: 1097
Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Winter Suns Lost	Winter Pr/Ex
	R8	Residential	LKD	W11	143°	20	18	2.00	0.90	3	1	2.00	0.33
	R9	Residential	Bedroom	W12	143°	28	26	2.00	0.93	6	4	2.00	0.67
	R10	Residential	Bedroom	W13	143°	28	26	2.00	0.93	7	5	2.00	0.71
	R11	Residential	LKD	W14	143°	22	21	1.00	0.95	6	5	1.00	0.83
	R12	Residential	LKD	W15	143°	21	19	2.00	0.90	6	4	2.00	0.67
	R13	Residential	Bedroom	W16	143°	33	31	2.00	0.94	8	6	2.00	0.75
	R14	Residential	Bedroom	W17	143°	34	34	0.00	1.00	6	6	0.00	1.00
	R15	Residential	LKD	W18	143°	20	20	0.00	1.00	6	6	0.00	1.00
Fifth	R1	Residential	LKD	W1 W2	233° 143°	62	62	0.00	1.00	16	16	0.00	1.00
	R2	Residential	Bedroom	W3	143°	39	39	0.00	1.00	7	7	0.00	1.00
	R3	Residential	Bedroom	W4	143°	37	37	0.00	1.00	6	6	0.00	1.00
	R4	Residential	Bedroom	W5	143°	38	38	0.00	1.00	7	7	0.00	1.00
	R5	Residential	LKD	W6 W7 W8	143° 53°N 53°N	11	11	0.00	1.00	4	4	0.00	1.00
	R6	Residential	Bedroom	W9	143°	15	14	1.00	0.93	1	0	1.00	0.00
	R7	Residential	Bedroom	W10	143°	18	17	1.00	0.94	1	0	1.00	0.00
	R8	Residential	LKD	W11	143°	22	20	2.00	0.91	3	1	2.00	0.33
	R9	Residential	Bedroom	W12	143°	32	30	2.00	0.94	6	4	2.00	0.67
	R10	Residential	Bedroom	W13	143°	35	33	2.00	0.94	7	5	2.00	0.71
	R11	Residential	LKD	W14	143°	27	26	1.00	0.96	6	5	1.00	0.83
	R12	Residential	LKD	W15	143°	26	23	3.00	0.88	7	4	3.00	0.57
	R13	Residential	Bedroom	W16	143°	38	36	2.00	0.95	8	6	2.00	0.75
	R14	Residential	Bedroom	W17	143°	39	38	1.00	0.97	7	6	1.00	0.86
	R15	Residential	LKD	W18	143°	25	25	0.00	1.00	8	8	0.00	1.00
Sixth	R1	Residential	LKD	W1 W2	233° 143°	65	65	0.00	1.00	17	17	0.00	1.00
	R2	Residential	Bedroom	W3	143°	50	50	0.00	1.00	10	10	0.00	1.00
	R3	Residential	Bedroom	W4	143°	48	48	0.00	1.00	9	9	0.00	1.00
	R4	Residential	Bedroom	W5	143°	45	45	0.00	1.00	9	9	0.00	1.00
	R5	Residential	LKD	W6 W7 W8	143° 53°N 53°N	17	17	0.00	1.00	6	6	0.00	1.00
	R6	Residential	Bedroom	W9	143°	17	16	1.00	0.94	1	0	1.00	0.00
	R7	Residential	Bedroom	W10	143°	20	18	2.00	0.90	2	0	2.00	0.00
	R8	Residential	LKD	W11	143°	27	24	3.00	0.89	5	2	3.00	0.40
	R9	Residential	Bedroom	W12	143°	37	35	2.00	0.95	8	6	2.00	0.75
	R10	Residential	Bedroom	W13	143°	38	36	2.00	0.95	9	7	2.00	0.78
	R11	Residential	LKD	W14	143°	32	30	2.00	0.94	9	7	2.00	0.78
	R12	Residential	LKD	W15	143°	31	28	3.00	0.90	9	6	3.00	0.67
	R13	Residential	Bedroom	W16	143°	42	41	1.00	0.98	10	9	1.00	0.90
	R14	Residential	Bedroom	W17	143°	43	41	2.00	0.95	9	7	2.00	0.78
	R15	Residential	LKD	W18	143°	30	29	1.00	0.97	10	9	1.00	0.90
Seventh	R1	Residential	LKD	W1 W2	233° 143°	68	67	1.00	0.99	19	18	1.00	0.95

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
	R2	Residential	Bedroom	W3	143°	57	55	2.00	0.96	14	13	1.00	0.93
	R3	Residential	Bedroom	W4	143°	56	54	2.00	0.96	13	12	1.00	0.92
	R4	Residential	Bedroom	W5	143°	55	52	3.00	0.95	14	12	2.00	0.86
	R5	Residential	LKD	W6 W7 W8	143° 53°N 53°N	27	24	3.00	0.89	11	9	2.00	0.82
	R6	Residential	Bedroom	W9	143°	19	18	1.00	0.95	2	1	1.00	0.50
	R7	Residential	Bedroom	W10	143°	21	19	2.00	0.90	3	1	2.00	0.33
	R8	Residential	LKD	W11	143°	28	24	4.00	0.86	7	3	4.00	0.43
	R9	Residential	Bedroom	W12	143°	40	37	3.00	0.93	10	7	3.00	0.70
	R10	Residential	Bedroom	W13	143°	45	43	2.00	0.96	12	10	2.00	0.83
	R11	Residential	LKD	W14	143°	38	35	3.00	0.92	14	11	3.00	0.79
	R12	Residential	LKD	W15	143°	35	31	4.00	0.89	12	8	4.00	0.67
	R13	Residential	Bedroom	W16	143°	48	45	3.00	0.94	14	11	3.00	0.79
	R14	Residential	Bedroom	W17	143°	49	47	2.00	0.96	13	11	2.00	0.85
	R15	Residential	LKD	W18	143°	33	32	1.00	0.97	12	11	1.00	0.92
Eighth	R1	Residential	LKD	W1 W2	233° 143°	72	69	3.00	0.96	23	20	3.00	0.87
	R2	Residential	Bedroom	W3	143°	64	61	3.00	0.95	20	17	3.00	0.85
	R3	Residential	Bedroom	W4	143°	64	60	4.00	0.94	20	16	4.00	0.80
	R4	Residential	Bedroom	W5	143°	52	46	6.00	0.88	22	16	6.00	0.73
	R5	Residential	LKD	W6 W7 W8	143° 53°N 53°N	32	26	6.00	0.81	16	11	5.00	0.69
	R6	Residential	Bedroom	W9	143°	21	20	1.00	0.95	2	1	1.00	0.50
	R7	Residential	Bedroom	W10	143°	24	22	2.00	0.92	3	1	2.00	0.33
	R8	Residential	LKD	W11	143°	32	26	6.00	0.81	9	3	6.00	0.33
	R9	Residential	Bedroom	W12	143°	47	42	5.00	0.89	12	7	5.00	0.58
	R10	Residential	Bedroom	W13	143°	52	48	4.00	0.92	14	10	4.00	0.71
	R11	Residential	LKD	W14	143°	41	37	4.00	0.90	15	11	4.00	0.73
	R12	Residential	LKD	W15	143°	40	36	4.00	0.90	14	10	4.00	0.71
	R13	Residential	Bedroom	W16	143°	56	52	4.00	0.93	16	12	4.00	0.75
	R14	Residential	Bedroom	W17	143°	55	53	2.00	0.96	14	12	2.00	0.86
	R15	Residential	LKD	W18	143°	37	35	2.00	0.95	14	12	2.00	0.86
Ninth	R1	Residential	LKD	W1 W2	233° 143°	74	71	3.00	0.96	25	22	3.00	0.88
	R2	Residential	Bedroom	W3	143°	70	66	4.00	0.94	25	21	4.00	0.84
	R3	Residential	Bedroom	W4	143°	69	63	6.00	0.91	25	19	6.00	0.76
	R4	Residential	Bedroom	W5	143°	22	16	6.00	0.73	19	13	6.00	0.68
	R5	Residential	LKD	W6 W7 W8	143° 53°N 53°N	36	30	6.00	0.83	18	12	6.00	0.67
	R6	Residential	Bedroom	W9	143°	24	23	1.00	0.96	4	3	1.00	0.75
	R7	Residential	Bedroom	W10	143°	25	23	2.00	0.92	4	2	2.00	0.50
	R8	Residential	LKD	W11	143°	41	35	6.00	0.85	10	4	6.00	0.40
	R9	Residential	Bedroom	W12	143°	51	46	5.00	0.90	13	8	5.00	0.62

Project Name: St John's Campus Project No.: 1097 Report Title: Daylight & Sunlight - Neighbour Analysis										Proximity			
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
	R10	Residential	Bedroom	W13	143°	53	49	4.00	0.92	14	10	4.00	0.71
	R11	Residential	LKD	W14	143°	56	52	4.00	0.93	15	11	4.00	0.73
	R12	Residential	LKD	W15	143°	56	52	4.00	0.93	14	10	4.00	0.71
	R13	Residential	Bedroom	W16	143°	58	54	4.00	0.93	17	13	4.00	0.76
	R14	Residential	Bedroom	W17	143°	57	54	3.00	0.95	17	14	3.00	0.82
	R15	Residential	LKD	W18	143°	55	53	2.00	0.96	16	14	2.00	0.88
Tenth	R1	Residential	LKD	W1 W2	233° 143°	74	72	2.00	0.97	25	23	2.00	0.92
	R2	Residential	Bedroom	W3	143°	72	69	3.00	0.96	26	23	3.00	0.88
	R3	Residential	Bedroom	W4	143°	69	64	5.00	0.93	26	21	5.00	0.81
	R4	Residential	Bedroom	W5 W6 W7	233° 143° 53°N	73	69	4.00	0.95	26	22	4.00	0.85
	R5	Residential	LKD	W8 W9 W10	143° 53°N 53°N	36	31	5.00	0.86	17	12	5.00	0.71
	R6	Residential	Bedroom	W11	143°	26	25	1.00	0.96	5	4	1.00	0.80
	R7	Residential	Bedroom	W12	143°	29	28	1.00	0.97	5	4	1.00	0.80
	R8	Residential	LKD	W13	143°	37	33	4.00	0.89	11	7	4.00	0.64
	R9	Residential	Bedroom	W14	143°	43	40	3.00	0.93	14	11	3.00	0.79
	R10	Residential	Bedroom	W15	143°	46	43	3.00	0.93	17	14	3.00	0.82
	R11	Residential	LKD	W16	143°	46	43	3.00	0.93	17	14	3.00	0.82
	R12	Residential	LKD	W17	143°	46	43	3.00	0.93	18	15	3.00	0.83
	R13	Residential	Bedroom	W18	143°	47	44	3.00	0.94	20	17	3.00	0.85
	R14	Residential	Bedroom	W19	143°	48	45	3.00	0.94	21	18	3.00	0.86
	R15	Residential	LKD	W20	143°	45	42	3.00	0.93	20	17	3.00	0.85
Eleventh	R1	Residential	LKD	W1 W2	233° 143°	74	72	2.00	0.97	25	23	2.00	0.92
	R2	Residential	Bedroom	W3	143°	73	70	3.00	0.96	27	24	3.00	0.89
	R3	Residential	Bedroom	W4	143°	70	65	5.00	0.93	27	22	5.00	0.81
	R4	Residential	Bedroom	W5 W6 W7	233° 143° 53°N	75	71	4.00	0.95	26	22	4.00	0.85
	R5	Residential	LKD	W8 W9 W10	143° 53°N 53°N	53	48	5.00	0.91	17	12	5.00	0.71
Twelfth	R1	Residential	LKD	W1 W2	233° 143°	85	82	3.00	0.96	28	25	3.00	0.89
	R2	Residential	Bedroom	W3	143°	52	50	2.00	0.96	21	19	2.00	0.90
	R3	Residential	Bedroom	W4	143°	43	39	4.00	0.91	21	17	4.00	0.81
	R4	Residential	LKD	W5 W6 W7 W8 W9	233° 143° 53°N 143° 53°N	78	74	4.00	0.95	27	23	4.00	0.85
Thirteenth	R1	Residential	LKD	W1 W2	233° 143°	87	84	3.00	0.97	28	25	3.00	0.89
	R2	Residential	Bedroom	W3	143°	56	54	2.00	0.96	21	19	2.00	0.90
	R3	Residential	Bedroom	W4	143°	46	42	4.00	0.91	21	17	4.00	0.81
	R4	Residential	LKD	W5	233°	79	76	3.00	0.96	27	24	3.00	0.89

Project Name: St John's Campus
Project No.: 1097
Report Title: Daylight & Sunlight - Neighbour Analysis



Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pri/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pri/Ex
				W6	143°								
				W7	53°N								
				W8	143°								
				W9	53°N								



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