Proximity

Daylight & Sunlight Amenity Impact Assessment Report

Maybrook House, Manchester

Deansgate Ventures Limited

Our Ref: 2127d/MPS/JM

21 May 2026

Executive Summary

The daylight and sunlight amenity of the following neighbouring buildings has been impact assessed:

> No.1 Deansgate, Manchester, M3 1AZ;
> Flats above Moon Under The Water, 68-74 Deansgate, Manchester, M3 2FN.

The impacts on daylight and sunlight amenity of both of the above receptors is Negligible and Not Significant.

The Proposed Development will have no adverse impacts on the amenity of either of these neighbouring buildings.

Introduction

Deansgate Ventures Limited ("the Applicant") has developed a proposal for the redevelopment of Maybrook House, on Deansgate in Manchester City Centre.

Proximity is appointed to consider and evaluate the daylight and sunlight amenity impact of the Proposed Development on the surrounding built environment.

This Report confirms our assessment methodology, findings and opinions.

This impact assessment is written around the provisions of the Building Research Establishment's ("BRE") *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*. The Guide provides an objective means for evaluating daylight and sunlight amenity impacts in the built environment.

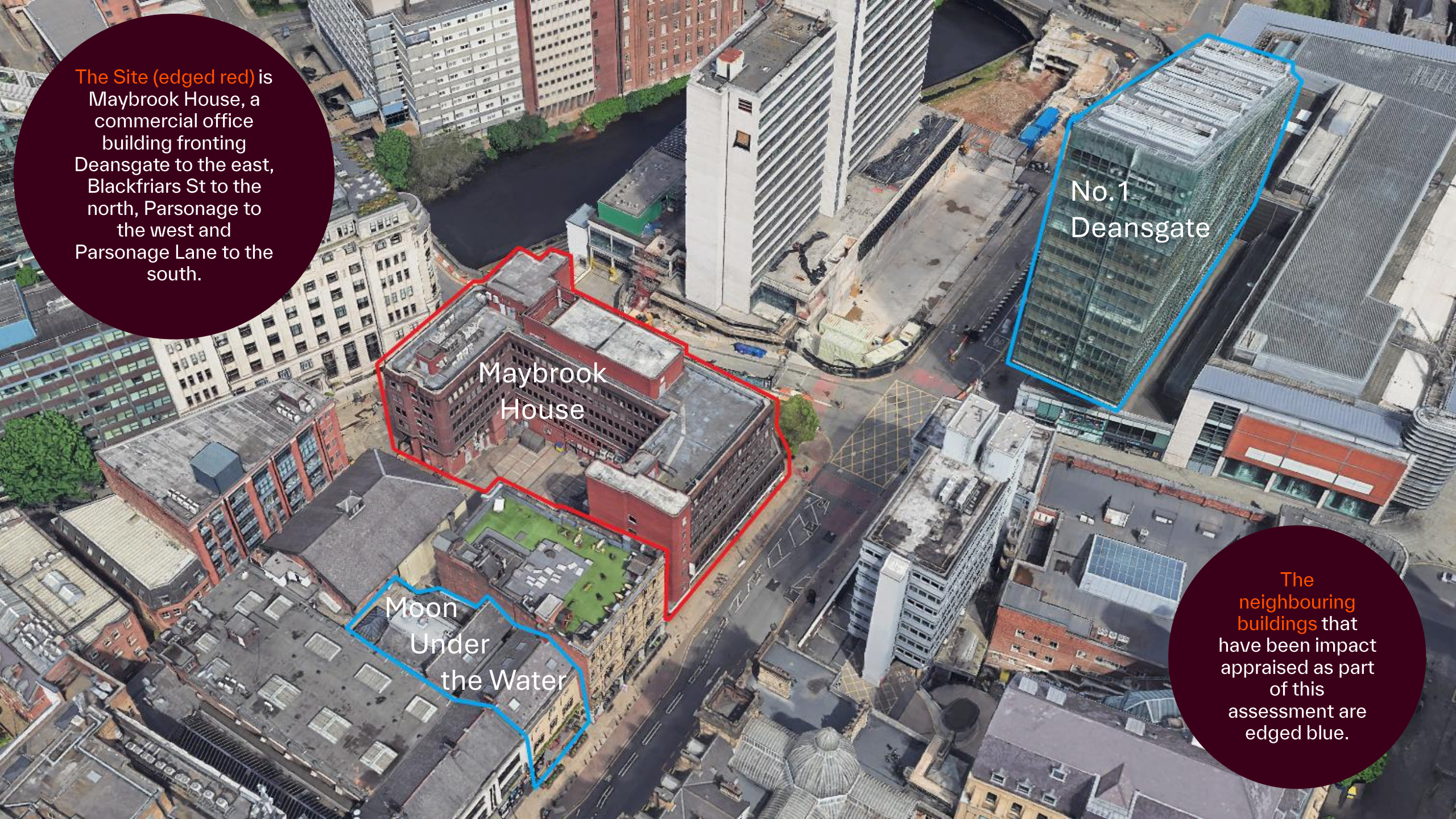
A daylight and sunlight technical analysis has been undertaken which has measured, using computerised 3D massing simulations of the Site and its surroundings and specialist computer software, the daylight and sunlight amenity available to the identified neighbouring receptors, both as existing and as proposed. This Report is written around the results of this technical assessment.

The Site facing windows of the habitable rooms within the following neighbouring buildings are identified as receptors and have been daylight and sunlight amenity impact appraised:

> No.1 Deansgate, Manchester, M3 1AZ;
> Flats above Moon Under The Water, 68-74 Deansgate, Manchester, M3 2FN.

There are no external amenity spaces in the vicinity of the Site that merit detailed Time in Sun review. For completeness, the roof gardens / terrace areas of Blackfriars House to the west and Regency Court (62-66 Deansgate) to the south are acknowledged, but neither will experience adverse impacts due to their relationship with the Site and Proposed Development. Further explanation of this is included later in this Report.

Appendix 1 provides details on the assumptions, limitations and clarifications that have been made in producing this Report, along with the third-party information that has been relied upon in producing the analysis model and results.


The Site (edged red) is Maybrook House, a commercial office building fronting Deansgate to the east, Blackfriars St to the north, Parsonage to the west and Parsonage Lane to the south.
Maybrook House
No.1 Deansgate
Moon Under the Water
The neighbouring buildings that have been impact appraised as part of this assessment are edged blue.

Proximity








ROXY
BALL ROOM
BOOZE & BALL GAMES
THE MOON UNDER WATER
WETHERSPOON
FREE HOUSE


Google Maps



Other Neighbouring Buildings and External Spaces

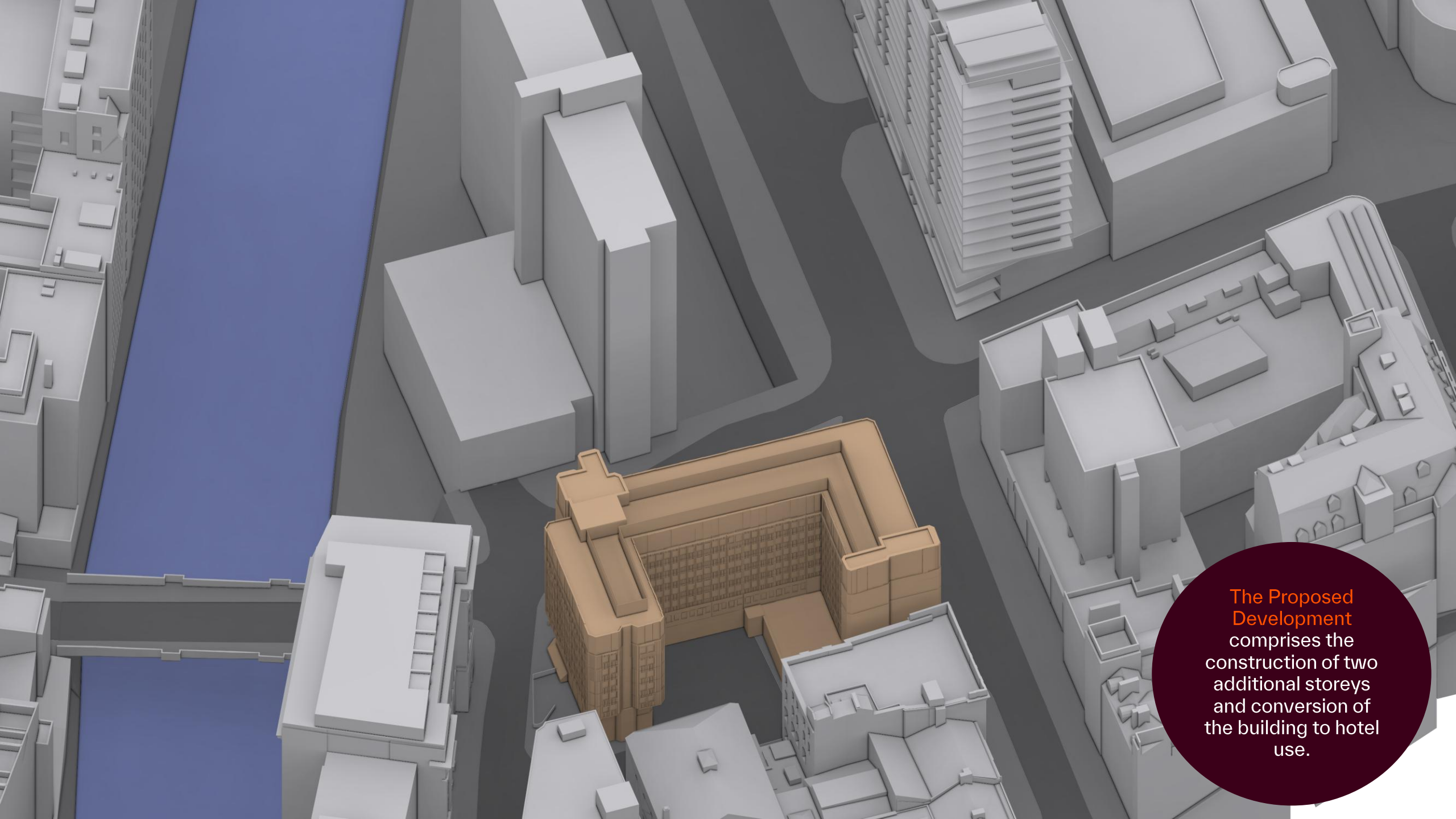
For completeness, we acknowledge the presence of other residential buildings in the wider vicinity of the Site – The Edge apartment building in Salford by the Irwell, and the Century Buildings on St Mary's Parsonage for example. These buildings are, however, too far away from the Site, given the limited additional massing of the Proposed Development.

We are comfortable that the Proposed Development, at the scale at which it is proposed, will have no significant adverse impact on daylight nor sunlight amenity of these buildings.

As noted earlier in this Report, the roof garden / terrace spaces of Regency Court and Blackfriars House are acknowledged as external amenity spaces in the vicinity of the Site.

The Regency Court roof terrace is to the south of the Site. On the basis that in the northern hemisphere direct sunlight is received from the east, south and west, the massing of the Proposed Development (to the north of this area) will have no adverse impact on the sunlight amenity of it.

The Proposed Development will also have no adverse impact on the roof terrace area of Blackfriars House to the west. Blackfriars House is taller than the Proposed Development, and the roof terrace will remain above the height of it. Sunlight amenity to this space will therefore be unaffected by the Proposed Development.



The Proposed Development comprises the construction of two additional storeys and conversion of the building to hotel use.

BRE Guidance

The purpose of the BRE Guidance is to assist in evaluating the relationship between new and existing buildings to ensure that each retains the potential to achieve a “fair share” of daylight and sunlight given their relative siting, height and mass. The BRE Guidance is technically robust and has become the industry standard methodology for assessing daylight and sunlight amenity in the built environment.

The provisions of the BRE Guidance are not mandatory and the BRE have taken steps to confirm that it should not be read as an instrument of planning policy in that *“It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location”.*

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

Daylight Amenity Tests

The BRE Guidance confirms that its daylight provisions are intended for use for rooms in neighbouring dwellings where daylight is required, which would include living rooms, kitchens and bedrooms.

It goes on to confirm that windows serving bathrooms, toilets, storerooms, circulation areas, and garages, i.e. rooms of ancillary use and function, need not be analysed.

The BRE daylight test has two parts – the Vertical Sky Component ("VSC") and No Sky Line ("NSL").

The VSC is a unit of measurement that represents the amount of visible sky capable of being received at the external face of a window. It is expressed as a percentage, as it is the ratio between the amount of visible sky available to the window being tested, compared to that available from a totally unobstructed sky. For a window serving a habitable room the aspirational VSC target is 27%.

The BRE Guidance notes that where VSC values remain at least 0.8x of the baseline values, the reduction may not be noticeable to room occupants and is considered not significant.

The NSL is measured at an internal working plane within a room and divides those parts of it which can and cannot see the sky through its window provision. Those parts of a room beyond the NSL usually look dark and gloomy, compared with the rest of the room, because they receive no direct light.

The BRE Guidance confirms that a reduction in baseline NSL of up to 20% (or to 0.8x baseline value) is unlikely to be noticed by the room occupants. Such an impact would be negligible and not significant.

Sunlight Amenity (in Buildings) Test

The BRE Guidance states that *"if a living room of an existing dwelling has a main window facing within 90° of due south and any part of the new development subtends an angle of more than 25° to the horizontal ... the sunlighting of the existing dwelling may be adversely affected".*

Living room windows should be tested if orientated within 90 degrees of due south, and sunlight may be adversely affected if the living room window:

"...receives less than 25% of annual probable sunlight hours ("APSH"), or less than 5% of annual probable sunlight hours between 21 September and 21 March".

The BRE Guidance notes that where sunlight results remain to at least 0.8x of the baseline values, the reduction in annual or winter sunlight may not be noticeable to room occupants (and negligible).

Sunlight Amenity (to External Amenity Areas) Test

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

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

The BRE Guidance recommends

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

Alternative Targets

The BRE acknowledge the need for the provisions of the Guidance to be applied and interpreted flexibly, including adjustment in, for example, historic City Centres, or in an area with modern high-rise buildings. In such environments the BRE note that a higher degree of obstruction may be unavoidable.

Proximity consider the setting of alternative targets to be a necessary means of adjusting the BRE Guidance for use in an environment such as this Site.

A generic alternative daylight target of 21.6% VSC is considered appropriate for environments where higher density is present; is sought by planning policy; or, for this Site, where an outline approval establishes a significant uplift in density. The target above is established through the application of BRE principles.

A 21.6% VSC means that the window would still have access to more than half of the sky dome that is realistically available to an unobstructed window located in a vertical plane or elevation.

Alternative APSH targets of 4% winter APSH (rather than the low density 5%) and 20% annual APSH (rather than 25%) can be set through the application of BRE principles.

If referred to in this Report, these have been described as “Acceptable Tolerance” results.

Technical Assessment

We have undertaken a technical analysis of the identified neighbouring receptors.

We have considered the results of this technical analysis on a property by property basis below, with tabulated technical analysis results and NSL contours found in Appendix 2.

We have measured the daylight impact of the Proposed Development against the BRE's 27% VSC target. Where a VSC of at least 21.6% is achieved, these are considered to be within a perceived acceptable tolerance of the BRE target, allowing for the city centre context.

The tabulated VSC and NSL results have been colour annotated for ease of review, as follows:

> Green indicates the result achieves the unmodified BRE target;
> Amber indicates the result comes within an 'Acceptable Tolerance' of the unmodified BRE target (i.e. it achieve the generic Alternative Target of 21.6% VSC / 20% APSH and 4% Winter PSH.
> Pink indicates that the result is less than the Acceptable Tolerance target.

Results in the ‘Pr/Ex’ column show the proposed value as a proportion of the baseline value.

These results are colour annotated pink or green based on whether the proposed result is, respectively, less than or greater than 0.8x the Baseline value.

Proposed “Pr/Ex” results that are greater than 0.8x Baseline Values are coloured green and are considered acceptable to the BRE on the basis that any reduction in VSC, NSL or APSH would not be noticed by the room occupants. Effectively, this impact is considered to be negligible.

Therefore, a pink result for VSC or APSH are considered BRE compliant if the Pr/Ex result is coloured green (i.e., the result in the Proposed Condition is not < 0.8x baseline values, and therefore not noticeable to the room occupants).

To explain the NSL contour plots, the area of the room within the amber contour receives access to direct sky light. The hatched area of the room identifies each neighbouring room that will lose direct access to sky visibility, because of the Proposed Development.

No.1 Deansgate
Manchester, M3 1AZ



Daylight Amenity

222 windows, serving an estimated 180 individual rooms, have been daylight amenity impact appraised.

In the Baseline Condition, 20 windows (9%) of 222 windows appraised achieve the VSC target of 27%. 202 windows (91%) do not achieve the target.

The low proportion of windows that achieve the BRE target in the Baseline Condition is a result of two principal factors:

> Many of these windows have an outlook towards the existing Treehouse Hotel – a building of comparably tall height and which is broadside-on to the windows of No.1 Deansgate.

> The windows of No.1 Deansgate are also set behind 'winter garden' type enclosed balconies. This façade design – whilst providing apartment residents with a semi-external space – effectively places a projection above each window head. This in turn reduces sky visibility from the window and places an inherent limitation on VSC values in the Baseline Condition.

In the Proposed Condition, all 222 windows appraised (100%) retain a VSC value that is at least 0.8x the Baseline value – the significant majority experiencing no reduction in VSC at all.

All 180 rooms appraised (100%) would pass the NSL test.

The impact of the Proposed Development on the daylight amenity of this neighbouring building is not significant.

No.1 Deansgate
Manchester, M3 1AZ

Sunlight Amenity (Buildings)

The majority of No.1 Deansgate's windows (through which the Proposed Development will be seen) are north west facing. On that basis, in accordance with the BRE Guidance, these windows do not need to be sunlight amenity impact appraised, given that their capacity to receive direct sunlight is inherently restricted by their orientation.

The Proposed Development will have no adverse impact on sunlight amenity of the rooms served by these north west facing windows.

14 rooms – one per floor - served by 28 individual windows, have been sunlight impact appraised.

In the Baseline Condition, all 14 rooms achieve both the annual and winter sunlight targets.

In the Proposed Condition, all 14 rooms (100%) would continue to achieve both sunlight targets. The impact of the Proposed Development on the sunlight amenity of these rooms is negligible and not significant.

Sunlight Amenity (External Amenity Spaces)

There are no external amenity areas associated with this neighbouring building.

Proximity
3 Barrington Road, Altrincham,
WA14 1GY
weareproximity.co.uk
Tel: 0345 257 5535

CLIENT:
Deansgate Ventures Limited

PROJECT:
Maybrook House Extension
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	07.05.2026	CHECKED:	DMH

DRAWING NUMBER:	REV:
2127_MA-08	00

REV:	NOTES:	DRWN:	DATE:

Massing Legend

- Existing
- Proposed

All heights in m AOD

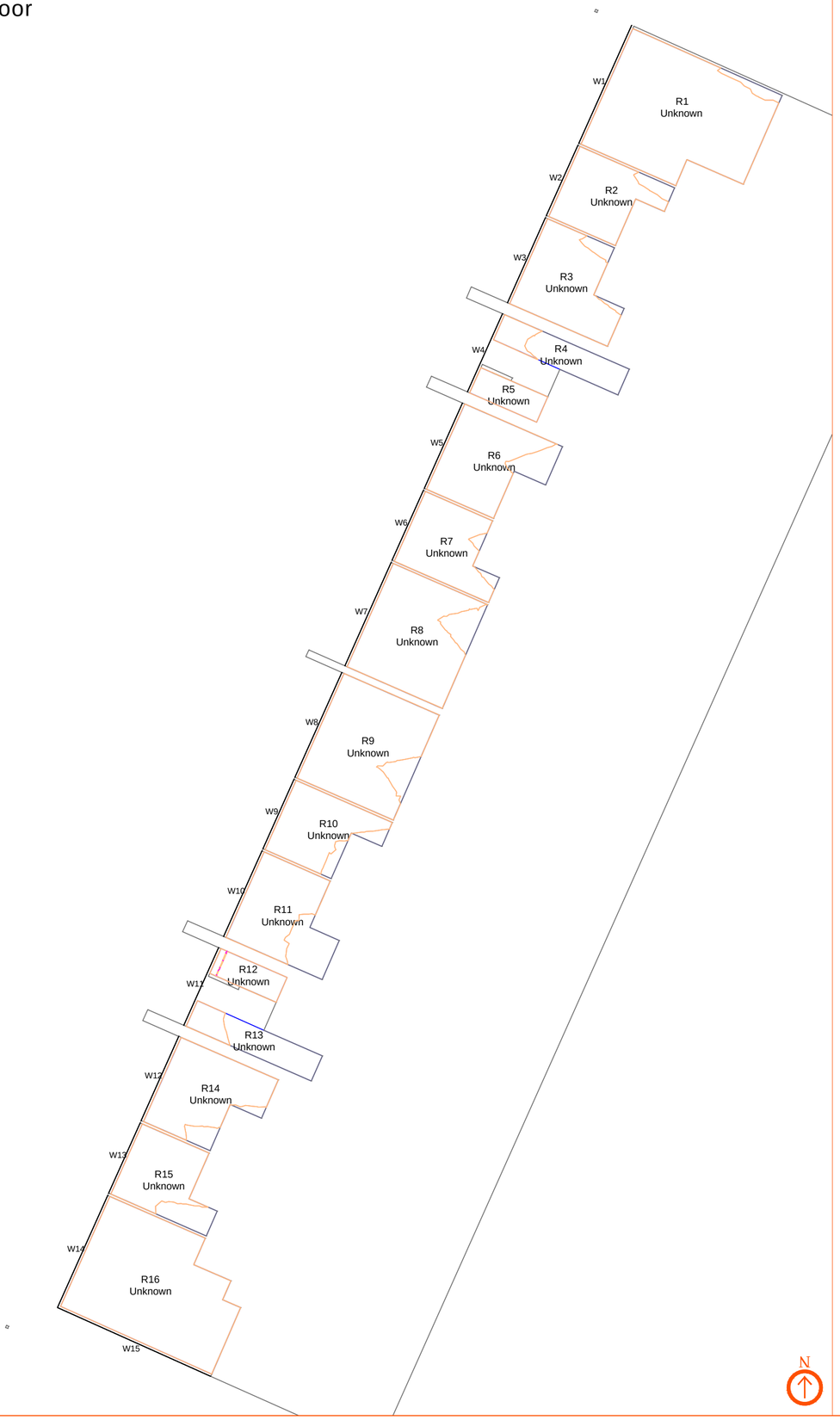
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- Room Area (Measured Layout)
- Existing NoSky Area
- Proposed NoSky Area
- Area of Loss/Gain

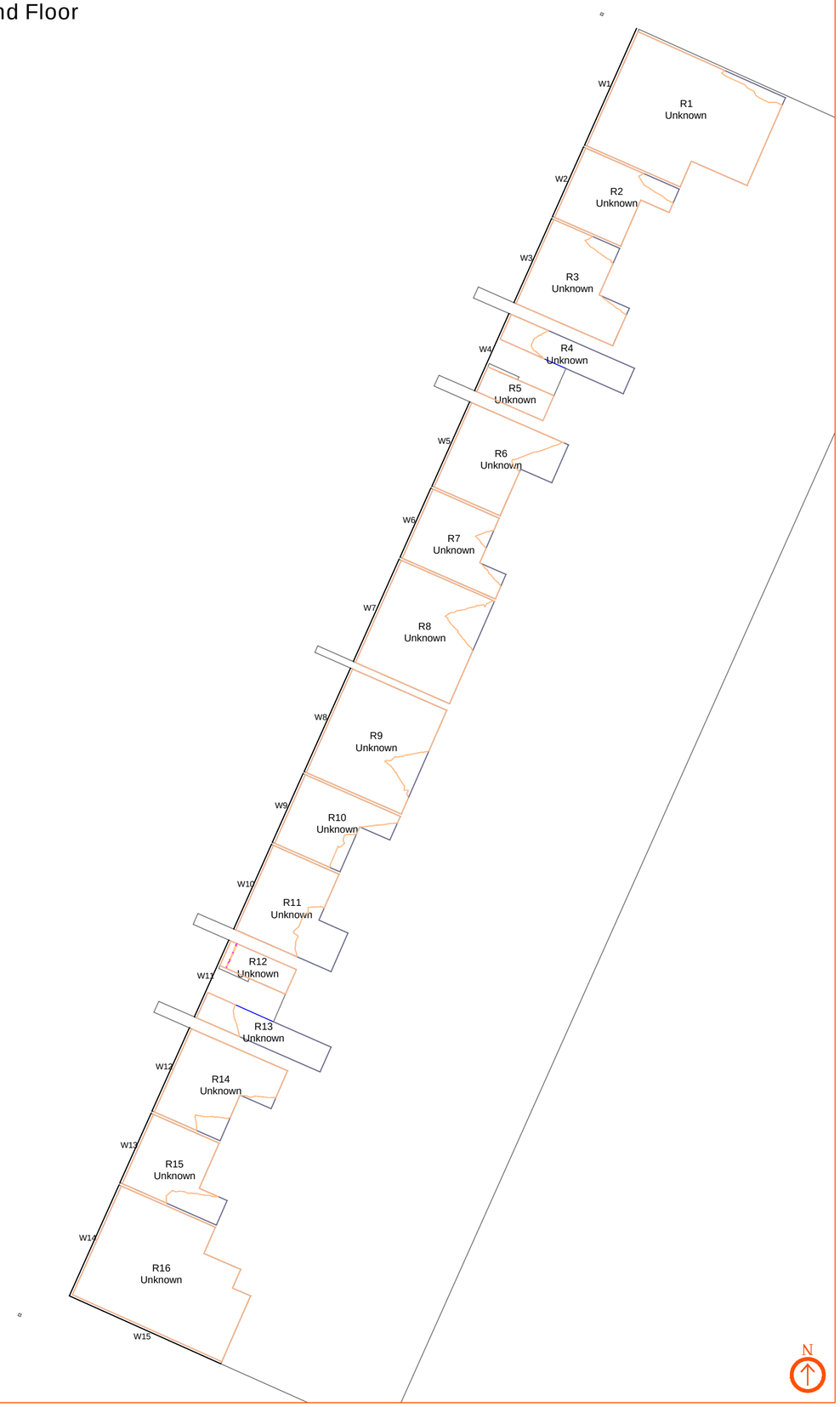
NOTES:

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.

One Deansgate
First Floor



One Deansgate
Second Floor



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Tel: 0345 257 5535

CLIENT:
Deansgate Ventures Limited

PROJECT:
Maybrook House Extension
Manchester

DRAWING TITLE:
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Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	07.05.2026	CHECKED:	DMH

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2127_MA-09	00

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Massing Legend

- Existing
- Proposed

All heights in m AOD

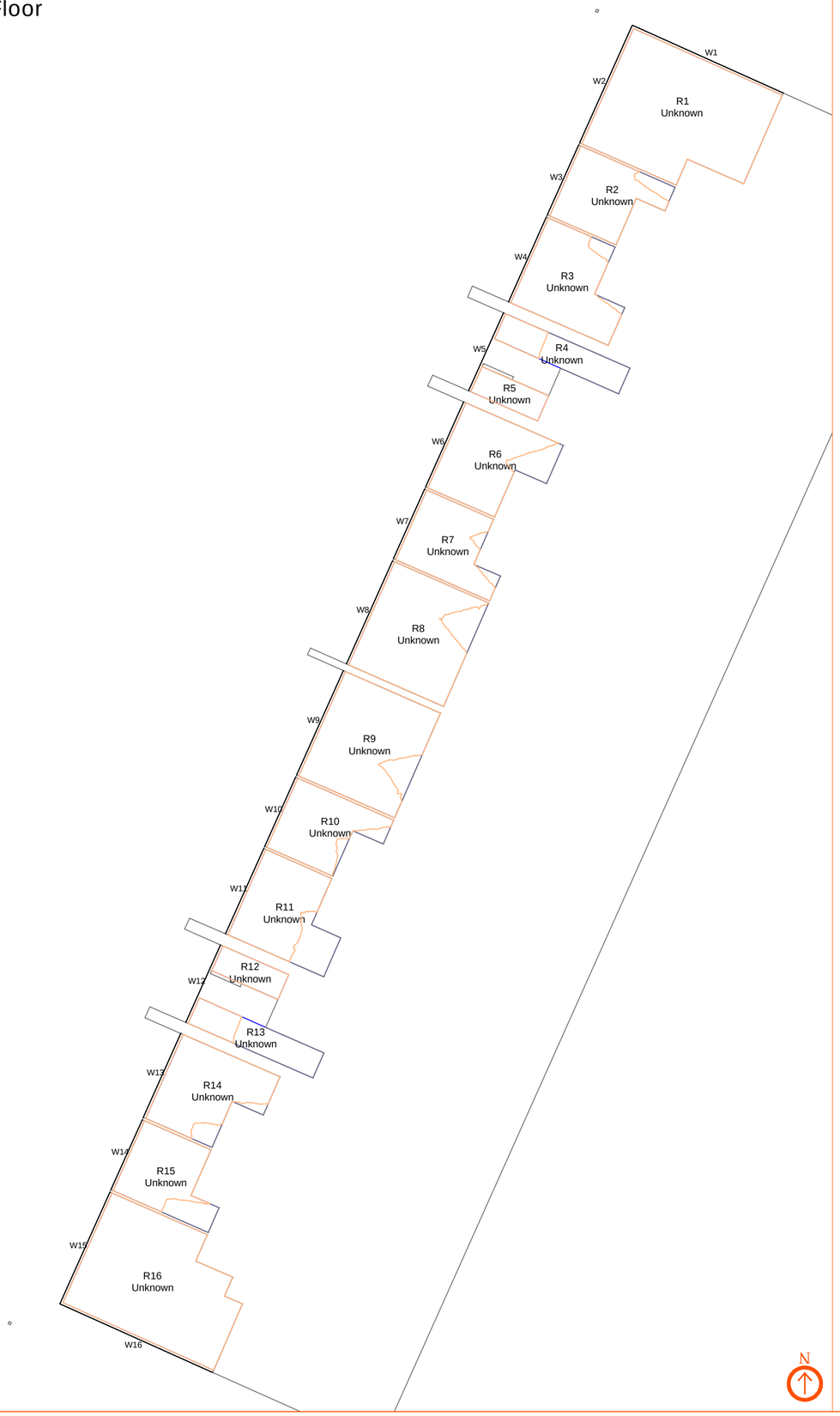
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- Existing NoSky Area
- Proposed NoSky Area
- Area of Loss/Gain

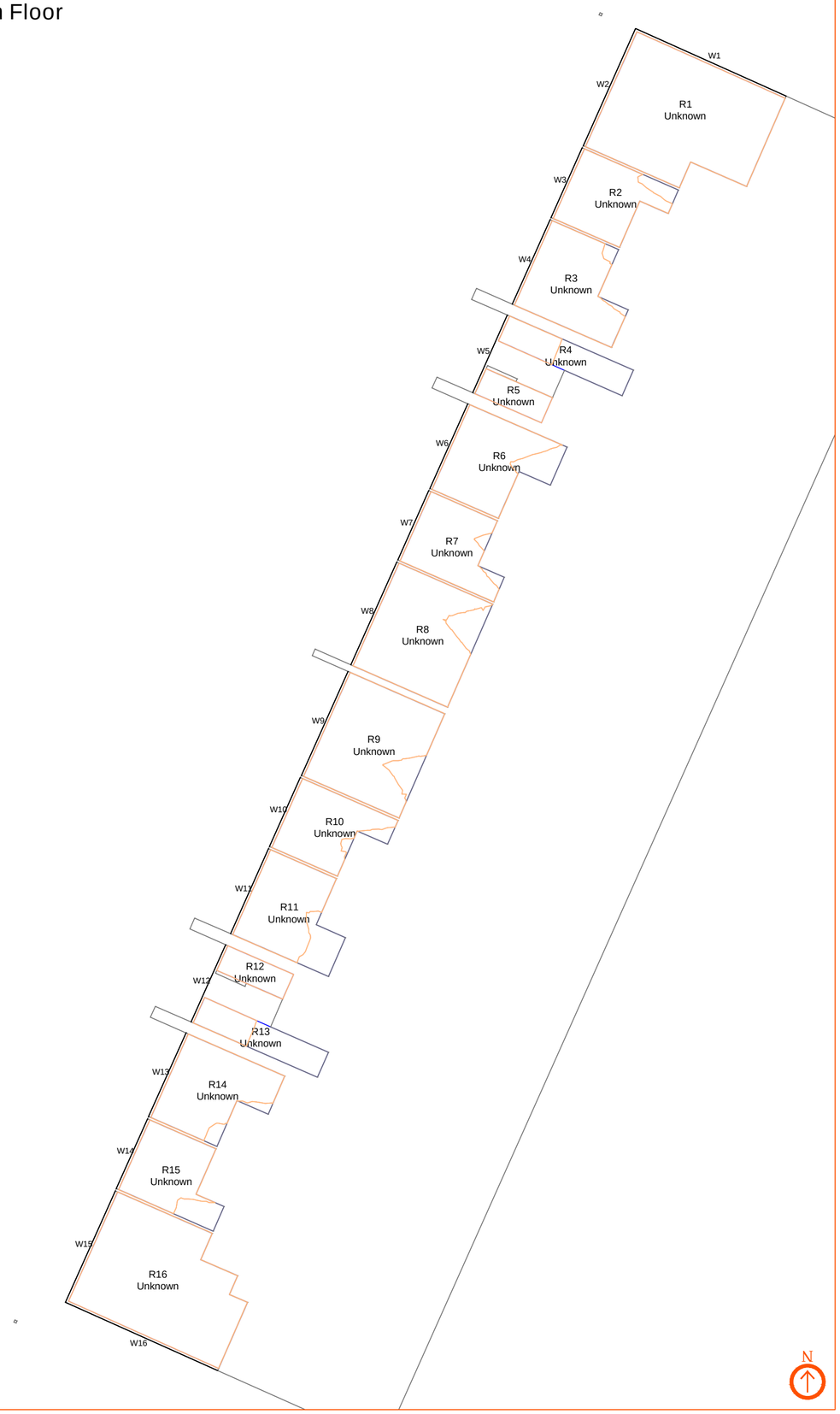
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One Deansgate
Third Floor



One Deansgate
Fourth Floor



Proximity
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Tel: 0345 257 5535

CLIENT:
Deansgate Ventures Limited

PROJECT:
Maybrook House Extension
Manchester

DRAWING TITLE:
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Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	07.05.2026	CHECKED:	DMH

DRAWING NUMBER:	REV:
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REV:	NOTES:	DRWN:	DATE:

Massing Legend

- Existing
- Proposed

All heights in m AOD

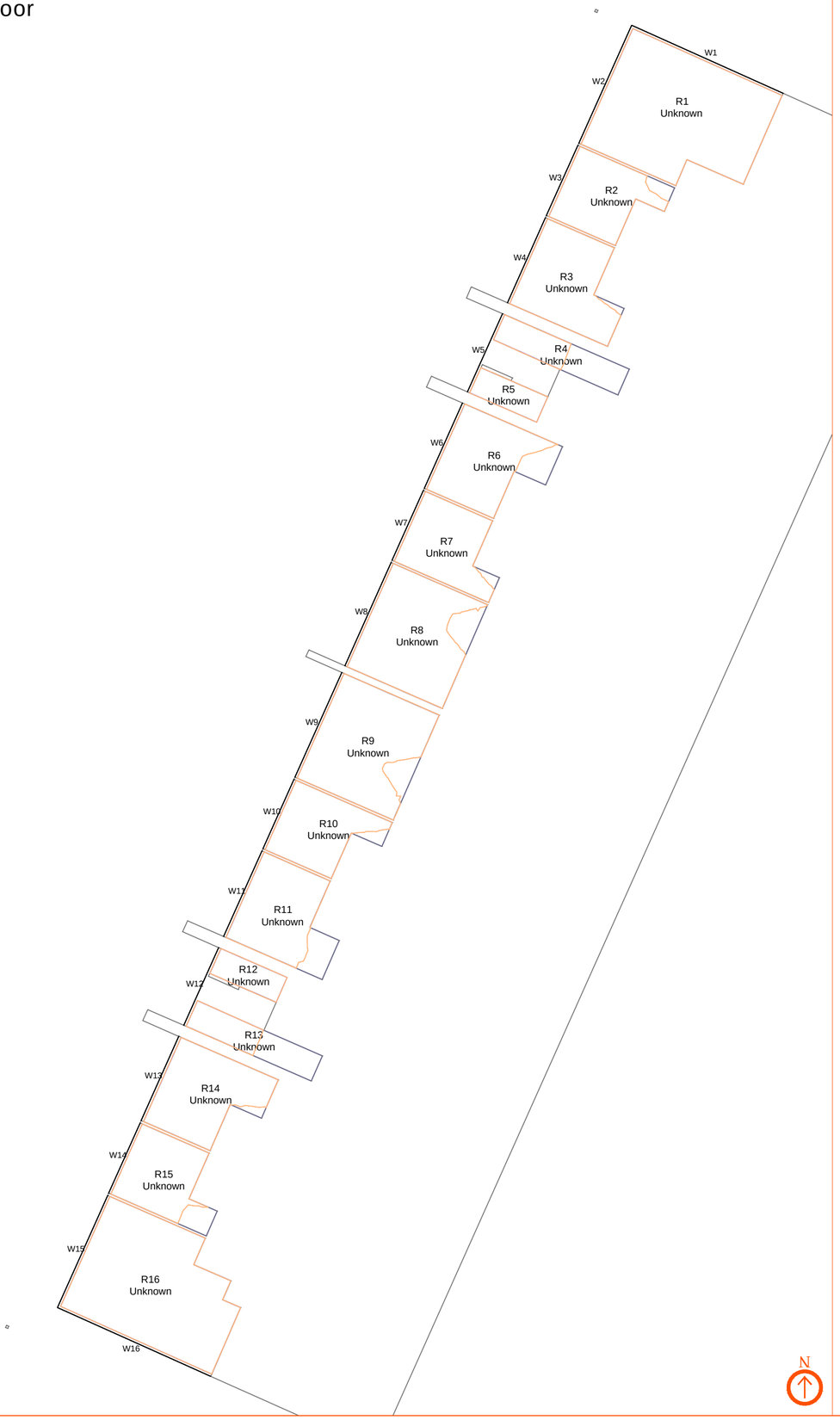
DD Legend

- Room Area (Measured Layout)
- Existing NoSky Area
- Proposed NoSky Area
- Area of Loss/Gain

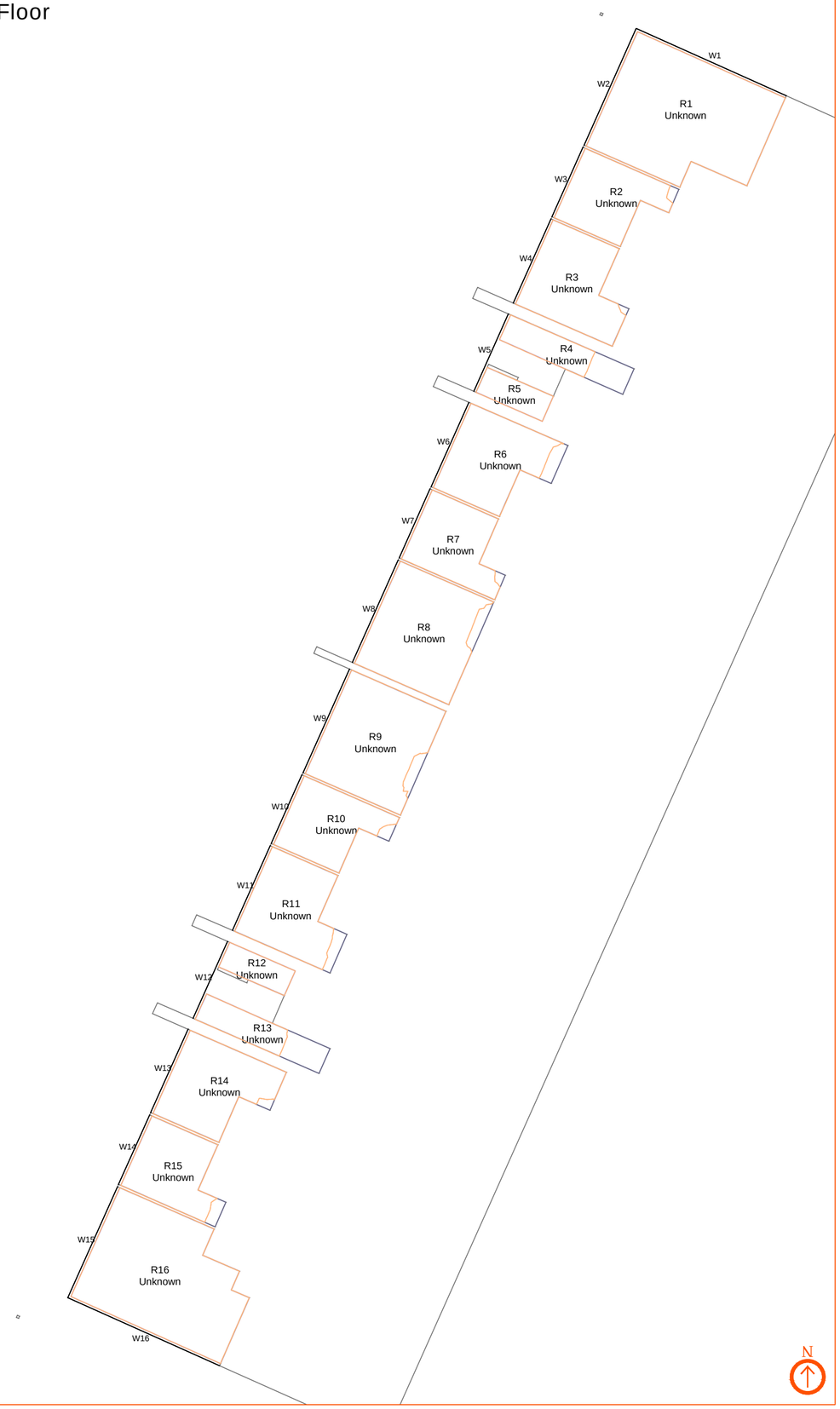
NOTES:

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One Deansgate
Fifth Floor



One Deansgate
Sixth Floor



Proximity
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Tel: 0345 257 5535

CLIENT:
Deansgate Ventures Limited

PROJECT:
Maybrook House Extension
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	07.05.2026	CHECKED:	DMH

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2127_MA-11	00

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Massing Legend

Existing
Proposed

All heights in m AOD

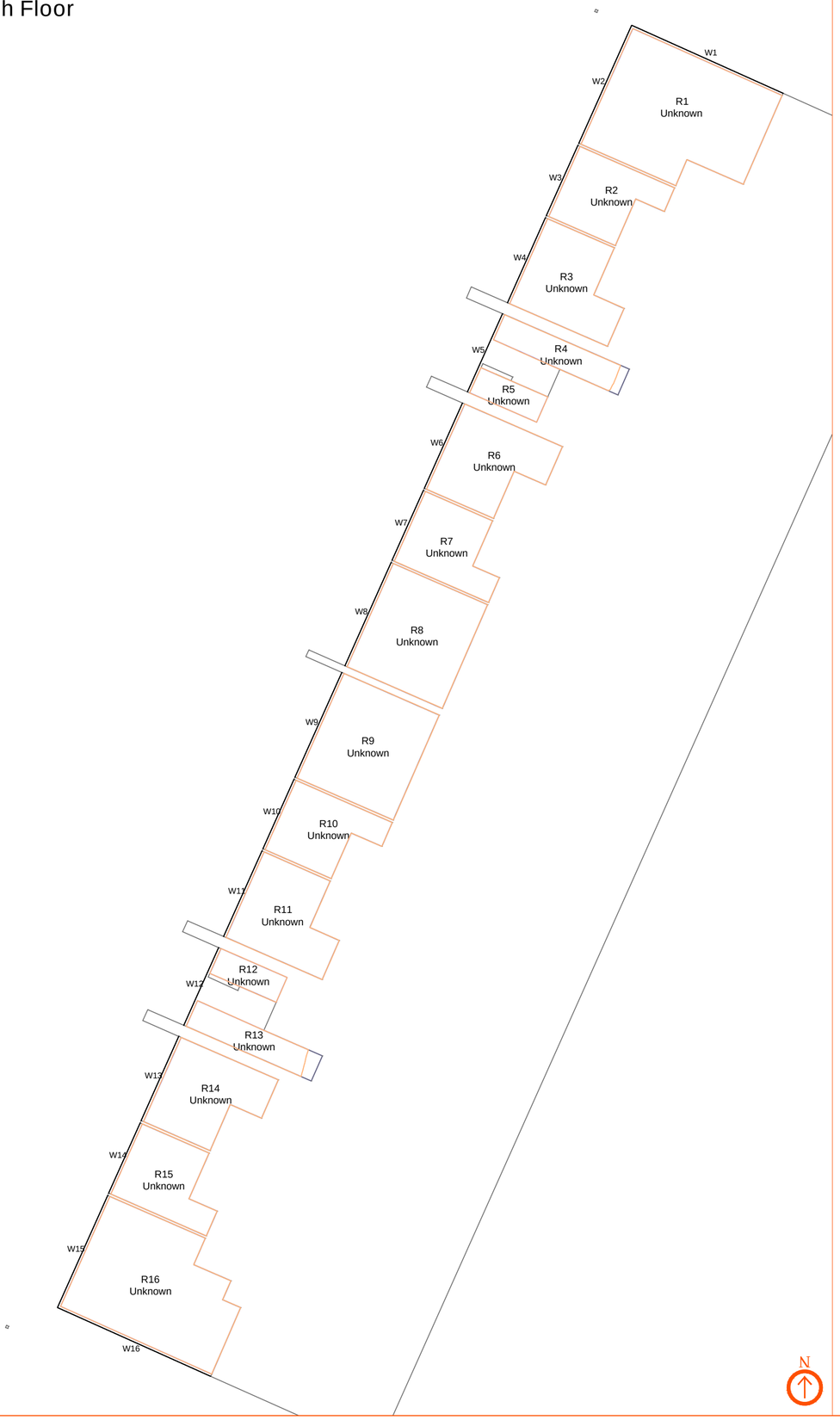
DD Legend

Room Area (Measured Layout)
Existing NoSky Area
Proposed NoSky Area
Area of Loss/Gain

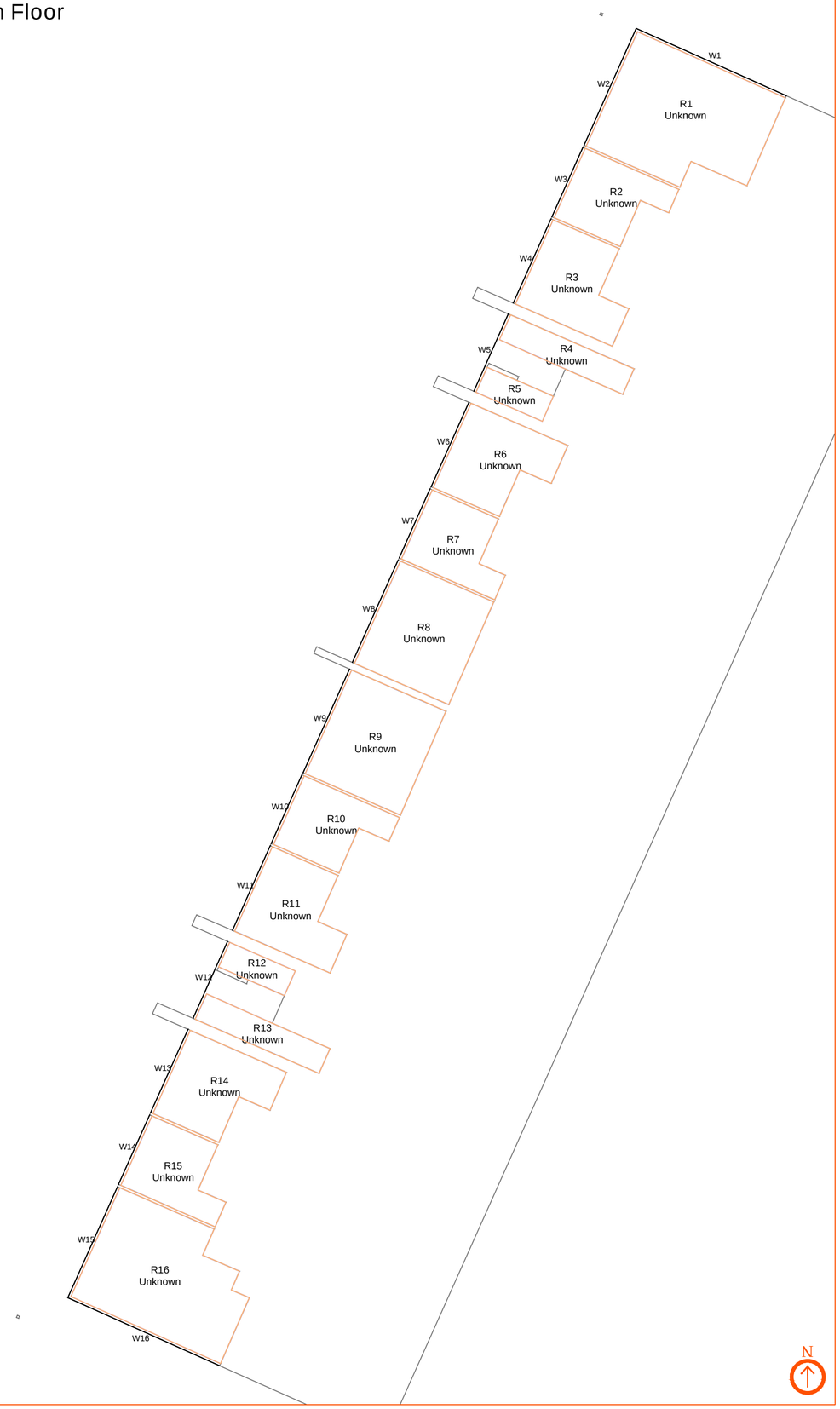
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One Deansgate
Seventh Floor



One Deansgate
Eighth Floor



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Tel: 0345 257 5535

CLIENT:
Deansgate Ventures Limited

PROJECT:
Maybrook House Extension
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

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NTS	07.05.2026	CHECKED:	DMH

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2127_MA-12	00

REV:	NOTES:	DRWN:	DATE:

Massing Legend

- Existing
- Proposed

All heights in m AOD

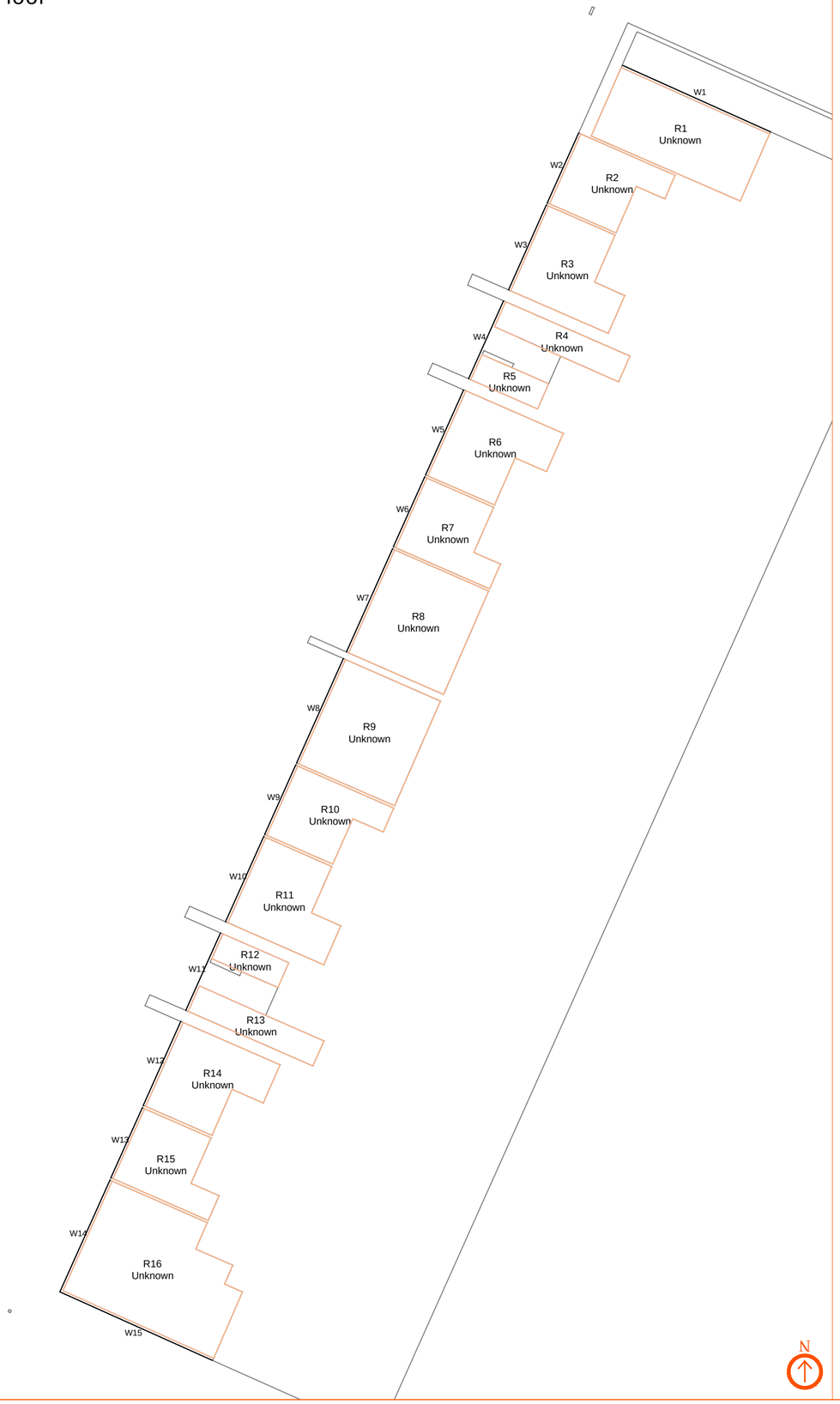
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- Room Area (Measured Layout)
- Existing NoSky Area
- Proposed NoSky Area
- Area of Loss/Gain

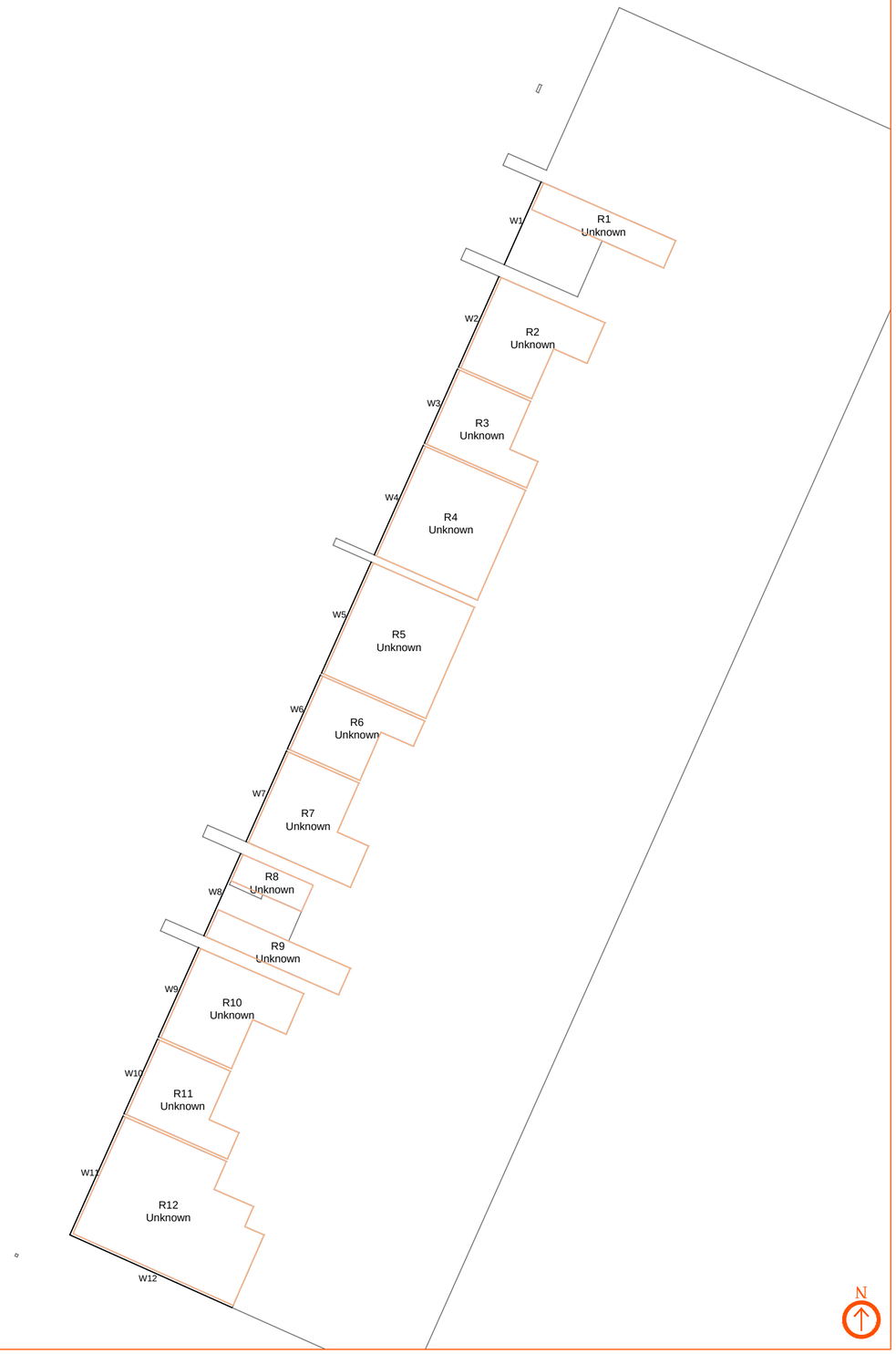
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One Deansgate
Ninth Floor



One Deansgate
Tenth Floor



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2127_MA-13	00

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing NoSky Area
Proposed NoSky Area
Area of Loss/Gain

NOTES:
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One Deansgate
Eleventh Floor



One Deansgate
Twelfth Floor



Proximity
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CLIENT:
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PROJECT:
Maybrook House Extension
Manchester

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Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	07.05.2026	CHECKED:	DMH

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2127_MA-14	00

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Massing Legend

- Existing
- Proposed

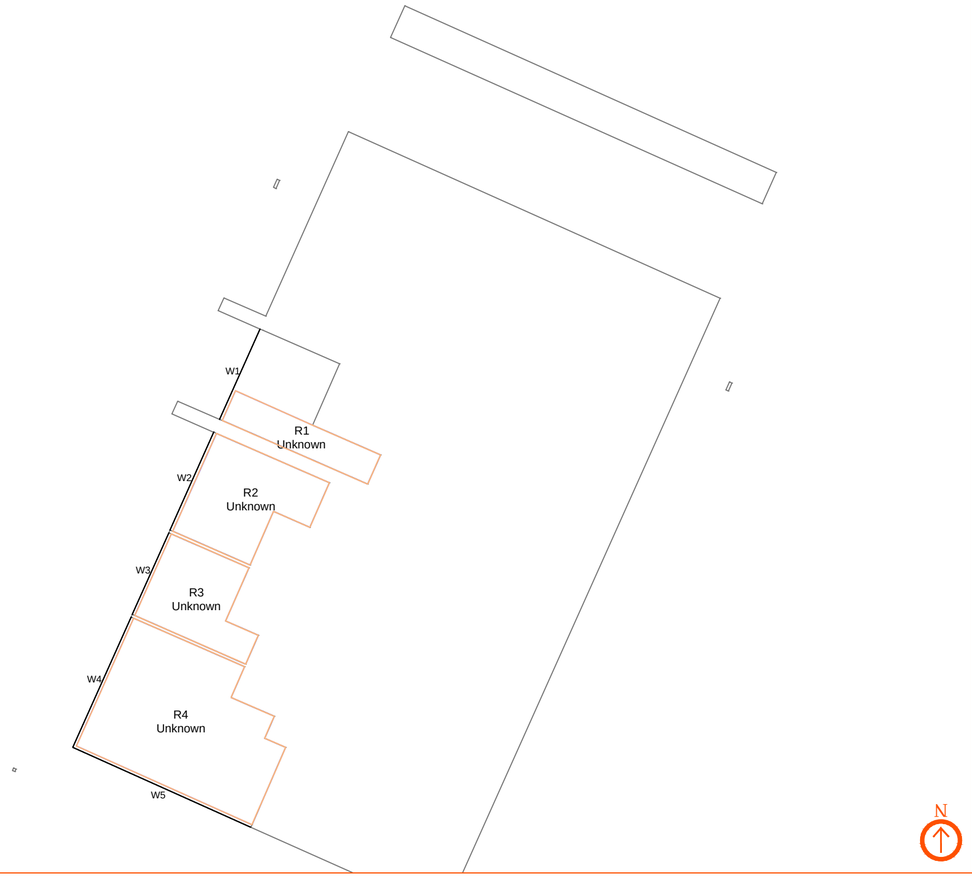
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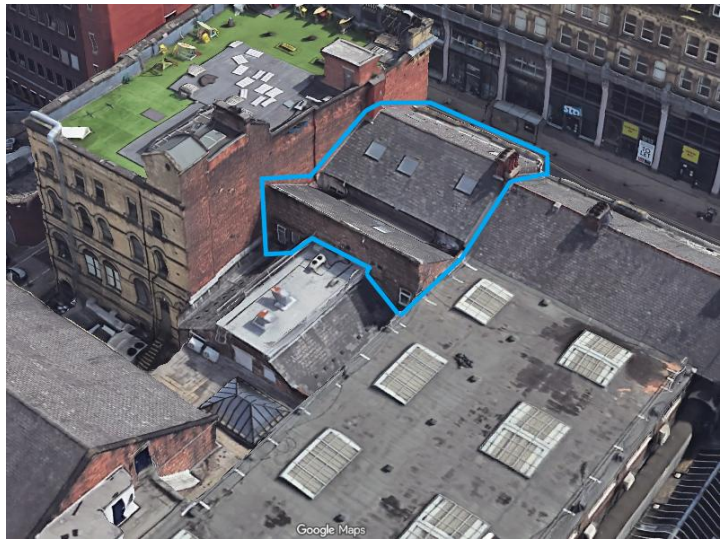
One Deansgate
Thirteenth Floor



One Deansgate
Fourteenth Floor



The Moon Under The Water, 68-74 Deansgate, Manchester, M3 2FN



Daylight and Sunlight

The Moon Under the Water is a public house to the south of the Site. Based on our research, the rooms served by roof lanterns and Site-facing windows are part of the main drinking and dining areas, or circulation space ancillary to these uses.

The two flats above the Moon Under the Water are therefore understood to be located within that part of the building fronting Deansgate (edged blue, left), and served by windows in the Deansgate elevation and rooflights.

On the basis that the massing of the Proposed Development (which is side-on to these windows) is obscured from view by the taller and longer flank wall of the adjacent building (Regency Court, 62-66 Deansgate), the Proposed Development will have no adverse impact on the daylight and sunlight amenity of this neighbouring building.

Appendix One – Limitations, Assumptions, and General Clarifications

We have inspected the Site and walked its surroundings and in so doing have identified the window provision of the neighbouring buildings that overlook the Site (to the extent that such windows are capable of being observed from the adjacent public highways). This has been supplemented with Google Earth Imagery.

To facilitate the running of the technical analysis, we have constructed 3D massing models of the Site and its immediate surroundings, both in its existing configuration and as is proposed. In building the digital 3D massing models we have relied upon the following information, provided to us by others:

- A photogrammetric model of the Site and its surroundings Accucities; and
- 3D model of the Proposed Development prepared by Jon Matthews Architects.

The interior of the neighbouring buildings considered as part of this Report have not been inspected. It has, therefore, been necessary to make assumptions regarding the use and arrangement of the neighbouring rooms. These assumptions can be observed from the No Sky Line Contour Plans enclosed.

Our room arrangement assumptions are influenced by plans forming part of planning applications downloaded from Manchester City Council's ("MCC") Planning Public Access System and other online or digital resources, as follows:

> No.1 Deansgate – MCC Ref. 056636/OO/CITY1/99

The height between the internal floor level and the window cill in each room of the neighbouring buildings will influence the position of the working plane, which is the level at which the internal distribution of skylight is measured. We have had to assume the position of the working plane.

On the basis that the neighbouring buildings have not been inspected, we have also had to make assumptions as to their internal use and function. Our assumptions are primarily influenced by observations made during our Site inspection. We have also identified the neighbouring buildings of residential use by reference to Valuation Office Agency records – neighbouring buildings with a Council Tax Band being of residential use.

Our technical analysis only appraises the daylight and sunlight amenity impact that the massing of the Proposed Development will have on the sensitive receptors of the surrounding built environment. It is not a cumulative assessment that acknowledges the massing of any other construction development proposed in the vicinity of the Site.

Appendix Two – Technical Analysis Results

Comprising tabulated VSC, NSL and APSH Results.

Project Name: Maybrook Extension
Project No.: 2127d
Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
One Deansgate								
First	R1	Residential	Unknown	W1	10.58	10.45	0.13	0.99
	R2	Residential	Unknown	W2	9.84	9.70	0.14	0.99
	R3	Residential	Unknown	W3	8.31	8.30	0.01	1.00
	R4	Residential	Unknown	W4	6.14	6.14	0.00	1.00
	R5	Residential	Unknown	W4	6.14	6.14	0.00	1.00
				W5	7.08	7.08	0.00	1.00
	R6	Residential	Unknown	W5	7.54	7.34	0.20	0.97
	R7	Residential	Unknown	W6	8.44	8.22	0.22	0.97
	R8	Residential	Unknown	W7	7.53	7.47	0.06	0.99
	R9	Residential	Unknown	W8	7.38	7.09	0.29	0.96
	R10	Residential	Unknown	W9	8.18	7.87	0.31	0.96
	R11	Residential	Unknown	W10	7.24	7.17	0.07	0.99
	R12	Residential	Unknown	W11	6.13	6.06	0.07	0.99
				W12	7.11	7.10	0.01	1.00
	R13	Residential	Unknown	W11	6.13	6.06	0.07	0.99
	R14	Residential	Unknown	W12	8.10	7.62	0.48	0.94
	R15	Residential	Unknown	W13	9.43	8.88	0.55	0.94
	R16	Residential	Unknown	W14	10.12	9.50	0.62	0.94
				W15	13.54	12.74	0.80	0.94
Second	R1	Residential	Unknown	W1	36.76	36.76	0.00	1.00
				W2	11.88	11.76	0.12	0.99
	R2	Residential	Unknown	W3	10.95	10.83	0.12	0.99
	R3	Residential	Unknown	W4	9.32	9.32	0.00	1.00
	R4	Residential	Unknown	W5	7.08	7.08	0.00	1.00
	R5	Residential	Unknown	W5	7.08	7.08	0.00	1.00
				W5	8.11	8.11	0.00	1.00
	R6	Residential	Unknown	W6	8.60	8.42	0.18	0.98

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Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R7	Residential	Unknown	W7	9.55	9.36	0.19	0.98
	R8	Residential	Unknown	W8	8.60	8.56	0.04	1.00
	R9	Residential	Unknown	W9	8.53	8.30	0.23	0.97
	R10	Residential	Unknown	W10	9.36	9.10	0.26	0.97
	R11	Residential	Unknown	W11	8.31	8.29	0.02	1.00
	R12	Residential	Unknown	W12	7.11	7.10	0.01	1.00
				W12	8.19	8.19	0.00	1.00
	R13	Residential	Unknown	W12	7.11	7.10	0.01	1.00
	R14	Residential	Unknown	W13	9.23	8.83	0.40	0.96
	R15	Residential	Unknown	W14	10.59	10.14	0.45	0.96
	R16	Residential	Unknown	W15	11.27	10.77	0.50	0.96
				W16	15.66	14.98	0.68	0.96
Third	R1	Residential	Unknown	W1	37.74	37.74	0.00	1.00
				W2	12.93	12.82	0.11	0.99
	R2	Residential	Unknown	W3	12.03	11.93	0.10	0.99
	R3	Residential	Unknown	W4	10.37	10.37	0.00	1.00
	R4	Residential	Unknown	W5	8.11	8.11	0.00	1.00
	R5	Residential	Unknown	W5	8.11	8.11	0.00	1.00
				W5	9.19	9.19	0.00	1.00
	R6	Residential	Unknown	W6	9.74	9.59	0.15	0.98
	R7	Residential	Unknown	W7	10.73	10.58	0.15	0.99
	R8	Residential	Unknown	W8	9.77	9.74	0.03	1.00
	R9	Residential	Unknown	W9	9.77	9.57	0.20	0.98
	R10	Residential	Unknown	W10	10.60	10.39	0.21	0.98
	R11	Residential	Unknown	W11	9.46	9.45	0.01	1.00
	R12	Residential	Unknown	W12	8.19	8.19	0.00	1.00
				W12	9.31	9.31	0.00	1.00
	R13	Residential	Unknown	W12	8.19	8.19	0.00	1.00

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Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R14	Residential	Unknown	W13	10.40	10.11	0.29	0.97
	R15	Residential	Unknown	W14	11.78	11.46	0.32	0.97
	R16	Residential	Unknown	W15	12.43	12.10	0.33	0.97
				W16	17.49	16.99	0.50	0.97
Fourth	R1	Residential	Unknown	W1	38.17	38.17	0.00	1.00
				W2	13.99	13.91	0.08	0.99
	R2	Residential	Unknown	W3	13.13	13.06	0.07	0.99
	R3	Residential	Unknown	W4	11.45	11.45	0.00	1.00
	R4	Residential	Unknown	W5	9.19	9.19	0.00	1.00
	R5	Residential	Unknown	W5	9.19	9.19	0.00	1.00
				W5	10.29	10.29	0.00	1.00
	R6	Residential	Unknown	W6	10.90	10.79	0.11	0.99
	R7	Residential	Unknown	W7	11.94	11.83	0.11	0.99
	R8	Residential	Unknown	W8	10.97	10.95	0.02	1.00
	R9	Residential	Unknown	W9	11.00	10.88	0.12	0.99
	R10	Residential	Unknown	W10	11.85	11.71	0.14	0.99
	R11	Residential	Unknown	W11	10.66	10.66	0.00	1.00
	R12	Residential	Unknown	W12	9.31	9.31	0.00	1.00
				W12	10.46	10.46	0.00	1.00
	R13	Residential	Unknown	W12	9.31	9.31	0.00	1.00
	R14	Residential	Unknown	W13	11.53	11.36	0.17	0.99
	R15	Residential	Unknown	W14	12.93	12.74	0.19	0.99
	R16	Residential	Unknown	W15	13.54	13.34	0.20	0.99
				W16	18.71	18.43	0.28	0.99
Fifth	R1	Residential	Unknown	W1	38.41	38.41	0.00	1.00
				W2	15.04	15.01	0.03	1.00
	R2	Residential	Unknown	W3	14.23	14.21	0.02	1.00
	R3	Residential	Unknown	W4	12.57	12.57	0.00	1.00

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Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R4	Residential	Unknown	W5	10.29	10.29	0.00	1.00
	R5	Residential	Unknown	W5	10.29	10.29	0.00	1.00
				W5	11.41	11.41	0.00	1.00
	R6	Residential	Unknown	W6	12.06	12.03	0.03	1.00
	R7	Residential	Unknown	W7	13.16	13.13	0.03	1.00
	R8	Residential	Unknown	W8	12.21	12.20	0.01	1.00
	R9	Residential	Unknown	W9	12.25	12.22	0.03	1.00
	R10	Residential	Unknown	W10	13.10	13.07	0.03	1.00
	R11	Residential	Unknown	W11	11.90	11.90	0.00	1.00
	R12	Residential	Unknown	W12	10.46	10.46	0.00	1.00
				W12	11.65	11.65	0.00	1.00
	R13	Residential	Unknown	W12	10.46	10.46	0.00	1.00
	R14	Residential	Unknown	W13	12.69	12.64	0.05	1.00
	R15	Residential	Unknown	W14	14.09	14.04	0.05	1.00
	R16	Residential	Unknown	W15	14.64	14.59	0.05	1.00
				W16	19.84	19.76	0.08	1.00
Sixth	R1	Residential	Unknown	W1	38.56	38.56	0.00	1.00
				W2	16.09	16.09	0.00	1.00
	R2	Residential	Unknown	W3	15.33	15.33	0.00	1.00
	R3	Residential	Unknown	W4	13.70	13.70	0.00	1.00
	R4	Residential	Unknown	W5	11.41	11.41	0.00	1.00
	R5	Residential	Unknown	W5	11.41	11.41	0.00	1.00
				W5	12.81	12.81	0.00	1.00
	R6	Residential	Unknown	W6	13.23	13.23	0.00	1.00
	R7	Residential	Unknown	W7	14.39	14.39	0.00	1.00
	R8	Residential	Unknown	W8	13.47	13.47	0.00	1.00
	R9	Residential	Unknown	W9	13.52	13.52	0.00	1.00

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Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R10	Residential	Unknown	W10	14.38	14.38	0.00	1.00
	R11	Residential	Unknown	W11	13.16	13.16	0.00	1.00
	R12	Residential	Unknown	W12	11.65	11.65	0.00	1.00
				W12	13.10	13.10	0.00	1.00
	R13	Residential	Unknown	W12	11.65	11.65	0.00	1.00
	R14	Residential	Unknown	W13	13.85	13.85	0.00	1.00
	R15	Residential	Unknown	W14	15.25	15.25	0.00	1.00
	R16	Residential	Unknown	W15	15.75	15.75	0.00	1.00
				W16	20.85	20.85	0.00	1.00
Seventh	R1	Residential	Unknown	W1	38.72	38.72	0.00	1.00
				W2	17.73	17.73	0.00	1.00
	R2	Residential	Unknown	W3	17.03	17.03	0.00	1.00
	R3	Residential	Unknown	W4	15.37	15.37	0.00	1.00
	R4	Residential	Unknown	W5	12.81	12.81	0.00	1.00
	R5	Residential	Unknown	W5	12.81	12.81	0.00	1.00
				W5	13.94	13.94	0.00	1.00
	R6	Residential	Unknown	W6	14.97	14.97	0.00	1.00
	R7	Residential	Unknown	W7	16.23	16.23	0.00	1.00
	R8	Residential	Unknown	W8	15.31	15.31	0.00	1.00
	R9	Residential	Unknown	W9	15.37	15.37	0.00	1.00
	R10	Residential	Unknown	W10	16.27	16.27	0.00	1.00
	R11	Residential	Unknown	W11	14.99	14.99	0.00	1.00
	R12	Residential	Unknown	W12	13.10	13.10	0.00	1.00
				W12	14.26	14.26	0.00	1.00
	R13	Residential	Unknown	W12	13.10	13.10	0.00	1.00
	R14	Residential	Unknown	W13	15.55	15.55	0.00	1.00
	R15	Residential	Unknown	W14	17.01	17.01	0.00	1.00
	R16	Residential	Unknown	W15	17.46	17.46	0.00	1.00

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Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
				W16	22.24	22.24	0.00	1.00
Eighth	R1	Residential	Unknown	W1	38.84	38.84	0.00	1.00
				W2	18.71	18.71	0.00	1.00
	R2	Residential	Unknown	W3	18.09	18.09	0.00	1.00
	R3	Residential	Unknown	W4	16.47	16.47	0.00	1.00
	R4	Residential	Unknown	W5	13.94	13.94	0.00	1.00
	R5	Residential	Unknown	W5	13.94	13.94	0.00	1.00
				W4	15.04	15.04	0.00	1.00
	R6	Residential	Unknown	W6	16.16	16.16	0.00	1.00
	R7	Residential	Unknown	W7	17.47	17.47	0.00	1.00
	R8	Residential	Unknown	W8	16.58	16.58	0.00	1.00
	R9	Residential	Unknown	W9	16.64	16.64	0.00	1.00
	R10	Residential	Unknown	W10	17.54	17.54	0.00	1.00
	R11	Residential	Unknown	W11	16.24	16.24	0.00	1.00
	R12	Residential	Unknown	W12	14.26	14.26	0.00	1.00
				W11	15.38	15.38	0.00	1.00
	R13	Residential	Unknown	W12	14.26	14.26	0.00	1.00
	R14	Residential	Unknown	W13	16.68	16.68	0.00	1.00
	R15	Residential	Unknown	W14	18.12	18.12	0.00	1.00
	R16	Residential	Unknown	W15	18.51	18.51	0.00	1.00
				W16	22.57	22.57	0.00	1.00
Ninth	R1	Residential	Unknown	W1	30.62	30.62	0.00	1.00
	R2	Residential	Unknown	W2	34.06	34.06	0.00	1.00
	R3	Residential	Unknown	W3	31.00	31.00	0.00	1.00
	R4	Residential	Unknown	W4	15.04	15.04	0.00	1.00
	R5	Residential	Unknown	W4	15.04	15.04	0.00	1.00
				W1	28.82	28.82	0.00	1.00
	R6	Residential	Unknown	W5	17.33	17.33	0.00	1.00

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Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R7	Residential	Unknown	W6	18.68	18.68	0.00	1.00
	R8	Residential	Unknown	W7	17.81	17.81	0.00	1.00
	R9	Residential	Unknown	W8	17.86	17.86	0.00	1.00
	R10	Residential	Unknown	W9	18.77	18.77	0.00	1.00
	R11	Residential	Unknown	W10	17.44	17.44	0.00	1.00
	R12	Residential	Unknown	W11	15.38	15.38	0.00	1.00
				W8	16.46	16.46	0.00	1.00
	R13	Residential	Unknown	W11	15.38	15.38	0.00	1.00
	R14	Residential	Unknown	W12	17.77	17.77	0.00	1.00
	R15	Residential	Unknown	W13	19.21	19.21	0.00	1.00
	R16	Residential	Unknown	W14	19.53	19.53	0.00	1.00
				W15	22.62	22.62	0.00	1.00
Tenth	R1	Residential	Unknown	W1	28.82	28.82	0.00	1.00
	R2	Residential	Unknown	W2	18.43	18.43	0.00	1.00
	R3	Residential	Unknown	W3	19.84	19.84	0.00	1.00
	R4	Residential	Unknown	W4	18.98	18.98	0.00	1.00
	R5	Residential	Unknown	W5	19.04	19.04	0.00	1.00
	R6	Residential	Unknown	W6	19.94	19.94	0.00	1.00
	R7	Residential	Unknown	W7	18.60	18.60	0.00	1.00
	R8	Residential	Unknown	W8	16.46	16.46	0.00	1.00
				W6	16.50	16.50	0.00	1.00
	R9	Residential	Unknown	W8	16.46	16.46	0.00	1.00
	R10	Residential	Unknown	W9	18.82	18.82	0.00	1.00
	R11	Residential	Unknown	W10	20.24	20.24	0.00	1.00
	R12	Residential	Unknown	W11	20.50	20.50	0.00	1.00
				W12	22.67	22.67	0.00	1.00
Eleventh	R1	Residential	Unknown	W1	25.86	25.86	0.00	1.00

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Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R2	Residential	Unknown	W2	33.94	33.94	0.00	1.00
	R3	Residential	Unknown	W3	18.74	18.74	0.00	1.00
	R4	Residential	Unknown	W4	19.56	19.56	0.00	1.00
	R5	Residential	Unknown	W5	18.31	18.31	0.00	1.00
	R6	Residential	Unknown	W6	16.50	16.50	0.00	1.00
				W4	18.33	18.33	0.00	1.00
	R7	Residential	Unknown	W6	16.50	16.50	0.00	1.00
	R8	Residential	Unknown	W7	18.44	18.44	0.00	1.00
	R9	Residential	Unknown	W8	19.73	19.73	0.00	1.00
	R10	Residential	Unknown	W9	19.93	19.93	0.00	1.00
				W10	21.24	21.24	0.00	1.00
Twelfth	R1	Residential	Unknown	W1	21.50	21.50	0.00	1.00
	R2	Residential	Unknown	W2	37.19	37.19	0.00	1.00
	R3	Residential	Unknown	W3	34.05	34.05	0.00	1.00
	R4	Residential	Unknown	W4	18.33	18.33	0.00	1.00
				W1	30.26	30.26	0.00	1.00
	R5	Residential	Unknown	W4	18.33	18.33	0.00	1.00
	R6	Residential	Unknown	W5	20.82	20.82	0.00	1.00
	R7	Residential	Unknown	W6	22.27	22.27	0.00	1.00
	R8	Residential	Unknown	W7	22.44	22.44	0.00	1.00
				W8	23.07	23.07	0.00	1.00
Thirteenth	R1	Residential	Unknown	W1	30.26	30.26	0.00	1.00
	R2	Residential	Unknown	W2	20.03	20.03	0.00	1.00
	R3	Residential	Unknown	W3	21.40	21.40	0.00	1.00
	R4	Residential	Unknown	W4	21.56	21.56	0.00	1.00
				W5	21.98	21.98	0.00	1.00
Fourteenth	R1	Residential	Unknown	W1	28.58	28.58	0.00	1.00

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Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R2	Residential	Unknown	W2	38.25	38.25	0.00	1.00
				W3	39.01	39.01	0.00	1.00

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Proximity

Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
One Deansgate											
First	R1	Unknown	32.54	350.23	31.67	340.93	0.97	31.67	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	10.05	108.20	0.92	10.05	0.00	0.00	1.00
	R3	Unknown	14.06	151.36	13.15	141.55	0.94	13.15	0.00	0.00	1.00
	R4	Unknown	6.51	70.09	1.66	17.91	0.26	1.66	0.00	0.00	1.00
	R5	Unknown	3.47	37.30	3.47	37.30	1.00	3.47	0.00	0.00	1.00
	R6	Unknown	14.12	151.98	12.10	130.23	0.86	12.10	0.00	0.00	1.00
	R7	Unknown	10.98	118.21	10.41	112.06	0.95	10.41	0.00	0.00	1.00
	R8	Unknown	20.08	216.15	18.18	195.64	0.91	18.18	0.00	0.00	1.00
	R9	Unknown	20.57	221.45	19.07	205.28	0.93	19.07	0.00	0.00	1.00
	R10	Unknown	10.88	117.16	9.61	103.48	0.88	9.61	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	10.38	111.77	0.74	10.38	0.00	0.00	1.00
	R12	Unknown	3.39	36.44	3.39	36.44	1.00	3.34	0.05	0.49	0.99
	R13	Unknown	6.49	69.87	1.79	19.29	0.28	1.79	0.00	0.00	1.00
	R14	Unknown	13.92	149.79	12.57	135.31	0.90	12.57	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	9.01	96.99	0.81	9.01	0.00	0.00	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Second	R1	Unknown	32.54	350.23	32.54	350.23	1.00	32.54	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	10.04	108.11	0.92	10.04	0.00	0.00	1.00
	R3	Unknown	14.06	151.36	13.16	141.60	0.94	13.16	0.00	0.00	1.00
	R4	Unknown	6.51	70.09	1.85	19.94	0.28	1.85	0.00	0.00	1.00
	R5	Unknown	3.47	37.30	3.47	37.30	1.00	3.47	0.00	0.00	1.00
	R6	Unknown	14.12	151.98	12.11	130.35	0.86	12.11	0.00	0.00	1.00
	R7	Unknown	10.98	118.21	10.41	112.08	0.95	10.41	0.00	0.00	1.00
	R8	Unknown	20.08	216.15	18.21	196.02	0.91	18.21	0.00	0.00	1.00
	R9	Unknown	20.57	221.45	19.06	205.20	0.93	19.06	0.00	0.00	1.00
	R10	Unknown	10.88	117.16	9.82	105.71	0.90	9.82	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	10.61	114.17	0.76	10.61	0.00	0.00	1.00
	R12	Unknown	3.39	36.44	3.39	36.44	1.00	3.39	0.00	0.00	1.00
	R13	Unknown	6.49	69.87	1.97	21.17	0.30	1.97	0.00	0.00	1.00
	R14	Unknown	13.92	149.79	12.61	135.74	0.91	12.61	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	9.06	97.55	0.82	9.06	0.00	0.00	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Third	R1	Unknown	32.54	350.23	32.54	350.23	1.00	32.54	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	10.05	108.14	0.92	10.05	0.00	0.00	1.00
	R3	Unknown	14.06	151.36	13.27	142.85	0.94	13.27	0.00	0.00	1.00
	R4	Unknown	6.51	70.09	2.24	24.07	0.34	2.24	0.00	0.00	1.00
	R5	Unknown	3.47	37.30	3.47	37.30	1.00	3.47	0.00	0.00	1.00
	R6	Unknown	14.12	151.98	12.12	130.43	0.86	12.12	0.00	0.00	1.00
	R7	Unknown	10.98	118.21	10.41	112.10	0.95	10.41	0.00	0.00	1.00
	R8	Unknown	20.08	216.15	18.22	196.08	0.91	18.22	0.00	0.00	1.00
	R9	Unknown	20.57	221.45	19.07	205.25	0.93	19.07	0.00	0.00	1.00
	R10	Unknown	10.88	117.16	10.03	107.92	0.92	10.03	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	10.94	117.71	0.78	10.94	0.00	0.00	1.00
	R12	Unknown	3.39	36.44	3.39	36.44	1.00	3.39	0.00	0.00	1.00
	R13	Unknown	6.49	69.87	2.27	24.43	0.35	2.27	0.00	0.00	1.00
	R14	Unknown	13.92	149.79	12.70	136.71	0.91	12.70	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	9.15	98.46	0.83	9.15	0.00	0.00	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Fourth	R1	Unknown	32.54	350.23	32.54	350.23	1.00	32.54	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	10.05	108.16	0.92	10.05	0.00	0.00	1.00
	R3	Unknown	14.06	151.36	13.51	145.45	0.96	13.51	0.00	0.00	1.00
	R4	Unknown	6.51	70.09	2.77	29.81	0.43	2.77	0.00	0.00	1.00
	R5	Unknown	3.47	37.30	3.47	37.30	1.00	3.47	0.00	0.00	1.00
	R6	Unknown	14.12	151.98	12.12	130.48	0.86	12.12	0.00	0.00	1.00
	R7	Unknown	10.98	118.21	10.42	112.12	0.95	10.42	0.00	0.00	1.00
	R8	Unknown	20.08	216.15	18.22	196.14	0.91	18.22	0.00	0.00	1.00
	R9	Unknown	20.57	221.45	19.07	205.31	0.93	19.07	0.00	0.00	1.00
	R10	Unknown	10.88	117.16	10.13	109.05	0.93	10.13	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	11.28	121.40	0.80	11.28	0.00	0.00	1.00
	R12	Unknown	3.39	36.44	3.39	36.44	1.00	3.39	0.00	0.00	1.00
	R13	Unknown	6.49	69.87	2.78	29.96	0.43	2.78	0.00	0.00	1.00
	R14	Unknown	13.92	149.79	13.05	140.46	0.94	13.05	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	9.34	100.52	0.84	9.34	0.00	0.00	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Fifth	R1	Unknown	32.54	350.23	32.54	350.23	1.00	32.54	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	10.27	110.55	0.94	10.27	0.00	0.00	1.00
	R3	Unknown	14.06	151.36	13.85	149.11	0.99	13.85	0.00	0.00	1.00

Project Name: Maybrook Extension
Project No.: 2127d
Report Title: Daylight Distribution - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
	R4	Unknown	6.51	70.09	3.49	37.58	0.54	3.49	0.00	0.00	1.00
	R5	Unknown	3.47	37.30	3.47	37.30	1.00	3.47	0.00	0.00	1.00
	R6	Unknown	14.12	151.98	12.36	133.03	0.88	12.36	0.00	0.00	1.00
	R7	Unknown	10.98	118.21	10.67	114.88	0.97	10.67	0.00	0.00	1.00
	R8	Unknown	20.08	216.15	18.38	197.87	0.92	18.38	0.00	0.00	1.00
	R9	Unknown	20.57	221.45	19.12	205.84	0.93	19.12	0.00	0.00	1.00
	R10	Unknown	10.88	117.16	10.36	111.54	0.95	10.36	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	12.00	129.15	0.85	12.00	0.00	0.00	1.00
	R12	Unknown	3.39	36.44	3.39	36.44	1.00	3.39	0.00	0.00	1.00
	R13	Unknown	6.49	69.87	3.47	37.37	0.53	3.47	0.00	0.00	1.00
	R14	Unknown	13.92	149.79	13.58	146.22	0.98	13.58	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	9.78	105.25	0.88	9.78	0.00	0.00	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Sixth	R1	Unknown	32.54	350.23	32.54	350.23	1.00	32.54	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	10.70	115.15	0.98	10.70	0.00	0.00	1.00
	R3	Unknown	14.06	151.36	13.96	150.25	0.99	13.96	0.00	0.00	1.00
	R4	Unknown	6.51	70.09	4.46	47.95	0.68	4.46	0.00	0.00	1.00
	R5	Unknown	3.47	37.30	3.47	37.30	1.00	3.47	0.00	0.00	1.00
	R6	Unknown	14.12	151.98	13.22	142.34	0.94	13.22	0.00	0.00	1.00
	R7	Unknown	10.98	118.21	10.81	116.33	0.98	10.81	0.00	0.00	1.00
	R8	Unknown	20.08	216.15	19.32	207.99	0.96	19.32	0.00	0.00	1.00
	R9	Unknown	20.57	221.45	19.81	213.27	0.96	19.81	0.00	0.00	1.00
	R10	Unknown	10.88	117.16	10.55	113.56	0.97	10.55	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	13.25	142.66	0.94	13.25	0.00	0.00	1.00
	R12	Unknown	3.39	36.44	3.39	36.44	1.00	3.39	0.00	0.00	1.00
	R13	Unknown	6.49	69.87	4.39	47.28	0.68	4.39	0.00	0.00	1.00
	R14	Unknown	13.92	149.79	13.68	147.30	0.98	13.68	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	10.54	113.43	0.95	10.54	0.00	0.00	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Seventh	R1	Unknown	32.54	350.23	32.54	350.23	1.00	32.54	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	10.91	117.46	1.00	10.91	0.00	0.00	1.00
	R3	Unknown	14.06	151.36	14.06	151.36	1.00	14.06	0.00	0.00	1.00
	R4	Unknown	6.51	70.09	6.08	65.40	0.93	6.08	0.00	0.00	1.00
	R5	Unknown	3.47	37.30	3.47	37.30	1.00	3.47	0.00	0.00	1.00
	R6	Unknown	14.12	151.98	14.12	151.98	1.00	14.12	0.00	0.00	1.00
	R7	Unknown	10.98	118.21	10.98	118.21	1.00	10.98	0.00	0.00	1.00
	R8	Unknown	20.08	216.15	20.08	216.15	1.00	20.08	0.00	0.00	1.00
	R9	Unknown	20.57	221.45	20.57	221.45	1.00	20.57	0.00	0.00	1.00
	R10	Unknown	10.88	117.16	10.88	117.16	1.00	10.88	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	14.04	151.10	1.00	14.04	0.00	0.00	1.00
	R12	Unknown	3.39	36.44	3.39	36.44	1.00	3.39	0.00	0.00	1.00
	R13	Unknown	6.49	69.87	5.87	63.16	0.90	5.87	0.00	0.00	1.00
	R14	Unknown	13.92	149.79	13.92	149.79	1.00	13.92	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	11.09	119.33	1.00	11.09	0.00	0.00	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Eighth	R1	Unknown	32.54	350.23	32.54	350.23	1.00	32.54	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	10.91	117.46	1.00	10.91	0.00	0.00	1.00
	R3	Unknown	14.06	151.36	14.06	151.36	1.00	14.06	0.00	0.00	1.00
	R4	Unknown	6.51	70.09	6.51	70.09	1.00	6.51	0.00	0.00	1.00
	R5	Unknown	3.47	37.30	3.47	37.30	1.00	3.47	0.00	0.00	1.00
	R6	Unknown	14.12	151.98	14.12	151.98	1.00	14.12	0.00	0.00	1.00
	R7	Unknown	10.98	118.21	10.98	118.21	1.00	10.98	0.00	0.00	1.00
	R8	Unknown	20.08	216.15	20.08	216.15	1.00	20.08	0.00	0.00	1.00
	R9	Unknown	20.57	221.45	20.57	221.45	1.00	20.57	0.00	0.00	1.00
	R10	Unknown	10.88	117.16	10.88	117.16	1.00	10.88	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	14.04	151.10	1.00	14.04	0.00	0.00	1.00
	R12	Unknown	3.39	36.44	3.39	36.44	1.00	3.39	0.00	0.00	1.00
	R13	Unknown	6.49	69.87	6.49	69.87	1.00	6.49	0.00	0.00	1.00
	R14	Unknown	13.92	149.79	13.92	149.79	1.00	13.92	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	11.09	119.33	1.00	11.09	0.00	0.00	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Ninth	R1	Unknown	20.79	223.83	20.79	223.83	1.00	20.79	0.00	0.00	1.00
	R2	Unknown	10.91	117.46	10.91	117.46	1.00	10.91	0.00	0.00	1.00
	R3	Unknown	14.06	151.36	14.06	151.36	1.00	14.06	0.00	0.00	1.00
	R4	Unknown	6.51	70.09	6.51	70.09	1.00	6.51	0.00	0.00	1.00
	R5	Unknown	3.47	37.30	3.47	37.30	1.00	3.47	0.00	0.00	1.00
	R6	Unknown	14.12	151.98	14.12	151.98	1.00	14.12	0.00	0.00	1.00
	R7	Unknown	10.98	118.21	10.98	118.21	1.00	10.98	0.00	0.00	1.00

Project Name: Maybrook Extension
Project No.: 2127d
Report Title: Daylight Distribution - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
	R8	Unknown	20.08	216.15	20.08	216.15	1.00	20.08	0.00	0.00	1.00
	R9	Unknown	20.57	221.45	20.57	221.45	1.00	20.57	0.00	0.00	1.00
	R10	Unknown	10.88	117.16	10.88	117.16	1.00	10.88	0.00	0.00	1.00
	R11	Unknown	14.04	151.10	14.04	151.10	1.00	14.04	0.00	0.00	1.00
	R12	Unknown	3.39	36.44	3.39	36.44	1.00	3.39	0.00	0.00	1.00
	R13	Unknown	6.49	69.87	6.49	69.87	1.00	6.49	0.00	0.00	1.00
	R14	Unknown	13.92	149.79	13.92	149.79	1.00	13.92	0.00	0.00	1.00
	R15	Unknown	11.09	119.33	11.09	119.33	1.00	11.09	0.00	0.00	1.00
	R16	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Tenth	R1	Unknown	6.51	70.09	6.51	70.09	1.00	6.51	0.00	0.00	1.00
	R2	Unknown	14.12	151.98	14.12	151.98	1.00	14.12	0.00	0.00	1.00
	R3	Unknown	10.98	118.21	10.98	118.21	1.00	10.98	0.00	0.00	1.00
	R4	Unknown	20.08	216.15	20.08	216.15	1.00	20.08	0.00	0.00	1.00
	R5	Unknown	20.57	221.45	20.57	221.45	1.00	20.57	0.00	0.00	1.00
	R6	Unknown	10.88	117.16	10.88	117.16	1.00	10.88	0.00	0.00	1.00
	R7	Unknown	14.04	151.10	14.04	151.10	1.00	14.04	0.00	0.00	1.00
	R8	Unknown	3.39	36.44	3.39	36.44	1.00	3.39	0.00	0.00	1.00
	R9	Unknown	6.49	69.87	6.49	69.87	1.00	6.49	0.00	0.00	1.00
	R10	Unknown	13.92	149.79	13.92	149.79	1.00	13.92	0.00	0.00	1.00
	R11	Unknown	11.09	119.33	11.09	119.33	1.00	11.09	0.00	0.00	1.00
	R12	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Eleventh	R1	Unknown	33.79	363.70	33.79	363.70	1.00	33.79	0.00	0.00	1.00
	R2	Unknown	20.08	216.15	20.08	216.15	1.00	20.08	0.00	0.00	1.00
	R3	Unknown	20.57	221.45	20.57	221.45	1.00	20.57	0.00	0.00	1.00
	R4	Unknown	10.88	117.16	10.88	117.16	1.00	10.88	0.00	0.00	1.00
	R5	Unknown	14.04	151.10	14.04	151.10	1.00	14.04	0.00	0.00	1.00
	R6	Unknown	3.39	36.44	3.39	36.44	1.00	3.39	0.00	0.00	1.00
	R7	Unknown	6.49	69.87	6.49	69.87	1.00	6.49	0.00	0.00	1.00
	R8	Unknown	13.92	149.79	13.92	149.79	1.00	13.92	0.00	0.00	1.00
	R9	Unknown	11.09	119.33	11.09	119.33	1.00	11.09	0.00	0.00	1.00
	R10	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Twelfth	R1	Unknown	21.75	234.16	21.75	234.16	1.00	21.75	0.00	0.00	1.00
	R2	Unknown	10.88	117.16	10.88	117.16	1.00	10.88	0.00	0.00	1.00
	R3	Unknown	14.04	151.10	14.04	151.10	1.00	14.04	0.00	0.00	1.00
	R4	Unknown	3.39	36.44	3.39	36.44	1.00	3.39	0.00	0.00	1.00
	R5	Unknown	6.49	69.87	6.49	69.87	1.00	6.49	0.00	0.00	1.00
	R6	Unknown	13.92	149.79	13.92	149.79	1.00	13.92	0.00	0.00	1.00
	R7	Unknown	11.09	119.33	11.09	119.33	1.00	11.09	0.00	0.00	1.00
	R8	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Thirteenth	R1	Unknown	6.49	69.87	6.49	69.87	1.00	6.49	0.00	0.00	1.00
	R2	Unknown	13.92	149.79	13.92	149.79	1.00	13.92	0.00	0.00	1.00
	R3	Unknown	11.09	119.33	11.09	119.33	1.00	11.09	0.00	0.00	1.00
	R4	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00
Fourteenth	R1	Unknown	33.79	363.69	33.79	363.69	1.00	33.79	0.00	0.00	1.00
	R2	Unknown	30.65	329.88	30.65	329.88	1.00	30.65	0.00	0.00	1.00

Project Name: Maybrook Extension
Project No.: 2127d
Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
One Deansgate													
First	R16	Residential	Unknown	W14 W15	294°N 204°	31.00	29.00	2.00	0.94	15.00	13.00	2.00	0.87
Second	R16	Residential	Unknown	W15 W16	294°N 204°	35.00	34.00	1.00	0.97	19.00	18.00	1.00	0.95
Third	R16	Residential	Unknown	W15 W16	294°N 204°	39.00	39.00	0.00	1.00	23.00	23.00	0.00	1.00
Fourth	R16	Residential	Unknown	W15 W16	294°N 204°	39.00	39.00	0.00	1.00	23.00	23.00	0.00	1.00
Fifth	R16	Residential	Unknown	W15 W16	294°N 204°	40.00	40.00	0.00	1.00	24.00	24.00	0.00	1.00
Sixth	R16	Residential	Unknown	W15 W16	294°N 204°	41.00	41.00	0.00	1.00	25.00	25.00	0.00	1.00
Seventh	R16	Residential	Unknown	W15 W16	294°N 204°	42.00	42.00	0.00	1.00	25.00	25.00	0.00	1.00
Eighth	R16	Residential	Unknown	W15 W16	294°N 204°	43.00	43.00	0.00	1.00	25.00	25.00	0.00	1.00
Ninth	R16	Residential	Unknown	W14 W15	294°N 204°	44.00	44.00	0.00	1.00	25.00	25.00	0.00	1.00
Tenth	R12	Residential	Unknown	W11 W12	294°N 204°	45.00	45.00	0.00	1.00	25.00	25.00	0.00	1.00
Eleventh	R10	Residential	Unknown	W9 W10	294°N 204°	42.00	42.00	0.00	1.00	24.00	24.00	0.00	1.00
Twelfth	R8	Residential	Unknown	W7 W8	294°N 204°	46.00	46.00	0.00	1.00	25.00	25.00	0.00	1.00
Thirteenth	R4	Residential	Unknown	W4 W5	294°N 204°	44.00	44.00	0.00	1.00	25.00	25.00	0.00	1.00
Fourteenth	R2	Residential	Unknown	W2 W3	294°N 204°	86.00	86.00	0.00	1.00	28.00	28.00	0.00	1.00

Proximity

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