
External Daylight and Sunlight Study

Client: Aldi Bolton
Logistics North
Bridgewater Avenue
Bolton
BL5 1EE

Site Details: 261 Victoria Avenue East
Moston
Manchester
M9 7GH

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Report Details:

Prepared by	Checked by	Date	Job Number
Nicholas Gardner	Peter Kinsella	21.07.2022	9960 Rev0

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1. Introduction & Methodology

The daylight study is to ensure the comfort, health and safety of building occupants as well as visitors and others within the vicinity of the building is acceptable. It is also to enhance the quality of life in dwellings by recognising those that encourage a healthy and safe internal environment for occupants.

Using industry standard methodology as prescribed by BRE and British Standard guidance: we have made numerical analyses to ensure compliance with the recommended levels of change in daylight.

The main criteria used in this analysis to show compliance is the:

Vertical Sky Component (VSC)

VSC measures the general amount of light available on the outside plane of the window as a ratio (%) of the amount of total unobstructed sky viewable following introduction of visible barriers such as buildings. The maximum value is just under 40% for a completely unobstructed vertical wall.

The relevant BRE recommendations for daylight and sunlight are:

The Vertical Sky Component measured at the centre of a window should be no less than 80% of its former value, where the window(s) do not meet this criteria, BRE Guidelines states that if the VSC at the centre of a window is more than 27% of available light, then the diffuse daylighting will not be adversely affected.

Annual Probable Sunlight Hours (APSH)

APSH is a measure of the amount of potential direct sunlight that is available to a given surface. Only windows which face within 90 degrees of due south need to be assessed. BRE Guidance states that windows should continue to receive in excess of 80% of their pre-development value, **or** 25% of available hours over a year / 5% of hours in winter to be considered well - lit **or** if the window has a reduction in sunlight received over the whole year less than 4% of annual sunlight hours.

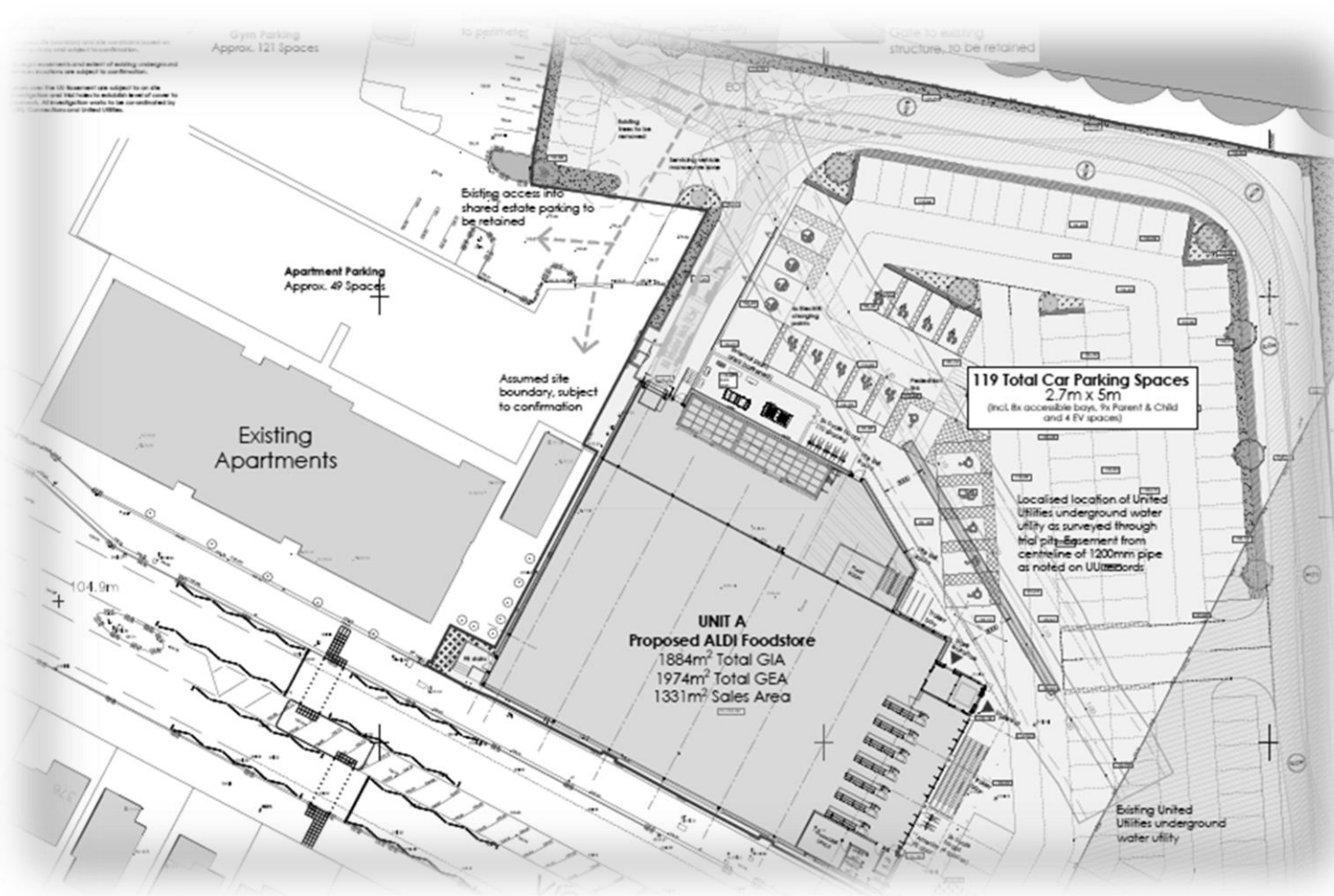
The BRE Guidance is not an instrument of planning policy; therefore, whilst the methods given are technically robust, some level of flexibility should be applied where appropriate.

We must stress that despite the methodology used above and the results that are drawn from it provide helpful guidance to consultants and planning officials, these are purely advisory, how the results are interpreted may depend on the complexity and context of the development as a whole.

2. Proposed Development

There are proposals for the demolition of an existing building to make way for the construction of a new commercial development at 261 Victoria Road East, Moston, Manchester, M9 7GH.

Proposed Site Plan



3. Modelling the site & Window Schedule

A 3D model is created of the existing and proposed site allowing analysis, calculations are then run. The outputs of those calculations can be exported numerically. Using the BRE guidance which gives absolute figures for the acceptable percentage of daylight and sunlight, we can then establish if the proposal will have the required daylighting levels stipulated by BRE guidelines.

It is important to note that not all nearby features have been modelled, only those that will affect the daylighting, in accordance with BRE recommendations.

The reference document for this analysis, BRE Digest 209, provides the methodology for undertaking the calculations as well as benchmark figures for the acceptable reduction in the daylight/sunlight.

In order to complete an accurate model of the existing and proposed site we have used a combination of the following plans and information:

- Proposed Plans
- Existing Plans
- Site visit conducted by the client in order to obtain dimensions of the existing building (Appendix C)
- Supporting elevations of Moston Apartments

The purpose of this report is to assess the potential impact that the proposed development may have on the immediate surrounding neighbouring dwellings in terms of daylight and sunlight. The immediate neighbouring dwelling that has been identified for analysis being 'Moston Apartments', specifically the side / south - east elevation that faces directly onto the proposed development. After site analysis we have established that this building is classed as 'worst case' due to its proximity in relation to the proposed development, therefore, if the analysis shows that this building and the relevant windows assessed meet the requirements for levels of change in daylight in accordance with BRE guidelines then all additional surrounding dwellings will meet these requirements by default.

For a full location and window schedule please see below.

Target Study Area

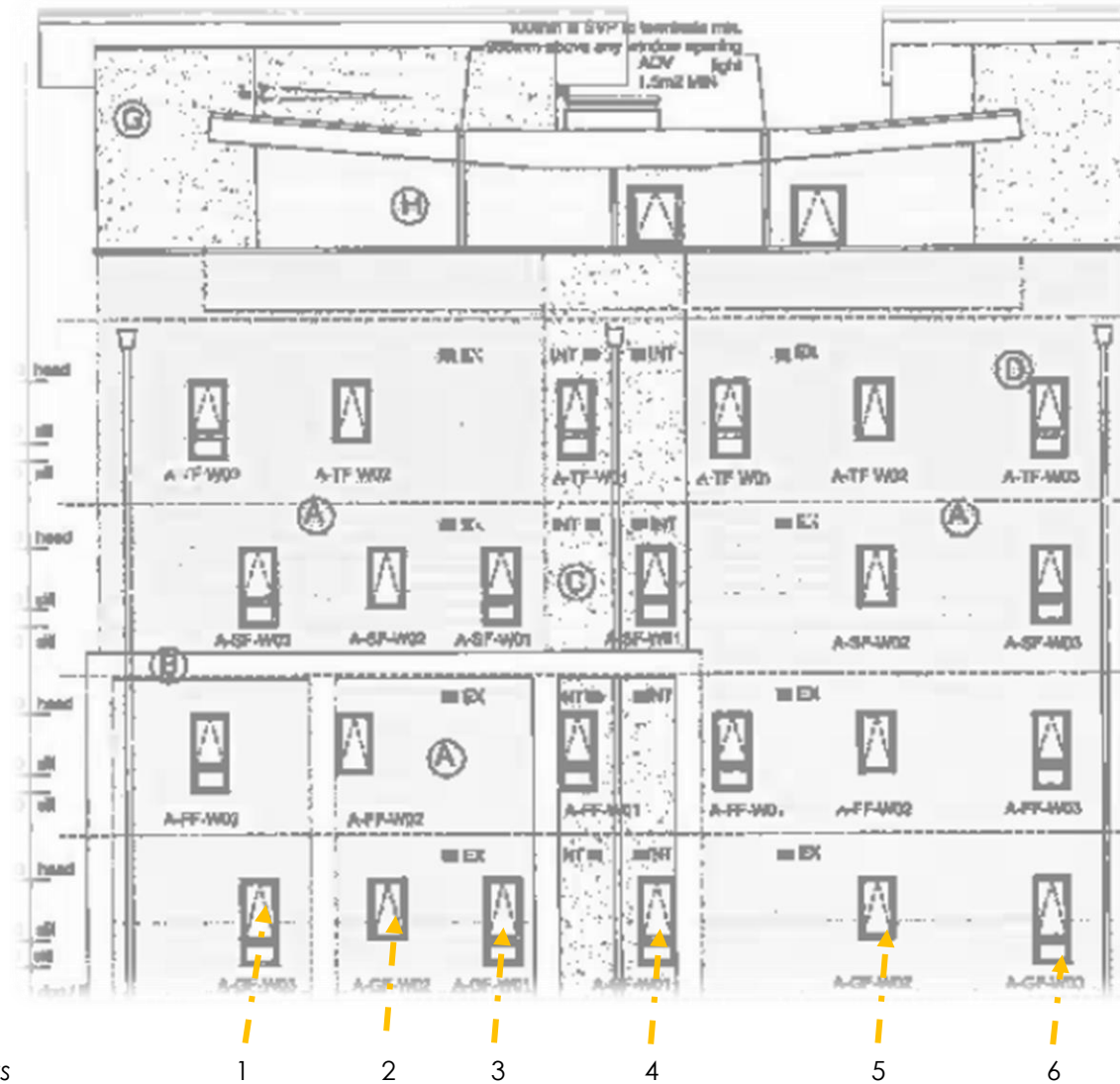
Moston Apartments

Development Site – 261 Victoria Avenue East



(Google Earth Image)

Moston Apartments – Side / South East Elevation – Ground Floor Windows



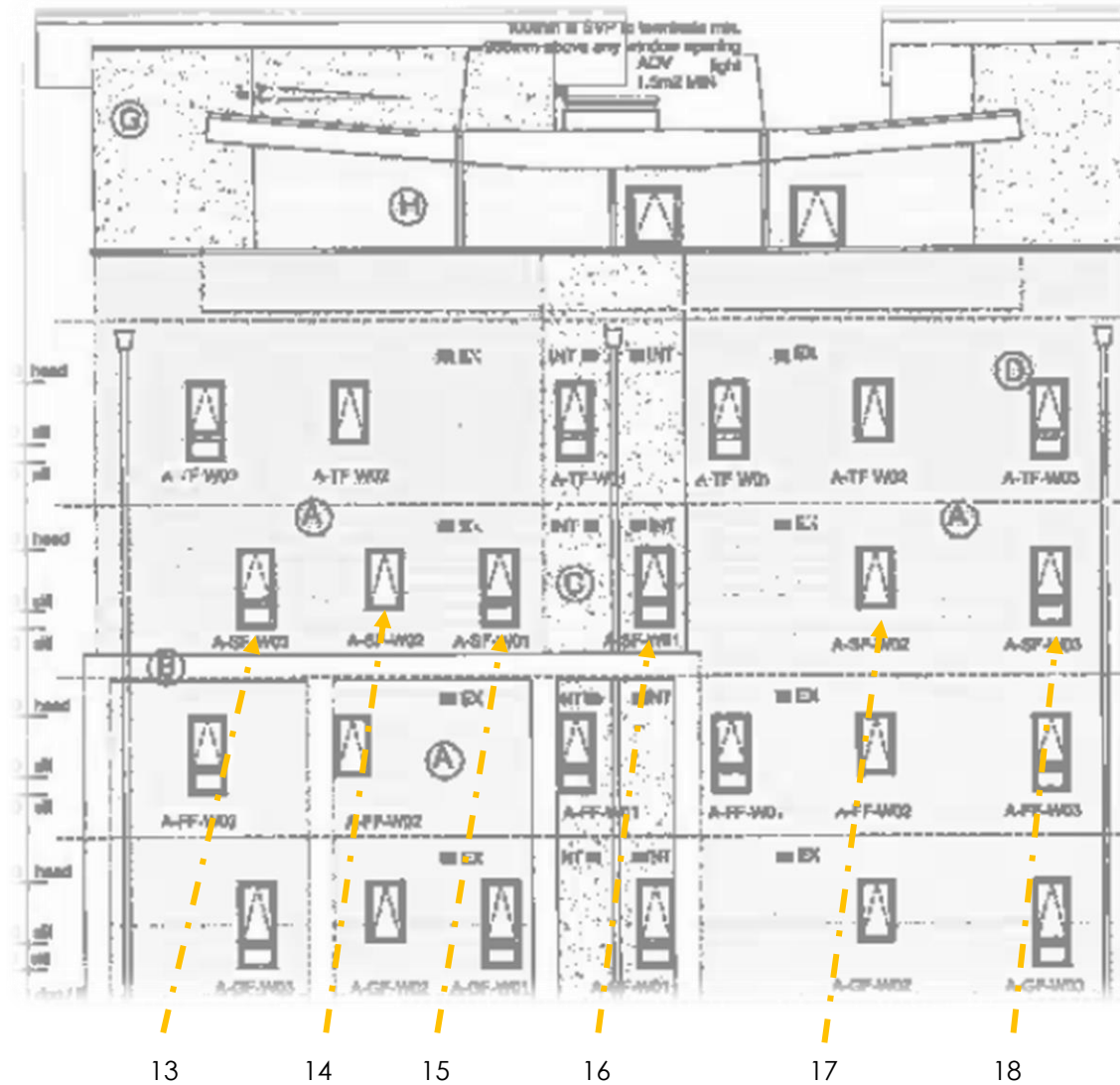
Ground Floor Windows

Moston Apartments – Side / South East Elevation – 1st Floor Windows



1st Floor Windows

Moston Apartments – Side / South East Elevation – 2nd Floor Windows



2nd Floor Windows

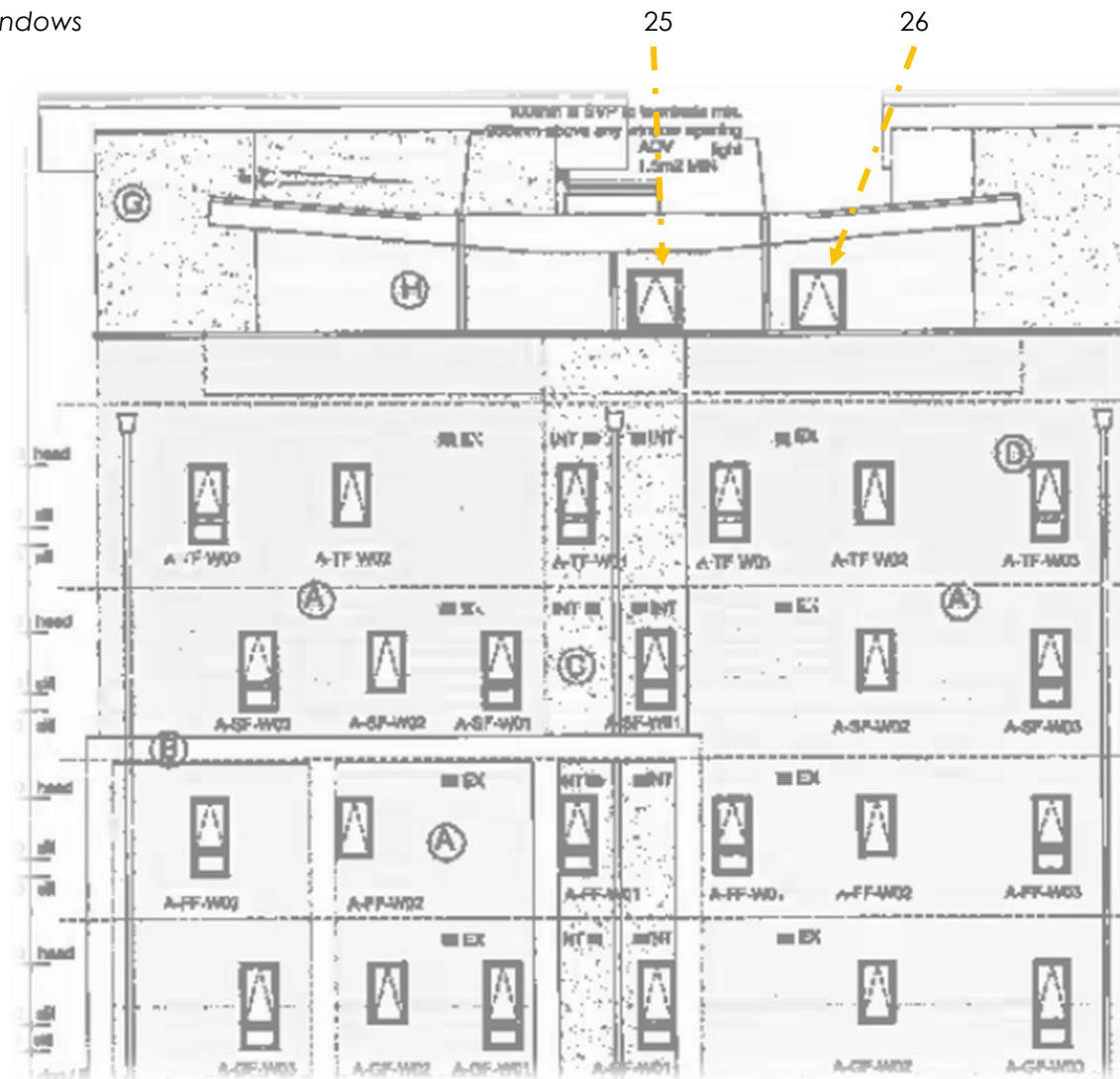
Moston Apartments – Side / South East Elevation – 3rd Floor Windows



3rd Floor Windows

Moston Apartments – Side / South East Elevation – 4th Floor Windows

4th Floor Windows



As can be seen, there are 26 relevant window receptors that may experience an impact in terms of daylight and sunlight from the proposed development.

- Receptors 1 - 6 located to the side / south east elevation of 'Moston Apartments' at ground floor level
- Receptors 7 - 12 located to the side / south east elevation of 'Moston Apartments' at 1st floor level
- Receptors 13 - 18 located to the side / south east elevation of 'Moston Apartments' at 2nd floor level
- Receptors 19 - 24 located to the side / south east elevation of 'Moston Apartments' at 3rd floor level
- Receptors 25 – 26 located to the side / south east elevation of 'Moston Apartments' at 4th floor level

Remaining Windows within the target study area

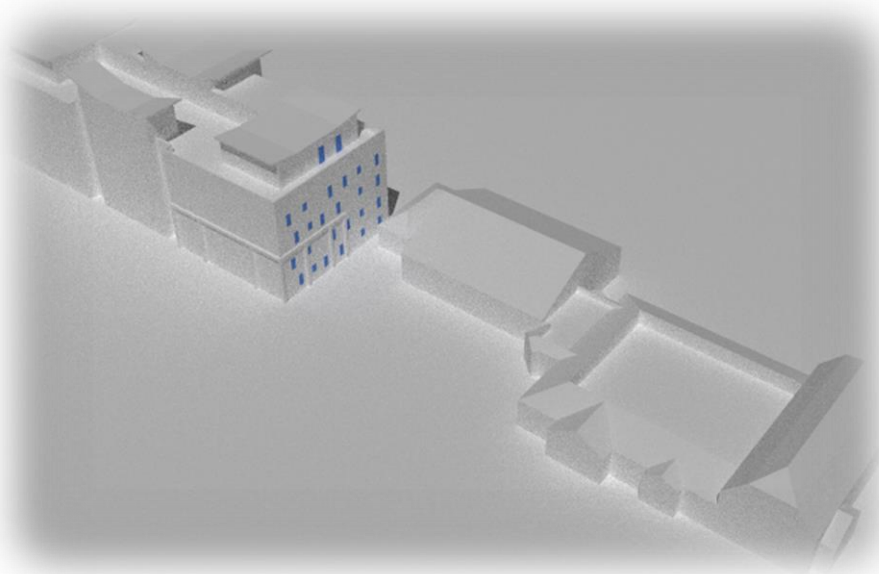
All windows assessed are considered 'worst case', therefore, where window receptors meet requirements in accordance with BRE Guidelines, any other windows within the vicinity that sit at a further distance or higher elevation than those that meet requirements will also pass by default. Where nearby windows have not been labelled, they have either been identified as un-affected from the proposed development due to having superior daylighting qualities as those labelled, at a distance and elevation that they will be unaffected from the proposed development or they serve non-habitable spaces such as bathrooms, stairways etc.

4. Vertical Sky Component Analysis

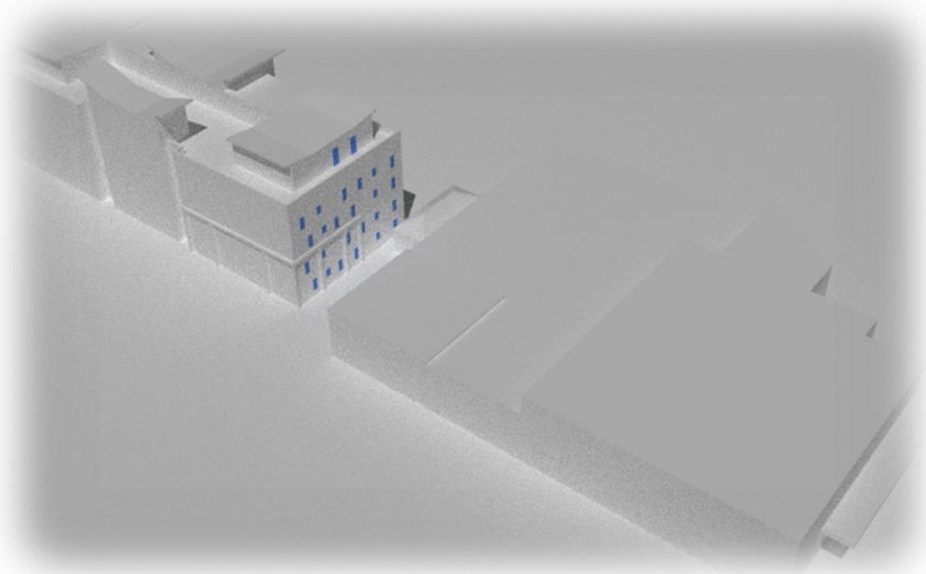
Stage 1 of the analysis is to model the existing site condition and then the proposal in 3 dimensions, thus allowing us to analyse the current situation and compare with relative ease the proposed situation.

The 3D model that has been created is then imported into specialist daylight analysis software from which calculations are then run for both the existing and proposed. We have isolated the dwellings of concern and taken a basic image capture which is displayed below.

Existing Conditions



Proposed Conditions



5. Vertical Sky Component Benchmark & Results

As previously stated, even though the benchmark figures provided by BRE may provide helpful guidance to consultants and planning officials, these are purely advisory, how the results are interpreted may depend on the complexity and context of the development as a whole. Locations that may be considered dense urban areas or City Centre developments are often exposed to larger constraints in comparison to low-rise suburban areas, with that said, there is a higher scope for potential obstructions and loss of daylight in these areas. Higher density developments, such the one in question, generally experience lower daylight and sunlight levels.

Interpretation of the scale of impact

As discussed, the windows of the neighboring dwelling may or may not achieve the targets set by BRE, however, what BRE does not provide is an idea of the significance that these results will have on the assessed neighboring dwellings. Therefore, using professional experience, if we apply a scale to judge the implication these results may have on the dwelling, we can better understand the impact that may be experienced. The scale below is based on the BRE baseline target of 80% daylight retention.

Scale of Impact

Where the loss of daylight and sunlight fully meets the BRE Guidance Values, the impact is assessed as **Negligible**

Where the loss of daylight and sunlight is reduced within 20 – 35% of the BRE Guidance Values, the impact is can be classed as **Minor**

Where the loss of daylight and sunlight is reduced within 35 – 50% of the BRE Guidance Values, the impact is can be classed as **Moderate**

Where the loss of daylight and sunlight is reduced within 50 – 100% of the BRE Guidance Values, the impact is can be classed as **Major**

**The guidance above has been taken from BRE daylight and sunlight book for the nature and scale section 5. Ref: Site Layout Planning for Daylight and Sunlight, Appendix 1 Environmental Impact Assessment, page 73.*

6. Vertical Sky Component Analysis Results

The Vertical Sky Component has been calculated for the openings labelled in section 3 of this report for both the existing and proposed conditions. As previously stated, these window receptors are considered 'worst case', therefore, any other windows that sit at a greater distance or higher elevation than those that have passed the analysis within this report, under BRE Guidelines, will also pass by default.

Receptor Reference	Existing %	Proposed %	% of Existing
Window 1	35.47	25.38	72.00%
Window 2	35.10	25.36	72.00%
Window 3	34.06	24.22	71.00%
Window 4	31.59	23.50	74.00%
Window 5	28.97	24.04	83.00%
Window 6	17.96	17.40	97.00%
Window 7	37.24	33.48	90.00%
Window 8	34.96	31.75	91.00%
Window 9	34.33	31.10	91.00%
Window 10	34.33	31.66	92.00%
Window 11	36.26	34.94	96.00%
Window 12	34.29	34.31	100.00%
Window 13	39.17	39.14	100.00%
Window 14	39.25	39.22	100.00%
Window 15	39.12	39.11	100.00%
Window 16	39.07	39.09	100.00%
Window 17	39.25	39.23	100.00%
Window 18	39.17	39.13	100.00%

Receptor Reference	Existing %	Proposed %	% of Existing
Window 19	39.57	39.57	100.00%
Window 20	39.52	39.52	100.00%
Window 21	39.55	39.55	100.00%
Window 22	39.53	39.53	100.00%
Window 23	39.57	39.57	100.00%
Window 24	39.60	39.60	100.00%
Window 25	39.56	39.56	100.00%
Window 26	39.58	39.58	100.00%

Vertical Sky Component Results Summary

As can be seen above, the results show that 22 from 26 window receptors meet the minimum requirements as set by BRE Guidelines.

When we apply the scale of impact as detailed in section 5, page 15 of this report, we can see that these window receptors may experience the following level of impact:

- Receptors 5 – 26 may experience a '*Negligible*' impact in terms of daylight;
- Receptors 1 - 4 may experience a '*Minor*' impact in terms of daylight;

7. Annual Probable Sunlight Hours Results

As stated in section 3 of this report, APSH is a measure of the amount of potential direct sunlight that is available to a given surface. Only windows which face within 90 degrees of due south need to be assessed. BRE Guidance states that windows should continue to receive in excess of 80% of their pre-development value, **or** 25% of available hours over a year / 5% of hours in winter to be considered well - lit **or** if the window has a reduction in sunlight received over the whole year less than 4% of annual sunlight hours.

Receptor Reference – Annual Hours	Existing %	Proposed %	% of Existing
Window 1	62.00	46.00	74.00%
Window 2	58.00	42.00	72.00%
Window 3	59.00	45.00	76.00%
Window 4	52.00	42.00	81.00%
Window 5	51.00	45.00	88.00%
Window 6	32.00	32.00	100.00%
Window 7	59.00	57.00	97.00%
Window 8	49.00	48.00	98.00%
Window 9	49.00	47.00	96.00%
Window 10	48.00	47.00	98.00%
Window 11	64.00	64.00	100.00%
Window 12	62.00	64.00	103.00%
Window 13	67.00	67.00	100.00%
Window 14	67.00	67.00	100.00%
Window 15	67.00	67.00	100.00%
Window 16	67.00	67.00	100.00%
Window 17	67.00	67.00	100.00%
Window 18	67.00	67.00	100.00%

Receptor Reference – Annual Hours	Existing %	Proposed %	% of Existing
Window 19	67.00	67.00	100.00%
Window 20	67.00	67.00	100.00%
Window 21	67.00	67.00	100.00%
Window 22	67.00	67.00	100.00%
Window 23	67.00	67.00	100.00%
Window 24	67.00	67.00	100.00%
Window 25	67.00	67.00	100.00%
Window 26	67.00	67.00	100.00%

Receptor Reference – Winter Hours	Existing %	Proposed %	% of Existing
Window 1	21.00	14.00	67.00%
Window 2	20.00	12.00	60.00%
Window 3	21.00	12.00	57.00%
Window 4	19.00	11.00	58.00%
Window 5	18.00	12.00	67.00%
Window 6	11.00	11.00	100.00%
Window 7	20.00	18.00	90.00%
Window 8	15.00	13.00	87.00%
Window 9	15.00	13.00	87.00%
Window 10	15.00	13.00	87.00%
Window 11	22.00	20.00	91.00%
Window 12	20.00	21.00	105.00%
Window 13	23.00	23.00	100.00%
Window 14	23.00	23.00	100.00%
Window 15	23.00	23.00	100.00%
Window 16	23.00	23.00	100.00%
Window 17	23.00	23.00	100.00%
Window 18	23.00	23.00	100.00%
Window 19	23.00	23.00	100.00%
Window 20	23.00	23.00	100.00%
Window 21	23.00	23.00	100.00%
Window 22	23.00	23.00	100.00%
Window 23	23.00	23.00	100.00%
Window 24	23.00	23.00	100.00%
Window 25	23.00	23.00	100.00%
Window 26	23.00	23.00	100.00%

As can be seen above, all window receptors tested meet the minimum criteria for sunlight hours both annually and in the winter months and therefore satisfy BRE Guidelines.

8. Conclusion

As previously stated, there are proposals for the demolition of an existing building to make way for the construction of a new commercial development at 261 Victoria Road East, Moston, Manchester, M9 7GH.

The purpose of this report is to assess the potential impact that the proposed development may have on the immediate surrounding neighbouring dwellings in terms of daylight and sunlight. The immediate neighbouring dwelling that has been identified for analysis being 'Moston Apartments', specifically the side / south - east elevation that faces directly onto the proposed development. After site analysis we have established that this building is classed as 'worst case' due to its proximity in relation to the proposed development, therefore, if the analysis shows that this building and the relevant windows assessed meet the requirements for levels of change in daylight in accordance with BRE guidelines then all additional surrounding dwellings will meet these requirements by default.

Using industry standard methodology, we have made numerical analysis to calculate the recommended levels of change in daylight for the window receptors detailed in section 3 of this report.

The main criteria used in this analysis is to show compliance is the Vertical Sky Component and Annual Probable Sunlight Hours for the effect on a neighbouring dwelling's habitable windows.

The analysis shows that 22 out of the 26 relevant window receptors tested meet and are in excess of the minimum requirements to satisfy BRE Guidelines for levels of change in daylight and sunlight. It can be seen that there are 4 window receptors that do not meet this criteria, however, in line with the scale of impact as detailed in section 5 of this report, we can see that these 4 receptors may only experience an overall 'Minor' impact in terms of loss of daylight.

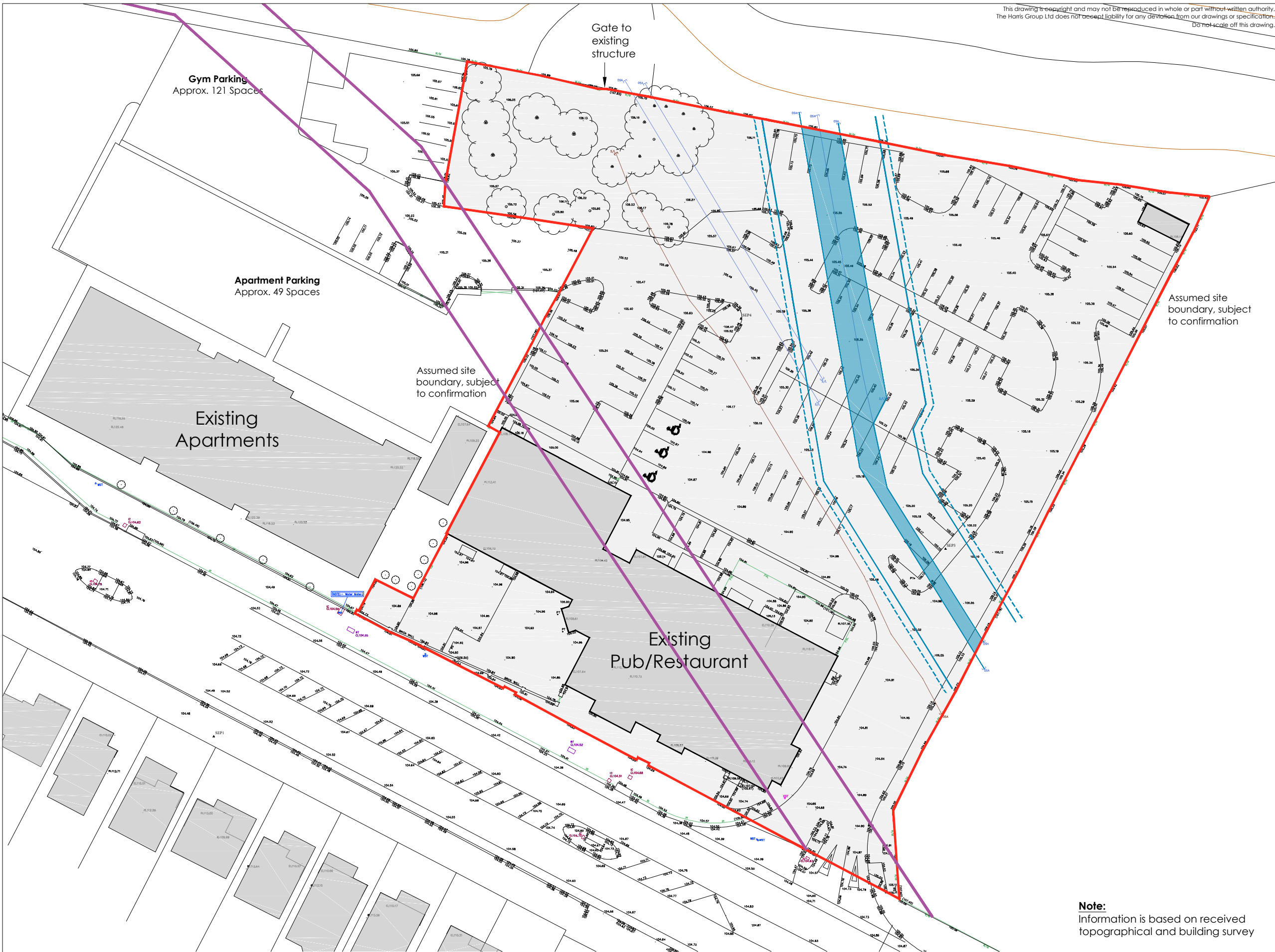
The results have also shown that all receptors tested meet and are in excess of the requirements for Annual / Winter Probable Sunlight Hours in accordance with BRE Guidelines.

It must be noted that the Vertical sky component (VSC) and Annual/Winter Probable Sunlight Hours test are a 'spot' measure of the skylight reaching the mid-point of a window from an overcast sky. It represents the amount of visible sky that can be seen from that reference point, from over and around an obstruction in front of the window. That area of visible sky is expressed as a percentage of an unobstructed hemisphere of sky, and, therefore, represents the amount of daylight available for that particular window alone. As it is a 'spot' measurement taken on the outside face of the window, its shortcoming is that it takes no account of the size or number of the windows serving a room, or the size and layout of the room itself.

We must stress that despite the methodology used above and the results that are drawn from it provide helpful guidance to consultants and planning officials, these are purely advisory, how the results are interpreted may depend on the complexity and context of the development as a whole.

Appendices

Appendix A: Existing Plans



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Site Area

Underground aqueduct
5m easement either side with
additional 1m build easement
(as surveyed April 2020)

1.69 acres
(0.69 hectares)

EXISTING SITE PLAN
SCALE 1:500 @ A3

0 5 10 15 20 25m

SCALE 1:500

NORTH

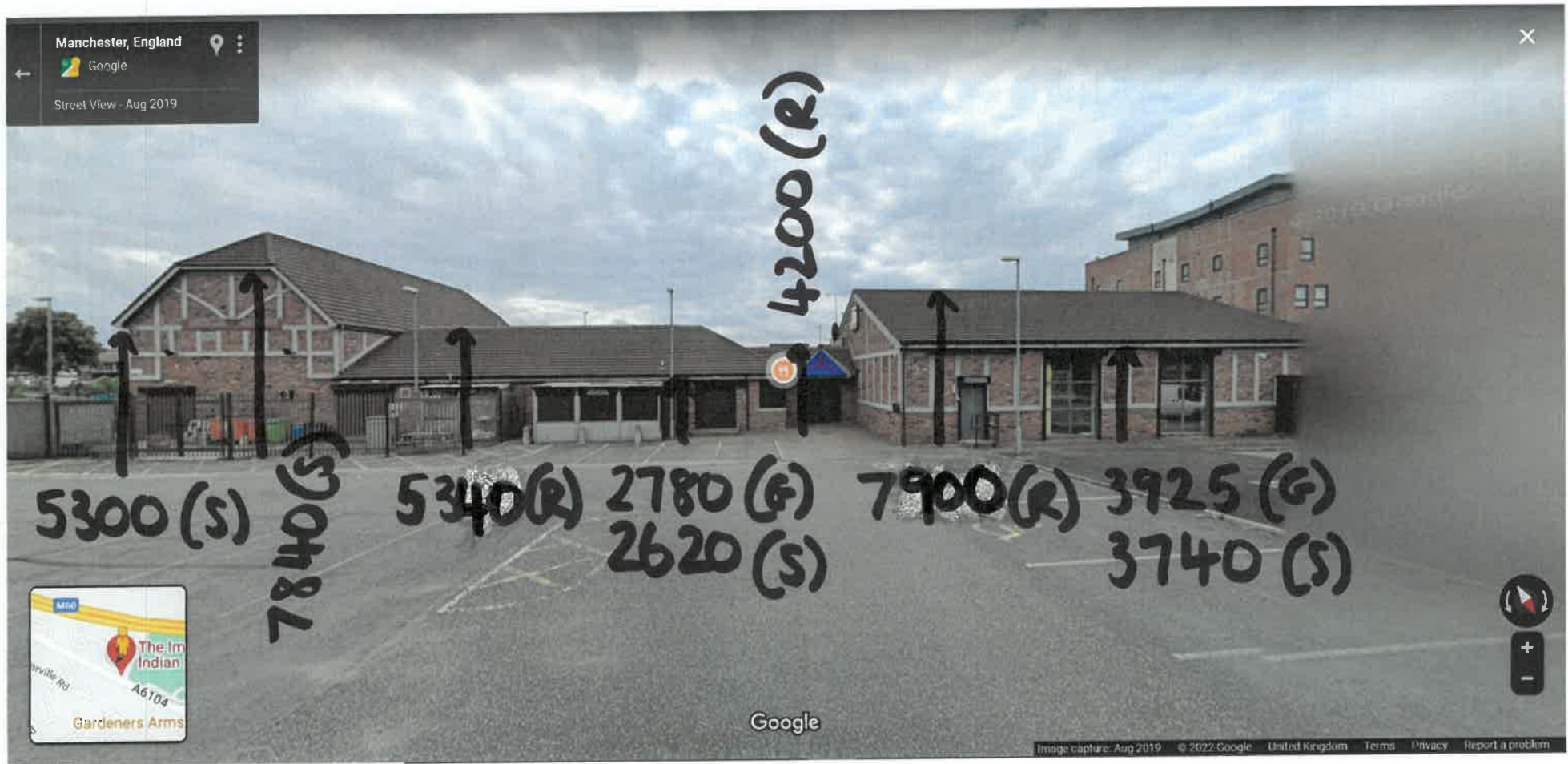
Note:
Information is based on received
topographical and building survey

Assumed site boundary and site
constraints based on desktop study
and subject to confirmation.

All Legal easements and extent of
existing underground services
locations are subject to
confirmation.

Rev	Date	Description	Rev By	Chk'd By
Project Title		PROPOSED FOODSTORE		
		VICTORIA AVENUE EAST MANCHESTER M9 7HW		
Client		ALDI STORES LTD		
Status		BOARD APPROVAL		
Scale	1:500	Drawing Size	A3	
Date	APR 2020	Drawn By	RG	Checked LEEB
Drawing Title		EXISTING SITE PLAN		
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G = TO GUTTER

S = TO UNDERSIDE OF SOFFIT

R = TO RIDGE

Appendix B: Proposed Plans



Note:
Information is based on received topographical and building survey.
Assumed site boundary and site constraints based on desktop study and subject to confirmation.
All legal easements and extent of existing underground services locations are subject to confirmation.
Levels over the UU Easement are subject to on site investigation and trial holes to establish level of cover to pipework. All investigation works to be co-ordinated by Utility Connections and United Utilities.

Gym Parking
Approx. 121 Spaces

Apartment Parking
Approx. 49 Spaces

Existing Apartments

UNIT A Proposed ALDI Foodstore
1884m² Total GIA
1974m² Total GEA
1331m² Sales Area

119 Total Car Parking Spaces
2.7m x 5m
(Incl. 8x accessible bays, 9x Parent & Child and 4 EV spaces)

Localised location of United Utilities underground water utility as surveyed through trial pits. Easement from centreline of 1200mm pipe as noted on UU records

Existing United Utilities underground water utility

NEW Shared access/egress as required to Highway Engineers design and subject to Local Authority approval

New access for Rugby Club

Existing entrance to Rugby club

Land transferred to Rugby club plot to square off land to pitches (0.04Acres)

Land required to facilitate entrance from adjacent rugby club plot (0.368 Acres)

RED LINE BOUNDARY 2.10 ACRES (0.85 HA)

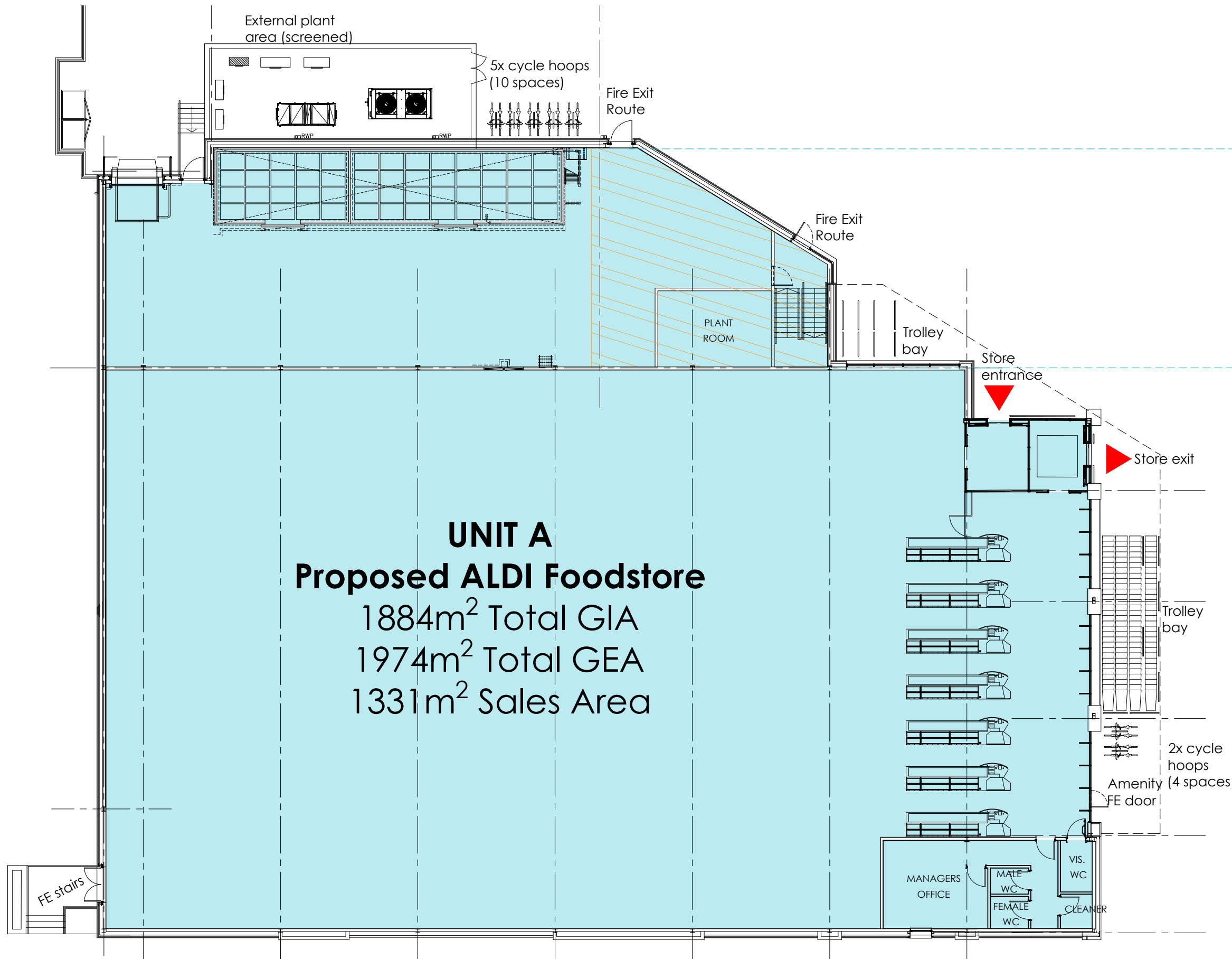
PROPOSED SITE PLAN SCALE 1:250 @ A1

0 2.5 5 7.5 10 12.5m
SCALE 1:250

N

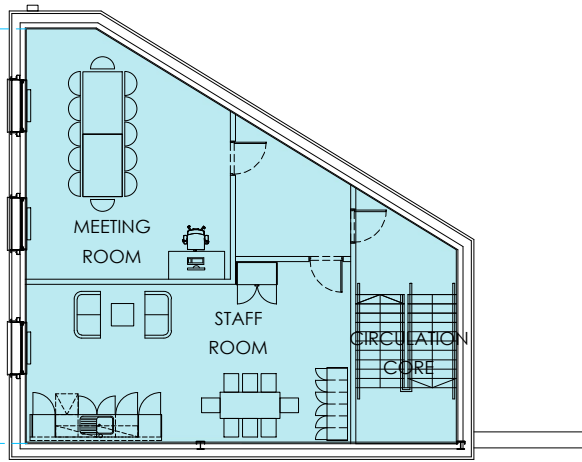
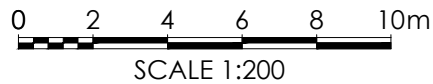
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Project Title	PROPOSED FOODSTORE	ALDI
Client	ALDI STORES LIMITED	
Status	PLANNING	
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Date	MAY 21	Drawn By LEE B Checked RG
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Job-Dwg No	16223BOL-100	Rev B
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Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG, t. 0161 2388555		
The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB, t. 01908 211571		
101 London Road, Reading, RG1 3BY, t. 0118 9607700		
10 Gress Court, St Christophers Place, London, W1U 1JJ, t. 0207 4091215		
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PROPOSED GROUND FLOOR PLAN
Scale 1:200

PROPOSED GA PLANS
SCALE 1:200 @ A3

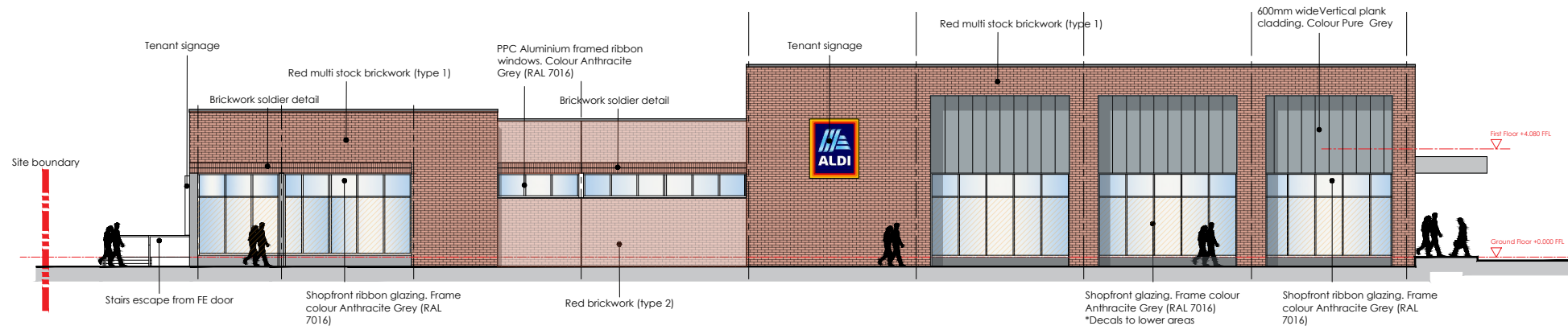


PROPOSED FIRST FLOOR PLAN
Scale 1:200

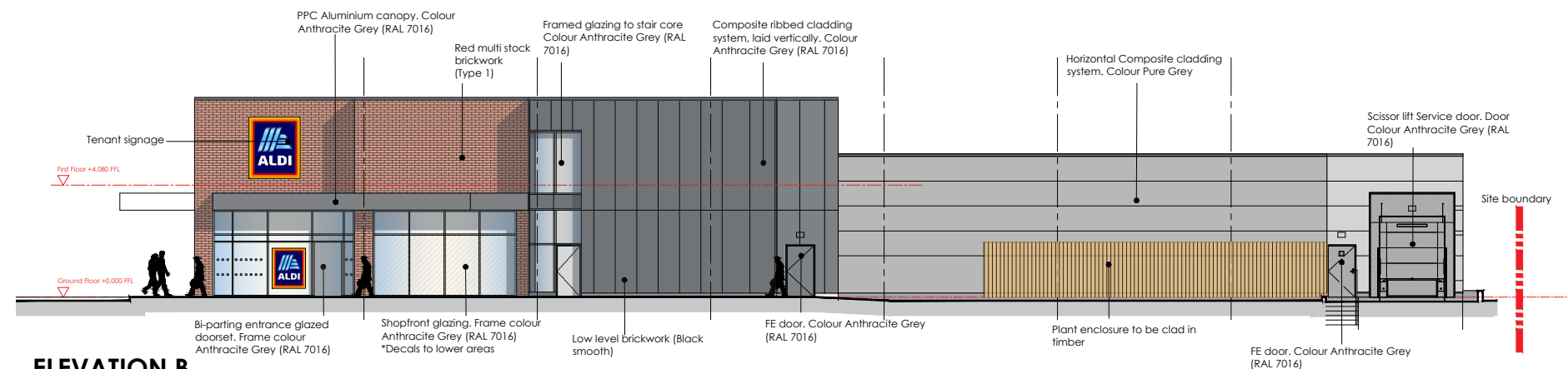
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Client		VICTORIA AVENUE EAST MANCHESTER M9 7HW		
Status		ALDI STORES LTD		
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Drawing Title		Drawing Size A3		
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Rev		-		



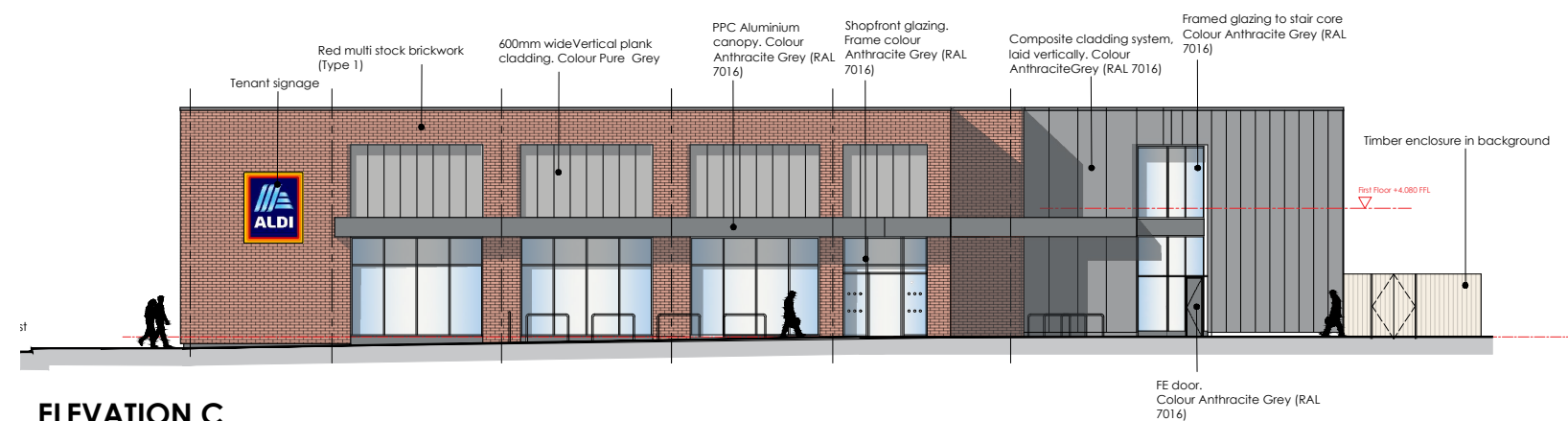
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The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB t. 01908 211577	
101 London Road, Reading, RG1 5BY t. 0118 9507700	
10 Gees Court, St Christophers Place, London, W1U 1JJ t. 0207 4091215	



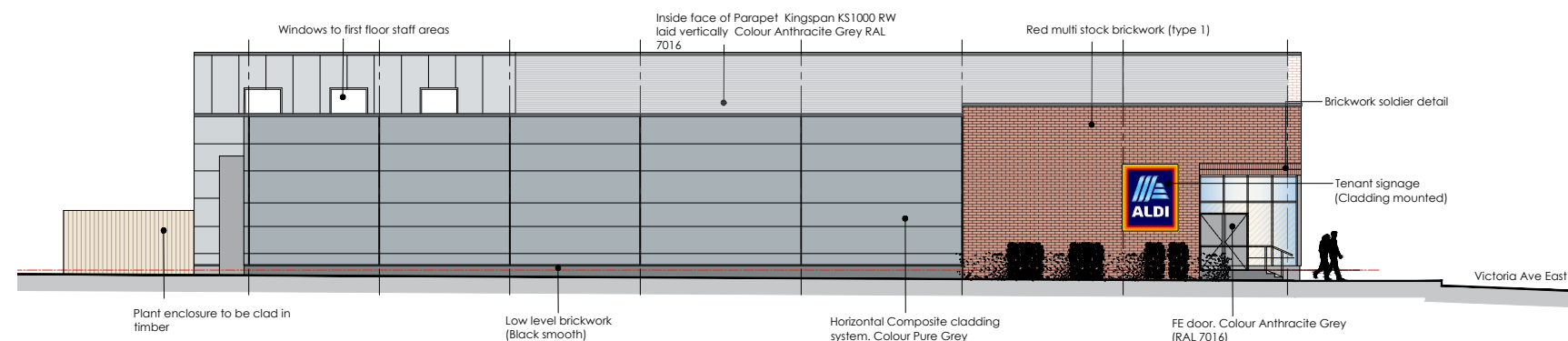
ELEVATION A



ELEVATION B

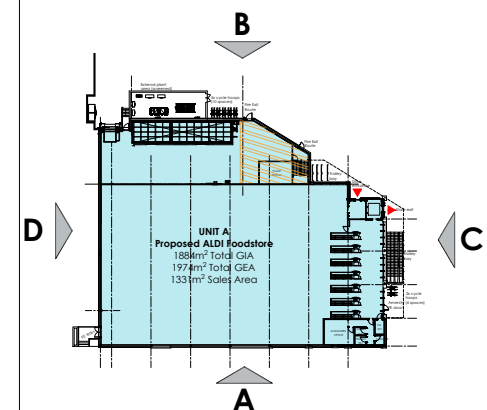
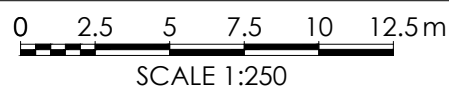


ELEVATION C



ELEVATION D

PROPOSED ELEVATIONS
SCALE 1:250 @ A3



Rev	Date	Description	Rev By	Chk'd By
A	15.03.22	Cladding revised	AJW	DJE

Project Title	PROPOSED FOODSTORE VICTORIA AVENUE EAST MANCHESTER M9 7HW	
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Client	ALDI STORES LTD
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Status	PLANNING
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Scale	1:250	Drawing Size	A3
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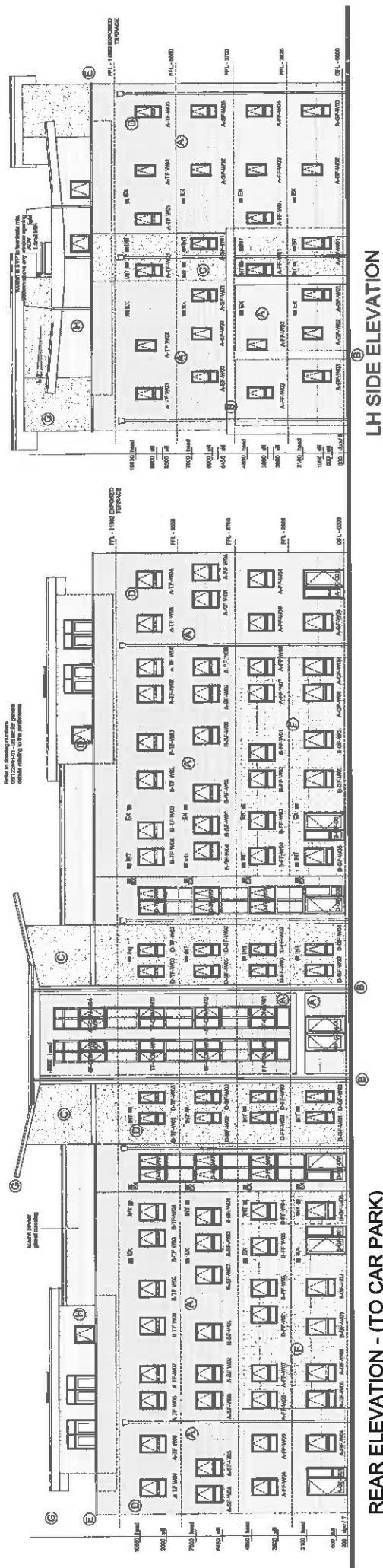
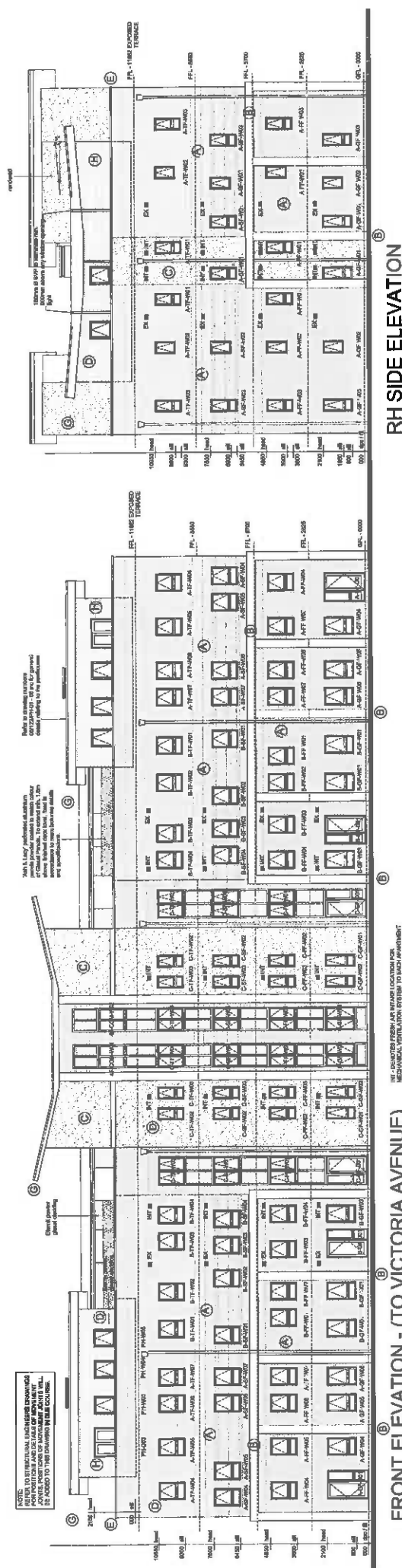
Date	JAN 2022	Drawn By	CM	Checked	LEEB
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Drawing Title	PROPOSED ELEVATIONS
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Job-Dwg No	16223BOL-104	Rev	A
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☐ The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB t. 01908 211577	
☐ 101 London Road, Reading, RG1 5BY t. 0118 9507700	
☐ 10 Gees Court, St Christophers Place, London, W1U 1JJ t. 0207 4091215	

Appendix C: Moston House Supporting Plans



MATERIAL SCHEDULE

- A** MAIN FACING BRICK TO BE GRANGER MULTI GLY STONE
- B** FRAME ELEMENT TO HAVE MINIMUM PROTECTION TO BE PAINTED AND TO BE GRAY DUFF STONE.
- C** THROUGH COLOUR RENDER TO BE INOXY
- D** WINDOWS DOOR TO BE LAMP GREY
- E** FLAT CORNICE IN SUIT REQUIRED TO FINISH WALL
- F** POLISHED LORTON TO BE PAINT TO BE BY FOOTPRINTS
- G** RENDER WORK TO BE PAINT TO BE USED
- H** ROOF TO BE FINISHED WITH MANIFOLD GREY CLADDING. PARASOL SUPPORTS FRAMES TO MATCH CLADDING.
- I** ROOF FINISH TO BE FINISH TO BE LAMP GREY
- J** ROOF FINISH TO BE FINISH TO BE LAMP GREY

REV. C 1000000 ELEVATIONS UPDATED TO REFLECT NEW REDUCED FOOTPRINT TO PENTHOUSES. NIS
REV. B 230708 ELEVATIONS AMENDED TO INCORPORATE FOURTH FLOOR DETAILS. SAH
REV. A 1000000 COGNOMIAL WINDOW REFS ADDED. ADV NOTED TO BLACK VEINT SHAFTS. NIS

CLIENT
MORRIS HOMES (NORTH) LTD.

PROJECT
PROPOSED APARTMENT BLOCK ON LAND AT
VICTORIA AVENUE EAST, MOSTON.

DRAWING TITLE:
ELEVATIONS.

DATE NOV 07	SCALE 1:100 @ A1	DRAWN GJF	ORIG. No. 06/122/WD4	REVISED C
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0 10 20 30 40 50 60 70 80 90 100

GENERAL
ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH BUILDING REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE AND RELEVANT REQUIREMENTS. ALL MATERIALS TO BE ORDERED OR SUPPLIED IN STREET ORDERED TO BE SUPPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SUITABLE FOR THEIR PURPOSES. ALL WORKS TO BE CAN BE DONE OUT TO THE SATISFACTION OF THE BUILDING INSPECTOR AND MARRIAGE HOUSE INSPECTOR.

SMALL, MID-LOW DPC
APPROVED FOUNDATION GRADE BLOCKWORK/CONCRETE TO BE USED IN CH GROUND LEVEL CAPACITY UP TO 20mm IN SLOPE OF 1:10. 75% QUALITY MATCHING BLOCK REQUIRED TO DETERMINE DPC. DPC REQUIRED TO ALL WALLS (MASONRY/CONCRETE) IN GROUND LEVEL AND INSTALLED HORIZONTALLY AND VERTICALLY TO EXTERNAL CHANGES AS REQUIRED. FOUNDATION DESIGN TO SPECIALIST CONSULT. PLEASE REFER TO BUTTS ASSOCIATES FOUNDATION DRAWINGS AND GAS PREVENTION DETAILS.

[illegible]

ON THE LEFT, A 1980S-STYLE COUNTRY HOME WITH A LARGE FRONT PORCH. THE HOUSE WAS BUILT IN 1980 BY A COUNTRY MUSIC STAR WHO WANTED A HOME THAT REFLECTED HIS MUSIC. THE HOUSE WAS BUILT IN 1980 BY A COUNTRY MUSIC STAR WHO WANTED A HOME THAT REFLECTED HIS MUSIC.

[illegible][illegible]

CANITY TIES
STAINLESS STEEL TIES AN INVERTED AND SHOWN VERTICALLY SET IN COUNKED
ATTENTION TO GIVE THE THIS PART IS A NEW, ADDITIONAL TIES REQUIRED NEARLY ALONG TO

[illegible]

VENTILATION. MECHANICAL HEAT RECOVERY VENTILATORS (HRV) PROVIDE THE MOST EFFECTIVE MEANS OF EXHAUSTING CONTAMINANTS UP TO 90% OF HEAT AS COMPARED WITH AIR EXHAUSTS. AS A RESULT, CONTAMINANTS WILL BE EXHAUSTED ON SEPARATE EXHAUSTS. TYPE LABELS, METAL AND FIBER, IN ACCORDANCE WITH FEDERAL SUPPLY SPECIFICATIONS, VENTILATION PROVIDED IN ACCORDANCE WITH APPLIED AND OCCUPANCY.

CONCRETE FLOOR CONSTRUCTION TO FIRST, SECOND AND THIRD FLOOR ABOVE TRUCK CONCERNS HOW LONGER IN JACK FLOOR STAYS IN THE SAME AREA WITH ONE CONCRETE LAYER WITH INCREASE PLACEMENT TO PERMITTER. JOINTS TO BE BUTT JOINTS AND ALIGNED WITH SAME LAP WITH POLYETHYLENE LAYER AND JACK FLOOR OVERLAPPING JOINTS TO BE DONE WITH GOOD DIAL 25mm POLYETHYLENE LAYER.

ATTENTION:

UNCLASSIFIED CONFIDENTIAL TO BE FITTED IN ACCORDANCE WITH MANUFACTURING DETAILS AND IN ACCORDANCE WITH APPROVED DOCUMENT NO. BOTH SIDES TO BE PROVIDED WITH HOLE PUNCH, WHICH IS USED FOR THE PURPOSE OF ATTACHING TO THE FILE.

ALL SERVICE INFORMATION TO BE INCLUDED IN ONE SET HOLE PUNCH ONLY WITH 12 LATCHING OF

3-10-1968

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-01-2001 BY 60322 UCBAW/SJS

SCORED-PAIRED TO PRUTHOUSE
 ALEXANDRIA, FULLY ARMED ON MARCH FROM A ROAD NEAR A TOWN BOARD ON WASHINGTON COUNTY, LATELY
 LAYERS ON 200000 PCE FLOOR LAYERS BY EACH, SUNDAY DESIGNED TO BE ROBUST TYPE CO. WITH 100
 100000 VOD AND 1000 WALLBOARD WITH 300000 PCE. ROOF TO ACHIEVE AN AVERAGE 1" VALUE OF
 1.5 IN 1000.

SALES WATER 65008
POLYPS OR BARKER APPROVED BOWLS HAVE PRODUCT WITH FITTING OVERSHOULDER INTO CILLY.
MULTIPLE FITTING TO PLAY TOOK SYSTEM TO BE SUPPLIED AND SPECIFIED BY BARKER. REGULATED
AND FITTED IN ACCORDANCE WITH THEIR RECOMMENDATIONS AND DETAILS
ALL HANDED
ON 10000 TALL. BVP AND BP WITH MESH COVER POSITIONED BEHIND ABOVE ANY OTHER LIGHT

[illegible][illegible][illegible]

MORRIS HOMES (NORTH) LTD.
PROJECT
**PROPOSED APARTMENT BLOCK ON LAND AT
VICTORIA AVENUE EAST, MONTREAL**

DATE	NOV 07	SCALE	1:50 @ A1	DRAWN	G.J.F	DRWG NO.	CR/122/M08	REV	D
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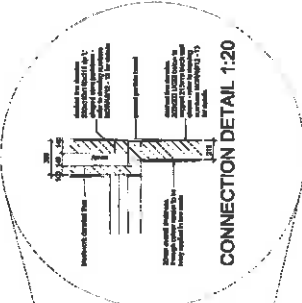
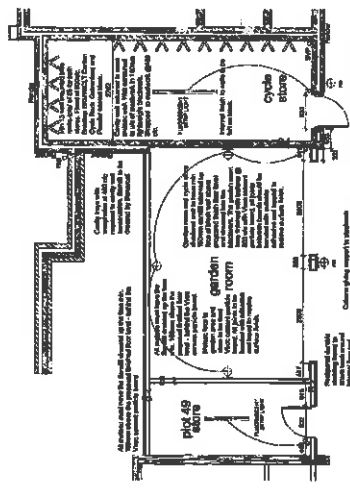
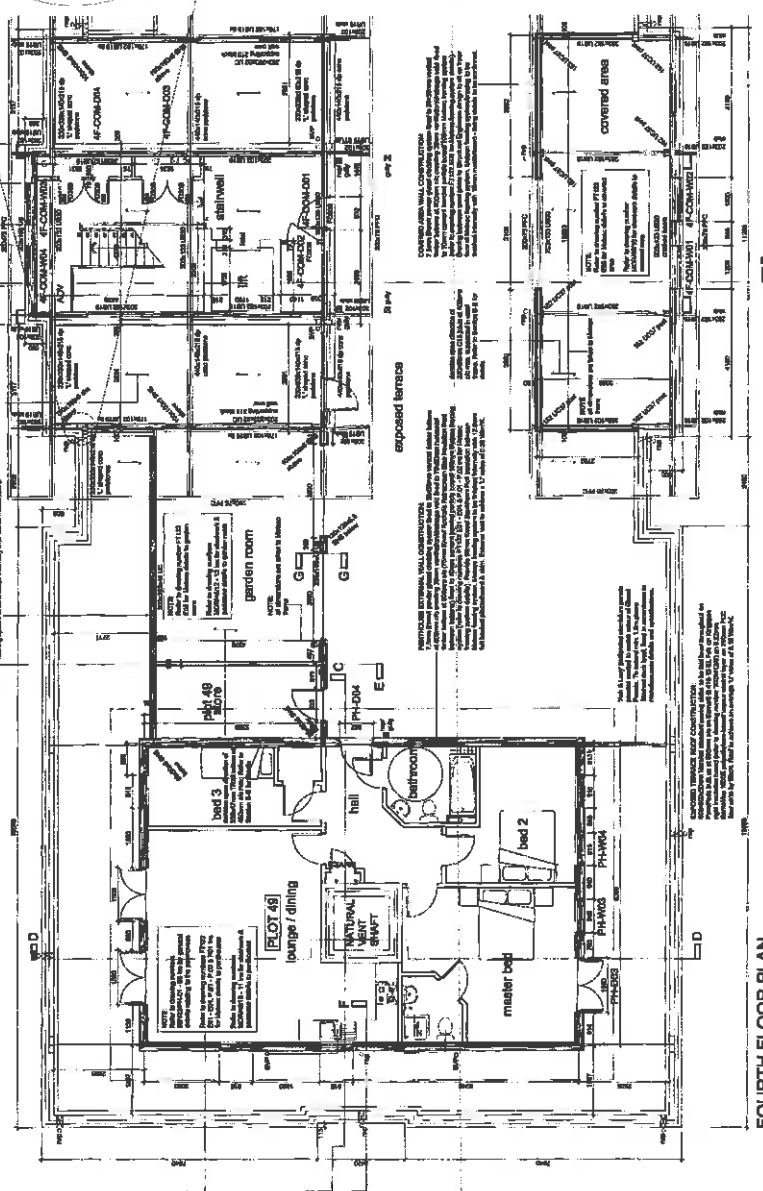
TEL: 01257 241500
 FAX: 01257 287224
 E: info@piffert.co.uk
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 Mechanical Products Ltd.



REVISIONS:

A	JH	/	deck amended to correspond with Engineers drawings. Note added.	
B	SJ	/	upper support steelwork added. G.F. 20.02.08	
C	SJ	/	Star casted in accordance with Brown side design. N.E. 21.02.08	
D	SJ	/	Fourth floor details added. SAN 21.07.08	
E	SJ	/	Notes updated from DLSAL to ROCKPANEL and cement board to WOOD. Findings board added to u/p of roof to 6th, concrete roof slab omitted and wall added.	

NOTE:
THE RIGHT HAND SIDE OF THE BUILDING IS
A PLANNED GARDEN AND THE LEFT HAND
SIDE OF THE BUILDING EXCLUDING
THE STAIRWELL ENCLOSURE



FOURTH FLOOR SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	Concrete floor slab	100.00	Sq. M	
2	Reinforcement steel	15.00	Tonnes	
3	Formwork	200.00	Sq. M	
4	Stairs	50.00	Sq. M	
5	Walls	120.00	Sq. M	
6	Doors	10.00	No.	
7	Windows	20.00	No.	
8	Partitions	80.00	Sq. M	
9	Roof	10.00	Sq. M	
10	Ground floor	100.00	Sq. M	

NOTES:
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING SERVICES AND STRUCTURES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE.
6. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY QUALIFICATIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

SECOND FLOOR SCHEDULE

performance

NOTE:
REFER TO FIRE STRATEGY DOCUMENTATION
FOR DETAILS RELATING TO COMPLIANCE WITH
BUILDING REGULATIONS APPROVED
DOCUMENT 8 (MEANS OF ESCAPE)



100



100

NAME: 1: ENTWELLING KUND BRONZE RATE BE CONFIRMED VIA SAP CALCULATIONS

THESE & OTHER RESEARCHERS HAVE DEVELOPED A NEW
TYPE OF CRYSTALLINE POLYMER FILM THAT CAN BE USED TO
CONSTRUCT A NEW TYPE OF POLYMER FILM THAT CAN BE USED
TO CONSTRUCT A NEW TYPE OF POLYMER FILM THAT CAN BE USED

444440 LUMENS PER CIRCUIT WATT, FUSED PATTERN. LIGHT ATTACHES REQUIRED.

PHOTOELECTRIC CELL AND LIGHT-INDUCED REACTION

FIG. 2. LOCATION PLAN PROVIDED CURRENT LOCATION OF MITE IN RELATION TO LOCAL AMENITIES

WALL 1.5m LONG WITH A DOUBLE SOCKET AND DOUBLE TELEPHONE POINT.

POOL 8: 7 HAS BITE. IS LOCATED IN A LOW PINE FLOODING AREA. AS ONE BRUIED WITH THIS SA.

CONFIRMATION CLAIMED THEY ARE FROM A CERTIFIED SCHEME AS LISTED IN BDO HOUSE PRICES

WANT 4: WATER USAGE CALCULATING REQUIRED FOR THE DEVELOPMENT AND THE FLIGHT, AS WELL AS THE COLLECTION OF DATA.

MAINTAIN A MINIMUM OF TWO LIFE RAFTER BUTTS TO BE PROVIDED TO DESIGN LOCATIONS WITHIN THE LIFE RAFTER BUTT.

ECO 2: ENHANCEMENT OF SITE FEATURES & BUILDING WITH RECONNECTIONS OF EGGS, BEES & INSECTS

LANDSCAPING DETAILS

TABLE 1: SEPARATE OXYGENING CALCULATIONS TO BE COMPLETED.

HEAD 25 COMMUNAL SPACE HAS BEEN PROVIDED TO THE TOP FLOOR AND PRIVATE SPACE TO G

NAME : CONCRETE CONSTRUCTION- BEST PRACTICE SITE MANAGEMENT.

GROUND LEVEL.

ERRIS HOMES (NORTH) LTD.

CONDOMINIUM APARTMENT BLOCK ON LAND AT
TORIA AVENUE EAST, BOSTON.

AG TITLE
 1901 FIRST & SECOND E 000 DI AND

SCALE	DRAWN	DRWG NO.	REV.
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1

WINDOW SCHEDULE - 1 (FIBRO FLOOR - APARTMENT TYPE A & B)			
Window No.	Room/Room No.	Window Size (mm)	Comments
W-1	Living Room	1500 x 1500	1500 x 1500
W-2	Living Room	1500 x 1500	1500 x 1500
W-3	Living Room	1500 x 1500	1500 x 1500
W-4	Living Room	1500 x 1500	1500 x 1500
W-5	Living Room	1500 x 1500	1500 x 1500
W-6	Living Room	1500 x 1500	1500 x 1500
W-7	Living Room	1500 x 1500	1500 x 1500
W-8	Living Room	1500 x 1500	1500 x 1500
W-9	Living Room	1500 x 1500	1500 x 1500
W-10	Living Room	1500 x 1500	1500 x 1500
W-11	Living Room	1500 x 1500	1500 x 1500
W-12	Living Room	1500 x 1500	1500 x 1500
W-13	Living Room	1500 x 1500	1500 x 1500
W-14	Living Room	1500 x 1500	1500 x 1500
W-15	Living Room	1500 x 1500	1500 x 1500
W-16	Living Room	1500 x 1500	1500 x 1500
W-17	Living Room	1500 x 1500	1500 x 1500
W-18	Living Room	1500 x 1500	1500 x 1500
W-19	Living Room	1500 x 1500	1500 x 1500
W-20	Living Room	1500 x 1500	1500 x 1500
W-21	Living Room	1500 x 1500	1500 x 1500
W-22	Living Room	1500 x 1500	1500 x 1500
W-23	Living Room	1500 x 1500	1500 x 1500
W-24	Living Room	1500 x 1500	1500 x 1500
W-25	Living Room	1500 x 1500	1500 x 1500
W-26	Living Room	1500 x 1500	1500 x 1500
W-27	Living Room	1500 x 1500	1500 x 1500
W-28	Living Room	1500 x 1500	1500 x 1500
W-29	Living Room	1500 x 1500	1500 x 1500
W-30	Living Room	1500 x 1500	1500 x 1500
W-31	Living Room	1500 x 1500	1500 x 1500
W-32	Living Room	1500 x 1500	1500 x 1500
W-33	Living Room	1500 x 1500	1500 x 1500
W-34	Living Room	1500 x 1500	1500 x 1500
W-35	Living Room	1500 x 1500	1500 x 1500
W-36	Living Room	1500 x 1500	1500 x 1500
W-37	Living Room	1500 x 1500	1500 x 1500
W-38	Living Room	1500 x 1500	1500 x 1500
W-39	Living Room	1500 x 1500	1500 x 1500
W-40	Living Room	1500 x 1500	1500 x 1500
W-41	Living Room	1500 x 1500	1500 x 1500
W-42	Living Room	1500 x 1500	1500 x 1500
W-43	Living Room	1500 x 1500	1500 x 1500
W-44	Living Room	1500 x 1500	1500 x 1500
W-45	Living Room	1500 x 1500	1500 x 1500
W-46	Living Room	1500 x 1500	1500 x 1500
W-47	Living Room	1500 x 1500	1500 x 1500
W-48	Living Room	1500 x 1500	1500 x 1500
W-49	Living Room	1500 x 1500	1500 x 1500
W-50	Living Room	1500 x 1500	1500 x 1500
W-51	Living Room	1500 x 1500	1500 x 1500
W-52	Living Room	1500 x 1500	1500 x 1500
W-53	Living Room	1500 x 1500	1500 x 1500
W-54	Living Room	1500 x 1500	1500 x 1500
W-55	Living Room	1500 x 1500	1500 x 1500
W-56	Living Room	1500 x 1500	1500 x 1500
W-57	Living Room	1500 x 1500	1500 x 1500
W-58	Living Room	1500 x 1500	1500 x 1500
W-59	Living Room	1500 x 1500	1500 x 1500
W-60	Living Room	1500 x 1500	1500 x 1500
W-61	Living Room	1500 x 1500	1500 x 1500
W-62	Living Room	1500 x 1500	1500 x 1500
W-63	Living Room	1500 x 1500	1500 x 1500
W-64	Living Room	1500 x 1500	1500 x 1500
W-65	Living Room	1500 x 1500	1500 x 1500
W-66	Living Room	1500 x 1500	1500 x 1500
W-67	Living Room	1500 x 1500	1500 x 1500
W-68	Living Room	1500 x 1500	1500 x 1500
W-69	Living Room	1500 x 1500	1500 x 1500
W-70	Living Room	1500 x 1500	1500 x 1500
W-71	Living Room		

FIG. 2. TGF- β 2000 CRYSTAL WITH INHIBITORY CONTROLLED EXTENSION.

[illegible]

PO BOX 1180718 LOCATED IN A LOW RISK FLOODING AREA. AD COMB HEATED WITH THE G.A.
MAY 11 RUDOLPH CONSTRUCTION OWNS A GARDEN GLEBE OF W. INTERNAL WALLS AND PARTY WALLS CLASH A GREEN GLEBE OF W.

TOPICAL

©2001 BAW DATA ON A SITE WITH LOW ECOLOGICAL VALUE, A PRIVATE ECOLOGY REPORT.

EXCISE: THE TOTAL COMBINED FLOOR AREA IS 316,167 SQT. TOTAL EXEMPTED FLOORING IS 167,336 SQT. RATIO OF 3.07 IS ACHIEVED.

ANSWER AND RETURN FOR REPLY. THIS MAILING TO BE COMPLETED DETAILS CONSTRUCTED IN ACCORDANCE WITH RELEVANT DETAILS.

WHILE THIS SITE HAS BEEN DOUBLED IN ACCORDANCE WITH PERFORMANCE STANDARDS BY THE ARCHITECTURAL LIAISON OFFICE FOR RECORD BY DESIGN, ALL PERFORMANCE DOUBLES TO MATCH AND BETTER FOR WINDOWS AT AROUND LEVEL.

MORRIS HOMES (NORTH) LTD.
SUBJECT

PRINTED	REVISED
CHORLEY	02-1-88
LANCASHIRE	02-1-88
POB 795	02-1-88

WORKING TITLE
LOCK THIRD FLOOR PLAN.

SCALE	DRAWN	DRUG NO.	REV

TEL: 01257 281000
 FAX: 01257 287224
www.bioradpharmaceuticals.co.uk

OV 07	1:100 @ A1	GJF	08/12/2003	E
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JECT
PROPOSED APARTMENT BLOCK ON LAND AT
VICTORIA AVENUE EAST, MONTAG

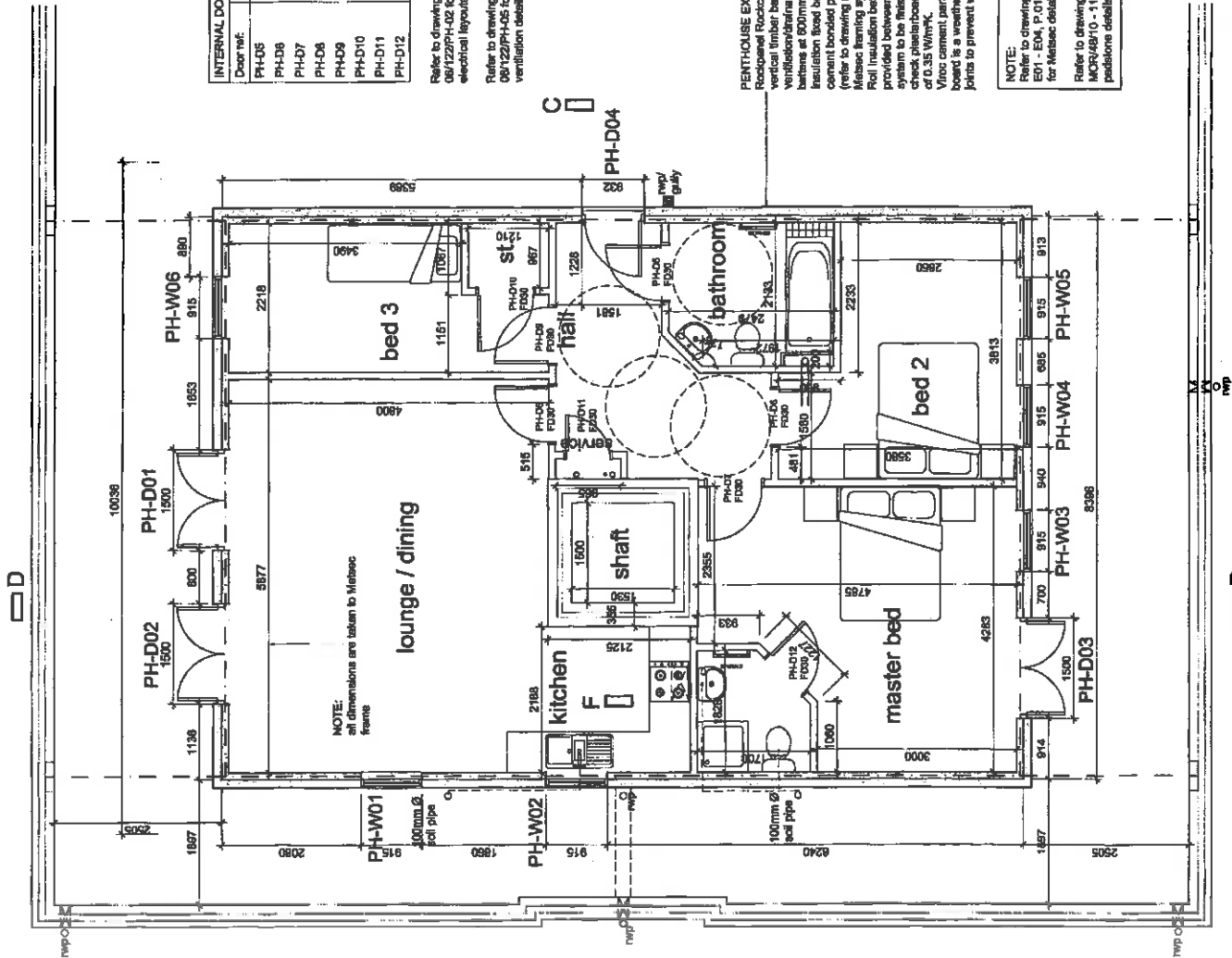
LOCK THIRD FLOOR PLAN.

remains added within stair structure on fourth floor plan. See manuscript sheet. UJ-2007.06.

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THIRD FLOOR PLAN



INTERNAL DOOR SCHEDULE: PENTHOUSE x 2		
Door ref.	Leaf Width/Height	Comments
PH-D05	838x1881	FD30
PH-D06	838x1881	FD30
PH-D07	838x1881	FD30
PH-D08	838x1881	FD30
PH-D09	838x1881	FD30
PH-D10	762x1881	FD30
PH-D11	688x1881	FD30
PH-D12	762x1881	FD30

Refer to drawing number 06/122/PH-02 for heating and electrical layouts.

Refer to drawing number 06/122/PH-05 for mechanical ventilation details and schedule

PENTHOUSE EXTERNAL WALL CONSTRUCTION:
 Rockpanel Rockclad Durable cladding system fixed to 35x50mm vertical timber battens at 600mm c/c creating 38mm ventilation/drainage void fixed to 75x50mm horizontal timber battens at 800mm c/c (75mm Knauf Rockslat Rainscreen Slab insulation fixed between battens) fixed to 100mm masonry concrete bonded particle board/100mm Metasec framing system (refer to drawing numbers FT122 E01 - E04 & P.01 - P.02 for Metasec framing system details). Provide 90mm Knauf Swatherm Rof insulation between Metasec framing system - 10mm gap to be provided between insulation and plasterboard. Metasec framing system to be finished internally with 12.5mm full backed vapour check plasterboard & skim. External wall to achieve a U' value of 0.35 W/mK.
 Vitroc cement particle board - please note that the cement particle board is a weather barrier and must be tapped and sealed at all joints to prevent water penetration.

NOTE:
 Refer to drawing numbers FT122 E01 - E04, P.01 - P.02 & R01 for Metasec details to penthouses
 Refer to drawing numbers MCR/48/10 - 11 for steelwork & padstone details to penthouses

WINDOW & EXTERNAL DOOR SCHEDULE - PENTHOUSE x 2			
Window ref.	Structural Width	Structural Height	Comments
PH-W01	918	2100	
PH-W02	915	1680	
PH-W03	915	2100	
PH-W04	915	2100	
PH-W05	915	2100	
PH-W06	818	2100	
PH-D01	1800	2500	
PH-D02	1600	2500	
PH-D03	1600	2500	
PH-D04	932	2100	

AC: Vitroc
 B: External wall generally amended creating a reduced floor area. NB 20.06.06
 C: Floor plans generally amended creating a reduced floor area. NB 20.06.06
 D: Notes updated from Glasslaid to Rockclad and cement particle board to Vitroc. NB 11.11.08

LMP
 ARCHITECTURAL
 CONSULTANTS
 100-102
 WHITFIELD ROAD
 CHORLEY
 LANCASHIRE
 LA5 2JF
 TEL: 01257 261555
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 www.lmparchitects.co.uk

CLIENT
 MORRIS HOMES (NORTH) LTD.

PROJECT
 PROPOSED APARTMENT BLOCK ON LAND AT
 VICTORIA AVENUE EAST, MOSTON.

DRAWING TITLE
 PENTHOUSE - STRUCTURAL FLOOR PLAN.

DATE
 NOV 07

SCALE
 1:50

DRAWN
 G.J.F.

DRWG NO
 06/122/PH-01

REV
 D

INTERNAL DOOR SCHEDULE: APARTMENT TYPE A		
Door ref:	Leaf Width/Height	Comments
A-D1	838x1981	FD30S Flat entrance door/external quality
A-D2	686x1981	FD30
A-D3	838x1981	FD30
A-D4	838x1981	FD30
A-D5	838x1981	FD30
A-D6	838x1981	FD30

CLIENT		MORRIS HOMES (NORTH) LTD.	
PROJECT		PROPOSED APARTMENT BLOCK ON LAND AT VICTORIA AVENUE EAST, MOSTON.	
DRAWING TITLE APARTMENT TYPE A - STRUCTURAL FLOOR PLAN			
DATE	SCALE	DRAWN	REV
NOV 07	1:50 @ A3	G.J.F	06/122/A-01 C



Door ref.	Leaf Width/Height	Comments
B-D1	838x1981	FD30S Flat entrance door/external quality
B-D2	2 no. 686 x 1981	FD30
B-D3	838x1981	FD30
B-D4	838x1981	FD30
B-D5	838x1981	FD30
B-D6	838x1981	FD30

Refer to drawing number 06/1122/B-02 for heating and electrical layouts.

Refer to drawing number 06/1122/B-05 for mechanical ventilation details and schedule

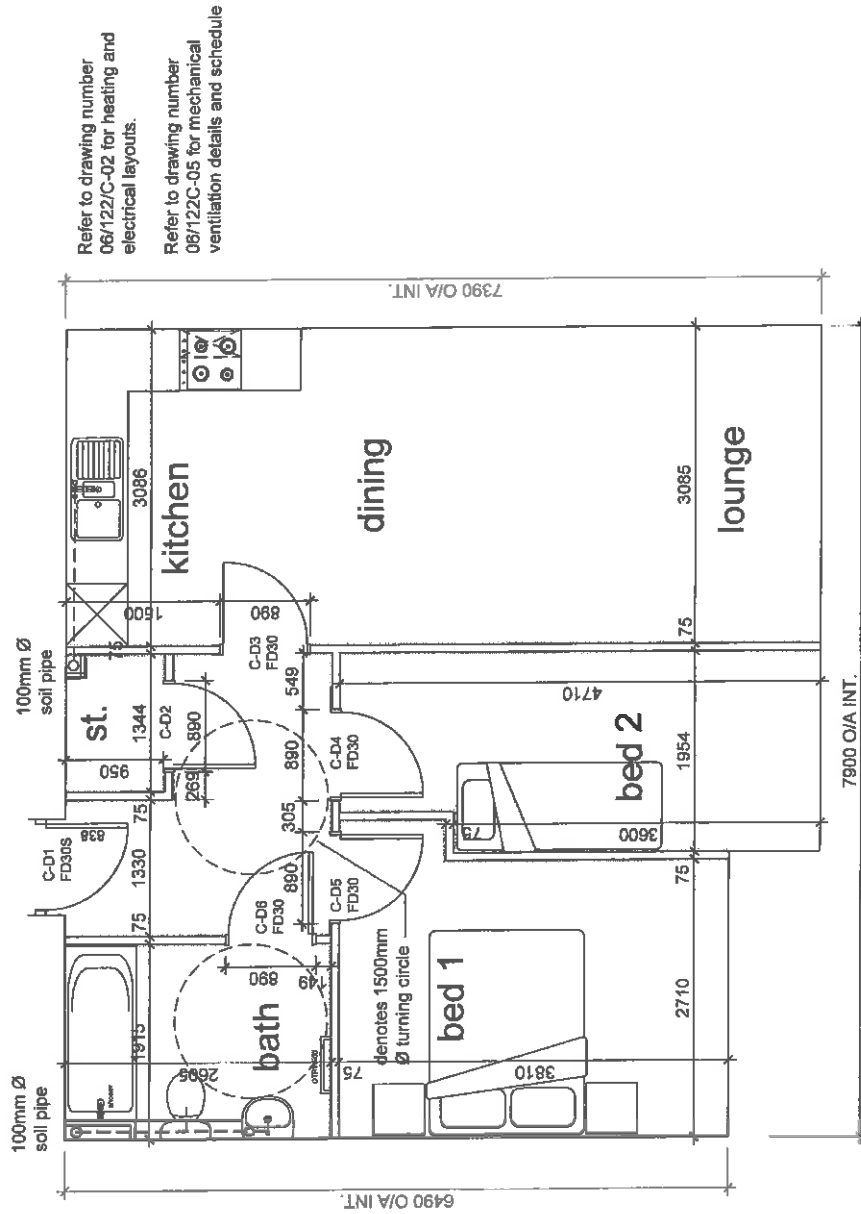


REVISIONS:
A: Bathroom fittings adjusted to ensure provision of 1500mm turning circle. GJF
20.02.08.
B: Kitchen arrangement altered. Nb 12.05.08

CLIENT	MORRIS HOMES (NORTH) LTD.	DATE	NOV 07	SCALE	1:50 @ A3	DRAWN	G.J.F	DWG NO.	06/122/B-01	REV	B
PROJECT	PROPOSED APARTMENT BLOCK ON LAND AT VICTORIA AVENUE EAST, MOSTON.	DRAWING TITLE APARTMENT TYPE B - STRUCTURAL FLOOR PLAN									

INTERNAL DOOR SCHEDULE: APARTMENT TYPE C		
Door ref:	Leaf Width/Height	Comments
C-D1	838x1981	FD30S Flat entrance door/external quality
C-D2	838x1981	FD30
C-D3	838x1981	FD30
C-D4	838x1981	FD30
C-D5	838x1981	FD30
C-D6	838x1981	FD30

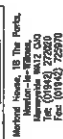
NOTE:
REFER TO THE 1:100 BLOCK FLOOR
PLANS FOR HANDING OF APARTMENT,
THE LOCATION OF ALL EXTERNAL
DOORS AND WINDOW OPENING AND
SCHEDULING OF THE SAME



REVISIONS:
A: Bathroom fittings adjusted to ensure provision of 1500mm turning circle. G.J.F. 20/02/08

CLIENT: MORRIS HOMES (NORTH) LTD.			
PROJECT: PROPOSED APARTMENT BLOCK ON LAND AT VICTORIA AVENUE EAST, MOSTON.			
DRAWING TITLE: APARTMENT TYPE C - STRUCTURAL FLOOR PLAN			
DATE: NOV 07	SCALE: 1:50 @ A3	DRAWN: G.J.F.	REV: A

APARTMENT TYPE C



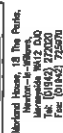
**COMMUNAL ELECTRICAL
LAYOUT SHEET 1 OF 3**

**COMMUNAL ELECTRICAL
LAYOUT SHEET 1 OF 3**

date	time	checked	scale	sig.no	inv
07.08			1:50	HB193-CE-01	A

ITEM A. 16.12.08 LETTER WORK:8 ADDRESSES:TAILED TO G/F, EXTENT OF WORKING TO WATER SERVICES INCREASED TO G/F, LIGHTING PLAN REVISED TO TOP FLOOR CORRIDOR DECK DUE TO PENTHOUSE STRUCTURE STONE AND GLASS ROOM CHANGES. NO





VICTORIA AVENUE EAST,
BOSTON

**COMMUNAL ELECTRICAL
LAYOUT SHEET 2 OF 3**

date	07.08	status	checked	scale	1:50	obj.no	HB-183-CE-02	inv	B
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REV 9 18.12.08 LETTER BOXES ADJUSTED TO GF. EXIT OF
POURING TO WATER SERVICES INCREASED TO GF. LIGHTING PLAY
IMPROVED TO TOP FLOOR COMM. DECK DUE TO PENTHOUSE
SERVICES TO FLOOR AND GARDEN ROOM CHANGING IN
4.18



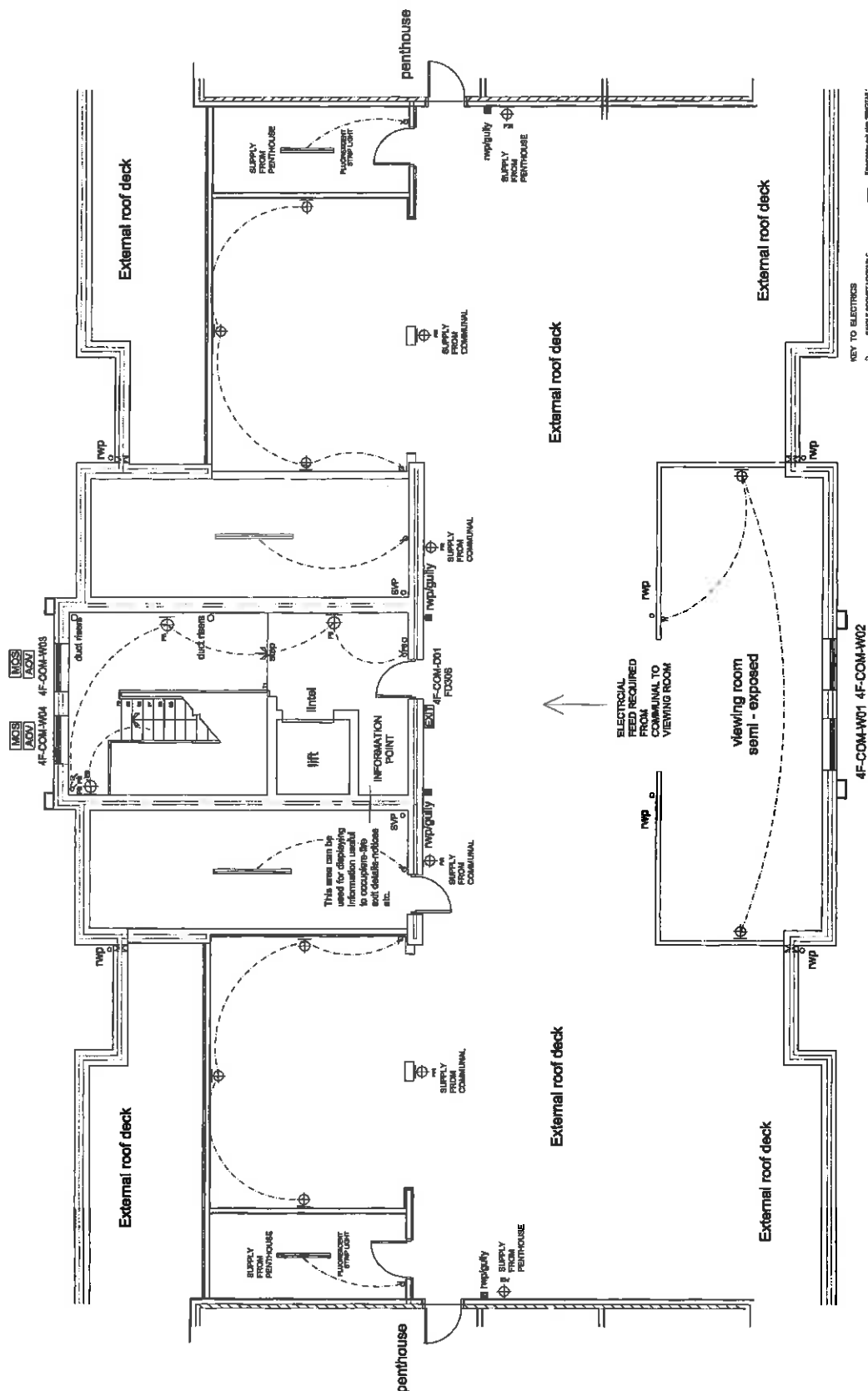


VICTORIA AVENUE EAST,
MOSTON

COMMUNAL ELECTRICAL
LAYOUT SHEET 3 OF 3

date:	drawn	checked	scale	fig.no	rev
07.08			1:50	H8183-CE-03	A

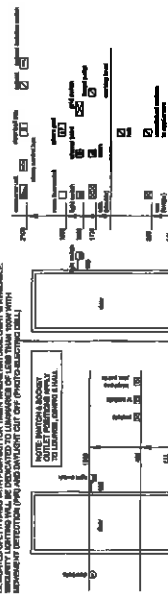
LEV. A. 14.12.01 LATTER BOXES ADDED-DETAILED TO GC. EXTENT OF HOLDING TO WATER SERVICES INCREASED TO GC. LIGHTING PLAN REVERTED TO TOP FLOOR DOMINANT DECK DUE TO PENTHOUSE FORESIGHTABLE STORE AND GARDEN ROOM CHANGES. NB



FOURTH FLOOR PLAN

- ## KEY TO SENTENCES

- [illegible]



ELEVATION

