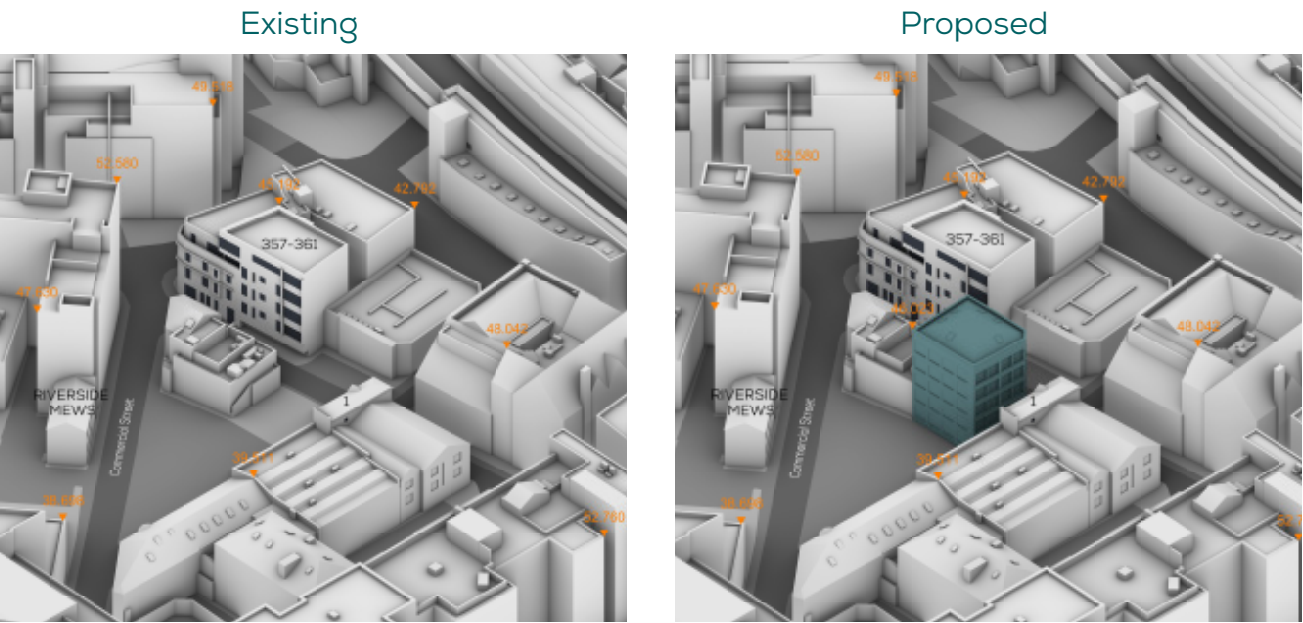


PROJECT: VELVET CUTTERS, MANCHESTER
REPORT: DAYLIGHT & SUNLIGHT
DATE: 03/02/2026

PLANNING REF. 143678/FO/2025

- 1.1 This document sets out the additional daylight and sunlight assessments undertaken since the production of the daylight and sunlight report submitted with the application ("the Original Report"). The contents of this document should be read in conjunction with the Original Report.
- 1.2 GIA were instructed to undertake a measured survey of 10a Little Peter Street/1 Constance Street to obtain accurate measurements of the layouts for use in these assessments. An inspection of all rooms facing the development site was undertaken on 16 December 2025.
- 1.3 Since then, the following additional assessments have been undertaken:
 - Existing v Proposed assessment using measured layouts of 10a Little Peter Street/1 Constance Street;
 - Mirror Image assessment using measured layouts of 10a Little Peter Street/1 Constance Street; and
 - Cumulative assessment including the live application on the neighbouring site (planning ref. 144334/FO/2025) using measured layouts of 10a Little Peter Street/1 Constance Street.
- 1.4 The following pages set out the assessment scenario and full results for the assessments noted above. The first two assessments do not affect 357-361 Deansgate, so the results for this property remain as set out in the Original Report. A discussion of the cumulative assessment on 357-361 Deansgate is included below.
- 1.5 No APSH sunlight assessment is required in respect of 10a Little Peter Street/1 Constance Street. The measured survey confirmed that the window previously assumed to require assessment for sunlight does not serve a habitable room, and this has therefore been omitted.
- 1.6 Only VSC daylight and NSL daylight are therefore assessed in respect of 10a Little Peter Street/1 Constance Street.
- 1.7 The assessments have been undertaken using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)'.
- 1.8 In summary, as set out in the Original Report, having considered the relevant local policies and the Government's recognition for increased flexibility on daylight and sunlight matters, it is our view that the proposed development is of an appropriate height, scale and design. Whilst there will be reductions against the BRE criteria, the resulting levels of daylight would be commensurate with the expectations of the area. Additionally, the cumulative effects of the adjacent live application do not materially alter the conclusions set out in the Original Report.

PLANNING REF. 143678/FO/2025



VERTICAL SKY COMPONENT					NO SKY LINE				
WINDOW					ROOM				
TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
		20-30	30-40	40+			20-30	30-40	40+
25	13	0	2	10	4	4	0	0	0

- 1.9 This scenario shows the existing cleared site (left image above) against the proposed development (right image above). Full results for this assessment are included at Appendix 01.
- 1.10 The results table above sets out the number of windows and rooms assessed, the number which meet the BRE target criteria and the magnitude of loss where the targets are not met.
- 1.11 On the following pages are images of 10a Little Peter Street/1 Constance Street showing the existing and proposed levels of VSC and NSL daylight, as well as the percentage change for each.

PLANNING REF. 143678/FO/2025

E: EXISTING VSC

EXISTING V PROPOSED

P: PROPOSED VSC

VERTICAL SKY COMPONENT (VSC)

% LOSS: PERCENTAGE CHANGE IN VSC

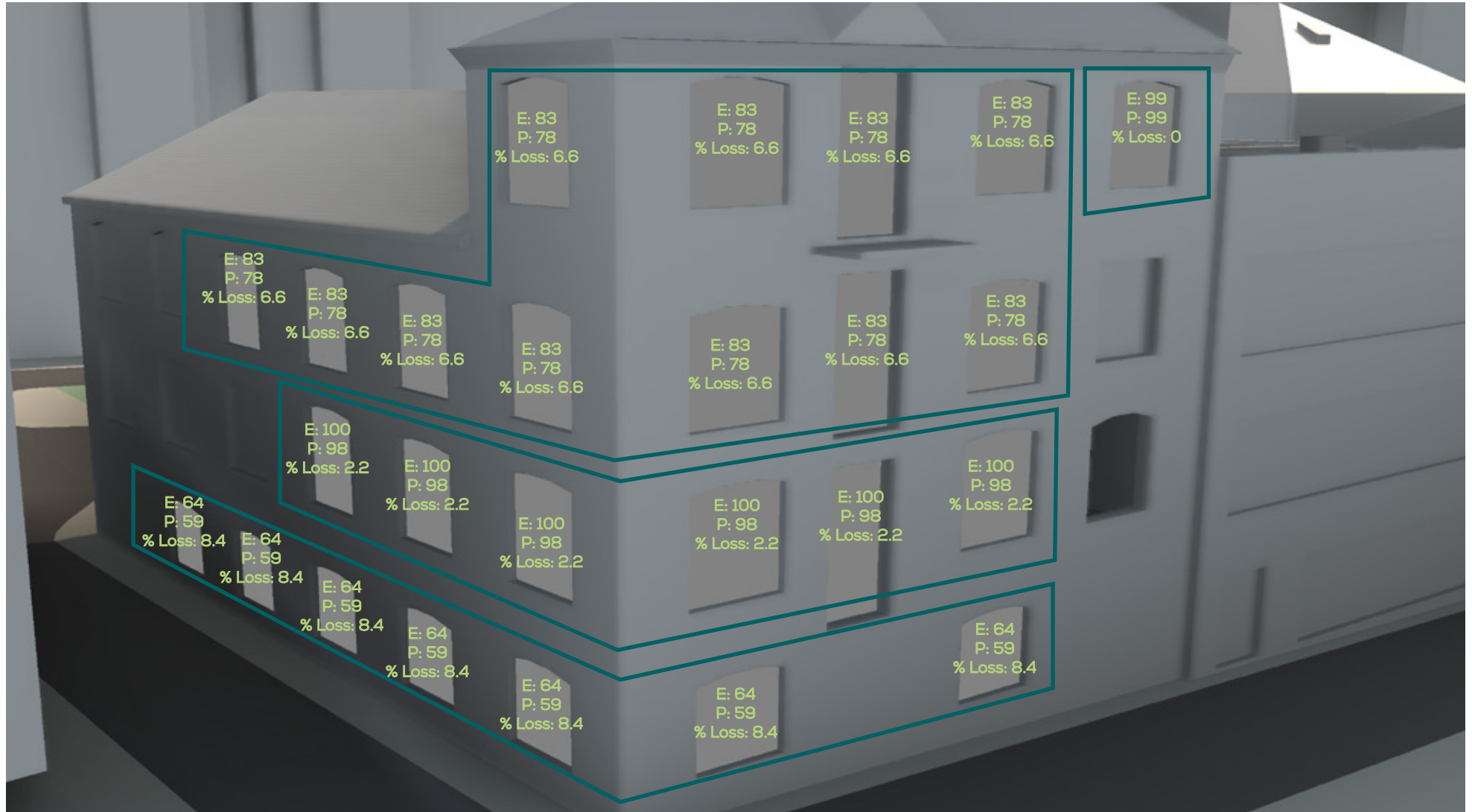


PLANNING REF. 143678/FO/2025

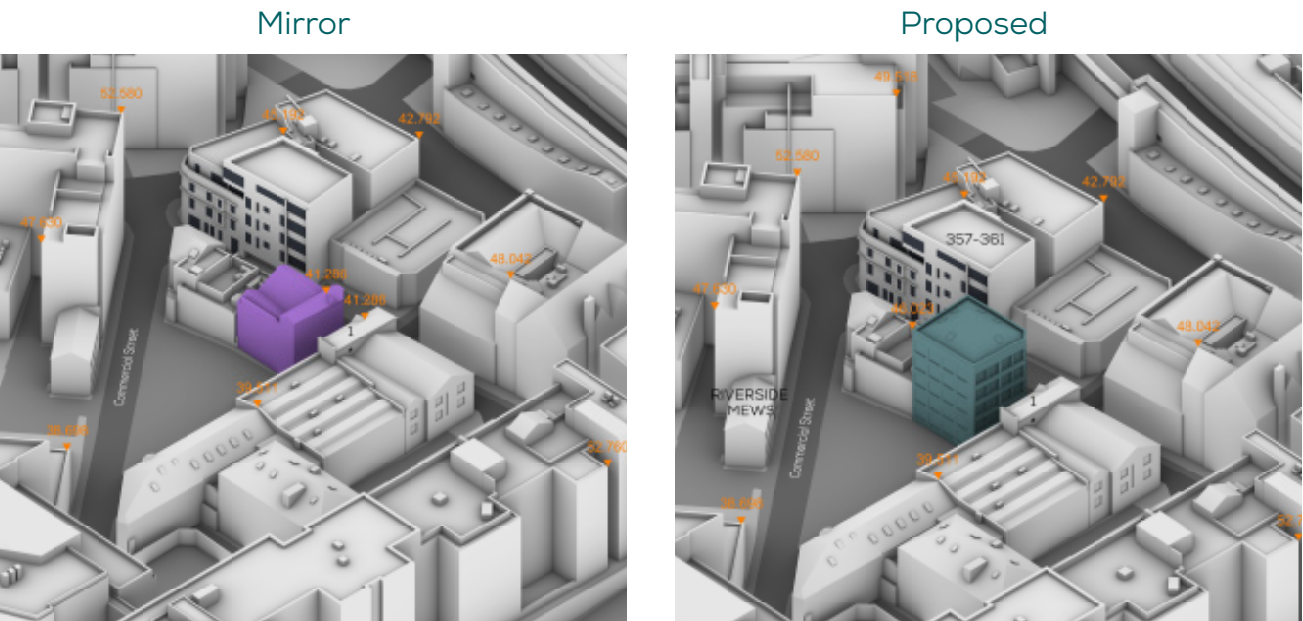
E: EXISTING NSL

P: PROPOSED NSL

% LOSS: PERCENTAGE CHANGE IN NSL



PLANNING REF. 143678/FO/2025



VERTICAL SKY COMPONENT					NO SKY LINE				
WINDOW					ROOM				
TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
		20-30	30-40	40+			20-30	30-40	40+
25	16	4	2	3	4	4	0	0	0

- 1.12 Where an existing building has windows that are unusually close to the site boundary, such as 10A Little Peter Street/1 Constance Street, an approach may be adopted to ensure that a new development matches the height and proportions of existing buildings. This approach involves setting the BRE targets to that of a “mirror image” building of the same height and size, an equal distance away on the other side of the site boundary, and ensures that the assessment considers height and scale in the immediate context.
- 1.13 This scenario shows the mirror image (left image above) against the proposed development (right image above). Full results for this assessment are included at Appendix 02.
- 1.14 The results table above sets out the number of windows and rooms assessed, the number which meet the BRE target criteria and the magnitude of loss where the targets are not met.
- 1.15 On the following pages are images of 10a Little Peter Street/1 Constance Street showing the existing and proposed levels of VSC and NSL daylight, as well as the percentage change for each.

PLANNING REF. 143678/FO/2025

E: EXISTING VSC

MIRROR V PROPOSED

P: PROPOSED VSC

VERTICAL SKY COMPONENT (VSC)

% LOSS: PERCENTAGE CHANGE IN VSC



PLANNING REF. 143678/FO/2025

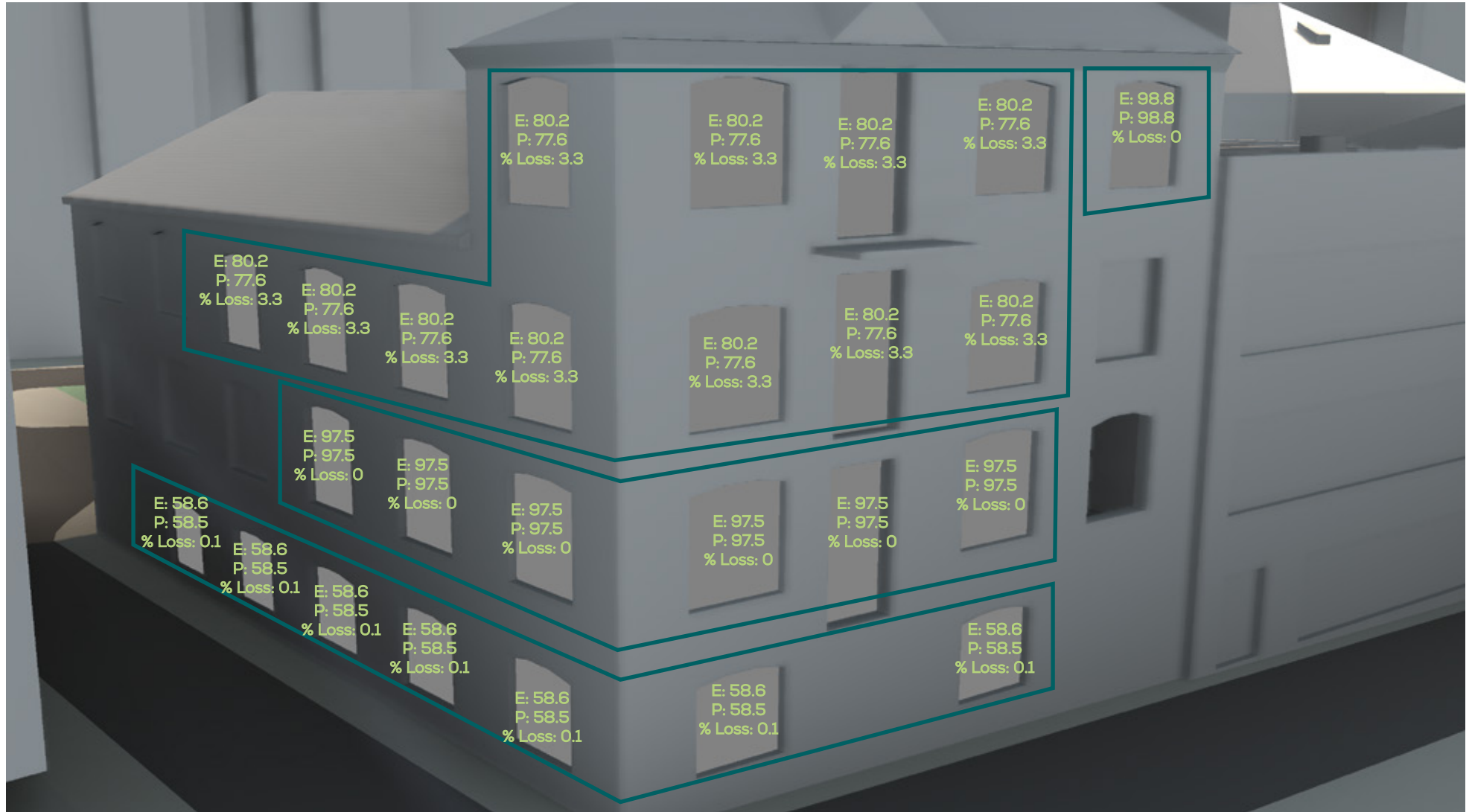
E: EXISTING NSL

MIRROR V PROPOSED

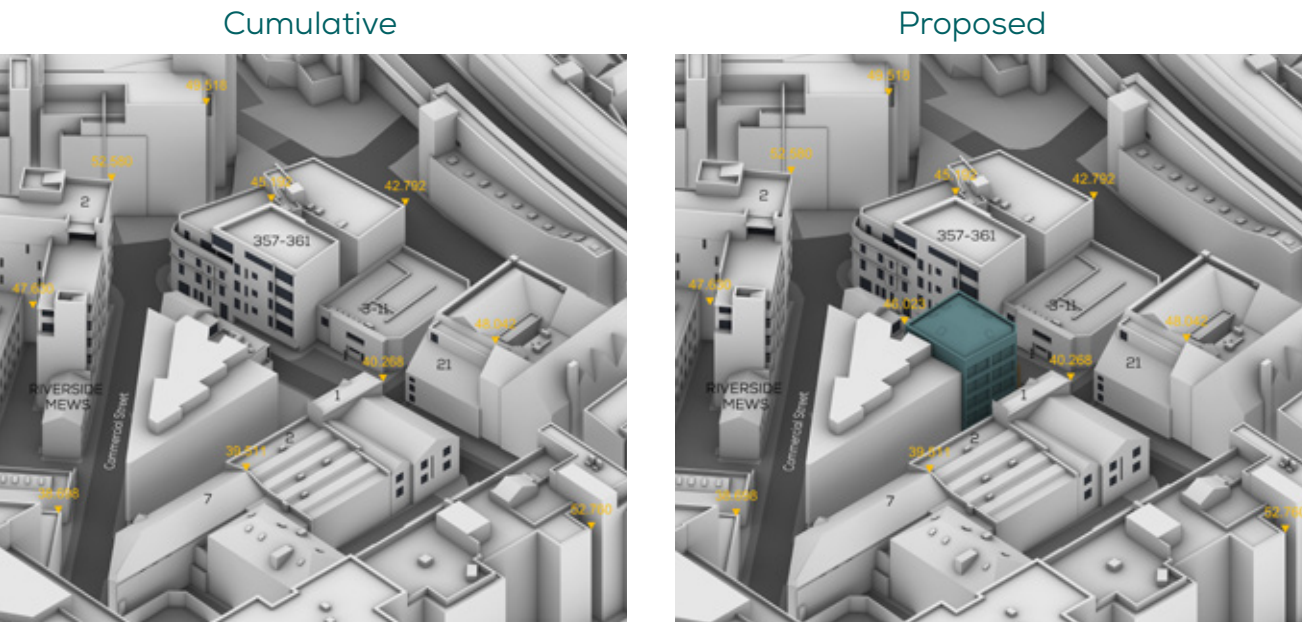
P: PROPOSED NSL

NO-SKY LINE (NSL)

% LOSS: PERCENTAGE CHANGE IN NSL



PLANNING REF. 143678/FO/2025



10A LITTLE PETER STREET/1 CONSTANCE STREET									
VERTICAL SKY COMPONENT					NO SKY LINE				
WINDOW					ROOM				
TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
		20-30	30-40	40+			20-30	30-40	40+
25	13	0	3	9	4	4	0	0	0

357-361 DEANS_GATE									
VERTICAL SKY COMPONENT					APSH				
WINDOW					ROOM				
TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
		20-30	30-40	40+			20-30	30-40	40+
36	32	3	1	0	31	20	0	1	11

- 1.16 This scenario shows the existing cleared site (left image above) against the proposed development (right image above), both including the live application on the adjacent site (planning ref. 144334/FO/2025). Full results for this assessment are included at Appendix 03.
- 1.17 The results tables above set out the number of windows and rooms assessed, the number which meet the BRE target criteria and the magnitude of loss where the targets are not met.
- 1.18 On the following pages are images of 10a Little Peter Street/1 Constance Street showing the existing and proposed levels of VSC and NSL daylight, as well as the percentage change for each.
- 1.19 The inclusion of the cumulative scheme on the adjacent site does not materially alter the daylight and sunlight effects to either 10A Little Peter Street/1 Constance Street or 357-361 Deansgate.

PLANNING REF. 143678/FO/2025

CUMULATIVE

VERTICAL SKY COMPONENT (VSC)

E: EXISTING VSC

P: PROPOSED VSC

% LOSS: PERCENTAGE CHANGE IN VSC



PLANNING REF. 143678/FO/2025

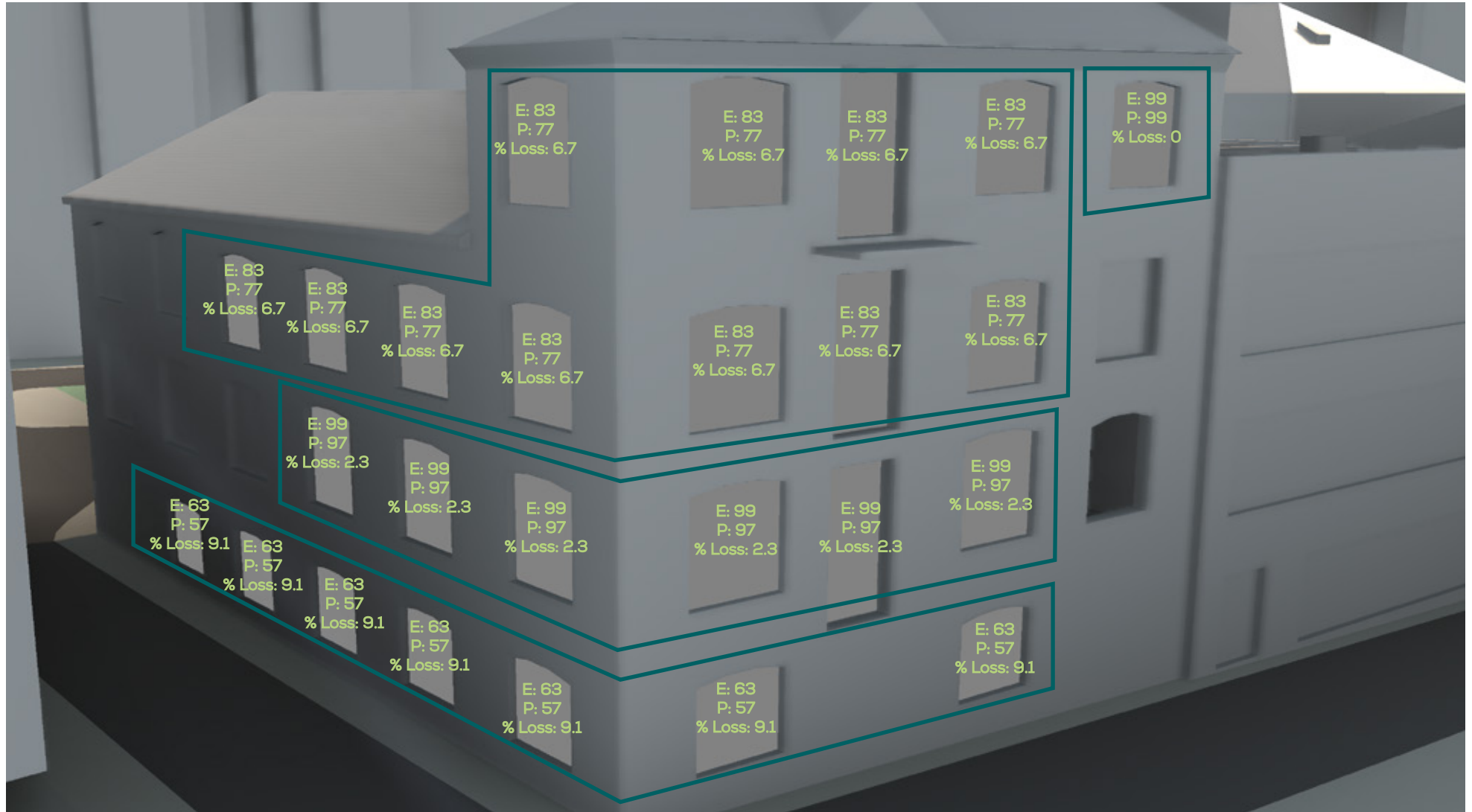
E: EXISTING NSL

CUMULATIVE

P: PROPOSED NSL

NO-SKY LINE (NSL)

% LOSS: PERCENTAGE CHANGE IN NSL



APPENDIX 01:

EXISTING V PROPOSED ASSESSMENT USING MEASURED SURVEY LAYOUTS OF 10A LITTLE PETER STREET/1 CONSTANCE STREET (RESULTS)

03/02/2026 / MB/22777

					VSC(WINDOW)					NSL			
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX %	PR %	LOSS	LOSS %	MEETS CRITERIA	EX %	PR %	LOSS %	MEETS CRITERIA
1 CONSTANCE STREET													
B01	R1	Commercial	Office	W1/B01	24	9.5	14.1	59.7	NO	64	59	8.4	YES
				W2/B01	10	10	0	0	YES				
				W3/B01	12	12	0	0	YES				
				W4/B01	16	16	0	0	YES				
				W5/B01	20	20	0	0	YES				
				W6/B01	23	12	11.3	48.5	NO				
				W7/B01	13	13	0	0	YES				
F00	R1	Residential	LKD	W1/F00	19	19	0	0	YES	100	98	2.2	YES
				W2/F00	23	23	0	0	YES				
				W3/F00	25	11	14	56.9	NO				
				W4/F00	25	14	11	44.2	NO				
				W5/F00	25	10	14.8	59	NO				
				W7/F00	17	17	0	0	YES				
F01	R1	Residential	LKD	W1/F01	23	23	0	0	YES	83	78	6.6	YES
				W1/F02	29	29	0	0	YES				
				W2/F01	26	26	0	0	YES				
				W2/F02	27	18	8.9	33.5	NO				
				W3/F01	26	16	10.2	39.1	NO				
				W3/F02	27	14	12.6	47	NO				
				W4/F01	20	7.6	12.5	62.2	NO				
				W4/F02	26	13	13.5	51.3	NO				
				W5/F01	26	11	14.8	56.7	NO				
				W7/F01	21	21	0	0	YES				
				W8/F01	19	19	0	0	YES				
F02	R1	Residential	Bedroom	W1/F02 (dup)	29	29	0	0	YES	99	99	0	YES
				W2/F02 (dup)	27	18	8.9	33.5	NO				
				W3/F02 (dup)	27	14	12.6	47	NO				
				W4/F02 (dup)	26	13	13.5	51.3	NO				
				W6/F02	26	12	14	53.4	NO				

APPENDIX 01:

EXISTING V PROPOSED ASSESSMENT USING MEASURED SURVEY LAYOUTS OF 10A LITTLE PETER STREET/1 CONSTANCE STREET (CONTOURS)

03/02/2026 / MB/22777

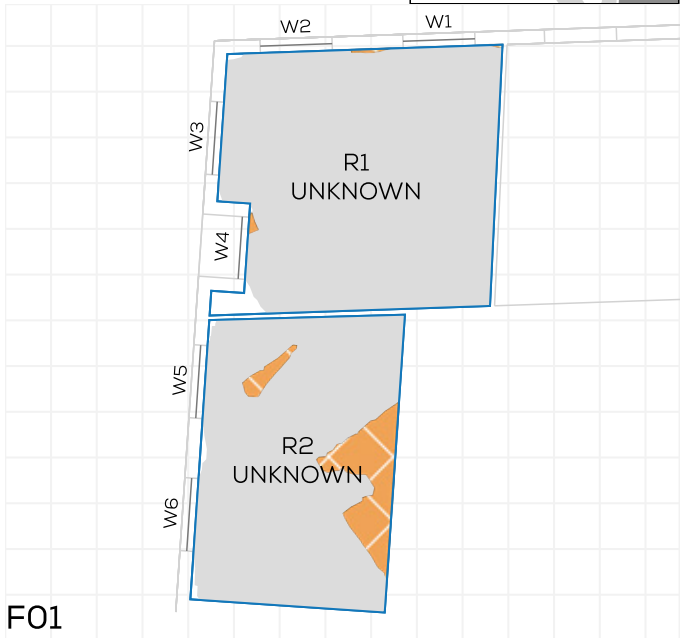
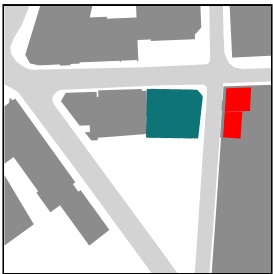
NSL CONTOURS



PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
 REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
 ADDRESS: 1 CONSTANCE STREET
 DATE: 23/07/2025
 DRAWING No.: 22777-REL01-IS01-NSL1
 SCHEME IR: IR01

KEY:

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



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
1 CONSTANCE STREET								
F00	R1	RESIDENTIAL	UNKNOWN	32.0	98.1	97.6	0.1	0.4
F00	R2	RESIDENTIAL	UNKNOWN	26.9	98.8	83.5	4.1	15.5
F01	R1	RESIDENTIAL	UNKNOWN	33.2	98.2	97.7	0.1	0.5
F01	R2	RESIDENTIAL	UNKNOWN	26.9	99.2	86.6	3.4	12.7
F02	R1	RESIDENTIAL	UNKNOWN	16.5	99.4	99.4	0.0	0
F02	R2	RESIDENTIAL	UNKNOWN	17.9	99.4	99.2	0.0	0.1

PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 357-361 DEANSGATE
DATE: 23/07/2025
DRAWING No.: 22777-REL01-IS01-NSL3
SCHEME IR: IR01

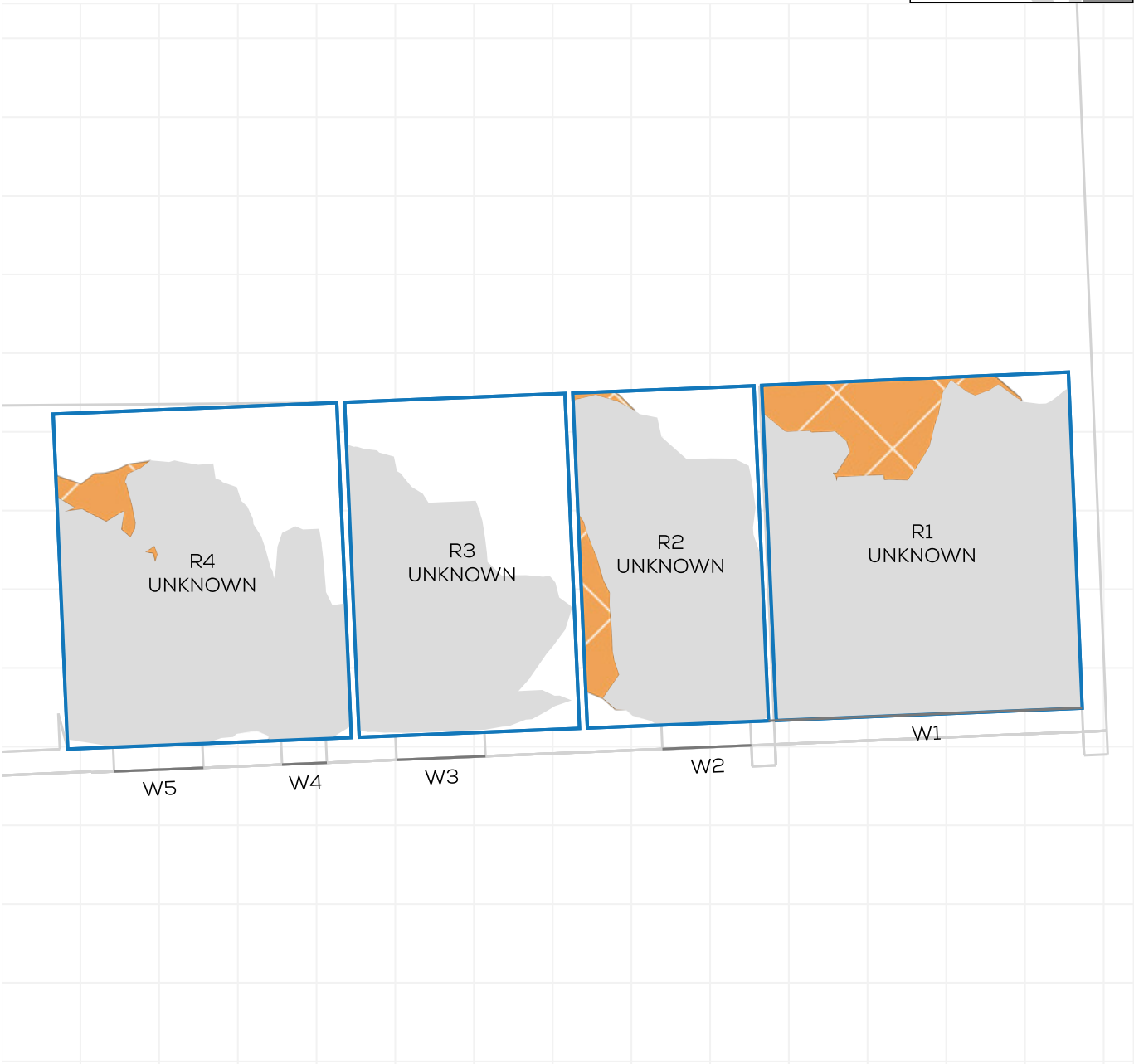
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
357-361 DEANSGATE								
F01	R1	RESIDENTIAL	UNKNOWN	16.6	98.5	85.6	2.1	13.1
F01	R2	RESIDENTIAL	UNKNOWN	9.8	84.9	77.5	0.7	8.7
F01	R3	RESIDENTIAL	UNKNOWN	11.9	58.2	58.2	0.0	0
F01	R4	RESIDENTIAL	UNKNOWN	15.4	72.6	69.3	0.5	4.6

PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 357-361 DEANS_GATE
DATE: 23/07/2025
DRAWING No.: 22777-REL01-IS01-NSL4
SCHEME IR: IR01

KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
357-361 DEANS_GATE								
F01	R5	RESIDENTIAL	UNKNOWN	13.4	79	79	0.0	0
F01	R6	RESIDENTIAL	UNKNOWN	20.6	84.9	84.9	0.0	0
F01	R7	RESIDENTIAL	UNKNOWN	23.3	97.9	97.9	0.0	0

PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 357-361 DEANS_GATE
DATE: 23/07/2025
DRAWING No.: 22777-REL01-IS01-NSL5
SCHEME IR: IR01

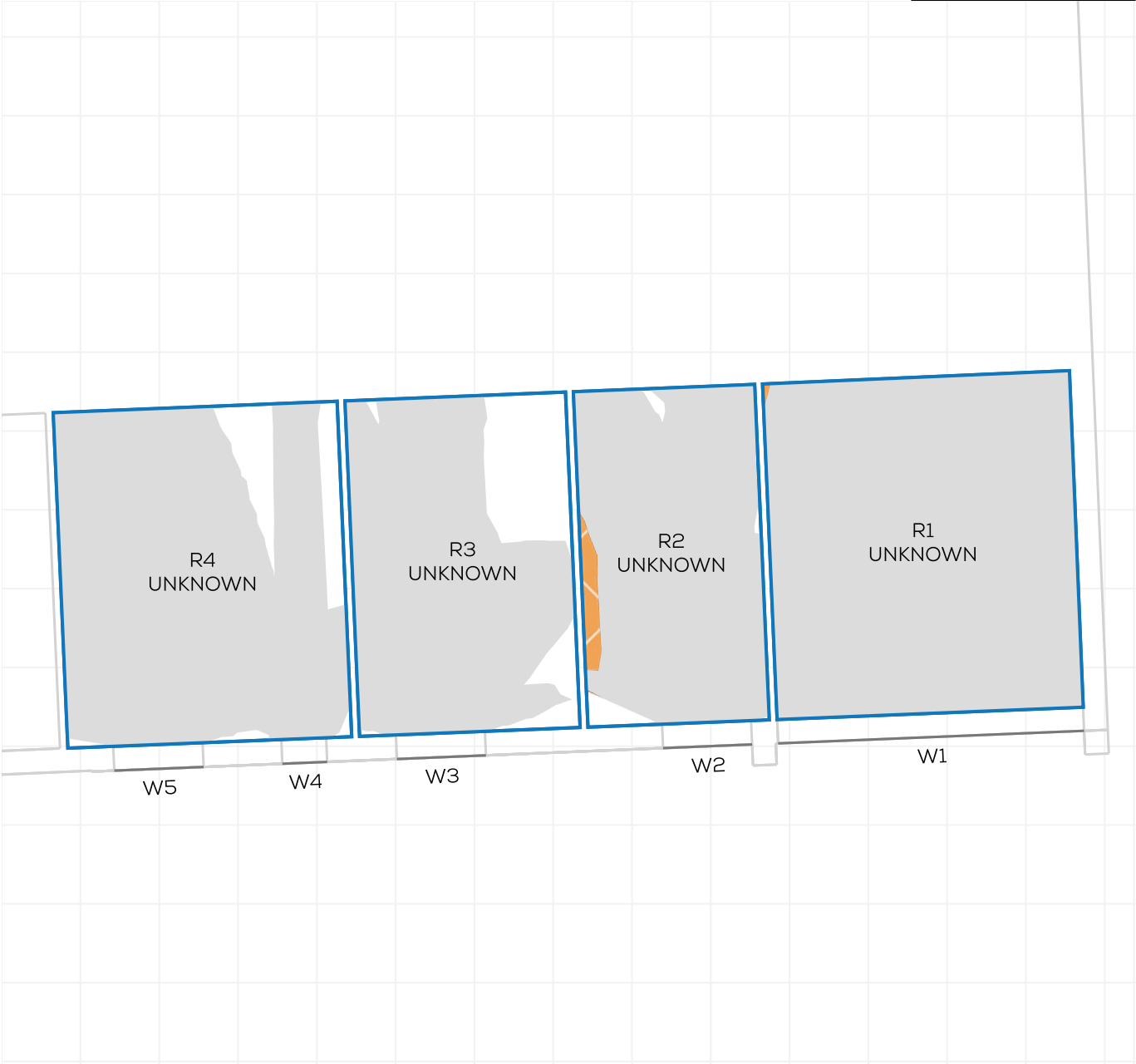
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
357-361 DEANS_GATE								
F02	R1	RESIDENTIAL	UNKNOWN	16.6	100	99.9	0.0	0.1
F02	R2	RESIDENTIAL	UNKNOWN	9.8	96.9	93.1	0.4	3.9
F02	R3	RESIDENTIAL	UNKNOWN	11.9	78.7	78.7	0.0	0
F02	R4	RESIDENTIAL	UNKNOWN	15.4	90.1	90.1	0.0	0

PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 357-361 DEANS_GATE
DATE: 23/07/2025
DRAWING No.: 22777-REL01-IS01-NSL6
SCHEME IR: IR01

KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
357-361 DEANS_GATE								
F02	R5	RESIDENTIAL	UNKNOWN	13.4	75.8	75.8	0.0	0
F02	R6	RESIDENTIAL	UNKNOWN	20.6	81.7	81.7	0.0	0
F02	R7	RESIDENTIAL	UNKNOWN	23.3	96.6	96.6	0.0	0

PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 357-361 DEANSGATE
DATE: 23/07/2025
DRAWING No.: 22777-REL01-IS01-NSL7
SCHEME IR: IR01

KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
357-361 DEANSGATE								
F03	R1	RESIDENTIAL	UNKNOWN	17.4	100	100	0.0	0
F03	R2	RESIDENTIAL	UNKNOWN	9.7	97.2	97.2	0.0	0
F03	R3	RESIDENTIAL	UNKNOWN	11.0	89.1	89.1	0.0	0
F03	R4	RESIDENTIAL	UNKNOWN	13.2	88.9	88.9	0.0	0

NSL CONTOURS



PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 357-361 DEANSGATE
DATE: 23/07/2025
DRAWING No.: 22777-REL01-IS01-NSL8
SCHEME IR: IR01

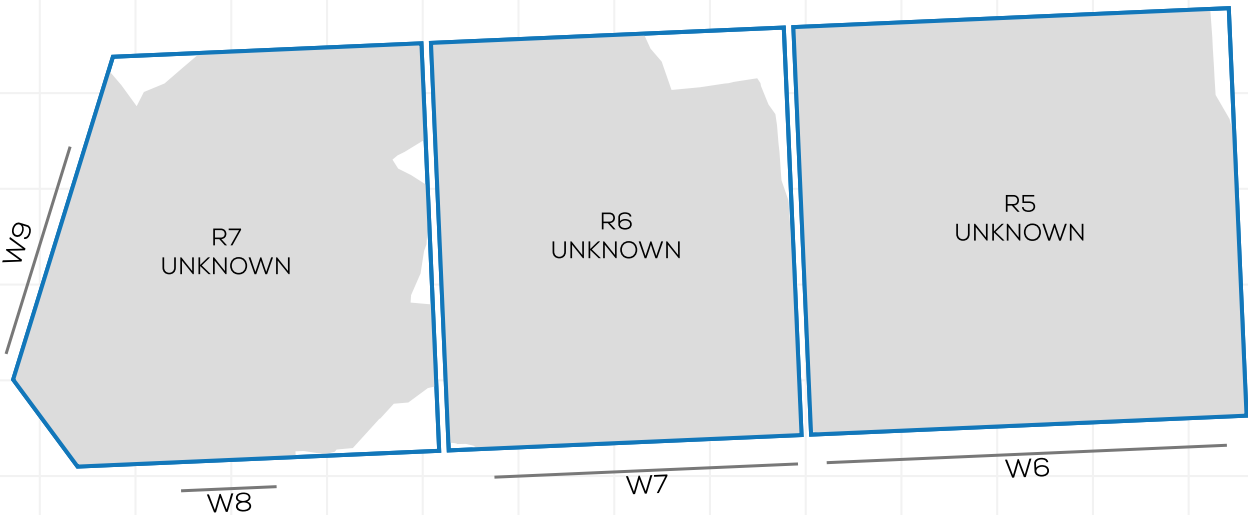
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
357-361 DEANSGATE								
F03	R5	RESIDENTIAL	UNKNOWN	19.4	99	99	0.0	0
F03	R6	RESIDENTIAL	UNKNOWN	15.7	94	94	0.0	0
F03	R7	RESIDENTIAL	UNKNOWN	16.5	94.8	94.8	0.0	0

PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 357-361 DEANSGATE
DATE: 23/07/2025
DRAWING No.: 22777-REL01-IS01-NSL9
SCHEME IR: IR01

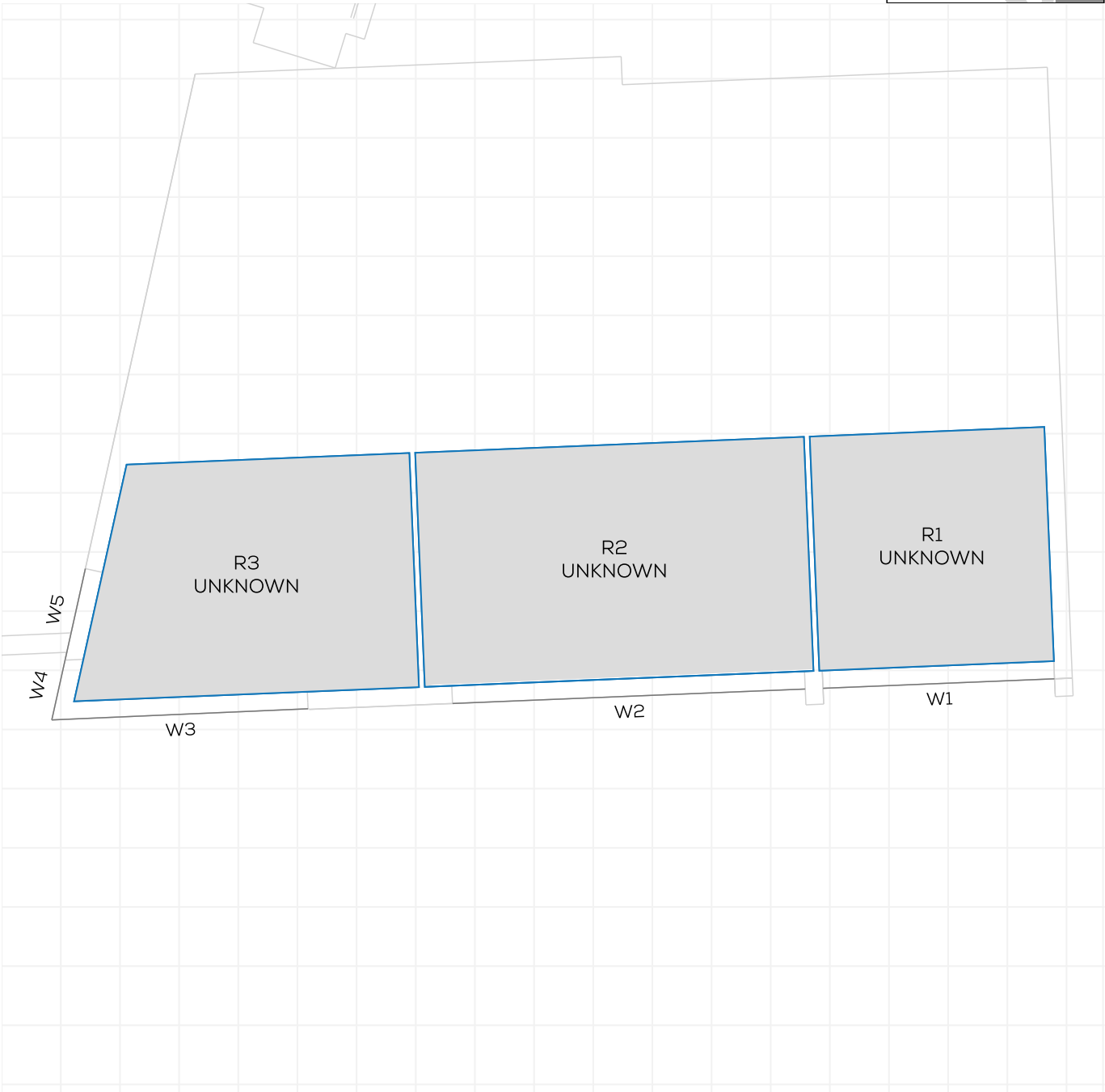
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



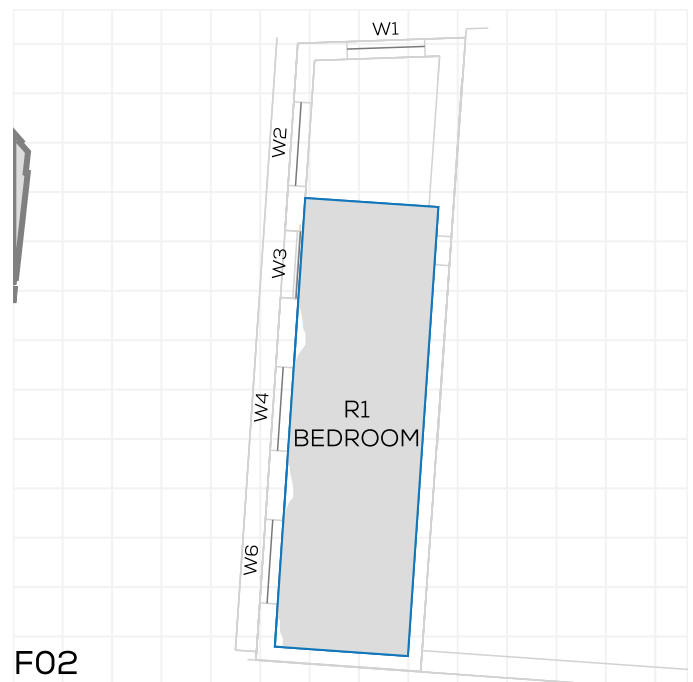
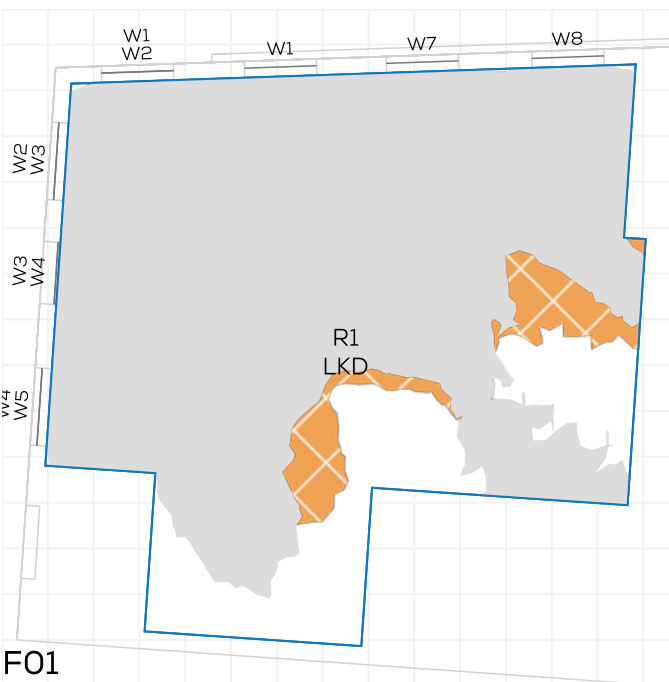
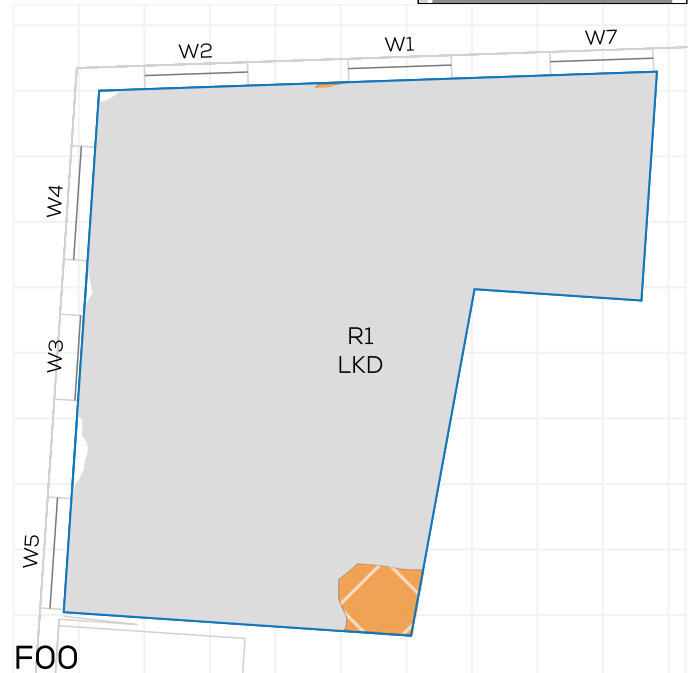
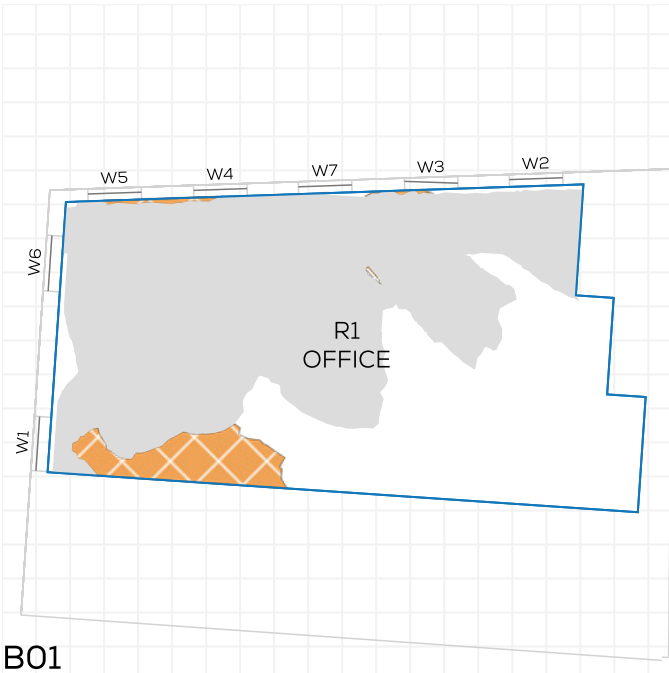
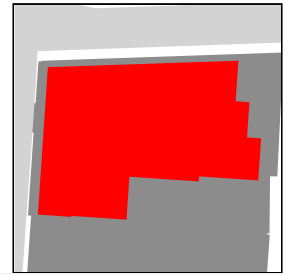
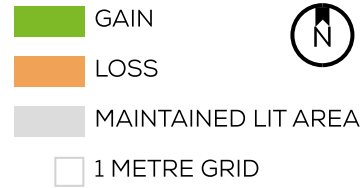
F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
357-361 DEANSGATE								
F04	R1	RESIDENTIAL	UNKNOWN	15.7	100	100	0.0	0
F04	R2	RESIDENTIAL	UNKNOWN	26.0	99.2	99.2	0.0	0
F04	R3	RESIDENTIAL	UNKNOWN	21.0	100	100	0.0	0

NSL CONTOURS



PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF KEY:
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: 1 CONSTANCE STREET
DATE: 19/12/2025
DRAWING No.: 22777-REL01-IS07-NSL1
SCHEME IR: IR01



APPENDIX 02:

MIRROR IMAGE ASSESSMENT USING MEASURED LAYOUTS OF 10A LITTLE PETER STREET/1 CONSTANCE STREET (RESULTS)

					VSC(WINDOW)					NSL			
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX %	PR %	LOSS	LOSS %	MEETS CRITERIA	EX %	PR %	LOSS %	MEETS CRITERIA
1 CONSTANCE STREET													
B01	R1	Commercial	Office	W1/B01	24	9.5	14.1	59.7	NO	64	59	8.4	YES
				W2/B01	10	10	0	0	YES				
				W3/B01	12	12	0	0	YES				
				W4/B01	16	16	0	0	YES				
				W5/B01	20	20	0	0	YES				
				W6/B01	23	12	11.3	48.5	NO				
				W7/B01	13	13	0	0	YES				
F00	R1	Residential	LKD	W1/F00	19	19	0	0	YES	100	98	2.2	YES
				W2/F00	23	23	0	0	YES				
				W3/F00	25	11	14	56.9	NO				
				W4/F00	25	14	11	44.2	NO				
				W5/F00	25	10	14.8	59	NO				
				W7/F00	17	17	0	0	YES				
F01	R1	Residential	LKD	W1/F01	23	23	0	0	YES	83	78	6.6	YES
				W1/F02	29	29	0	0	YES				
				W2/F01	26	26	0	0	YES				
				W2/F02	27	18	8.9	33.5	NO				
				W3/F01	26	16	10.2	39.1	NO				
				W3/F02	27	14	12.6	47	NO				
				W4/F01	20	7.6	12.5	62.2	NO				
				W4/F02	26	13	13.5	51.3	NO				
				W5/F01	26	11	14.8	56.7	NO				
				W7/F01	21	21	0	0	YES				
				W8/F01	19	19	0	0	YES				
F02	R1	Residential	Bedroom	W1/F02 (dup)	29	29	0	0	YES	99	99	0	YES
				W2/F02 (dup)	27	18	8.9	33.5	NO				
				W3/F02 (dup)	27	14	12.6	47	NO				
				W4/F02 (dup)	26	13	13.5	51.3	NO				
				W6/F02	26	12	14	53.4	NO				

APPENDIX 02:

MIRROR IMAGE ASSESSMENT USING MEASURED LAYOUTS OF 10A LITTLE PETER STREET/1 CONSTANCE STREET (CONTOURS)

NSL CONTOURS



PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: MIRROR MASSING (MM) VS. PROPOSED (PR)
ADDRESS: 1 CONSTANCE STREET
DATE: 30/01/2026
DRAWING No.: 22777-REL01-IS09-NSL1
SCHEME IR: IR01

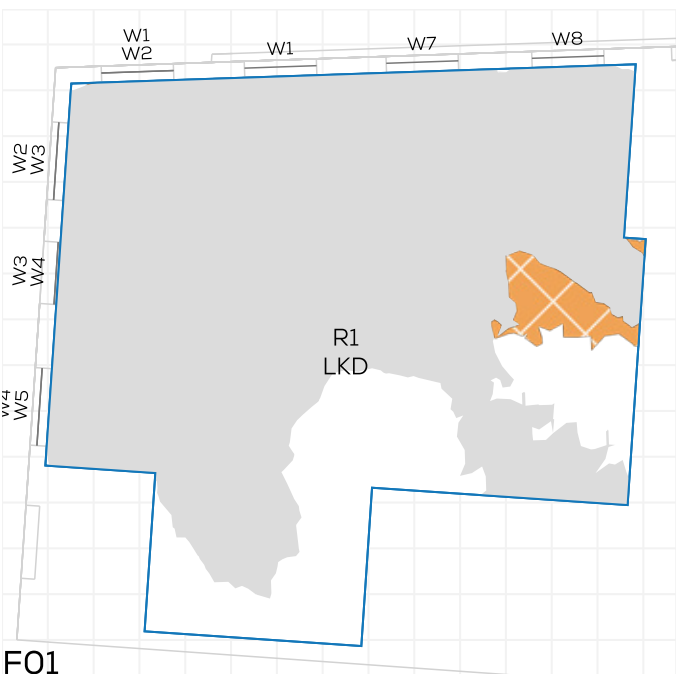
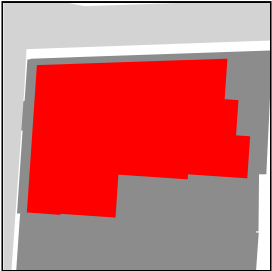
KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID



FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	MM	PR	LOSS-sqm	LOSS %
1 CONSTANCE STREET								
B01	R1	COMMERCIAL	OFFICE	143.1	58.6	58.5	0.1	0.1
F00	R1	RESIDENTIAL	LKD	56.0	97.5	97.5	0.0	0
F01	R1	RESIDENTIAL	LKD	129.4	80.2	77.6	3.4	3.3

APPENDIX 03:

**CUMULATIVE ASSESSMENT RESULTS
INCLUDING THE LIVE APPLICATION ON
THE NEIGHBOURING SITE (PLANNING
REF. 144334/FO/2025) USING
MEASURED LAYOUTS OF 10A LITTLE
PETER STREET/1 CONSTANCE STREET**

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC (WINDOW)					NSL				APSH (WINDOW)						
					FB %	PR %	LOSS	%	MEETS CRITERIA	FB %	PR %	LOSS %	MEETS CRITERIA	FB		PR		LOSS %		MEETS CRITERIA
														ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	

1 CONSTANCE STREET																				
B01	R1	Commercial	Office	W1/B01	19.6	6.9	12.7	64.8	NO	63	57.3	9.1	YES							
				W2/B01	10.4	10.4	0	0	YES											
				W3/B01	11.5	11.5	0	0	YES											
				W4/B01	15.7	15.7	0	0	YES											
				W5/B01	19.5	19.5	0	0	YES											
				W6/B01	20.7	11.9	8.8	42.5	NO											
				W7/B01	13	13	0	0	YES											
F00	R1	Residential	LKD	W1/F00	19.2	19.2	0	0	YES	99.4	97.1	2.3	YES							
				W2/F00	22.7	22.7	0	0	YES											
				W3/F00	21.9	10.1	11.8	53.9	NO											
				W4/F00	22.8	13.9	8.9	39	NO											
				W5/F00	21.7	8.2	13.5	62.2	NO											
				W7/F00	16.7	16.7	0	0	YES											
F01	R1	Residential	LKD	W1/F01	22.8	22.8	0	0	YES	83	77.4	6.7	YES							
				W1/F02	29	29	0	0	YES											
				W2/F01	25.7	25.7	0	0	YES											
				W2/F02	25.6	17.7	7.9	30.9	NO											
				W3/F01	24.5	15.9	8.6	35.1	NO											
				W3/F02	25.5	14	11.5	45.1	NO											
				W4/F01	18.1	7.3	10.8	59.7	NO											
				W4/F02	24.7	11.8	12.9	52.2	NO											
				W5/F01	23.4	9.6	13.8	59	NO											
				W7/F01	20.5	20.5	0	0	YES											
				W8/F01	18.7	18.7	0	0	YES											
F02	R1	Residential	Bedroc	W1/F02	29	29	0	0	YES	98.8	98.7	0	YES							
				W2/F02	25.6	17.7	7.9	30.9	NO											
				W3/F02	25.5	14	11.5	45.1	NO											
				W4/F02	24.7	11.8	12.9	52.2	NO											
				W6/F02	23.8	10.6	13.2	55.5	NO											

357-361 DEANS GATE																				
F01	R1	Residential	Unknov	W1/F01	16.5	10.5	6	36.4	NO	66.3	51.9	21.8	NO	41	4	24	1	41.5	75	NO
	R2	Residential	Unknov	W2/F01	16.9	12.4	4.5	26.6	NO	52.7	45.4	13.9	YES	39	3	26	0	33.3	100	NO
	R3	Residential	Unknov	W3/F01	18.1	14.9	3.2	17.7	YES	45.9	45.9	0.1	YES	40	3	30	0	25	100	NO
	R4	Residential	Unknov	W4/F01	17.5	14.9	2.6	14.9	YES	50.9	50.3	1.2	YES	39	1	33	0	15.4	100	NO
				W5/F01	17.3	15.1	2.2	12.7	YES					41	3	35	2	14.6	33.3	NO
	R5	Residential	Unknov	W6/F01	16.5	15.1	1.4	8.5	YES	79.8	79.8	0	YES	40	4	36	3	10	25	YES
	R6	Residential	Unknov	W7/F01	16.3	15.2	1.1	6.7	YES	84.3	84.3	0	YES	38	3	35	2	7.9	33.3	YES
				W8/F01	15.5	14.7	0.8	5.2	YES					41	4	38	3	7.3	25	YES
	R7	Residential	Unknov	W9/F01	15.5	14.9	0.6	3.9	YES	97.9	97.9	0	YES	40	4	38	4	5	0	YES
				W10/F01	13.5	13.5	0	0	YES					12	1	12	1	0	0	YES
				W11/F01	17.3	17.3	0	0	YES											
F02	R1	Residential	Unknov	W1/F02	20.8	14.9	5.9	28.4	NO	76.6	61.7	19.4	YES	47	7	34	2	27.7	71.4	NO
	R2	Residential	Unknov	W2/F02	19.2	15.1	4.1	21.4	NO	68.8	64	7	YES	43	6	33	2	23.3	66.7	NO
	R3	Residential	Unknov	W3/F02	20.5	17.9	2.6	12.7	YES	61.8	61.8	0	YES	46	6	38	2	17.4	66.7	NO
	R4	Residential	Unknov	W4/F02	19.9	17.8	2.1	10.6	YES	68.3	68.3	0.1	YES	46	6	41	3	10.9	50	NO
				W5/F02	19.7	18	1.7	8.6	YES					46	7	42	5	8.7	28.6	YES
	R5	Residential	Unknov	W6/F02	17.7	16.7	1	5.6	YES	77.7	77.7	0	YES	43	5	41	4	4.7	20	YES
	R6	Residential	Unknov	W7/F02	15	14.2	0.8	5.3	YES	80.9	80.9	0	YES	36	4	35	3	2.8	25	YES
				W8/F02	16.2	15.6	0.6	3.7	YES					39	5	38	4	2.6	20	YES
	R7	Residential	Unknov	W9/F02	17.9	17.5	0.4	2.2	YES	96.6	96.6	0	YES	44	6	43	5	2.3	16.7	YES

				W10/F02	14.3	14.3	0	0	YES					14	1	14	1	0	0	YES
				W11/F02	19.2	19.2	0	0	YES					12	2	12	2	0	0	
F03	R1	Residential	Unknov	W1/F03	23.1	18.5	4.6	19.9	YES	98.1	90	8.3	YES	53	11	44	4	17	63.6	NO
	R2	Residential	Unknov	W2/F03	21.5	18.5	3	14	YES	96.9	96.9	0	YES	48	10	41	4	14.6	60	NO
	R3	Residential	Unknov	W3/F03	23	21.3	1.7	7.4	YES	88.2	88.2	0	YES	51	10	48	7	5.9	30	YES
	R4	Residential	Unknov	W4/F03	22.4	21	1.4	6.3	YES	88.8	88.8	0	YES	51	10	47	7	7.8	30	YES
				W5/F03	22.2	21.1	1.1	5	YES					52	9	50	7	3.8	22.2	YES
	R5	Residential	Unknov	W6/F03	12.8	12.3	0.5	3.9	YES	98.9	98.9	0	YES	35	10	33	8	5.7	20	YES
	R6	Residential	Unknov	W7/F03	19.6	19.2	0.4	2	YES	94.9	94.9	0	YES	48	8	48	8	0	0	YES
	R7	Residential	Unknov	W8/F03	20.2	19.9	0.3	1.5	YES	94.8	94.8	0	YES	49	7	49	7	0	0	YES
				W9/F03	24	24	0	0	YES											
F04	R1	Residential	Unknov	W1/F04	25	23.4	1.6	6.4	YES	100	100	0	YES	56	14	54	12	3.6	14.3	YES
	R2	Residential	Unknov	W2/F04	25	24.5	0.5	2	YES	99.2	99.2	0	YES	55	12	55	12	0	0	YES
	R3	Residential	Unknov	W3/F04	23.8	23.6	0.2	0.8	YES	100	100	0	YES	58	11	58	11	0	0	YES
				W4/F04	29.4	29.4	0	0	YES					24	2	24	2	0	0	
				W5/F04	29.8	29.8	0	0	YES					25	2	25	2	0	0	

APPENDIX 03:

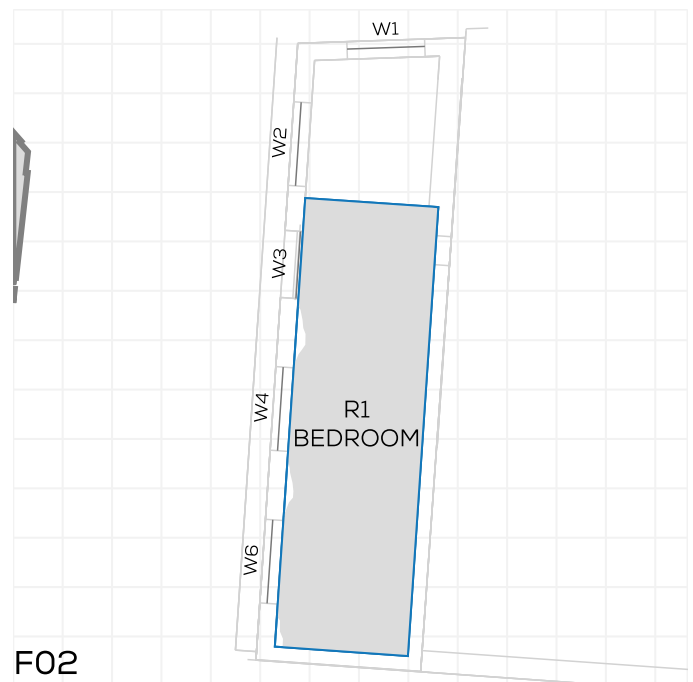
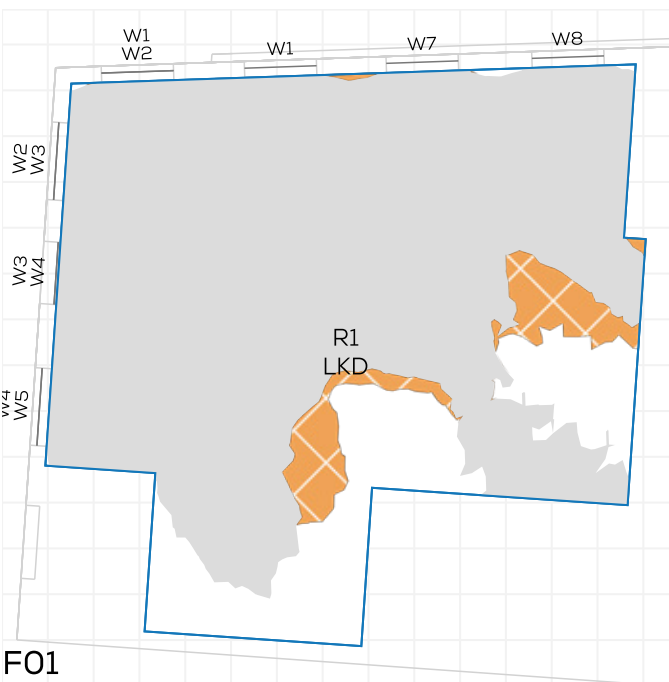
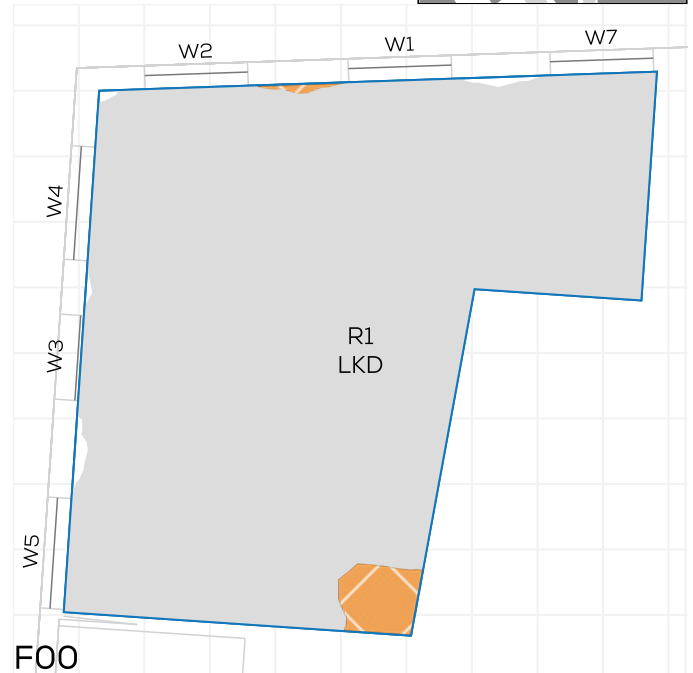
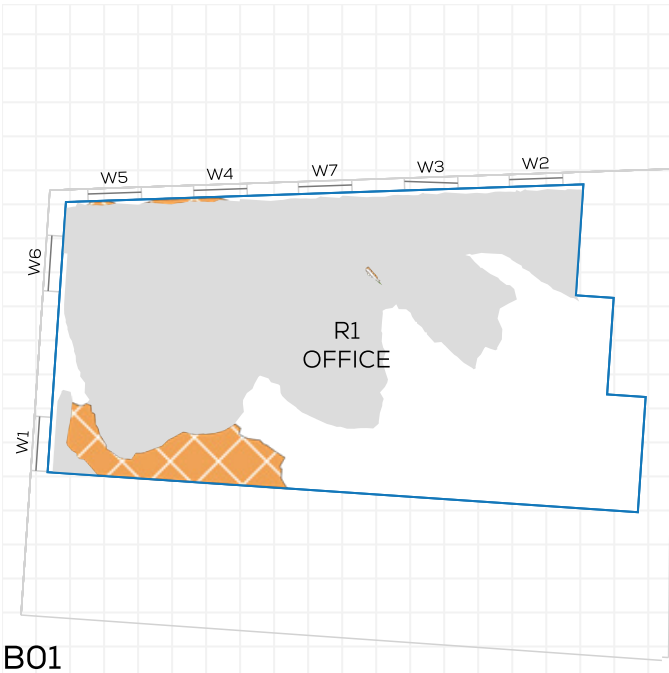
**CUMULATIVE ASSESSMENT CONTOURS
INCLUDING THE LIVE APPLICATION ON
THE NEIGHBOURING SITE (PLANNING
REF. 144334/FO/2025) USING
MEASURED LAYOUTS OF 10A LITTLE
PETER STREET/1 CONSTANCE STREET**

NSL CONTOURS



PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: FUTURE BASELINE (FB) VS. PROPOSED (PR)
ADDRESS: 1 CONSTANCE STREET
DATE: 02/02/2026
DRAWING No.: 22777-REL01-IS08-NSL1
SCHEME IR: IR01

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



NSL CONTOURS



PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: FUTURE BASELINE (FB) VS. PROPOSED (PR)
ADDRESS: 357-361 DEANSGATE
DATE: 02/02/2026
DRAWING No.: 22777-REL01-IS08-NSL2
SCHEME IR: IR01

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID

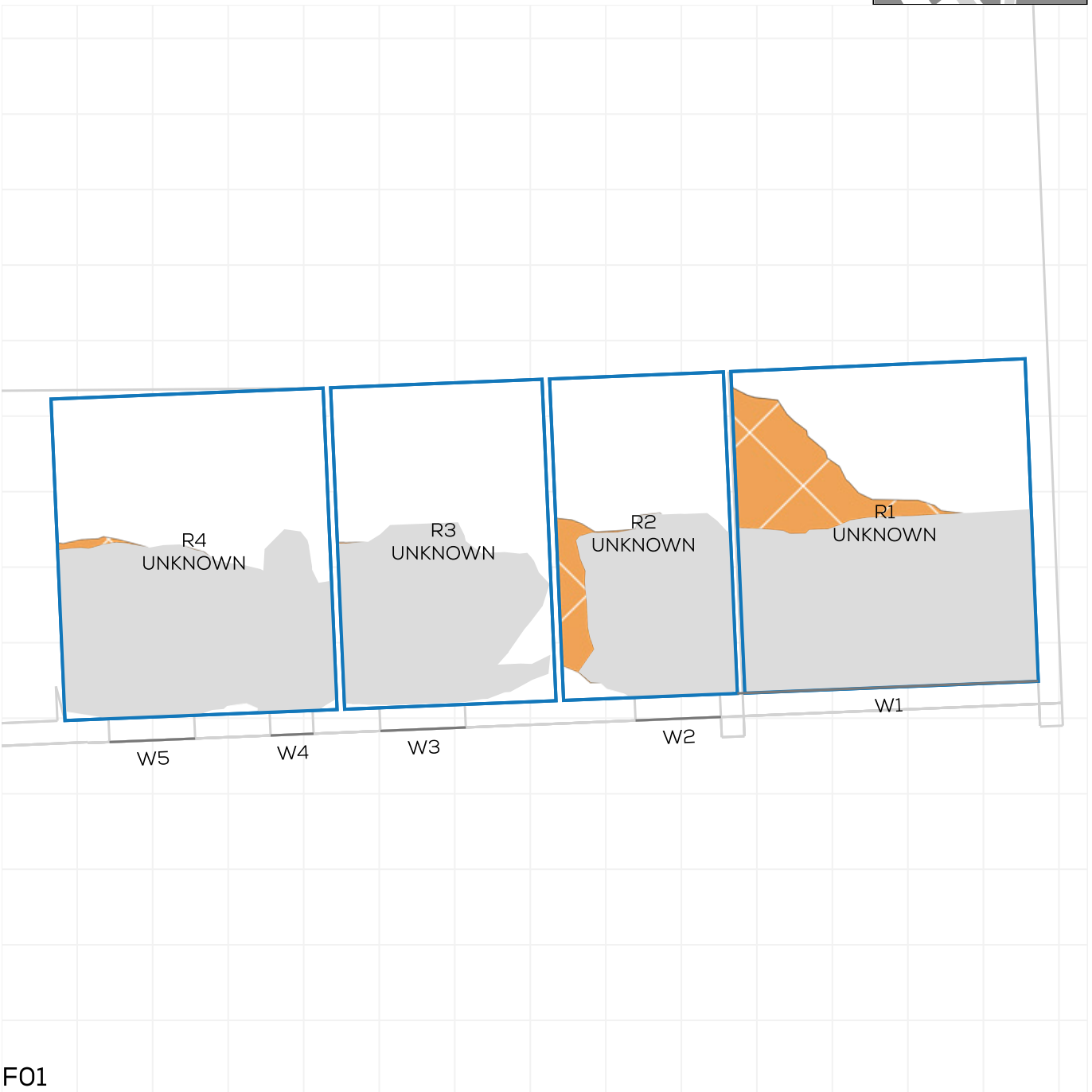


NSL CONTOURS



PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: FUTURE BASELINE (FB) VS. PROPOSED (PR)
ADDRESS: 357-361 DEANS GATE
DATE: 02/02/2026
DRAWING No.: 22777-REL01-IS08-NSL3
SCHEME IR: IR01

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F01

NSL CONTOURS



PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: FUTURE BASELINE (FB) VS. PROPOSED (PR)
ADDRESS: 357-361 DEANSGATE
DATE: 02/02/2026
DRAWING No.: 22777-REL01-IS08-NSL4
SCHEME IR: IR01

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



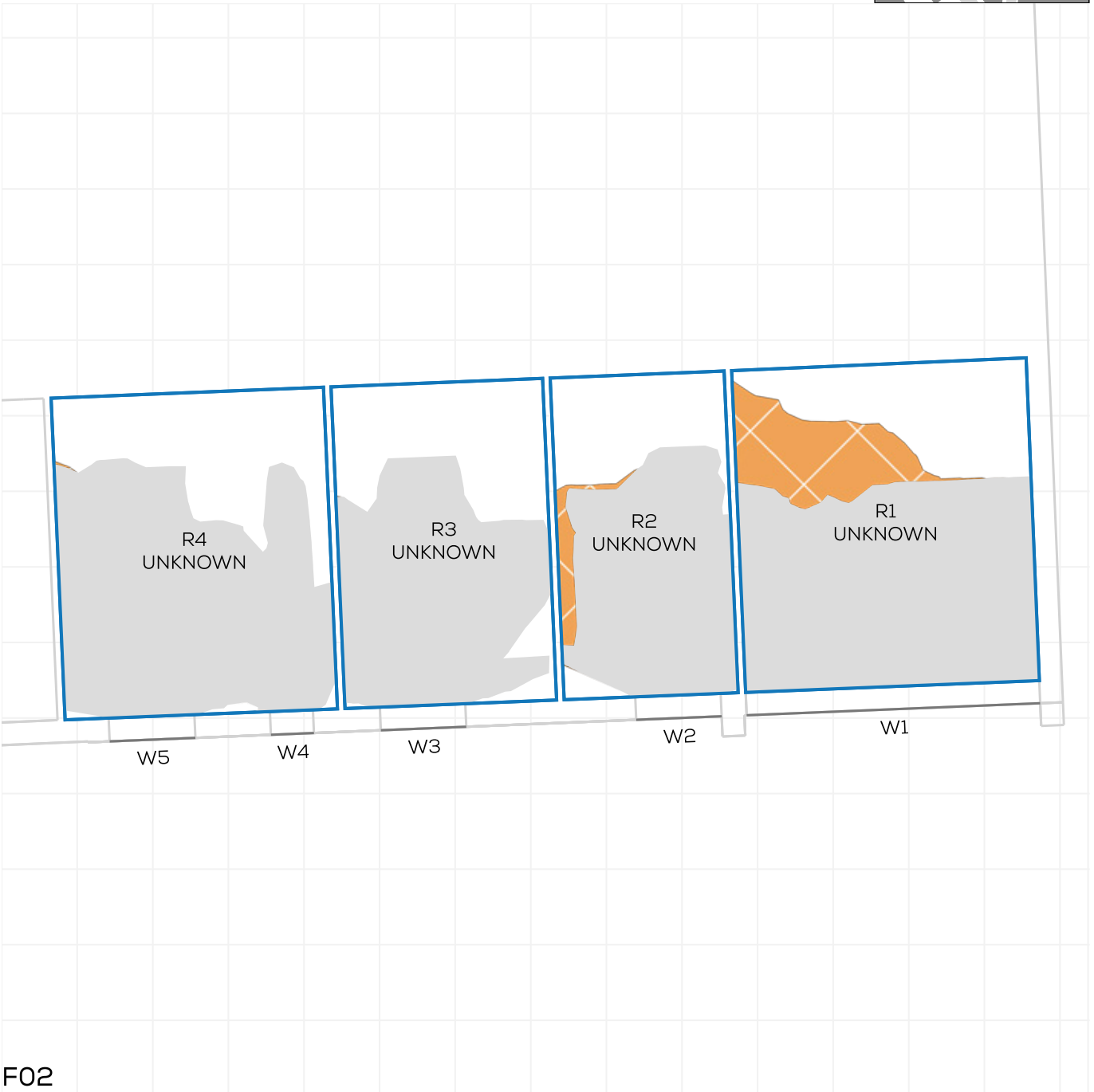
F01

NSL CONTOURS



PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: FUTURE BASELINE (FB) VS. PROPOSED (PR)
ADDRESS: 357-361 DEANS GATE
DATE: 02/02/2026
DRAWING No.: 22777-REL01-IS08-NSL5
SCHEME IR: IR01

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



NSL CONTOURS



PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: FUTURE BASELINE (FB) VS. PROPOSED (PR)
ADDRESS: 357-361 DEANSGATE
DATE: 02/02/2026
DRAWING No.: 22777-REL01-IS08-NSL6
SCHEME IR: IR01

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



NSL CONTOURS



PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: FUTURE BASELINE (FB) VS. PROPOSED (PR)
ADDRESS: 357-361 DEANSGATE
DATE: 02/02/2026
DRAWING No.: 22777-REL01-IS08-NSL7
SCHEME IR: IR01

KEY:

GAIN

LOSS

MAINTAINED LIT AREA

1 METRE GRID

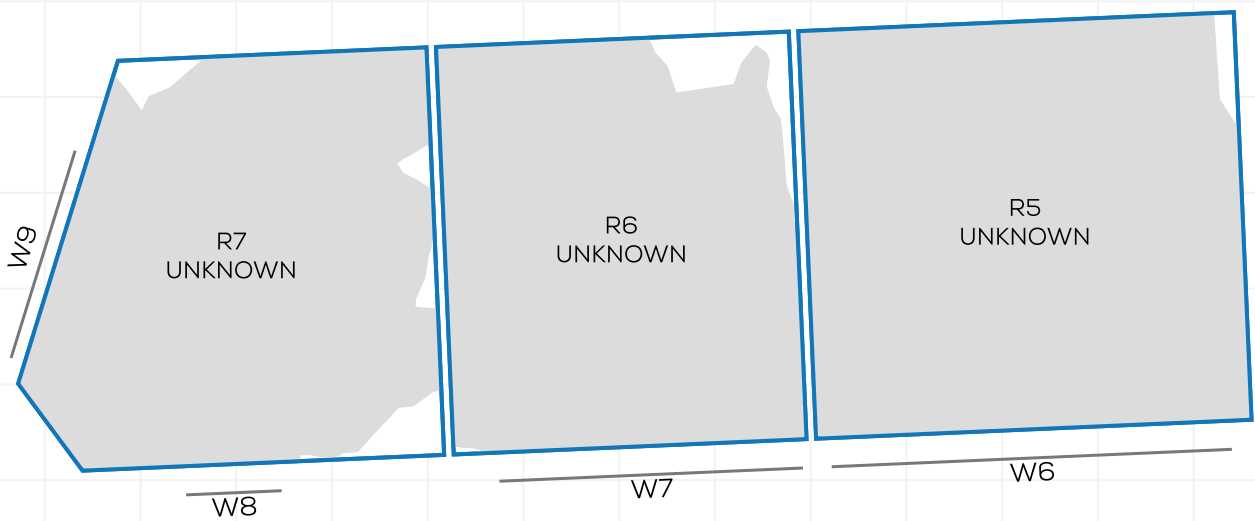


NSL CONTOURS



PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: FUTURE BASELINE (FB) VS. PROPOSED (PR)
ADDRESS: 357-361 DEANS GATE
DATE: 02/02/2026
DRAWING No.: 22777-REL01-IS08-NSL8
SCHEME IR: IR01

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



NSL CONTOURS



PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
REPORT TITLE: FUTURE BASELINE (FB) VS. PROPOSED (PR)
ADDRESS: 357-361 DEANSGATE
DATE: 02/02/2026
DRAWING No.: 22777-REL01-IS08-NSL9
SCHEME IR: IR01

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



F04