

Great Places Housing Group
2a Derwent Avenue
Manchester
M21 7QP

Our Ref:
2107/JM/MPS

31 July 2023

Dear Sirs,

Proposed Residential Development, Downley Drive, Manchester Daylight and Sunlight Amenity Impact Assessment

Proximity is instructed by Great Places Housing Group to undertake a supplementary impact assessment of the revised designs of the Proposed Development at Downley Drive in Manchester.

The original amenity impact assessment of the Proposed Development was undertaken by the authors of this letter whilst in the employ of Gray Scanlan Hill.

Our findings were detailed in the Daylight and Sunlight Amenity Impact Assessment Report Rev 01 ("the GSH Report"), dated 27 April 2021 and included as part of Planning Application MCC Ref 130390/FO/2021.

This letter should be read in conjunction with the GSH Report, as the assumptions, information relied upon, general clarifications and limitations do remain as previously stated.

Changes to the Design

The planning approved massing ("the Extant Massing") of the Proposed Development, assessed in the GSH Report, comprises:

- > 23 three storey houses located within the southern portion of the Site, between St Vincent Street and Downley Drive; and
- > A four storey apartment building located in the northern part of the Site adjacent the Rochdale Canal.

We are advised that the massing of the 23 houses adjacent to Downley Drive, Woodward Place and St Vincent Street is unchanged from that assessed within the GSH Report.

We are advised that the footprint of the apartment block has been reduced, and one additional storey of accommodation has been added to the height of the building ("the Revised Massing").

We have been provided with a 3D model of the amended apartment block of the Proposed Development by Buttress Architects.

Amenity Impact Assessment

A technical analysis has been undertaken using specialist software to measure the daylight and sunlight amenity impact of the Proposed Development of the neighbouring receptors.

The Revised Massing does not move us to alter our scope of assessment, i.e., which neighbouring buildings should be impact appraised, which remains as previously assessed in the GSH Report, as follows:

- > 11-25 Woodward Place
- > Burgess House & Avro House, St Vincent Street
- > Engels House, St Vincent Street
- > 11 & 12 Downley Drive
- > 13, 14, 15 & 17 Kingham Drive
- > 22-28 Woodward Street Development

The external amenity spaces associated with 11 and 12 Downley Drive and 13-17 Kingham Drive have also been assessed, with reference to sunlight amenity impact and the BRE's 2 Hour Time in Sun Test.

Our assessment considers the daylight and sunlight amenity impact between the baseline condition (the original open parcel of land) against the Revised Massing.

The results of our technical analysis are enclosed.

Certain GSH assumptions regarding internal layout and room uses have been proved, discounted or updated, based on information (such as sales particulars) that have become available following publication of the GSH Report.

As a result, assumed rooms of unknown (but assumed habitable) use in the GSH Report have been removed / discounted if they are now known to be of non-habitable use (for example circulation spaces or bathrooms). These include entrance porches, hallways and bathrooms of the Kingham Drive and Downley Drive addresses.

We have set out below commentary on the impact of the Revised Massing and made, where appropriate, comparison to the impacts of the Extant Massing as assessed in the GSH Report.

Non-Significant Impacts

Daylight Amenity

The following neighbouring buildings will experience impacts on daylight and sunlight amenity that are either negligible and not significant or, where adverse impacts are present, these are neither materially nor significantly different to those identified as part of the GSH report:

- > 11-25 Woodward Place
- > Burgess House & Avro House, St Vincent Street
- > Engels House, St Vincent Street
- > 11 & 12 Downley Drive
- > 13, 14 & 15 Kingham Drive
- > 22-28 Woodward Street Development

For completeness, some minor extra over impacts compared to the Extant Massing are acknowledged. These are, however, considered not significant and unlikely to be discernible to room occupants given the very fine measured differences between the Extant and Revised massing. A summary of the results is tabulated below.

VSC

	Windows achieving VSC Target and/or Negligible Impact	
	Extant	Proposed
11-25 Woodward Place	99%	99%
Burgess House & Avro House	94%	94%
11 & 12 Downley Drive	96%	93%
13, 14 & 15 Kingham Drive	93%*	90%*
Engels House	95%	95%
22-26 Woodward Street	100%	100%

**Excludes results for 17 Kingham Drive, commentary for which is below.*

In the Proposed Condition there is no material or significant uplift in impact on VSC values of the neighbouring receptor windows.

At 11 Downley Drive, one window fewer would achieve the BRE target, compared to the Extant Scheme. The difference in VSC value achieved by this window between the Extant Scheme and Revised Massing is 0.3%, which is negligible and will not be discerned by the occupant.

At 13, 14 & 15 Kingham Drive, the change in percentage is due to fewer windows appraised, as a result of us omitting certain windows from the assessment this time around on the understanding that they serve non-habitable spaces. The Revised Massing would have the same impact on the same two windows as the Extant Scheme, these being:

- > 13 Kingham Drive, Ground Floor R1 W1
- > 15 Kingham Drive, Ground Floor R1 W1

Between the Extant Scheme and Revised Massing there is a difference of less than 0.1% in the VSC values achieved by these windows, which is negligible and will not be discerned by the occupants.

The rooms served by these windows are also served by other windows also experiencing negligible and non-discernable impacts.

Daylight Distribution / No Skyline (“NSL”) Test

	NSL Pass (i.e. Negligible Impact on NSL)	
	Extant	Proposed
11-25 Woodward Place	100%	100%
Burgess House & Avro House	92%	91%
11 & 12 Downley Drive	100%	100%
13, 14, 15, & 17 Kingham Drive	100%	100%
Engels House	93%	93%
22-26 Woodward Street	100%	100%

The movement in the NSL percentage of Burgess House & Avro House is due to certain rooms being omitted from this assessment, due to their recent identification as circulation / non-habitable accommodation. There is no increase in the *number of rooms* which do not achieve the BRE target compared to the impact of the Extant Scheme.

The two rooms which do not achieve the BRE target in the Proposed Condition would experience the same low magnitude of change as measured and reported on in the GSH Report.

Sunlight Amenity

The following neighbouring buildings are located to the southwest, south or southeast of the apartment block:

- > 11-25 Woodward Place
- > Burgess House & Avro House, St Vincent Street
- > Engels House, St Vincent Street
- > 11 & 12 Downley Drive
- > 13, 15 & 17 Kingham Drive

The Revised Massing of the apartment block will therefore only be seen by the occupants of these buildings through windows that are north, northeast or northwest facing.

In accordance with the BRE Guidance, rooms served by north facing windows (i.e. >90 degrees from due south) need not be impact appraised. This is on the basis that in the northern hemisphere / UK, direct sunlight is received from the south, the massing of the apartment block is of no influence on the daylight amenity of the north facing rooms. Direct sunlight will not, therefore, be received by these rooms over that part of the Site occupied by the apartment building.

Impacts of the Revised Massing apartment block on sunlight amenity of these windows and rooms is therefore negligible and not significant.

Where present, impacts of the Revised Massing on sunlight amenity will remain as stated in the GSH Report, and are a factor of the proposed houses and not the apartment building.

The only neighbouring buildings which will see the apartment building through a south, southeast or southwest-facing window are 14 Kingham Drive, and nos. 22-28 of the Woodward Street development.

All rooms appraised within these buildings would continue to achieve the BRE's winter and annual sunlight targets. Impacts of the Revised Massing apartment block specifically, and the Proposed Development generally, on these rooms are negligible and not significant.

Sunlight to External Amenity Spaces

Impacts of the Proposed Development on the sunlight amenity of the external amenity spaces (i.e. gardens) appraised is negligible and not significant.

All gardens assessed will either continue to achieve 2 Hours' Time in Sun to at least 50% of their area; or experience negligible impacts on sunlight amenity that would not be noticeable to the occupants (i.e., comfortably retaining at least 0.8x the measured baseline value).

Amenity Impacts

Only 17 Kingham Drive will experience an additional / extra over impact on daylight amenity as a result of the Revised Massing:

The impacts of the Extant Massing were considered appropriate and not significant.

The shift in daylight amenity impact on this building as a result of the Revised Massing is considered in the context of the following:

- > The windows serving Room 2 and Room 3 on the ground floor, understood to be part of a kitchen / dining space, would achieve a VSC of 22.7% and 23.5%. Magnitudes of change in VSC are low, retaining 0.77x and 0.74x baseline values (against the BRE guidance of 0.8x).
- > The VSC results for these rooms are considered appropriate for edge of City Centre accommodation and within an "acceptable tolerance" of the BRE targets. The justification / rationale for this is set out in the GSH Report (see paragraphs 4.3.1 – 4.3.12).
- > When the VSC results are considered in conjunction with the low magnitude of change, perceived acceptable tolerance status, and negligible reduction in daylight distribution – these rooms all passing the NSL test – the impact of the Revised Massing is considered appropriate and balanced, and not significant.

- > Further, these impacts are only negligibly different to those of the Extant Massing, identified in the GSH Report.

Conclusions

Notwithstanding a change to the massing of the Apartment Block of the Proposed Development, the additional storey of accommodation will not have a material or significant adverse impact on the daylight and sunlight amenity of the neighbouring receptors.

The daylight and sunlight amenity impacts remain comparable to those of the Extant Massing, as reported in the GSH Report.

Yours faithfully



Jerome Muir
Senior Surveyor

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Enc. Technical Analysis Results

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

CLIENT:
Great Places Housing Group

PROJECT:
Downley Drive
Manchester

DRAWING TITLE:
Plan View
Existing Site

SCALE @ A2: NTS	DATE: 19.07.2023	DRAWN:	PRX
		CHECKED:	DMH

DRAWING NUMBER: 2107_MA-01	REV: 01
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REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed

All heights in m AOD

NOTES:

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

Analysis

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

Existing Model & Surrounding Model

Existing Site derived from a supplied 3D contextual model.

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

Where plans/elevations were unavailable assumption have been made based on site photography, Bing Maps and Google Earth.

Proposed Model

Proposed scheme massing - "Downley Drive Context
model_IBraghiroli - 3D View CAD_19-02-2021.dwg"

Supplied by Buttress on 19/02/2021.



Proximity

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Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Great Places Housing Group

PROJECT:
Downley Drive
Manchester

DRAWING TITLE:
3D View 1
Existing Site

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	19.07.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2107_MA-02	01

REV:	NOTES:	DRWN:	DATE:

Massing Legend

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Tel: 0161 444 3950

CLIENT:
Great Places Housing Group

PROJECT:
Downley Drive
Manchester

DRAWING TITLE:
3D View 2
Existing Site

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	19.07.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2107_MA-03	01

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

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Tel: 0161 444 3950

CLIENT:
Great Places Housing Group

PROJECT:
Downley Drive
Manchester

DRAWING TITLE:
Plan View
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	19.07.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2107_MA-04	01

REV:	NOTES:	DRWN:	DATE:

Massing Legend

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PROJECT:
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Manchester

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3D View 1
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2107_MA-05	01

REV:	NOTES:	DRWN:	DATE:

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Manchester

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3D View 2
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2107_MA-06	01

REV:	NOTES:	DRWN:	DATE:

Massing Legend

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Supplied by Buttress on 19/02/2021.



Project Name: Downley Drive
Project No.: 2107
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
11 Downley Drive									
Ground	R1		Residential	Unknown	W1	7.05	5.37	1.68	0.76
					W2	23.89	21.94	1.95	0.92
					W3	24.79	23.16	1.63	0.93
	R2		Residential	Unknown	W4	35.12	32.93	2.19	0.94
	R3		Residential	Unknown	W5	35.33	29.52	5.81	0.84
	R4		Residential	Unknown	W6	31.80	31.49	0.31	0.99
First	R2		Residential	Unknown	W3	30.82	29.11	1.71	0.94
	R3		Residential	Unknown	W4	36.36	32.67	3.69	0.90
	R4		Residential	Unknown	W5	29.74	29.48	0.26	0.99
	R5		Residential	Unknown	W6	26.81	26.66	0.15	0.99
12 Downley Drive									
Ground	R1		Residential	Unknown	W1	33.16	31.58	1.58	0.95
					W2	2.74	1.78	0.96	0.65
					W3	20.37	18.70	1.67	0.92
					W4	20.00	19.03	0.97	0.95
					W5	35.77	30.53	5.24	0.85
	R3		Residential	Unknown	W6	4.15	3.50	0.65	0.84
					W7	21.45	20.75	0.70	0.97
					W8	21.22	19.99	1.23	0.94
	R4		Residential	Unknown	W9	34.52	33.43	1.09	0.97
First	R2		Residential	Unknown	W2	24.87	23.06	1.81	0.93
					W3	25.07	23.15	1.92	0.92
					W4	36.72	33.01	3.71	0.90
	R3		Residential	Unknown	W5	29.07	28.30	0.77	0.97
	R4		Residential	Unknown	W6	31.44	30.82	0.62	0.98
1-20 St Vincent Street									
Ground	R1		Residential	LKD	W1	35.40	30.41	4.99	0.86
	R2		Residential	Bedroom	W2	35.80	29.81	5.99	0.83
					W3	35.90	29.39	6.51	0.82
	R3		Residential	Bedroom	W4	36.02	29.03	6.99	0.81
	R4		Residential	Bedroom	W5	36.11	28.34	7.77	0.78
	R5		Residential	Bedroom	W6	36.02	27.69	8.33	0.77

Project Name: Downley Drive
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Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R6	Residential	LKD		W7	35.69	27.12	8.57	0.76
					W8	28.76	20.00	8.76	0.70
					W9	14.02	12.70	1.32	0.91
First	R1	Residential	Bedroom	W1	37.95	33.76	4.19	0.89	
	R2	Residential	Bedroom	W2	38.10	33.12	4.98	0.87	
	R3	Residential	Bedroom	W3	38.16	32.56	5.60	0.85	
	R4	Residential	Bedroom	W4	38.05	31.98	6.07	0.84	
	R5	Residential	Bedroom	W5	36.77	30.36	6.41	0.83	
	R6	Residential	LKD	W6	30.73	24.26	6.47	0.79	
				W7	16.83	15.76	1.07	0.94	
Second	R1	Residential	Bedroom	W1	39.28	37.19	2.09	0.95	
	R2	Residential	Bedroom	W2	39.29	36.80	2.49	0.94	
	R3	Residential	Bedroom	W3	39.27	36.45	2.82	0.93	
	R4	Residential	Bedroom	W4	39.17	36.06	3.11	0.92	
	R5	Residential	Bedroom	W5	38.01	34.67	3.34	0.91	
	R6	Residential	LKD	W6	31.73	28.24	3.49	0.89	
				W7	20.41	19.71	0.70	0.97	
Third	R1	Residential	Bedroom	W1	39.49	39.29	0.20	0.99	
	R2	Residential	Bedroom	W2	39.48	39.24	0.24	0.99	
	R3	Residential	Bedroom	W3	39.47	39.18	0.29	0.99	
	R4	Residential	Bedroom	W4	39.47	39.09	0.38	0.99	
	R5	Residential	LKD	W5	39.46	39.01	0.45	0.99	
				W6	24.53	24.35	0.18	0.99	
13 Kingham Drive									
Ground	R1	Residential	Unknown	W1	6.01	4.44	1.57	0.74	
				W2	22.77	19.54	3.23	0.86	
				W3	23.53	21.26	2.27	0.90	
	R2	Residential	Unknown	W4	33.75	30.14	3.61	0.89	
	R3	Residential	Unknown	W5	26.12	25.65	0.47	0.98	
First	R2	Residential	Unknown	W3	30.02	26.78	3.24	0.89	

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	R3		Residential	Unknown	W4	30.77	29.98	0.79	0.97
	R4		Residential	Unknown	W5	27.80	27.15	0.65	0.98
14 Kingham Drive									
Ground	R1		Residential	Living Room	W1	30.13	29.10	1.03	0.97
					W2	28.63	28.41	0.22	0.99
First	R1		Residential	Bedroom	W1	18.40	17.63	0.77	0.96
	R2		Residential	Bedroom	W2	18.24	18.08	0.16	0.99
15 Kingham Drive									
Ground	R1		Residential	Unknown	W1	6.46	4.38	2.08	0.68
					W2	23.27	18.84	4.43	0.81
					W3	24.05	20.71	3.34	0.86
	R2		Residential	Unknown	W4	34.56	29.45	5.11	0.85
	R3		Residential	Unknown	W5	26.55	25.77	0.78	0.97
First	R2		Residential	Unknown	W3	30.37	25.91	4.46	0.85
	R3		Residential	Unknown	W4	30.85	29.73	1.12	0.96
	R4		Residential	Unknown	W5	27.89	26.97	0.92	0.97
17 Kingham Drive									
Ground	R2		Residential	Unknown	W4	29.56	22.71	6.85	0.77
	R3		Residential	Unknown	W5	31.89	23.46	8.43	0.74
					W6	89.17	80.58	8.59	0.90
	R4		Residential	Unknown	W7	89.14	81.16	7.98	0.91
					W8	31.44	29.75	1.69	0.95
	R5		Residential	Unknown	W9	31.34	29.12	2.22	0.93
First	R2		Residential	Unknown	W3	30.80	24.64	6.16	0.80
	R3		Residential	Unknown	W4	30.90	29.40	1.50	0.95
	R4		Residential	Unknown	W5	27.91	26.63	1.28	0.95
11 Woodward Place									
Ground	R1		Residential	Living Room	W1	28.27	26.00	2.27	0.92
					W2	20.88	20.71	0.17	0.99
	R2		Residential	KD	W3	8.37	7.96	0.41	0.95
					W4	19.96	18.88	1.08	0.95
					W5	30.70	30.70	0.00	1.00

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					W6	31.61	31.61	0.00	1.00
First	R1	Residential	Bedroom	W1	37.05	35.50	1.55	0.96	
				W2	30.90	30.25	0.65	0.98	
	R3	Residential	Bedroom	W5	25.76	24.52	1.24	0.95	
				W6	36.95	36.95	0.00	1.00	
	R4	Residential	Bedroom	W7	36.98	36.98	0.00	1.00	
	13 Woodward Place								
	Ground	R1	Residential	KD	W1	19.04	18.83	0.21	0.99
					W2	8.03	8.03	0.00	1.00
W5					30.64	30.64	0.00	1.00	
W6					30.13	30.13	0.00	1.00	
R2		Residential	Living Room	W3	11.68	11.68	0.00	1.00	
				W4	35.77	31.66	4.11	0.89	
First	R1	Residential	Bedroom	W1	25.47	24.89	0.58	0.98	
				W8	36.84	36.84	0.00	1.00	
	R3	Residential	Bedroom	W4	28.61	28.61	0.00	1.00	
				W5	37.40	35.10	2.30	0.94	
				W6	37.37	34.92	2.45	0.93	
	R4	Residential	Bedroom	W7	36.88	36.88	0.00	1.00	
	15 Woodward Place								
	Ground	R1	Residential	Living Room	W1	27.58	22.82	4.76	0.83
W2					17.58	17.56	0.02	1.00	
R2		Residential	KD	W3	5.95	5.95	0.00	1.00	
				W4	17.28	16.10	1.18	0.93	
				W5	30.04	30.04	0.00	1.00	
				W6	31.07	31.07	0.00	1.00	
First	R1	Residential	Bedroom	W1	37.19	34.28	2.91	0.92	
				W2	29.67	29.37	0.30	0.99	
	R3	Residential	Bedroom	W5	24.71	23.19	1.52	0.94	
				W6	36.69	36.69	0.00	1.00	
	R4	Residential	Bedroom	W7	36.83	36.83	0.00	1.00	
	17 Woodward Place								
Ground	R1	Residential	KD	W1	16.76	15.63	1.13	0.93	
				W2	5.48	5.38	0.10	0.98	
				W5	30.61	30.61	0.00	1.00	
				W6	29.66	29.66	0.00	1.00	
	R2	Residential	Living Room	W3	8.12	8.12	0.00	1.00	

Project Name: Downley Drive
Project No.: 2107
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
					W4	35.34	30.19	5.15	0.85
First	R1	Residential	Bedroom		W1	25.19	23.73	1.46	0.94
					W8	36.58	36.58	0.00	1.00
	R3	Residential	Bedroom		W4	27.81	27.37	0.44	0.98
					W5	37.05	34.17	2.88	0.92
					W6	36.97	34.31	2.66	0.93
	R4	Residential	Bedroom		W7	36.47	36.47	0.00	1.00
19 Woodward Place									
Ground	R1	Residential	Living Room		W1	26.88	22.74	4.14	0.85
					W2	17.53	17.49	0.04	1.00
	R2	Residential	KD		W3	6.01	5.75	0.26	0.96
					W4	17.35	17.03	0.32	0.98
					W5	30.17	30.17	0.00	1.00
					W6	31.32	31.32	0.00	1.00
First	R1	Residential	Bedroom		W1	36.81	34.23	2.58	0.93
					W2	28.80	28.60	0.20	0.99
	R3	Residential	Bedroom		W5	24.46	23.43	1.03	0.96
					W6	36.67	36.67	0.00	1.00
	R4	Residential	Bedroom		W7	36.82	36.82	0.00	1.00
21 Woodward Place									
Ground	R1	Residential	KD		W1	16.89	16.68	0.21	0.99
					W2	5.39	5.27	0.12	0.98
					W5	30.75	30.75	0.00	1.00
					W6	29.79	29.79	0.00	1.00
	R2	Residential	Living Room		W3	8.19	8.19	0.00	1.00
					W4	34.28	28.24	6.04	0.82
First	R1	Residential	Living Room		W1	25.12	23.85	1.27	0.95
					W8	36.44	36.44	0.00	1.00
	R3	Residential	Bedroom		W4	27.49	26.75	0.74	0.97
					W5	36.24	33.26	2.98	0.92
					W6	36.04	32.61	3.43	0.90
	R4	Residential	Bedroom		W7	36.22	36.22	0.00	1.00
23 Woodward Place									
Ground	R1	Residential	Living Room		W1	26.68	19.45	7.23	0.73
					W2	16.00	16.00	0.00	1.00
	R2	Residential	KD		W3	6.55	6.55	0.00	1.00
					W4	17.30	16.43	0.87	0.95

Project Name: Downley Drive
Project No.: 2107
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
					W5	30.40	30.40	0.00	1.00
					W6	30.73	30.73	0.00	1.00
First	R1	Residential	Bedroom	W1	35.68	31.40	4.28	0.88	
				W2	28.30	28.15	0.15	0.99	
	R2	Residential	Unknown	W3	21.55	20.04	1.51	0.93	
				W4	21.95	21.90	0.05	1.00	
				W7	25.74	25.74	0.00	1.00	
	R3	Residential	Bedroom	W5	24.16	22.72	1.44	0.94	
				W6	35.86	35.86	0.00	1.00	
	25 Woodward Place								
Ground	R1	Residential	KD	W1	17.40	16.11	1.29	0.93	
				W2	6.47	6.30	0.17	0.97	
				W5	29.54	29.54	0.00	1.00	
				W6	30.19	30.19	0.00	1.00	
	R2	Residential	Living Room	W3	8.13	8.13	0.00	1.00	
				W4	31.02	26.67	4.35	0.86	
	First	R1	Residential	Bedroom	W1	25.38	23.87	1.51	0.94
					W8	35.36	35.36	0.00	1.00
R2		Residential	Unknown	W2	22.98	22.31	0.67	0.97	
				W3	23.77	21.73	2.04	0.91	
				W7	29.62	29.62	0.00	1.00	
R3		Residential	Bedroom	W4	28.95	27.51	1.44	0.95	
				W5	33.64	30.77	2.87	0.91	
				W6	33.04	30.42	2.62	0.92	
Burgess House									
First	R1	Residential	Bedroom	W1	20.88	19.78	1.10	0.95	
				W2	23.75	22.63	1.12	0.95	
Second	R1	Residential	Bedroom	W1	23.43	22.93	0.50	0.98	
				W2	29.63	29.10	0.53	0.98	
Third	R1	Residential	Bedroom	W1	38.70	38.68	0.02	1.00	
				W2	38.22	38.21	0.01	1.00	
Engels House									
Ground	R1	Residential	LKD	W1	14.85	12.91	1.94	0.87	
				W2	35.19	28.06	7.13	0.80	
	R2	Residential	Bedroom	W3	34.82	27.92	6.90	0.80	
				W4	34.06	27.33	6.73	0.80	
	R3	Residential	Bedroom	W4	34.06	27.33	6.73	0.80	
				W4	34.06	27.33	6.73	0.80	
	R4	Residential	LKD	W5	27.86	20.75	7.11	0.74	
				W5	27.86	20.75	7.11	0.74	

Project Name: Downley Drive
Project No.: 2107
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R5		Residential	Bedroom	W6	35.01	27.25	7.76	0.78
	R6		Residential	Bedroom	W7	35.67	27.73	7.94	0.78
	R7		Residential	Bedroom	W8	35.98	27.97	8.01	0.78
	R8		Residential	Bedroom	W9	34.24	26.85	7.39	0.78
	R9		Residential	LKD	W10	28.72	22.12	6.60	0.77
First	R1		Residential	LKD	W1	14.73	13.61	1.12	0.92
	R2		Residential	Bedroom	W2	37.68	32.14	5.54	0.85
	R3		Residential	Bedroom	W3	37.00	31.46	5.54	0.85
	R4		Residential	LKD	W4	30.51	24.76	5.75	0.81
	R5		Residential	Bedroom	W5	35.98	29.97	6.01	0.83
	R6		Residential	Bedroom	W6	37.91	31.65	6.26	0.83
	R7		Residential	Bedroom	W7	38.07	31.68	6.39	0.83
	R8		Residential	Bedroom	W8	36.42	30.31	6.11	0.83
	R9		Residential	LKD	W9	31.02	25.32	5.70	0.82
	R10		Residential	LKD	W10	24.10	21.78	2.32	0.90
Second	R1		Residential	LKD	W1	19.42	18.96	0.46	0.98
	R2		Residential	Bedroom	W2	39.21	36.12	3.09	0.92
	R3		Residential	Bedroom	W3	38.55	35.38	3.17	0.92
	R4		Residential	LKD	W4	31.81	28.55	3.26	0.90
	R5		Residential	Bedroom	W5	37.15	33.81	3.34	0.91
	R6		Residential	Bedroom	W6	38.93	35.40	3.53	0.91
	R7		Residential	Bedroom	W7	38.92	35.32	3.60	0.91
	R8		Residential	Bedroom	W8	37.17	33.63	3.54	0.90
	R9		Residential	LKD	W9	31.72	28.33	3.39	0.89
	R10		Residential	LKD	W10	21.93	20.21	1.72	0.92
Third	R1		Residential	LKD	W1	34.45	34.45	0.00	1.00

Project Name: Downley Drive
Project No.: 2107
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R2		Residential	Bedroom	W2	39.34	39.04	0.30	0.99
	R3		Residential	Bedroom	W3	38.83	38.47	0.36	0.99
	R4		Residential	LKD	W4	31.87	31.42	0.45	0.99
	R5		Residential	Bedroom	W5	37.43	36.92	0.51	0.99
	R6		Residential	Bedroom	W6	39.17	38.54	0.63	0.98
	R7		Residential	Bedroom	W7	39.16	38.41	0.75	0.98
	R8		Residential	Bedroom	W8	37.46	36.58	0.88	0.98
	R9		Residential	LKD	W9	31.79	30.85	0.94	0.97
	R10		Residential	LKD	W10	22.05	20.93	1.12	0.95
Fourth	R1		Residential	LKD	W1	38.85	38.85	0.00	1.00
					W2	39.45	39.28	0.17	1.00
	R2		Residential	Bedroom	W3	39.45	39.26	0.19	1.00
	R3		Residential	LKD	W4	39.44	39.20	0.24	0.99
	R4		Residential	Bedroom	W5	39.43	39.14	0.29	0.99
	R5		Residential	Bedroom	W6	39.43	39.09	0.34	0.99
	R6		Residential	Bedroom	W7	39.41	39.01	0.40	0.99
	R7		Residential	Bedroom	W8	39.41	38.95	0.46	0.99
	R8		Residential	LKD	W9	39.41	38.93	0.48	0.99
	R9		Residential	LKD	W10	20.81	20.24	0.57	0.97
Fifth	R1		Residential	Unknown	W1	37.86	37.85	0.01	1.00
	R2		Residential	Unknown	W2	38.18	38.15	0.03	1.00
	R3		Residential	Unknown	W3	37.87	37.84	0.03	1.00
	R4		Residential	Unknown	W4	38.10	38.06	0.04	1.00
	R5		Residential	Unknown	W5	38.86	38.84	0.02	1.00
	R6		Residential	LKD	W6	23.83	23.66	0.17	0.99
Woodward Street Development No 22									
Ground	R2		Residential	KD	W2	37.92	37.26	0.66	0.98

Project Name: Downley Drive
Project No.: 2107
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
					W3	36.96	34.36	2.60	0.93
First	R1		Residential	Bedroom	W1	38.85	38.47	0.38	0.99
	R2		Residential	Bedroom	W2	38.09	35.93	2.16	0.94
Woodward Street Development No 23									
Ground	R2		Residential	Living Room	W2	34.88	32.68	2.20	0.94
First	R1		Residential	Bedroom	W1	37.29	35.40	1.89	0.95
					W2	37.34	35.51	1.83	0.95
Woodward Street Development No 24									
Ground	R2		Residential	KD	W3	36.53	34.44	2.09	0.94
First	R1		Residential	Bathroom	W1	30.03	28.33	1.70	0.94
	R2		Residential	Bedroom	W2	37.81	36.07	1.74	0.95
Woodward Street Development No 25									
Ground	R1		Residential	Living Room	W1	35.59	33.70	1.89	0.95
First	R1		Residential	Bedroom	W1	37.69	36.14	1.55	0.96
					W2	37.68	36.20	1.48	0.96
Woodward Street Development No 26									
Ground	R2		Residential	Living Room	W2	35.46	33.85	1.61	0.95
First	R1		Residential	Bedroom	W1	37.66	36.27	1.39	0.96
					W2	37.65	36.33	1.32	0.96
Woodward Street Development No 27									
Ground	R2		Residential	KD	W2	27.23	25.69	1.54	0.94
					W3	36.33	35.52	0.81	0.98
First	R1		Residential	Bedroom	W1	27.20	26.86	0.34	0.99
	R2		Residential	Bedroom	W2	37.81	37.12	0.69	0.98
Woodward Street Development No 28									
Ground	R2		Residential	KD	W3	36.80	36.17	0.63	0.98
First	R2		Residential	Bedroom	W2	38.08	37.55	0.53	0.99

Project Name: Downley Drive
Project No.: 2107
Report Title: Daylight Distribution - Neighbour Analysis

Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
13 Kingham Drive											
Ground	R1	Unknown	6.69	72.03	6.36	68.50	0.95	6.35	0.01	0.10	1.00
	R2	Unknown	7.94	85.44	7.91	85.12	1.00	7.91	0.00	0.00	1.00
	R3	Unknown	14.93	160.70	11.92	128.28	0.80	11.78	0.14	1.48	0.99
First	R2	Unknown	7.94	85.44	7.91	85.14	1.00	7.89	0.02	0.21	1.00
	R3	Unknown	8.23	88.63	8.19	88.16	0.99	8.19	0.00	0.00	1.00
	R4	Unknown	6.40	68.85	6.05	65.15	0.95	6.05	0.00	0.00	1.00
14 Kingham Drive											
Ground	R1	Living Room	24.92	268.21	24.80	266.95	1.00	24.79	0.01	0.10	1.00
	R2	Circulation	5.58	60.09	5.52	59.44	0.99	5.50	0.02	0.24	1.00
First	R1	Bedroom	12.24	131.73	12.12	130.46	0.99	12.09	0.03	0.36	1.00
	R2	Bedroom	7.81	84.06	7.81	84.06	1.00	7.81	0.00	0.00	1.00
15 Kingham Drive											
Ground	R1	Unknown	6.69	72.03	6.36	68.47	0.95	6.01	0.35	3.73	0.95
	R2	Unknown	7.94	85.44	7.91	85.13	1.00	7.91	0.00	0.00	1.00
	R3	Unknown	14.93	160.70	11.92	128.33	0.80	11.17	0.75	8.06	0.94
First	R2	Unknown	7.94	85.44	7.91	85.14	1.00	7.88	0.03	0.34	1.00
	R3	Unknown	8.23	88.63	8.19	88.15	0.99	8.19	0.00	0.00	1.00
	R4	Unknown	6.40	68.85	6.05	65.15	0.95	6.05	0.00	0.00	1.00
17 Kingham Drive											
Ground	R2	Unknown	7.49	80.60	7.30	78.57	0.97	7.26	0.04	0.38	1.00
	R3	Unknown	13.61	146.51	13.58	146.20	1.00	13.58	0.00	0.00	1.00
	R4	Unknown	13.62	146.56	13.58	146.21	1.00	13.51	0.07	0.78	0.99
	R5	Unknown	14.48	155.86	13.35	143.68	0.92	13.08	0.27	2.89	0.98
	R6	Unknown	3.08	33.15	3.06	32.90	0.99	3.06	0.00	0.00	1.00
First	R2	Unknown	7.49	80.60	7.47	80.38	1.00	7.43	0.04	0.45	0.99
	R3	Unknown	7.78	83.78	7.76	83.52	1.00	7.76	0.00	0.00	1.00
	R4	Unknown	6.40	68.85	6.05	65.15	0.95	6.05	0.00	0.00	1.00
Woodward Street Development No 22											
Ground	R2	KD	14.35	154.50	14.35	154.42	1.00	14.35	0.00	0.00	1.00
First	R1	Bedroom	12.44	133.90	10.63	114.38	0.85	10.24	0.38	4.11	0.96
	R2	Bedroom	12.44	133.89	12.37	133.14	0.99	11.97	0.40	4.29	0.97
Woodward Street Development No 23											
Ground	R2	Living Room	15.16	163.21	14.92	160.64	0.98	14.92	0.00	0.00	1.00
First	R1	Bedroom	14.97	161.15	14.64	157.55	0.98	14.64	0.00	0.00	1.00
Woodward Street Development No 24											
Ground	R2	KD	14.35	154.50	14.29	153.84	1.00	14.29	0.00	0.00	1.00
First	R2	Bedroom	12.42	133.74	12.36	133.00	0.99	12.36	0.00	0.00	1.00
Woodward Street Development No 25											
Ground	R1	Living Room	16.10	173.32	15.87	170.86	0.99	15.87	0.01	0.07	1.00
First	R1	Bedroom	15.88	170.90	15.56	167.48	0.98	15.56	0.00	0.00	1.00
Woodward Street Development No 26											
Ground	R2	Living Room	16.10	173.32	15.88	170.96	0.99	15.88	0.00	0.00	1.00
First	R1	Bedroom	15.88	170.90	15.58	167.69	0.98	15.58	0.00	0.00	1.00
Woodward Street Development No 27											
Ground	R2	KD	14.35	154.50	14.30	153.96	1.00	14.30	0.00	0.00	1.00
First	R1	Bedroom	12.44	133.90	9.71	104.52	0.78	9.71	0.00	0.00	1.00
	R2	Bedroom	12.44	133.89	12.37	133.12	0.99	12.37	0.00	0.00	1.00
Woodward Street Development No 28											
Ground	R2	KD	14.35	154.50	14.29	153.84	1.00	14.29	0.00	0.00	1.00
First	R2	Bedroom	12.44	133.89	12.37	133.16	0.99	12.37	0.00	0.00	1.00
11 Woodward Place											
Ground	R1	Living Room	11.46	123.37	11.45	123.20	1.00	11.45	0.00	0.00	1.00
	R2	KD	28.08	302.28	27.62	297.27	0.98	27.57	0.05	0.51	1.00
First	R1	Bedroom	11.46	123.37	11.40	122.66	0.99	11.40	0.00	0.00	1.00
	R3	Bedroom	11.67	125.63	11.67	125.63	1.00	11.67	0.00	0.00	1.00
	R4	Bedroom	11.67	125.62	11.46	123.36	0.98	11.46	0.00	0.00	1.00
13 Woodward Place											
Ground	R1	KD	28.21	303.69	26.69	287.34	0.95	26.69	0.00	0.00	1.00
	R2	Living Room	11.81	127.17	11.67	125.60	0.99	11.67	0.00	0.00	1.00
First	R1	Bedroom	11.67	125.62	11.67	125.62	1.00	11.67	0.00	0.00	1.00

Project Name: Downley Drive Project No.: 2107 Report Title: Daylight Distribution - Neighbour Analysis											
Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
	R3	Bedroom	11.81	127.17	11.81	127.17	1.00	11.81	0.00	0.00	1.00
	R4	Bedroom	11.67	125.62	11.46	123.32	0.98	11.46	0.00	0.00	1.00
15 Woodward Place											
Ground	R1	Living Room	11.88	127.89	11.87	127.76	1.00	11.87	0.00	0.00	1.00
	R2	KD	29.43	316.78	27.80	299.21	0.94	27.80	0.00	0.00	1.00
First	R1	Bedroom	11.88	127.89	11.81	127.13	0.99	11.81	0.00	0.00	1.00
	R3	Bedroom	12.36	133.01	12.36	133.01	1.00	12.36	0.00	0.00	1.00
	R4	Bedroom	12.36	133.01	12.14	130.72	0.98	12.14	0.00	0.00	1.00
17 Woodward Place											
Ground	R1	KD	29.08	313.05	27.48	295.84	0.94	27.48	0.00	0.00	1.00
	R2	Living Room	12.13	130.58	12.03	129.46	0.99	12.03	0.00	0.00	1.00
First	R1	Bedroom	12.19	131.19	12.19	131.19	1.00	12.19	0.00	0.00	1.00
	R3	Bedroom	12.13	130.58	12.12	130.45	1.00	12.12	0.00	0.00	1.00
	R4	Bedroom	12.19	131.19	11.99	129.06	0.98	11.99	0.00	0.00	1.00
19 Woodward Place											
Ground	R1	Living Room	12.38	133.27	12.36	133.07	1.00	12.36	0.00	0.00	1.00
	R2	KD	28.98	311.92	27.51	296.14	0.95	27.51	0.00	0.01	1.00
First	R1	Bedroom	12.38	133.27	12.32	132.61	1.00	12.32	0.00	0.00	1.00
	R3	Bedroom	12.34	132.80	12.34	132.80	1.00	12.34	0.00	0.00	1.00
	R4	Bedroom	12.34	132.80	12.15	130.79	0.98	12.15	0.00	0.00	1.00
21 Woodward Place											
Ground	R1	KD	28.72	309.13	27.28	293.63	0.95	27.26	0.02	0.17	1.00
	R2	Living Room	12.62	135.85	12.46	134.10	0.99	12.42	0.04	0.43	1.00
First	R1	Living Room	12.21	131.40	12.21	131.40	1.00	12.21	0.00	0.00	1.00
	R3	Bedroom	12.62	135.85	12.59	135.51	1.00	12.59	0.00	0.00	1.00
	R4	Bedroom	12.21	131.40	12.01	129.32	0.98	12.01	0.00	0.00	1.00
23 Woodward Place											
Ground	R1	Living Room	13.20	142.10	13.18	141.83	1.00	12.78	0.39	4.22	0.97
	R2	KD	33.60	361.67	32.54	350.31	0.97	32.54	0.00	0.00	1.00
First	R1	Bedroom	13.20	142.10	13.15	141.56	1.00	13.15	0.00	0.00	1.00
	R2	Unknown	16.47	177.24	16.33	175.77	0.99	16.33	0.00	0.04	1.00
	R3	Bedroom	11.65	125.44	11.65	125.44	1.00	11.65	0.00	0.00	1.00
25 Woodward Place											
Ground	R1	KD	33.99	365.90	33.02	355.46	0.97	33.02	0.00	0.01	1.00
	R2	Living Room	13.05	140.52	12.82	138.00	0.98	12.82	0.00	0.00	1.00
First	R1	Bedroom	10.94	117.71	10.94	117.71	1.00	10.94	0.00	0.00	1.00
	R2	Unknown	16.84	181.29	16.82	181.01	1.00	16.82	0.00	0.00	1.00
	R3	Bedroom	13.05	140.52	13.01	140.03	1.00	13.01	0.00	0.00	1.00
Avro House 1-20 St Vincent Street											
Ground	R1	LKD	25.18	271.07	25.15	270.67	1.00	25.15	0.00	0.00	1.00
	R2	Bedroom	10.59	113.98	10.52	113.28	0.99	10.36	0.16	1.73	0.98
	R3	Bedroom	14.08	151.60	12.67	136.39	0.90	10.27	2.40	25.81	0.81
	R4	Bedroom	13.88	149.43	12.96	139.48	0.93	10.17	2.79	30.02	0.78
	R5	Bedroom	19.25	207.19	17.85	192.10	0.93	17.01	0.84	9.00	0.95
	R6	LKD	31.11	334.88	27.82	299.48	0.89	20.63	7.19	77.39	0.74
First	R1	Bedroom	10.59	113.98	9.88	106.34	0.93	9.88	0.00	0.00	1.00
	R2	Bedroom	14.08	151.60	12.67	136.39	0.90	12.61	0.06	0.68	1.00
	R3	Bedroom	13.88	149.43	12.96	139.51	0.93	12.96	0.00	0.00	1.00
	R4	Bedroom	11.49	123.65	10.55	113.61	0.92	10.55	0.00	0.00	1.00
	R5	Bedroom	7.39	79.49	7.16	77.12	0.97	7.16	0.00	0.00	1.00
	R6	LKD	31.11	334.88	27.84	299.68	0.89	24.80	3.04	32.76	0.89
Second	R1	Bedroom	10.59	113.98	9.87	106.26	0.93	9.87	0.00	0.00	1.00
	R2	Bedroom	14.08	151.60	12.67	136.40	0.90	12.67	0.00	0.04	1.00
	R3	Bedroom	13.88	149.43	12.96	139.51	0.93	12.96	0.00	0.00	1.00
	R4	Bedroom	11.49	123.65	10.56	113.62	0.92	10.56	0.00	0.00	1.00
	R5	Bedroom	7.39	79.49	7.16	77.12	0.97	7.16	0.00	0.00	1.00
	R6	LKD	31.11	334.88	27.84	299.68	0.89	27.59	0.25	2.70	0.99
Third	R1	Bedroom	14.08	151.60	12.67	136.40	0.90	12.67	0.00	0.00	1.00
	R2	Bedroom	13.88	149.43	12.96	139.51	0.93	12.96	0.00	0.00	1.00
	R3	Bedroom	11.49	123.65	10.56	113.62	0.92	10.56	0.00	0.00	1.00
	R4	Bedroom	7.39	79.49	7.15	77.00	0.97	7.15	0.00	0.00	1.00

Project Name: Downley Drive
Project No.: 2107
Report Title: Daylight Distribution - Neighbour Analysis

Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
	R5	LKD	31.11	334.88	27.84	299.68	0.89	27.84	0.00	0.00	1.00
Engels House											
Ground	R1	LKD	25.31	272.47	25.31	272.39	1.00	16.17	9.13	98.32	0.64
	R2	Bedroom	10.81	116.39	10.23	110.07	0.95	9.29	0.93	10.05	0.91
	R3	Bedroom	14.35	154.46	13.19	141.94	0.92	10.19	2.99	32.23	0.77
	R4	LKD	25.80	277.67	25.75	277.21	1.00	21.20	4.55	49.00	0.82
	R5	Bedroom	10.83	116.60	10.21	109.94	0.94	9.04	1.18	12.65	0.88
	R6	Bedroom	14.33	154.25	13.21	142.18	0.92	8.45	4.76	51.27	0.64
	R7	Bedroom	14.33	154.27	13.29	143.07	0.93	8.46	4.83	51.97	0.64
	R8	Bedroom	8.68	93.47	8.31	89.45	0.96	7.87	0.44	4.76	0.95
	R9	LKD	27.20	292.81	27.12	291.91	1.00	23.33	3.79	40.76	0.86
First	R1	LKD	25.31	272.47	24.94	268.51	0.99	24.91	0.03	0.34	1.00
	R2	Bedroom	10.81	116.39	10.23	110.07	0.95	10.23	0.00	0.00	1.00
	R3	Bedroom	14.35	154.46	13.19	141.95	0.92	13.14	0.05	0.53	1.00
	R4	LKD	25.80	277.67	25.75	277.21	1.00	23.86	1.90	20.42	0.93
	R5	Bedroom	10.83	116.60	10.30	110.86	0.95	10.30	0.00	0.00	1.00
	R6	Bedroom	14.33	154.25	13.21	142.20	0.92	13.15	0.07	0.70	1.00
	R7	Bedroom	14.33	154.27	13.29	143.07	0.93	13.24	0.05	0.53	1.00
	R8	Bedroom	8.68	93.47	8.31	89.45	0.96	8.31	0.00	0.00	1.00
	R9	LKD	27.20	292.81	27.12	291.91	1.00	27.12	0.00	0.00	1.00
	R10	LKD	25.22	271.48	24.93	268.38	0.99	24.81	0.12	1.32	1.00
Second	R1	LKD	25.31	272.47	25.00	269.11	0.99	25.00	0.01	0.06	1.00
	R2	Bedroom	10.81	116.39	10.23	110.09	0.95	10.23	0.00	0.00	1.00
	R3	Bedroom	14.35	154.46	13.19	141.95	0.92	13.18	0.01	0.08	1.00
	R4	LKD	25.80	277.67	25.75	277.21	1.00	25.75	0.00	0.00	1.00
	R5	Bedroom	10.83	116.60	10.30	110.86	0.95	10.30	0.00	0.00	1.00
	R6	Bedroom	14.33	154.25	13.21	142.21	0.92	13.21	0.01	0.06	1.00
	R7	Bedroom	14.33	154.27	13.29	143.10	0.93	13.29	0.00	0.05	1.00
	R8	Bedroom	8.68	93.47	8.31	89.45	0.96	8.31	0.00	0.00	1.00
	R9	LKD	27.20	292.81	27.12	291.91	1.00	27.12	0.00	0.00	1.00
	R10	LKD	25.22	271.48	23.48	252.70	0.93	23.48	0.00	0.00	1.00
Third	R1	LKD	25.31	272.47	25.26	271.86	1.00	25.26	0.00	0.00	1.00
	R2	Bedroom	10.81	116.39	10.23	110.10	0.95	10.23	0.00	0.00	1.00
	R3	Bedroom	14.35	154.46	13.19	141.96	0.92	13.19	0.00	0.01	1.00
	R4	LKD	25.80	277.67	25.75	277.21	1.00	25.75	0.00	0.00	1.00
	R5	Bedroom	10.83	116.60	10.30	110.86	0.95	10.30	0.00	0.00	1.00
	R6	Bedroom	14.33	154.25	13.21	142.23	0.92	13.21	0.00	0.00	1.00
	R7	Bedroom	14.33	154.27	13.30	143.11	0.93	13.30	0.00	0.00	1.00
	R8	Bedroom	8.68	93.47	8.31	89.45	0.96	8.31	0.00	0.00	1.00
	R9	LKD	27.20	292.81	27.12	291.91	1.00	27.12	0.00	0.00	1.00
	R10	LKD	25.22	271.48	23.48	252.70	0.93	23.48	0.00	0.00	1.00
Fourth	R1	LKD	14.53	156.45	14.53	156.45	1.00	14.53	0.00	0.00	1.00
	R2	Bedroom	14.35	154.46	13.19	141.96	0.92	13.19	0.00	0.00	1.00
	R3	LKD	25.80	277.67	25.75	277.22	1.00	25.75	0.00	0.00	1.00
	R4	Bedroom	10.83	116.60	10.83	116.56	1.00	10.83	0.00	0.00	1.00
	R5	Bedroom	14.33	154.25	13.21	142.23	0.92	13.21	0.00	0.00	1.00
	R6	Bedroom	14.33	154.27	13.29	143.07	0.93	13.29	0.00	0.00	1.00
	R7	Bedroom	8.68	93.47	8.68	93.47	1.00	8.68	0.00	0.00	1.00
	R8	LKD	27.20	292.81	27.12	291.91	1.00	27.12	0.00	0.00	1.00
	R9	LKD	25.22	271.48	23.47	252.58	0.93	23.47	0.00	0.00	1.00
Fifth	R1	Unknown	7.25	78.09	7.00	75.32	0.96	7.00	0.00	0.00	1.00
	R2	Unknown	15.42	165.99	15.31	164.83	0.99	15.31	0.00	0.00	1.00
	R3	Unknown	7.99	86.03	7.88	84.85	0.99	7.88	0.00	0.00	1.00
	R4	Unknown	7.99	86.03	7.88	84.80	0.99	7.88	0.00	0.00	1.00
	R5	Unknown	13.91	149.67	13.24	142.49	0.95	13.24	0.00	0.00	1.00
	R6	LKD	25.22	271.48	23.49	252.84	0.93	23.49	0.00	0.00	1.00
11 Downley Drive											
Ground	R1	Unknown	6.69	72.03	6.35	68.36	0.95	6.35	0.00	0.01	1.00
	R2	Unknown	7.42	79.88	7.40	79.65	1.00	7.40	0.00	0.00	1.00
	R3	Unknown	4.68	50.35	4.12	44.40	0.88	4.12	0.00	0.02	1.00
	R4	Unknown	10.23	110.16	10.07	108.43	0.98	9.94	0.13	1.39	0.99

Project Name: Downley Drive
 Project No.: 2107
 Report Title: Daylight Distribution - Neighbour Analysis

Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
First	R1	Unknown	6.69	72.03	5.85	62.96	0.87	5.85	0.00	0.00	1.00
	R3	Unknown	4.68	50.35	4.12	44.38	0.88	4.12	0.00	0.02	1.00
	R4	Unknown	7.72	83.06	7.69	82.80	1.00	7.69	0.00	0.02	1.00
	R5	Unknown	6.40	68.85	6.05	65.13	0.95	6.05	0.00	0.00	1.00
12 Downley Drive											
Ground	R1	Unknown	7.42	79.88	7.40	79.67	1.00	7.40	0.00	0.00	1.00
	R2	Unknown	6.69	72.03	6.46	69.49	0.96	6.46	0.00	0.00	1.00
	R3	Unknown	6.38	68.66	6.28	67.62	0.98	6.28	0.00	0.00	1.00
	R4	Unknown	7.72	83.05	7.68	82.72	1.00	7.68	0.00	0.04	1.00
First	R1	Unknown	7.42	79.88	7.40	79.70	1.00	7.40	0.00	0.00	1.00
	R3	Unknown	6.38	68.66	6.04	65.00	0.95	6.04	0.00	0.00	1.00
	R4	Unknown	7.72	83.05	7.69	82.72	1.00	7.68	0.00	0.02	1.00

Proximity

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

CLIENT:
Great Places Housing Group

PROJECT:
Downley Drive
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	19.07.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2107_MA-07	02

REV:	NOTES:	DRWN:	DATE:

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

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)

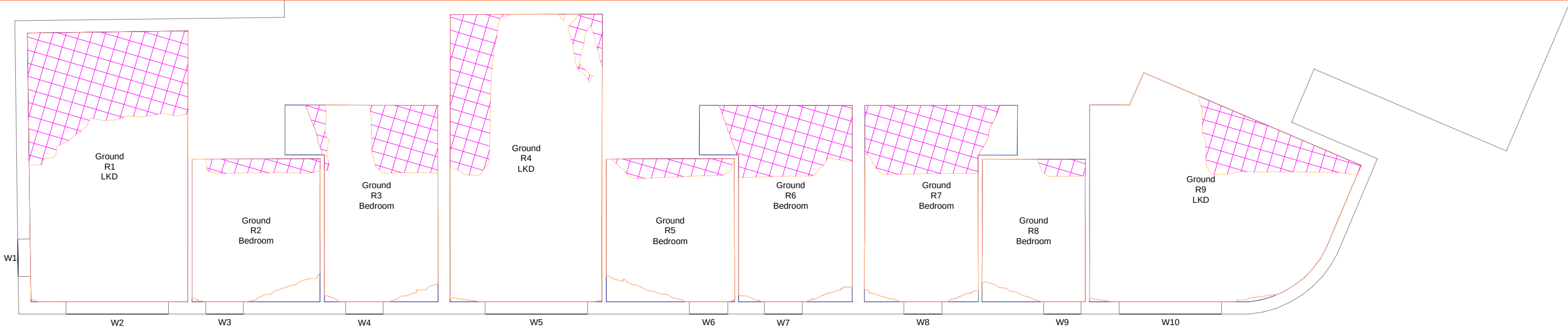
Existing Model & Surrounding Model
Existing Site derived from a supplied 3D contextual
model.
Neighbouring Buildings internal room layouts, window
positions/dimensions and massing derived from both
the context model and plans found on the planning
portal.

Where plans/elevations were unavailable assumptions
have been made based on site photography, Bing
Maps and Google Earth.

Proposed Model
Proposed scheme massing: "8801-BUT-ZZ-ZZ-M3-A-0002
ApartmentMainModel.dwg"
Supplied by Buttress on 20/07/2023.

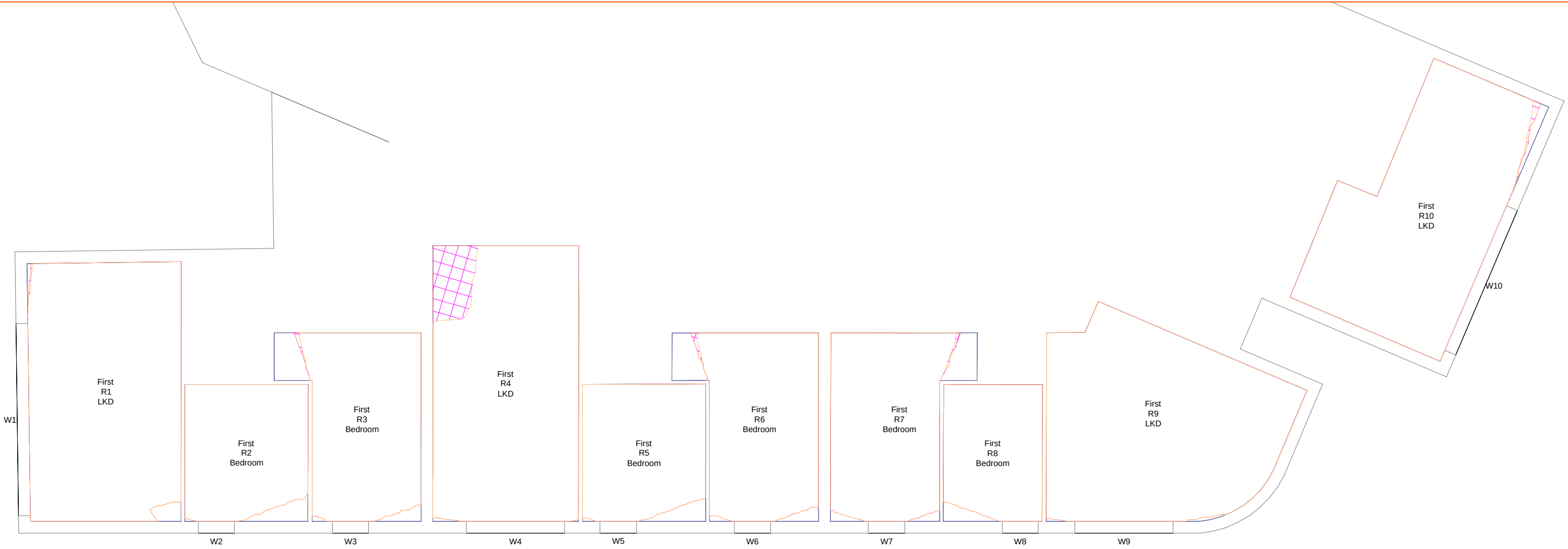
Engels House
Ground Floor

1:100



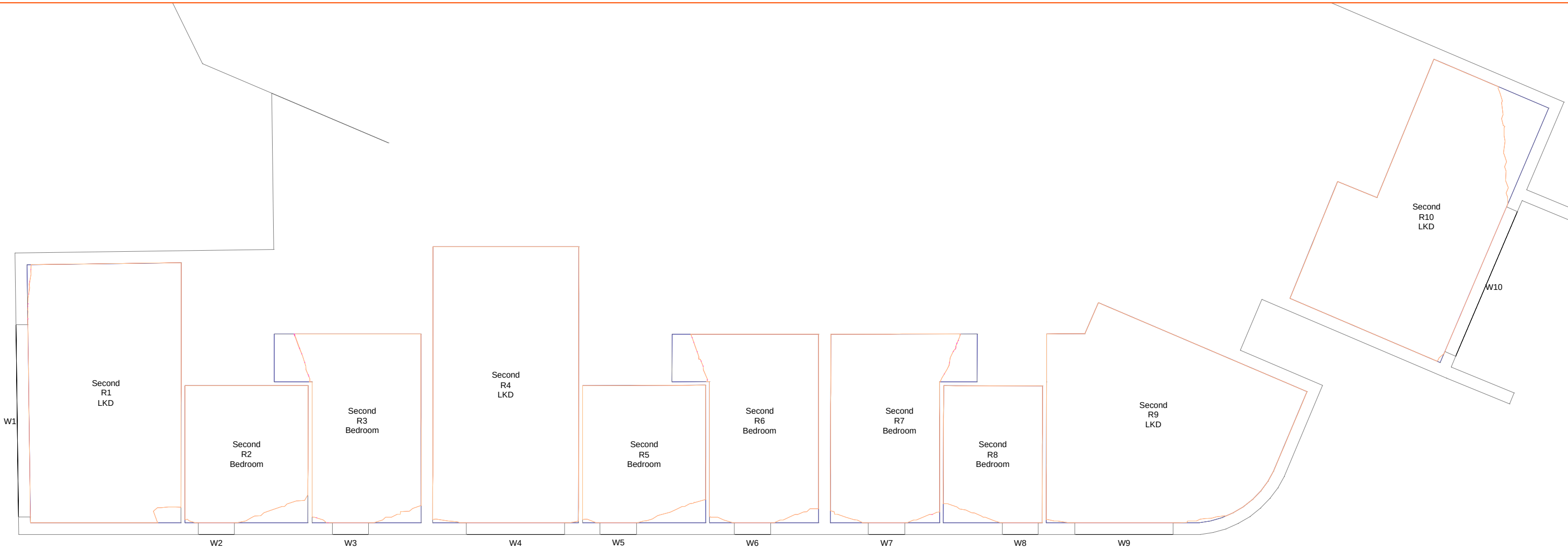
Engels House
First Floor

1:100



Engels House
Second Floor

1:100



Proximity

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

CLIENT:
Great Places Housing Group

PROJECT:
Downley Drive
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	19.07.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2107_MA-08	02

REV:	NOTES:	DRWN:	DATE:

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

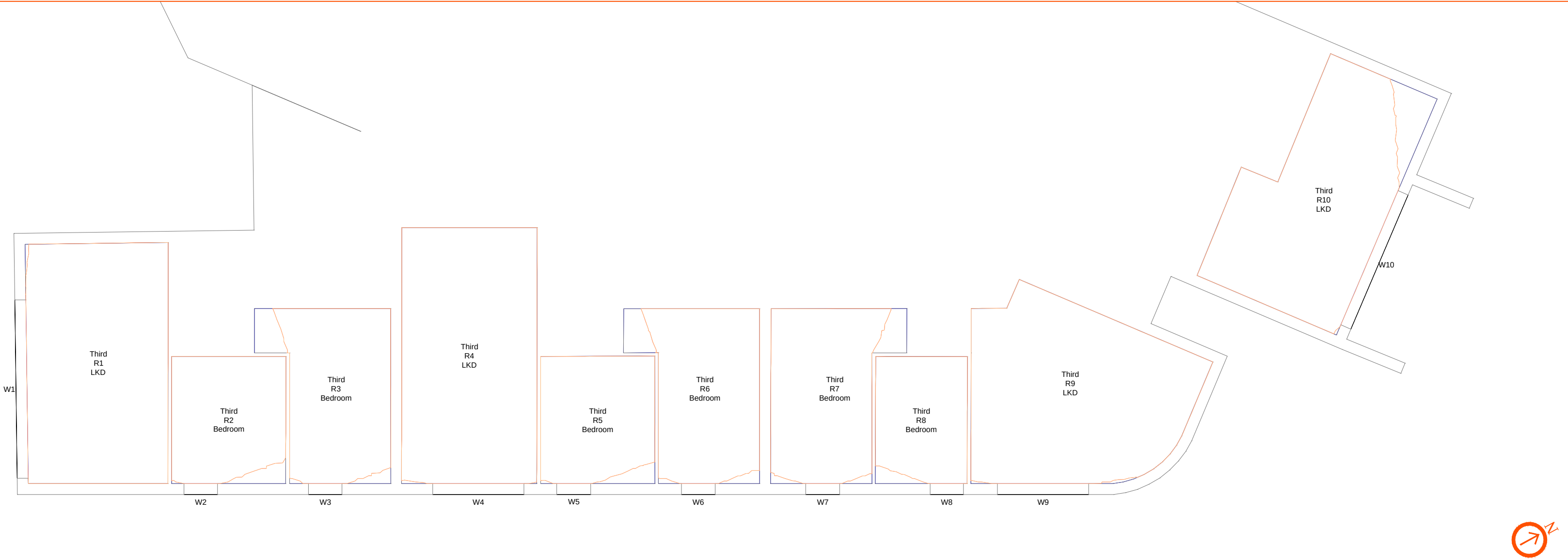
NOTES:
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Analysis
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MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
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Neighbouring Buildings internal room layouts, window
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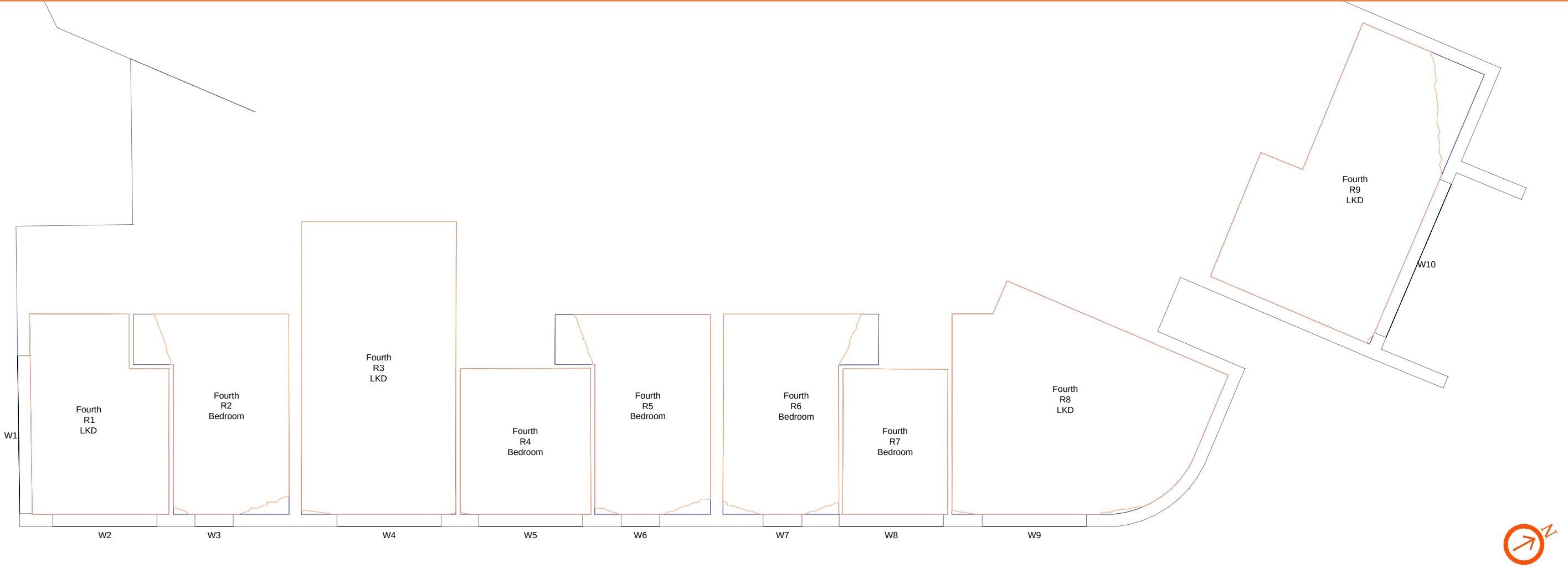
Where plans/elevations were unavailable assumptions
have been made based on site photography, Bing
Maps and Google Earth.

Proposed Model
Proposed scheme massing: "8801-BUT-ZZ-ZZ-M3-A-0002
ApartmentMainModel.dwg"
Supplied by Buttress on 20/07/2023.

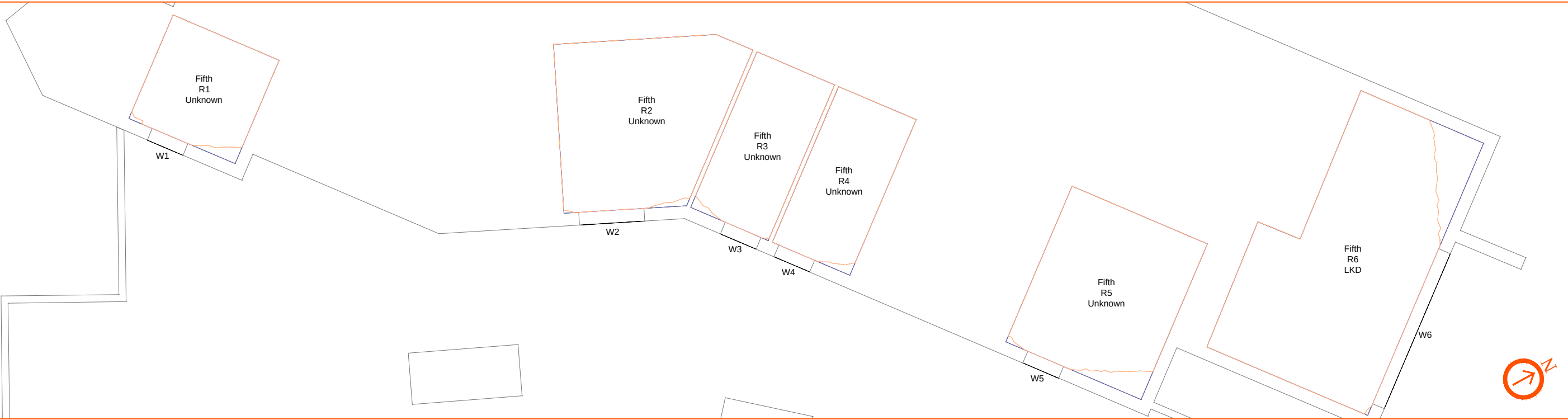
Engels House
Third Floor



Engels House
Fourth Floor



Engels House
Fifth Floor



Proximity

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

CLIENT:
Great Places Housing Group

PROJECT:
Downley Drive
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	19.07.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2107_MA-09	02

REV:	NOTES:	DRWN:	DATE:

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

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 derived from a supplied 3D contextual
model.

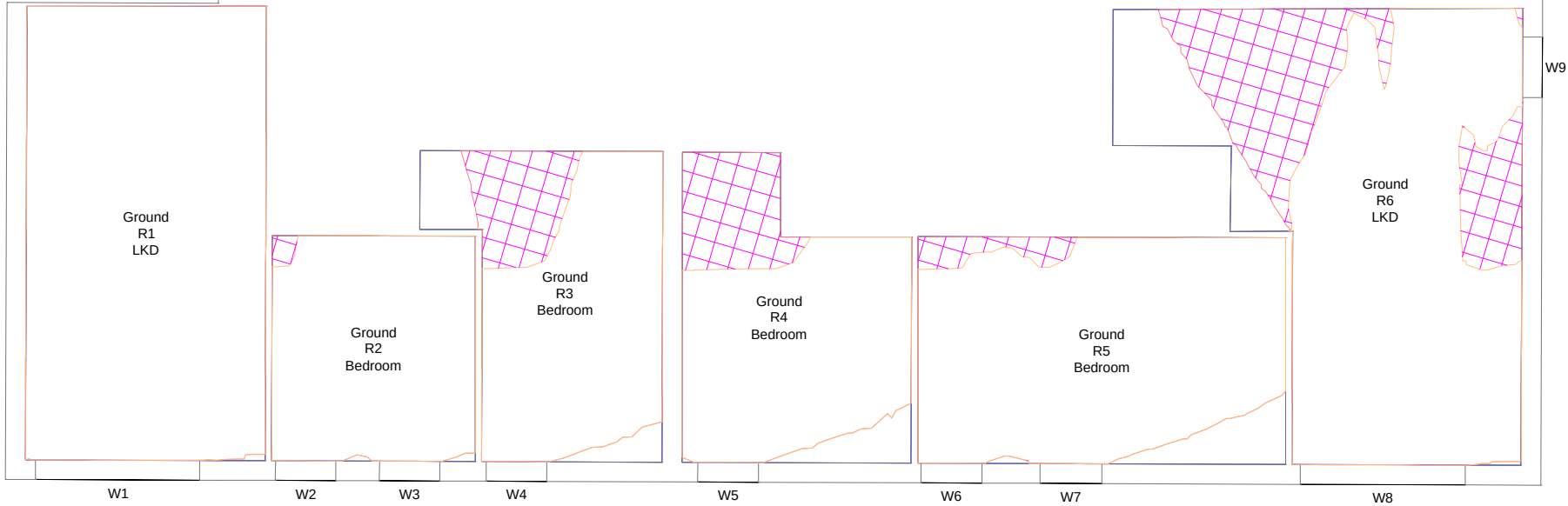
Neighbouring Buildings internal room layouts, window
positions/dimensions and massing derived from both
the context model and plans found on the planning
portal.

Where plans/elevations were unavailable assumptions
have been made based on site photography, Bing
Maps and Google Earth.

Proposed Model
Proposed scheme massing: "8801-BUT-ZZ-ZZ-M3-A-0002
ApartmentMainModel.dwg"
Supplied by Buttress on 20/07/2023.

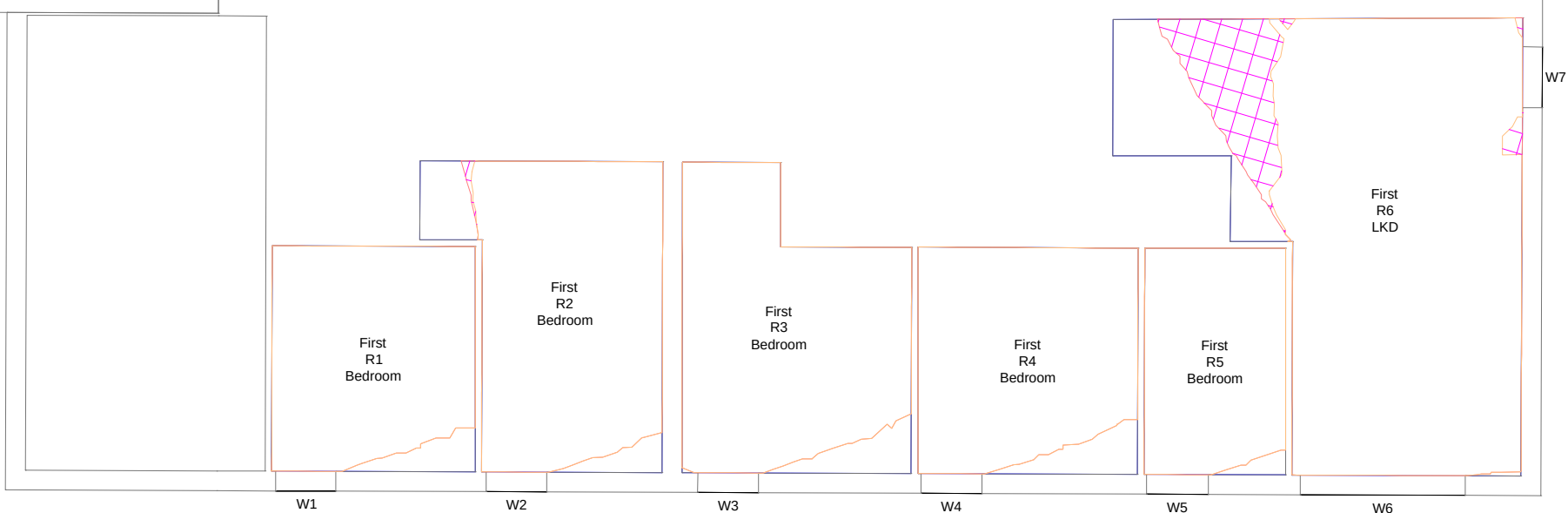
Avro House
Ground Floor

1:100



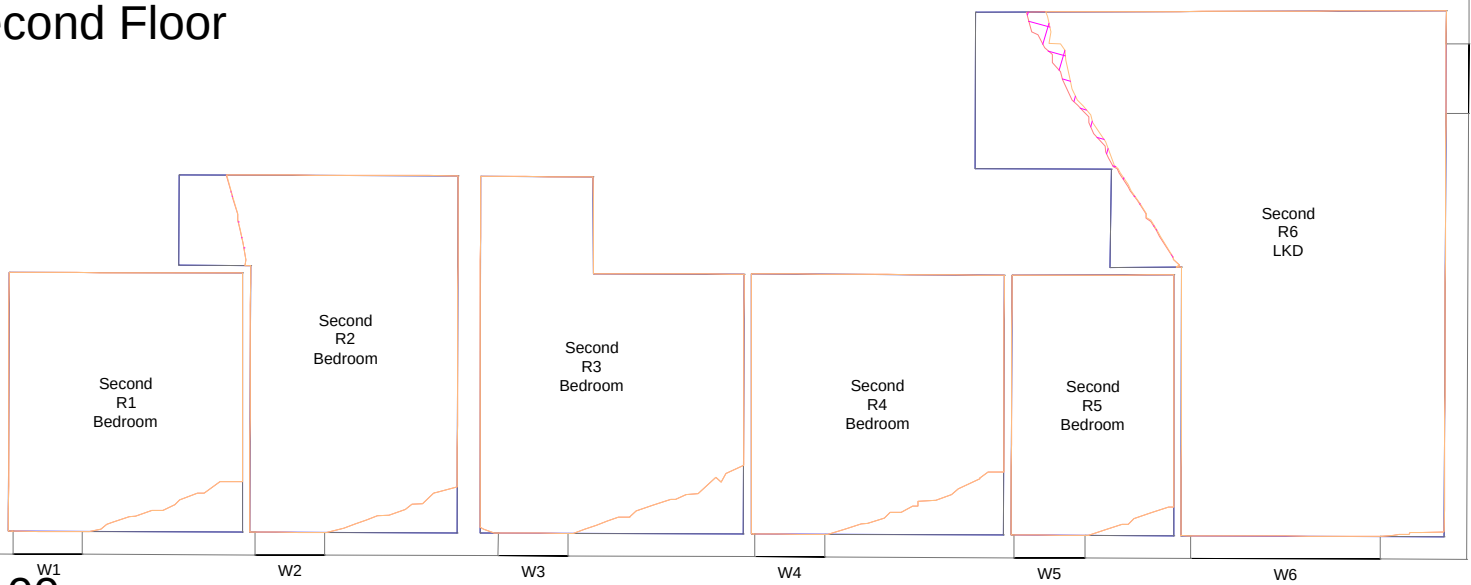
Avro House
First Floor

1:100



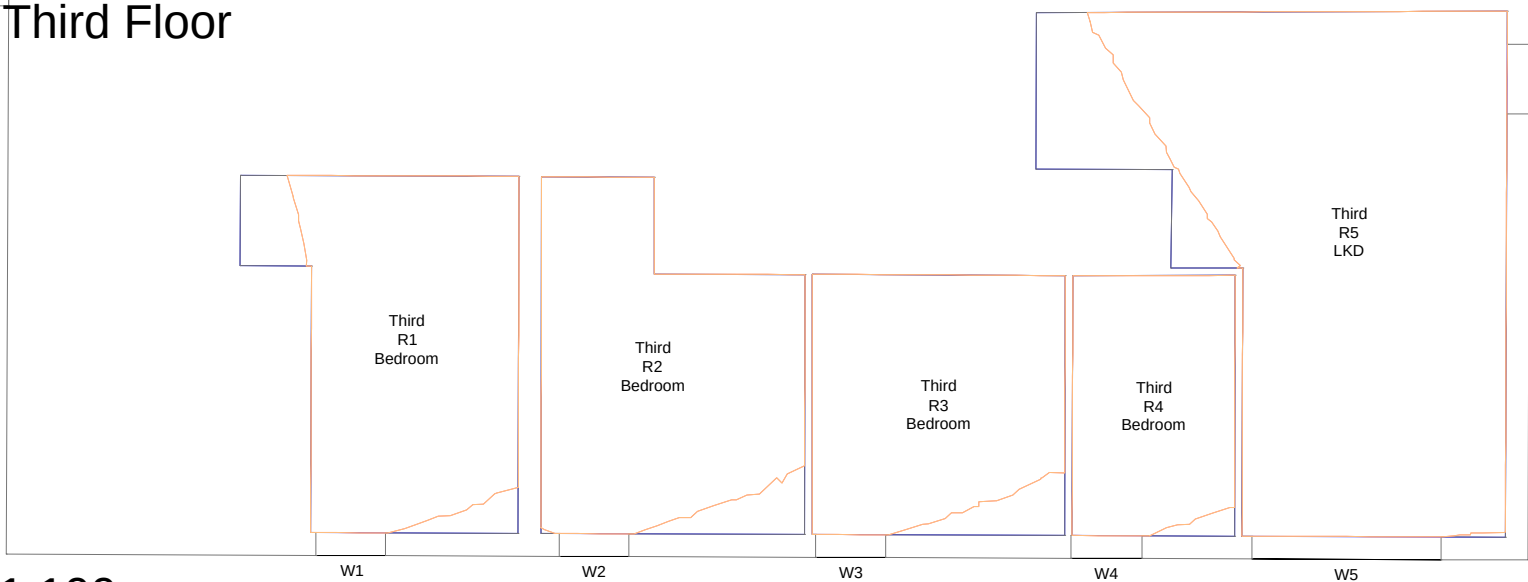
Avro House
Second Floor

1:100



Avro House
Third Floor

1:100



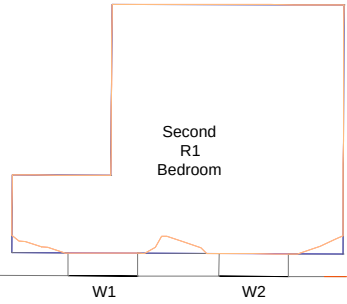
Burgess House
First Floor

1:100



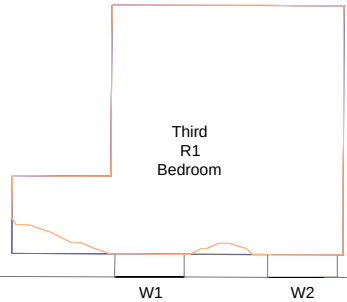
Burgess House
Second Floor

1:100



Burgess House
Third Floor

1:100



Proximity

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

CLIENT:
Great Places Housing Group

PROJECT:
Downley Drive
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	19.07.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2107_MA-10	02

REV:	NOTES:	DRWN:	DATE:

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

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 derived from a supplied 3D contextual model.

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

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model

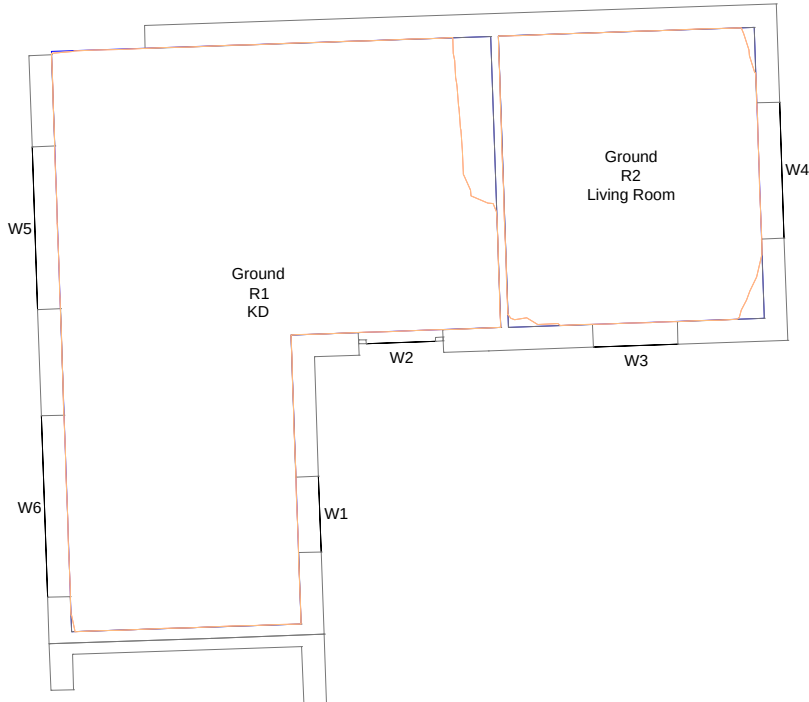
Proposed scheme massing: "8801-BUT-ZZ-M3-A-0002 ApartmentMainModel.dwg"

Supplied by Buttress on 20/07/2023.

25 Woodward Place

Ground Floor

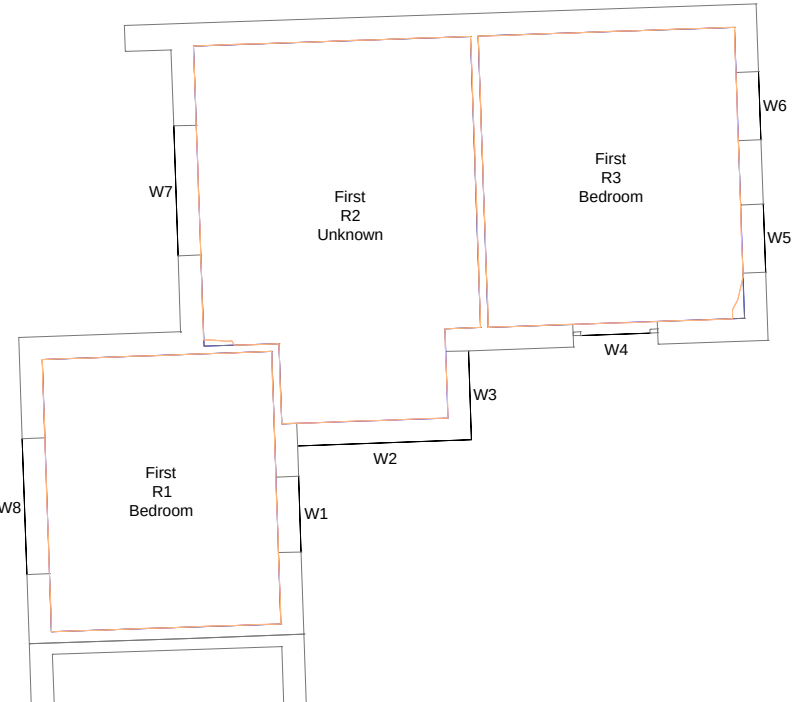
1:100



25 Woodward Place

First Floor

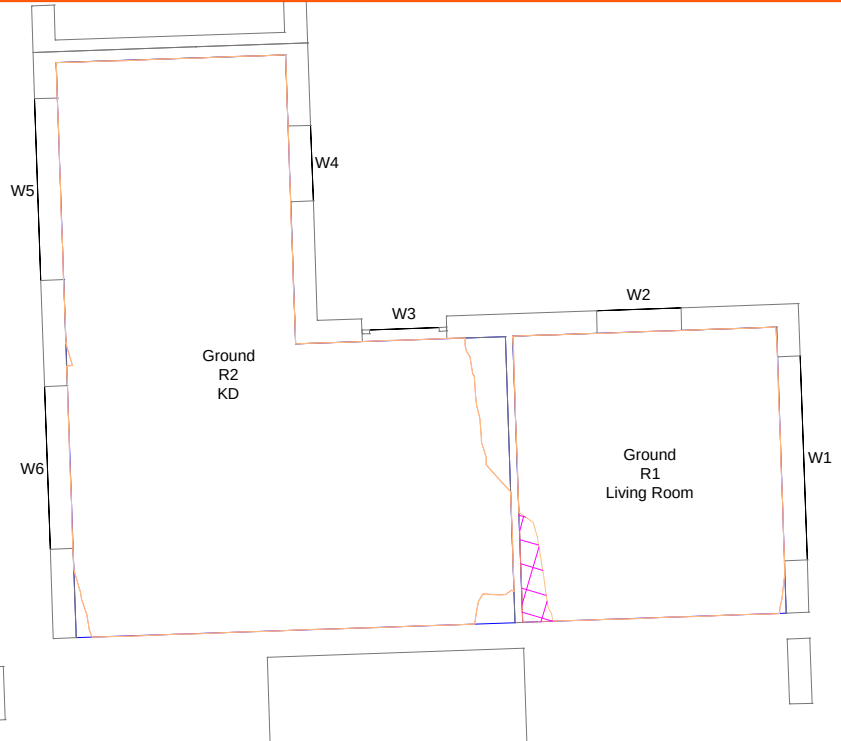
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23 Woodward Place

Ground Floor

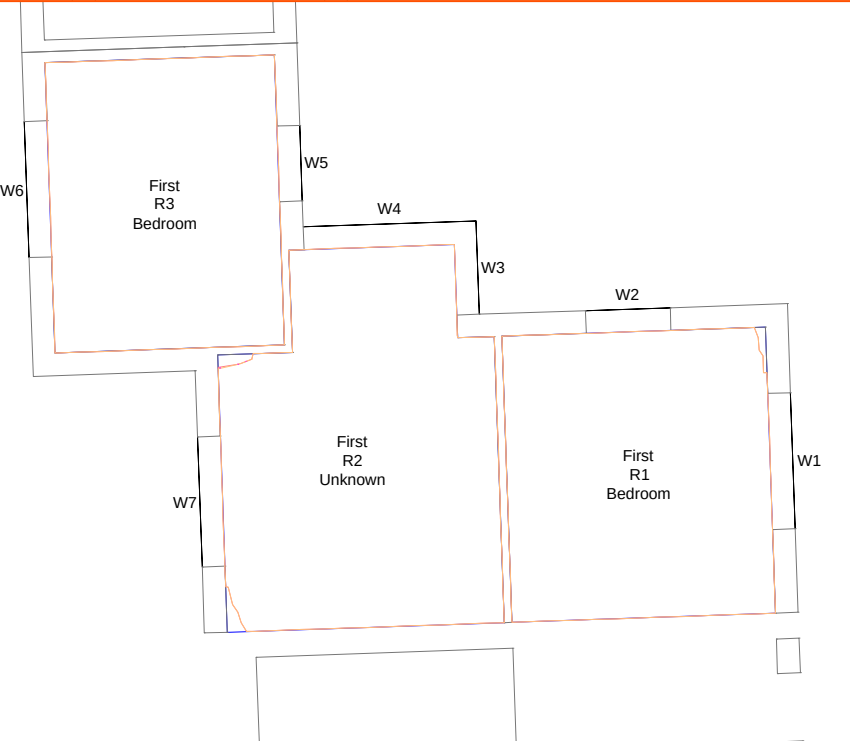
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23 Woodward Place

First Floor

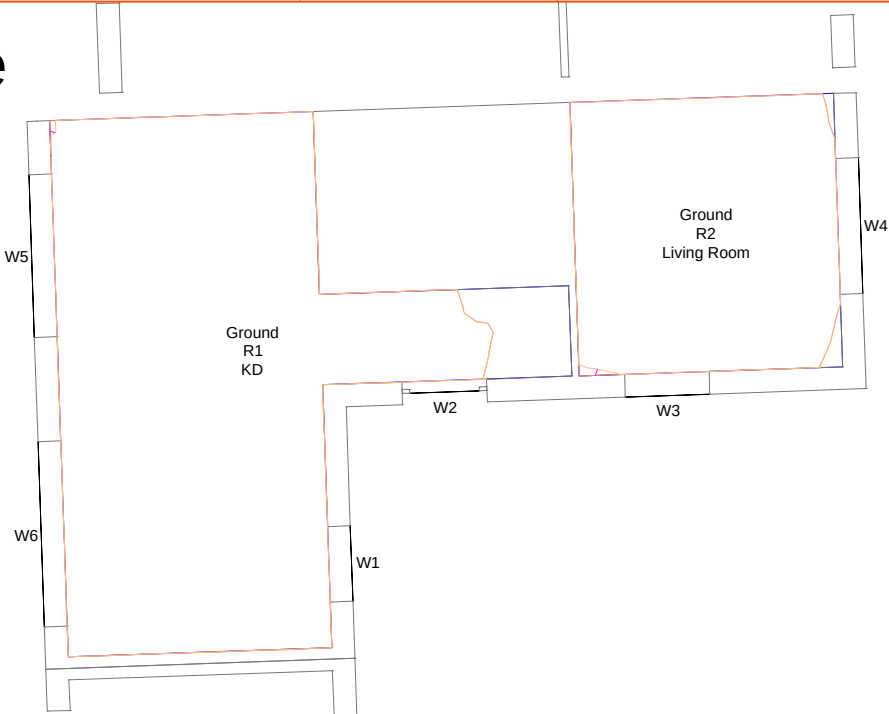
1:100



21 Woodward Place

Ground Floor

1:100



21 Woodward Place

First Floor

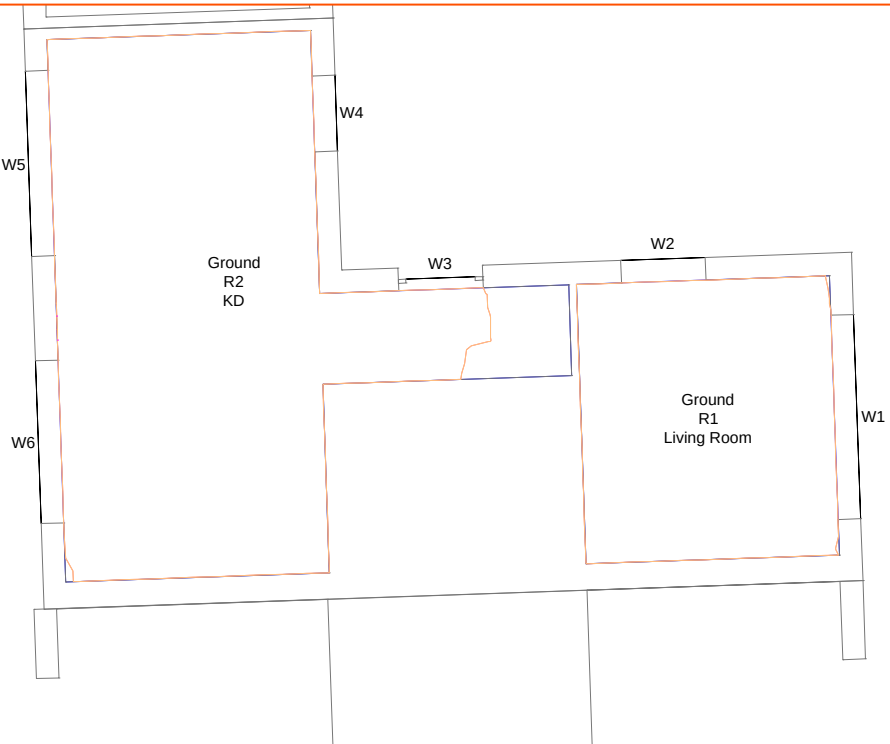
1:100



19 Woodward Place

Ground Floor

1:100



19 Woodward Place

First Floor

1:100



Proximity

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

CLIENT:
Great Places Housing Group

PROJECT:
Downley Drive
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	19.07.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2107_MA-11	02

REV:	NOTES:	DRWN:	DATE:

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

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 derived from a supplied 3D contextual model.

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

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model

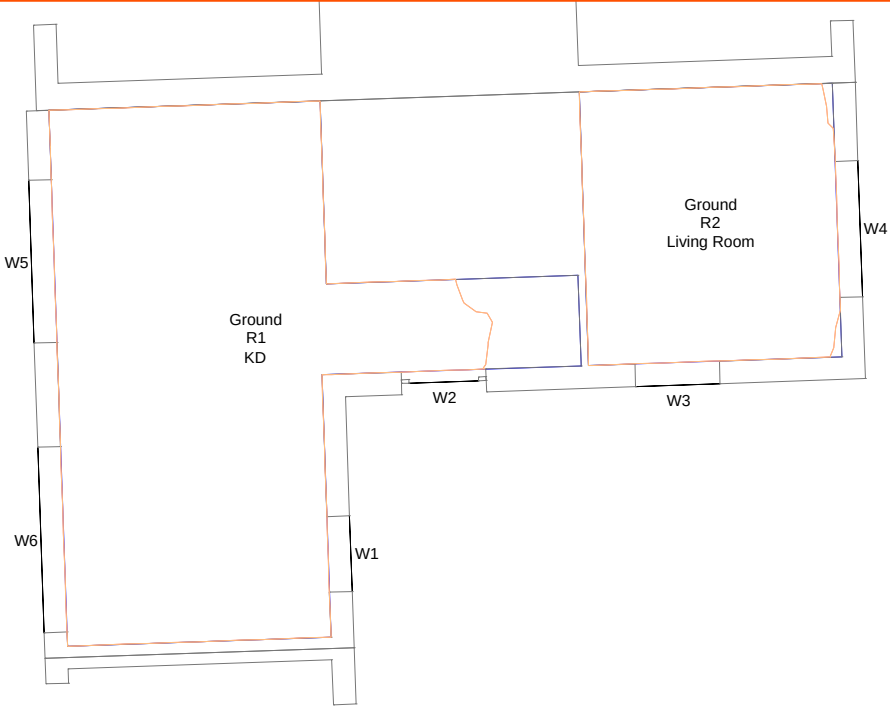
Proposed scheme massing: "8801-BUT-ZZ-ZZ-M3-A-0002 ApartmentMainModel.dwg"

Supplied by Buttress on 20/07/2023.

17 Woodward Place

Ground Floor

1:100



17 Woodward Place

First Floor

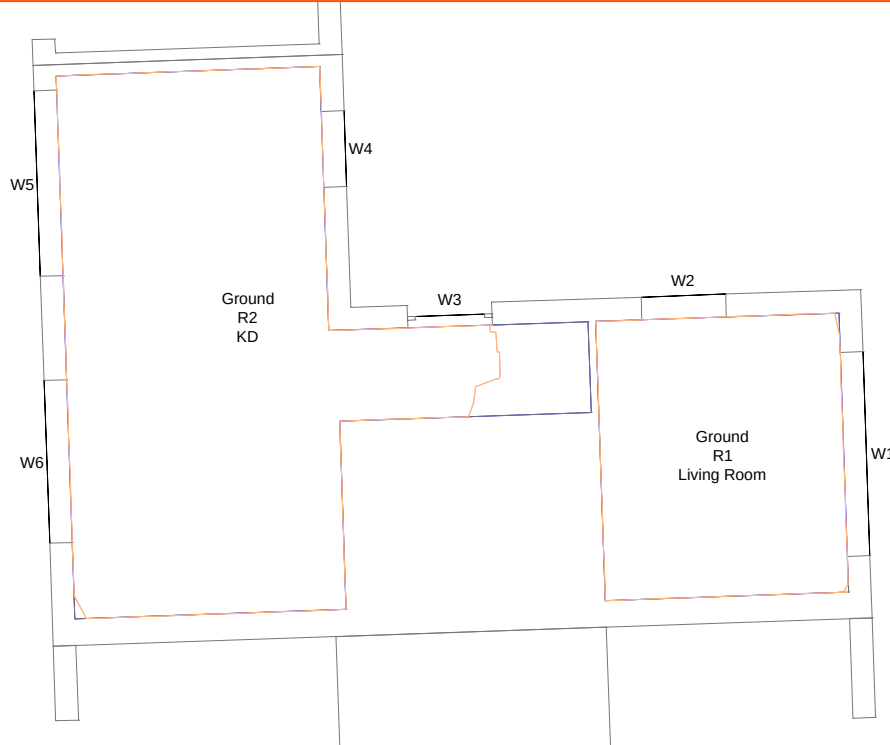
1:100



15 Woodward Place

Ground Floor

1:100



15 Woodward Place

First Floor

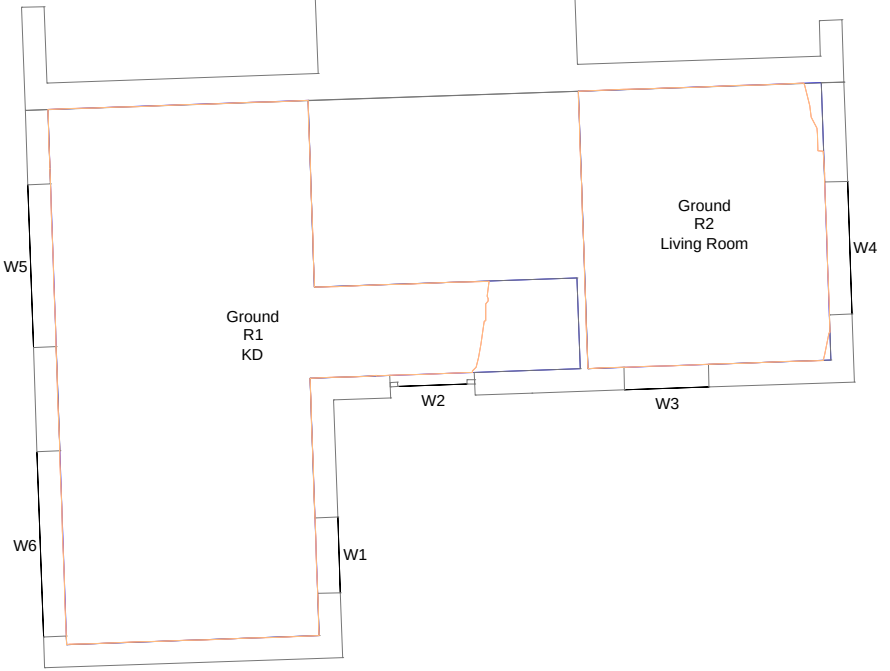
1:100



13 Woodward Place

Ground Floor

1:100



13 Woodward Place

First Floor

1:100



11 Woodward Place

Ground Floor

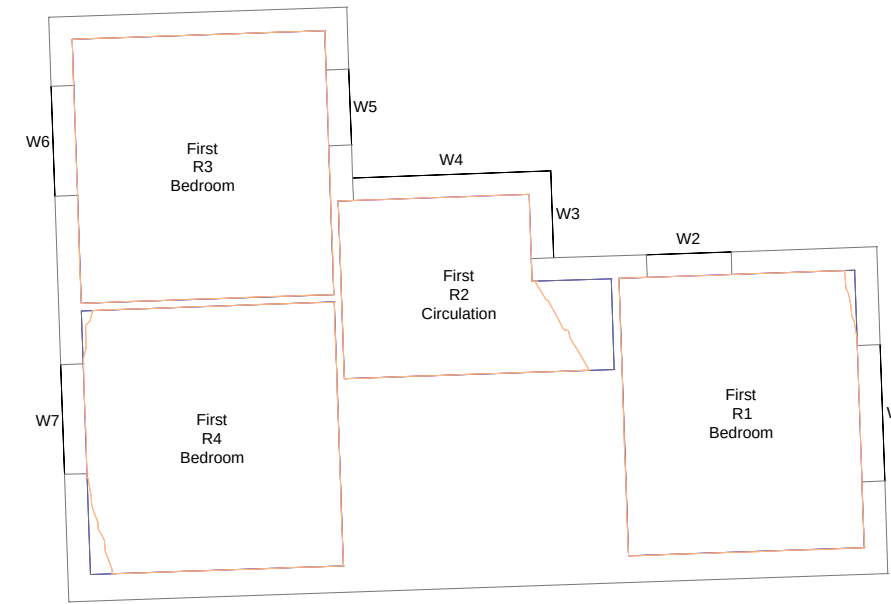
1:100



11 Woodward Place

First Floor

1:100



Proximity

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

CLIENT:
Great Places Housing Group

PROJECT:
Downley Drive
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	19.07.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2107_MA-12	02

REV:	NOTES:	DRWN:	DATE:

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

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 derived from a supplied 3D contextual model.

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

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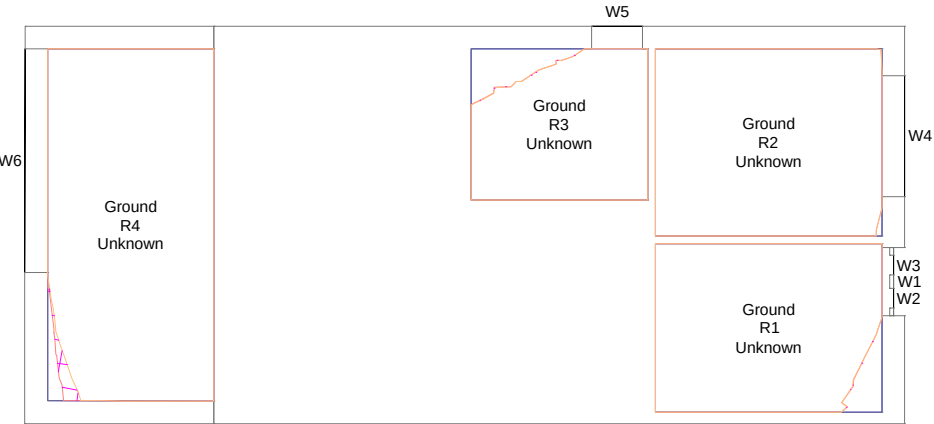
Proposed Model

Proposed scheme massing: "8801-BUT-ZZ-ZZ-M3-A-0002 ApartmentMainModel.dwg"

Supplied by Buttress on 20/07/2023.

11 Downley Drive

Ground Floor

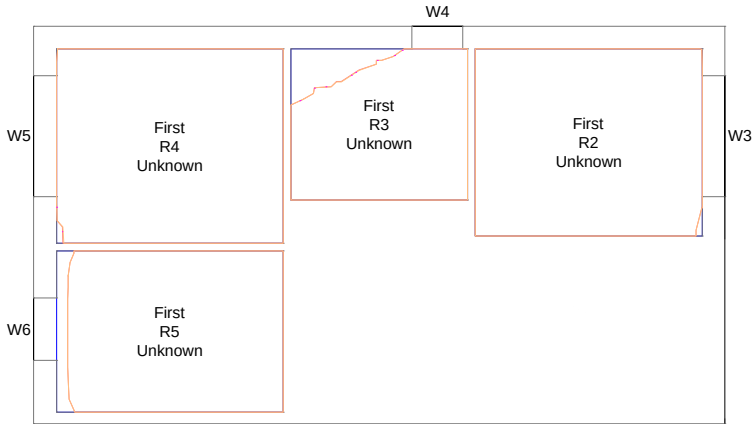


1:100



11 Downley Drive

First Floor

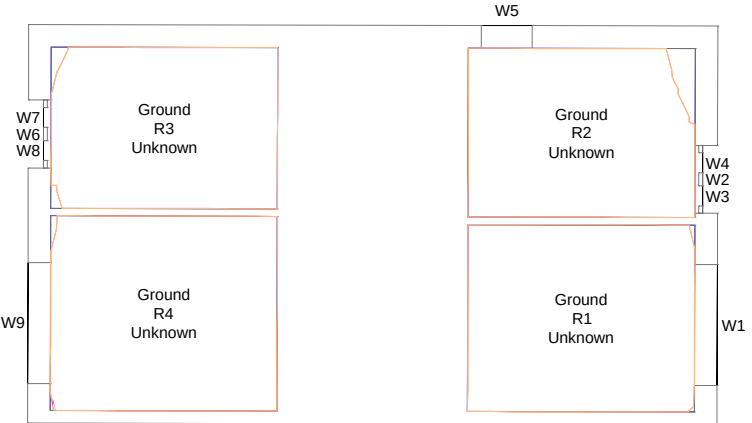


1:100



12 Downley Drive

Ground Floor

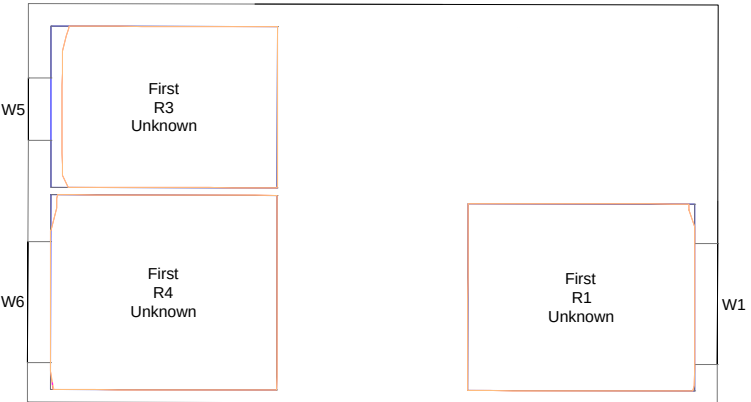


1:100



12 Downley Drive

First Floor

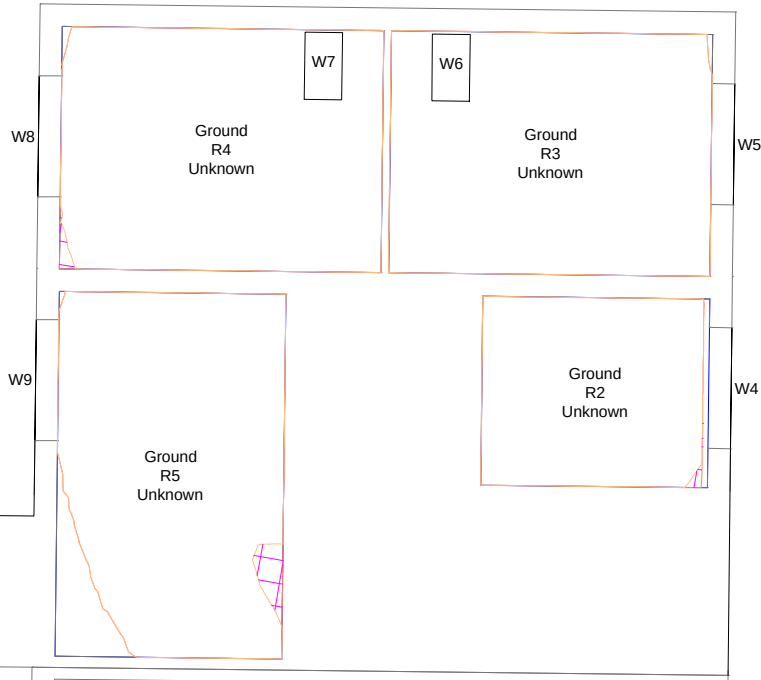


1:100



17 Kingham Drive

Ground Floor

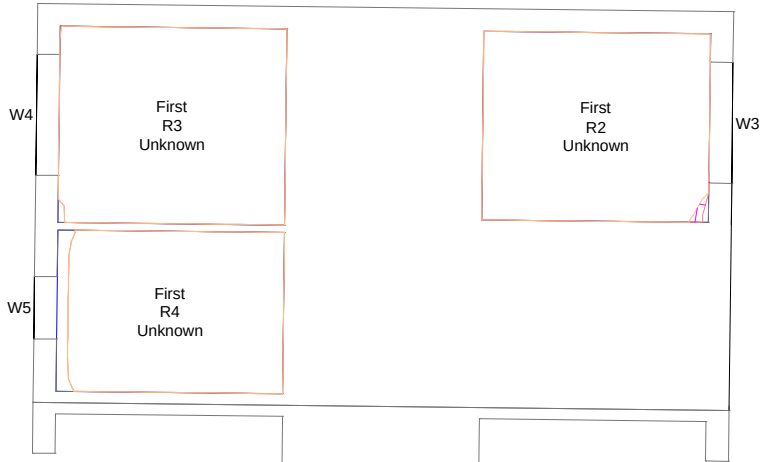


1:100



17 Kingham Drive

First Floor



1:100



15 Kingham Drive

Ground Floor



1:100



15 Kingham Drive

First Floor



1:100



Proximity

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

CLIENT:
Great Places Housing Group

PROJECT:
Downley Drive
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	19.07.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2107_MA-13	02

REV:	NOTES:	DRWN:	DATE:

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

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
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Where plans/elevations were unavailable assumptions
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Maps and Google Earth.

Proposed Model

Proposed scheme massing: "8801-BUT-ZZ-ZZ-M3-A-0002
ApartmentMainModel.dwg"

Supplied by Buttress on 20/07/2023.

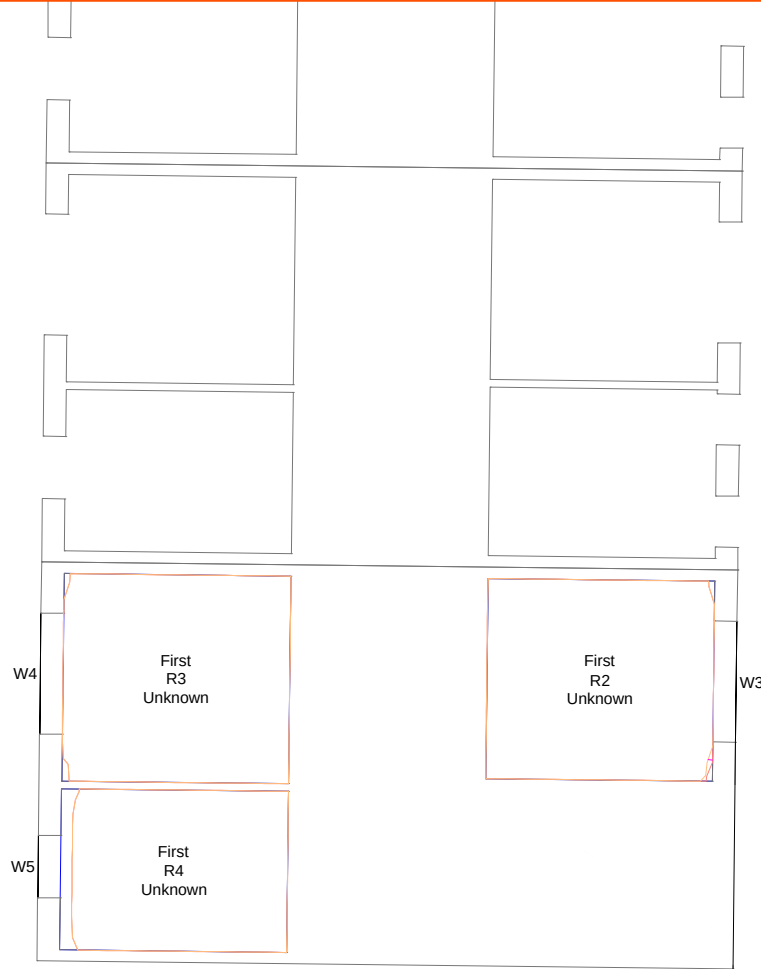
13 Kingham Drive
Ground Floor



1:100



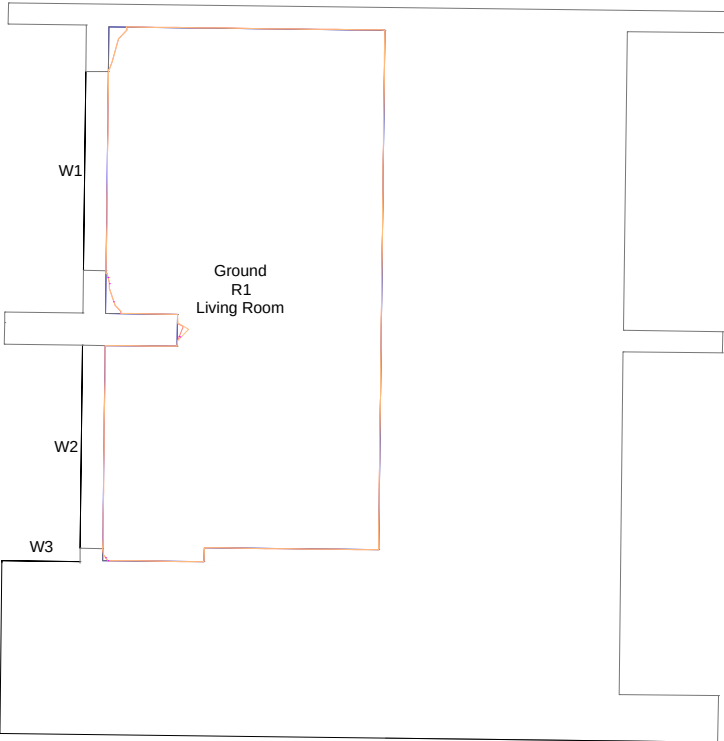
13 Kingham Drive
First Floor



1:100



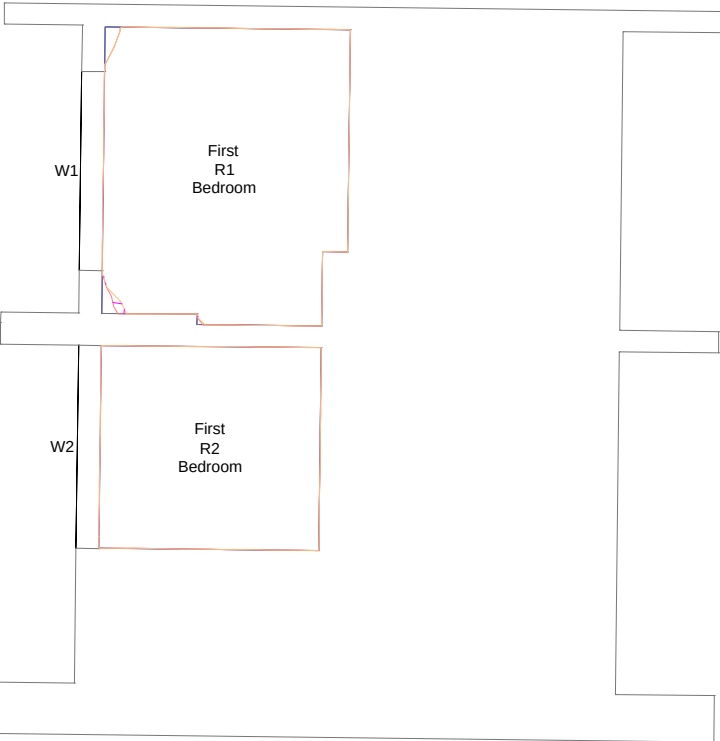
14 Kingham Drive
Ground Floor



1:100



14 Kingham Drive
First Floor



1:100



CLIENT:
Great Places Housing Group

PROJECT:
Downley Drive
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	19.07.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2107_MA-14	02

REV:	NOTES:	DRWN:	DATE:

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

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

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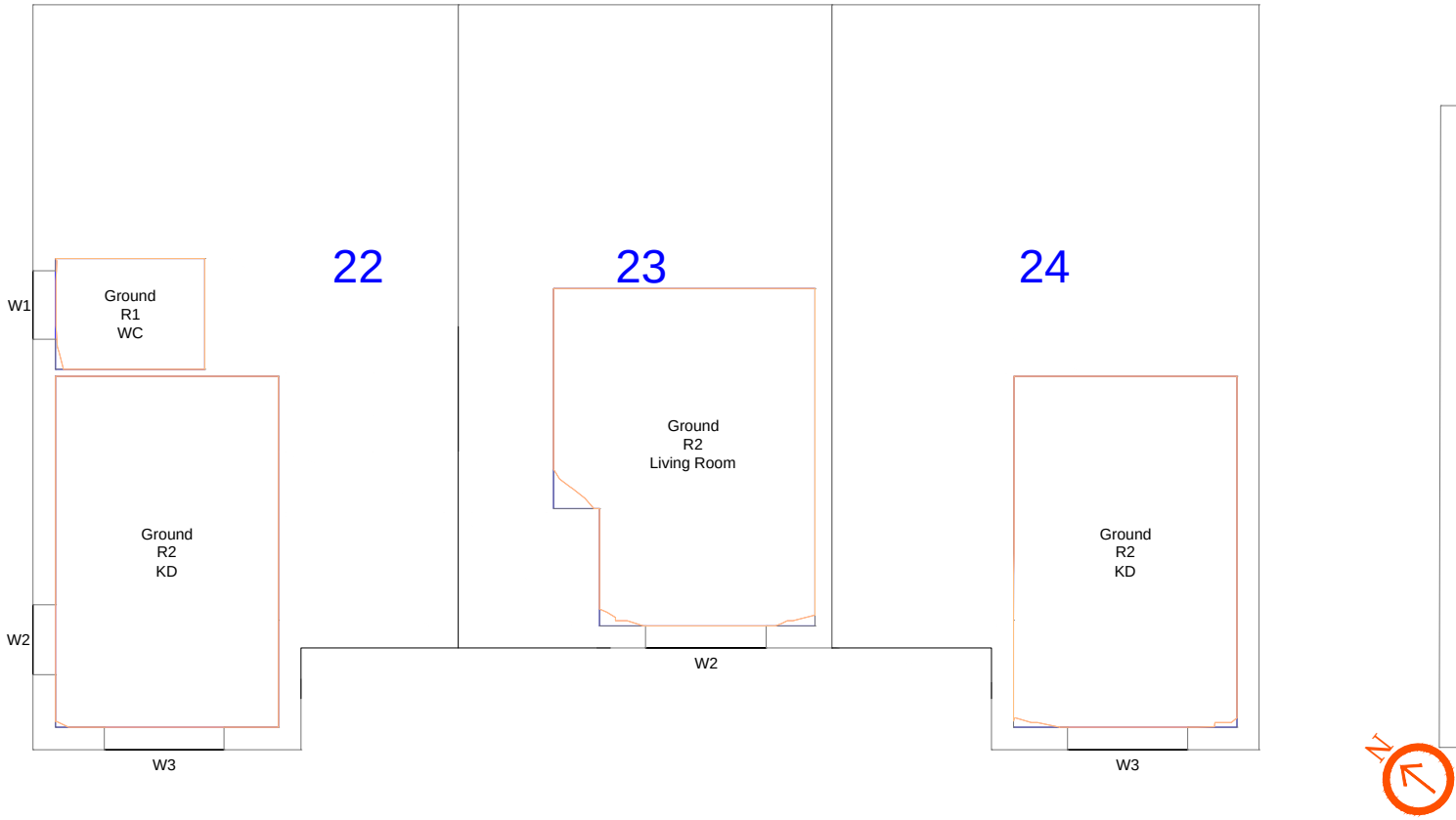
Where plans/elevations were unavailable assumptions
have been made based on site photography, Bing
Maps and Google Earth.

Proposed Model
Proposed scheme massing: "8801-BUT-ZZ-ZZ-M3-A-0002
ApartmentMainModel.dwg"
Supplied by Buttress on 20/07/2023.

Woodward Street Development 22-24

Ground Floor

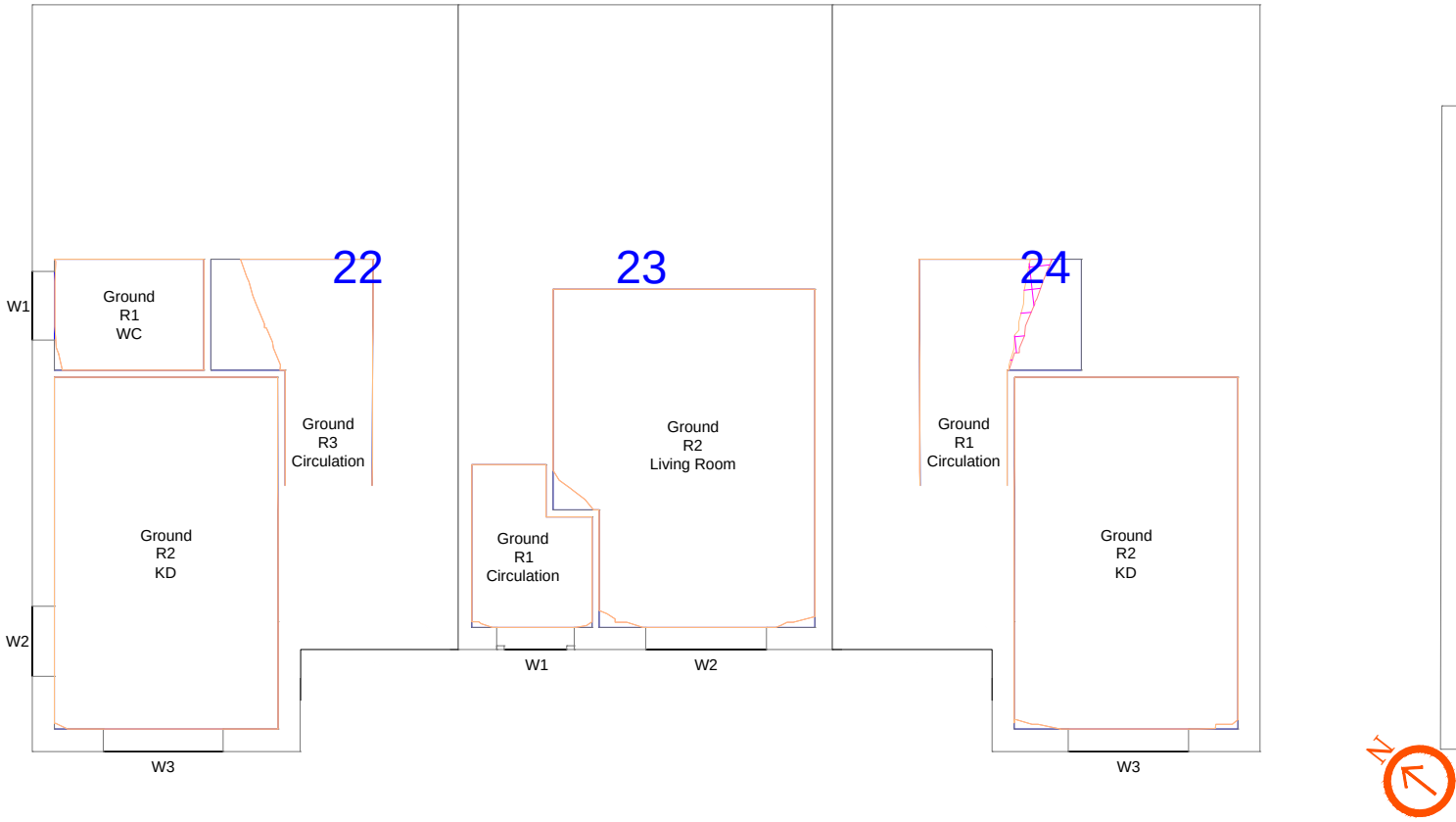
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Woodward Street Development 22-24

First Floor

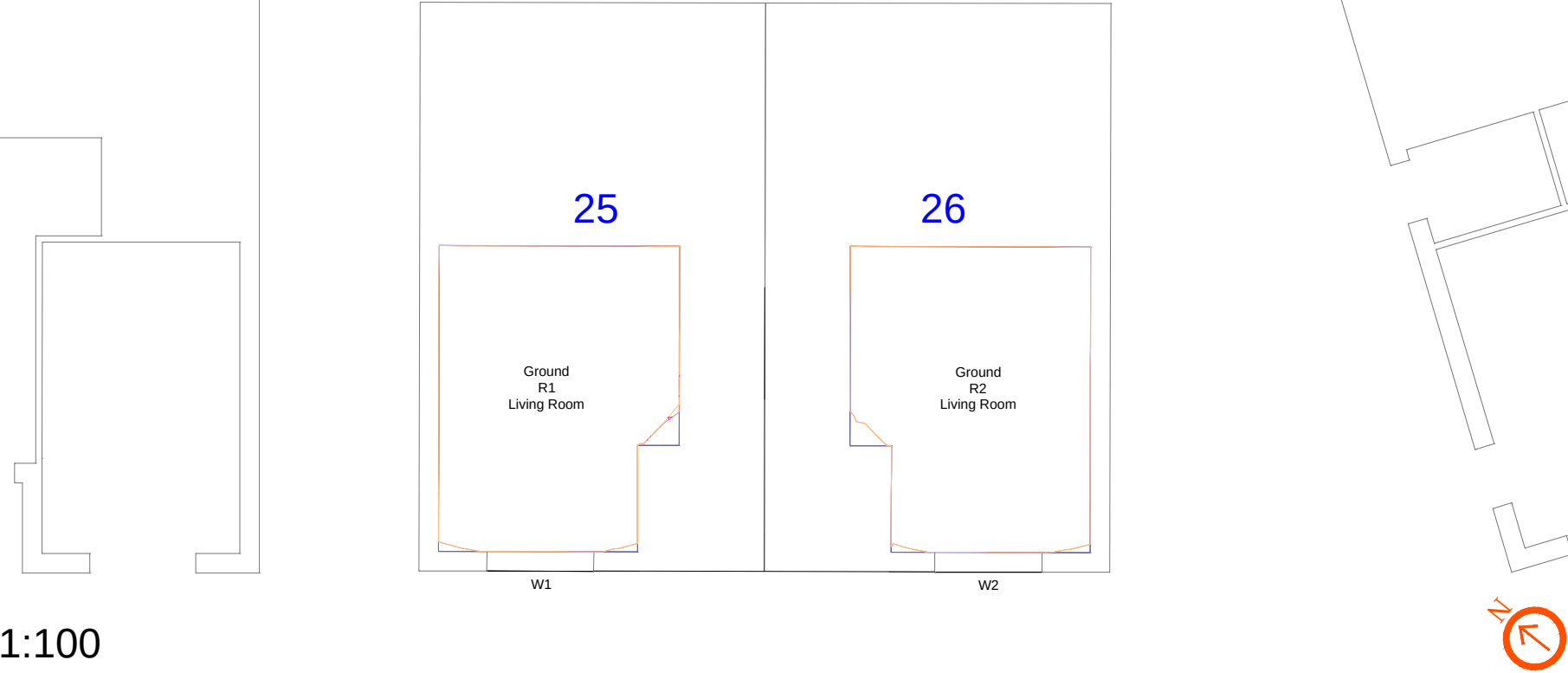
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Woodward Street Development 25-26

Ground Floor

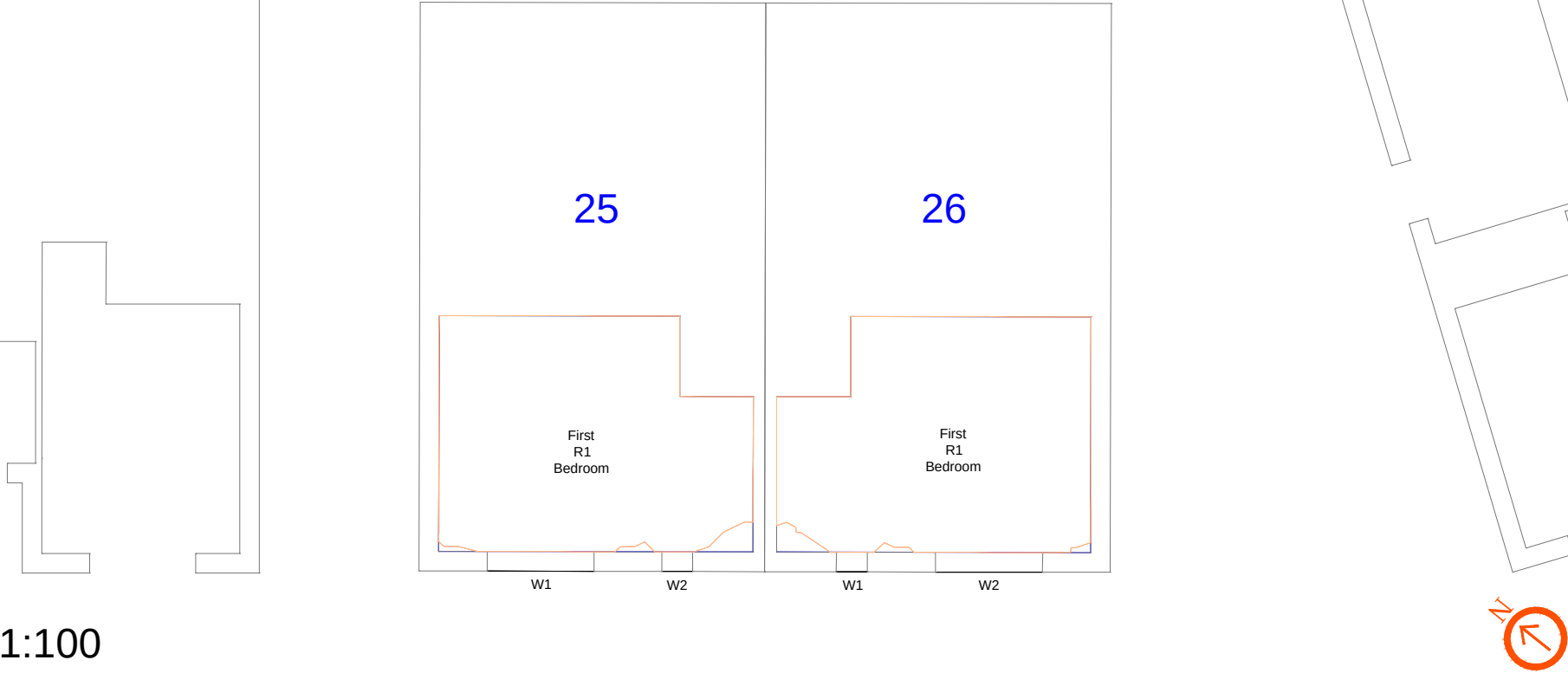
1:100



Woodward Street Development 25-26

First Floor

1:100



Woodward Street Development 27-28

Ground Floor

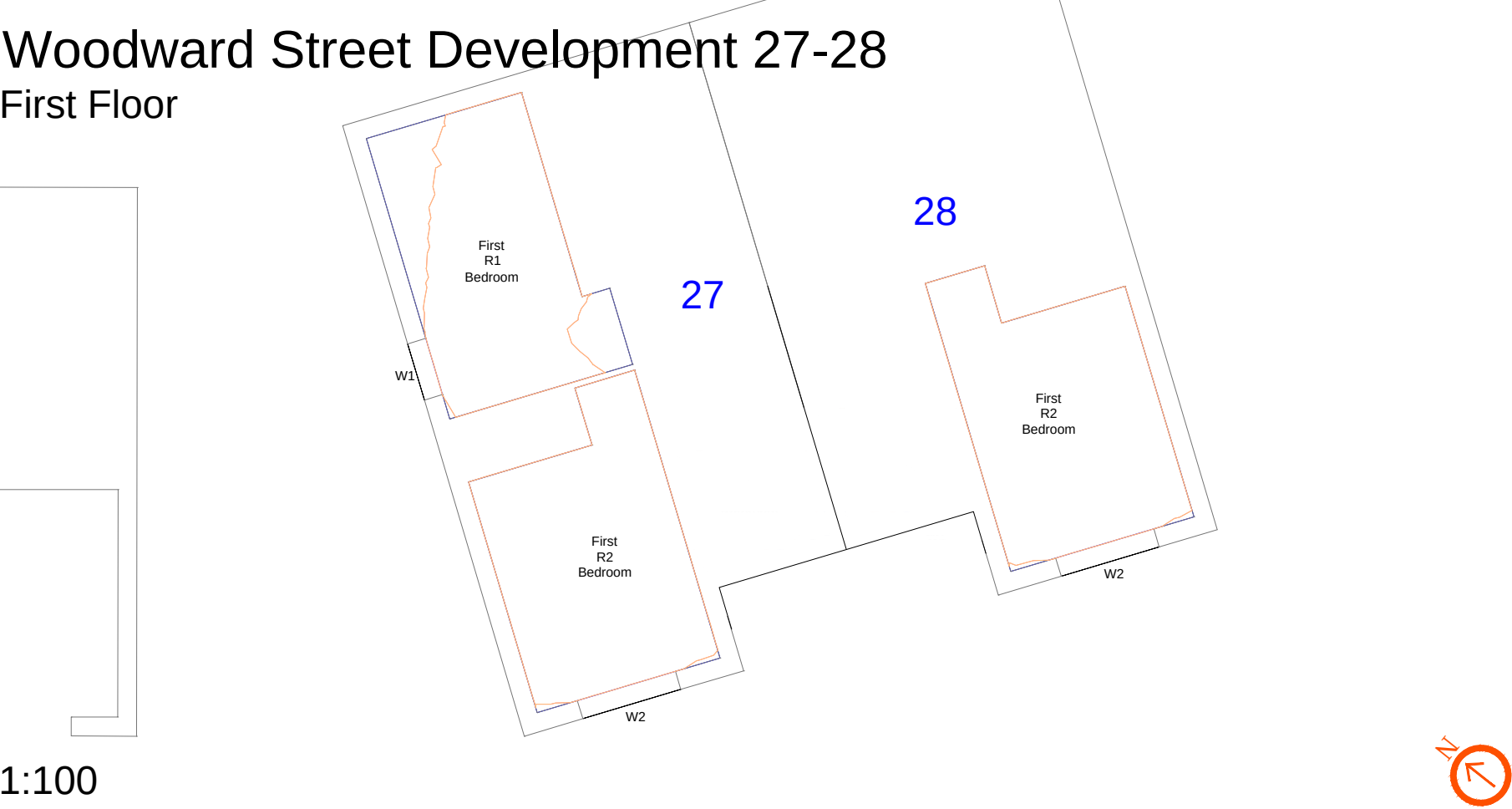
1:100



Woodward Street Development 27-28

First Floor

1:100



Project Name: Downley Drive
Project No.: 2107
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
14 Kingham Drive													
Ground	R1	Residential	Living Room	W1 W2	216° 216°	63	61	2.00	0.97	21	21	0.00	1.00
First	R1	Residential	Bedroom	W1	216°	32	30	2.00	0.94	20	20	0.00	1.00
	R2	Residential	Bedroom	W2	216°	30	30	0.00	1.00	20	20	0.00	1.00
Woodward Street Development No 22													
Ground	R2	Residential	KD	W2 W3	321°N 231°	73	71	2.00	0.97	25	24	1.00	0.96
First	R2	Residential	Bedroom	W2	231°	73	70	3.00	0.96	25	24	1.00	0.96
Woodward Street Development No 23													
Ground	R2	Residential	Living Room	W2	231°	63	60	3.00	0.95	17	17	0.00	1.00
First	R1	Residential	Bedroom	W1 W2	231° 231°	72	70	2.00	0.97	24	24	0.00	1.00
Woodward Street Development No 24													
Ground	R2	Residential	KD	W3	231°	71	68	3.00	0.96	23	23	0.00	1.00
First	R1	Residential	Bathroom	W1	231°	43	42	1.00	0.98	7	7	0.00	1.00
	R2	Residential	Bedroom	W2	231°	73	72	1.00	0.99	25	25	0.00	1.00
Woodward Street Development No 25													
Ground	R1	Residential	Living Room	W1	232°	66	63	3.00	0.95	18	18	0.00	1.00
First	R1	Residential	Bedroom	W1 W2	232° 232°	73	73	0.00	1.00	25	25	0.00	1.00
Woodward Street Development No 26													
Ground	R2	Residential	Living Room	W2	232°	71	69	2.00	0.97	23	23	0.00	1.00
First	R1	Residential	Bedroom	W1 W2	232° 232°	73	73	0.00	1.00	25	25	0.00	1.00
Woodward Street Development No 27													
Ground	R2	Residential	KD	W2 W3	305°N 215°	78	76	2.00	0.97	25	25	0.00	1.00
First	R2	Residential	Bedroom	W2	215°	79	78	1.00	0.99	26	26	0.00	1.00
Woodward Street Development No 28													
Ground	R2	Residential	KD	W3	215°	78	76	2.00	0.97	25	25	0.00	1.00
First	R2	Residential	Bedroom	W2	215°	79	78	1.00	0.99	26	26	0.00	1.00

CLIENT:
Great Places Housing Group

PROJECT:
Downley Drive
Manchester

DRAWING TITLE:
2 Hour Time in Sun

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	19.07.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2107_MA-22	02

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

Amenity Legend

Area analysed

Area with more than 2 Hours direct sunlight

Area with less than 2 Hours direct sunlight

Percentage of area with more than 2 Hours direct sunlight

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 derived from a supplied 3D contextual model.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from both the context model and plans found on the planning portal.

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing: "8801-BUT-ZZ-ZZ-M3-A-0002 ApartmentMainModel.dwg"
Supplied by Buttress on 20/07/2023.



Proximity

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

CLIENT:
Great Places Housing Group

PROJECT:
Downley Drive
Manchester

DRAWING TITLE:
2 Hour Time in Sun

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	19.07.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2107_MA-23	02

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

Amenity Legend

Area analysed

Area with more than 2 Hours direct sunlight

Area with less than 2 Hours direct sunlight

%

Percentage of area with more than 2 Hours direct sunlight

NOTES:
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Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
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Neighbouring Buildings internal room layouts, window
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have been made based on site photography, Bing
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Proposed Model
Proposed scheme massing: "8801-BUT-ZZ-ZZ-M3-A-0002
ApartmentMainModel.dwg"
Supplied by Buttress on 20/07/2023.

14 Kingham Drive Amenity Existing



1:100



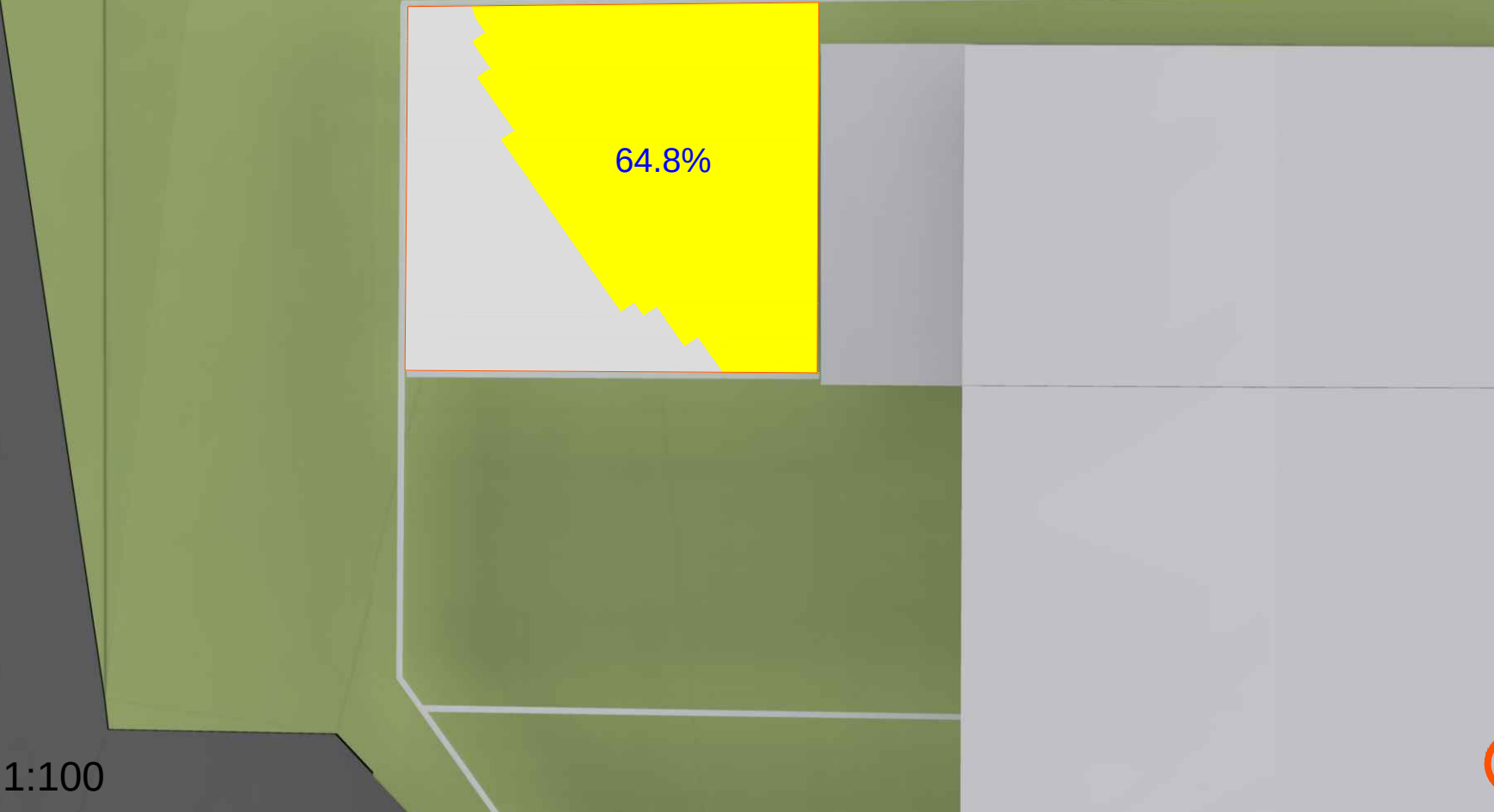
14 Kingham Drive Amenity Proposed



1:100



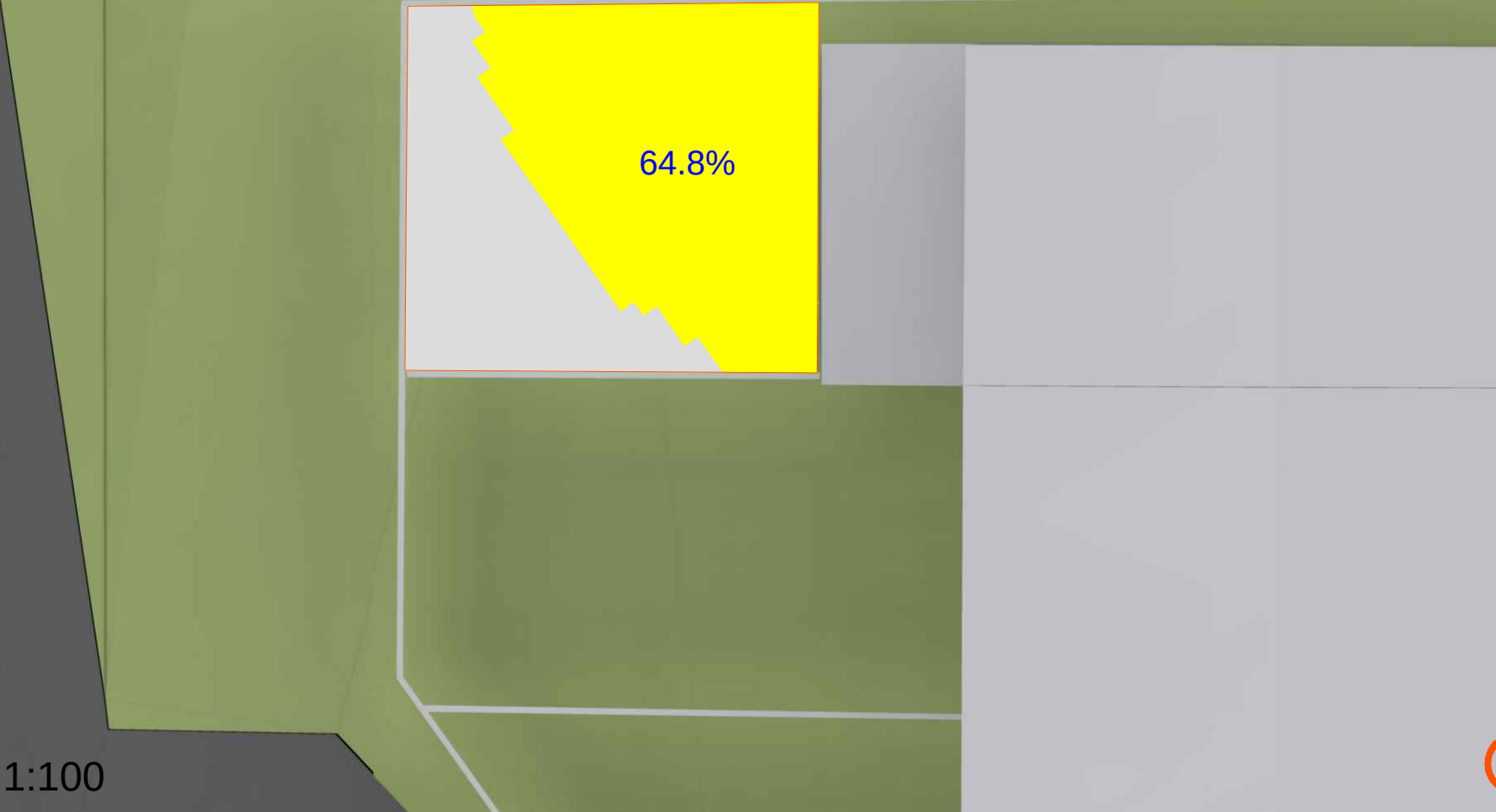
11 Downley Drive Amenity Existing



1:100



11 Downley Drive Amenity Proposed



1:100

