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DAYLIGHT & SUNLIGHT REPORT

Octagon House

Hathersage Road, Manchester M13 0FN

Our Ref: 10439

21 August 2026

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Report details

Client:	Turley
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1 Introduction

1.1.1 eb7 have been instructed to assess the effect of proposed development at Octagon House, Hathersage Road, Manchester on daylight and sunlight to the existing surrounding properties and neighbouring amenity spaces. These assessments consider the latest Hodder + Partners scheme proposals dated July 2026.

1.1.2 The methodology and criteria used for these assessments is provided by Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 2nd edition, 2022).

1.1.3 In order to carry out an assessment, we have generated a 3D computer model (Test Environment) of the existing site, the key surrounding properties and the proposed scheme. Using this model and our specialist software, we have calculated the daylight and sunlight levels in both the existing and proposed conditions for the relevant neighbouring buildings.

1.1.4 As well as considering the daylight and sunlight to neighbouring properties, we have also quantified the overshadowing effects to neighbouring amenity areas and gardens, again considering both the existing and proposed conditions.

1.1.5 The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments mentioned above. It is important to note that these guidelines are not a rigid set of rules but are advisory and need to be applied flexibly according to the specific context of a site.

2 Guidance

Site layout planning for daylight and sunlight: A guide to good practice', BRE 2022'

2.1.1 The Building Research Establishment (BRE) Report 209, *'Site layout planning for daylight and sunlight: A guide to good practice'*, is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines', it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within a proposed new development.

2.1.2 The guidance given within the BRE document makes direct reference to the British Standard BS EN17037 (2018) and the CIBSE (Chartered Institute of Building Services Engineers) guide LG10: Daylighting – a guide for designers (2014). It is intended to be used in conjunction with these documents, which provide guidance on the assessment of daylight and sunlight within new buildings.

2.1.3 The 2022 update to the BRE guidance was published on 9th June 2022. The assessment methodologies and target metrics in respect of the impacts to neighbouring properties remain broadly unchanged from the earlier guidance save for some areas of clarification. The primary change relates to the assessment of internal daylight and sunlight amenity within the proposed habitable accommodation. The new guidance reflects the British Standard BS EN17037, published in 2018, which was based on the relevant European Standard but included a 'National Annex' clarifying the proposed application of the new internal guidance within the UK.

2.1.4 Detailed guidance upon the updated internal amenity standards is set out below. It is however important to note that the standard set out in BS EN70137 / BRE 209 (2022) are generally harder to achieve than the previous Average Daylight Factor (ADF) assessments adopted under the 2011 version of the guidance. A lower compliance rate with the new targets does is not therefore indicative of a less acceptable scheme as the difference in the assessment metrics should be noted. This is particularly so in respect of urban development where a number of important design factors such as the provision of balcony private amenity space and limiting solar gain / overheating may lead to a trade-off against achieving higher internal amenity levels.

2.2 Detailed daylight assessments (neighbouring properties)

2.2.1 The guidance outlines detailed methods for calculating daylight to neighbours - the Vertical Sky Component (VSC) and the No-Skyline (NSL).

2.2.2 The VSC test measures the amount of sky that is visible to a specific point on the outside of a property, which is directly related to the amount of daylight that can be

received. It is measured on the outside face of the external walls, usually at the centre point of a window.

2.2.3 The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (the 'working plane') which can and cannot receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within residential property.

2.2.4 For the above methods, the guidance suggests that existing daylight may be noticeably affected by new development if: -

- Windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; and
- Levels of NSL within rooms are reduced to less than 0.8 times their former values.

2.2.5 Where rooms are greater than 5m in depth and lit from only one side, the guidance recognises that *"a greater movement of the no skyline may be unavoidable"* (page 16, paragraph 2.2.12).

2.3 Detailed sunlight assessments (neighbouring properties)

2.3.1 For sunlight, the Annual Probable Sunlight Hours (APSH) test calculates the percentage of probable hours of sunlight received by a window or room over the course of a year.

2.3.2 In assessing sunlight effects to existing properties surrounding a new development, only those windows orientated within 90° of due south, and which overlook the site require assessment. The main focus is on living rooms, with bedrooms and kitchens deemed less important.

2.3.3 The guidelines suggest that the main living rooms within new buildings should achieve at least 25% of annual sunlight hours, with 5% during the winter period. For neighbouring buildings, the guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.8 times its former value.

2.4 Sunlight Amenity

2.4.1 The impact to overshadowing of sunlight to open spaces is assessed using the 'two hours sun contour' test. This quantifies the proportion of an open space that receives at least two hours of direct sunlight on the 21st March.

2.4.2 For an open space to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% should receive two hours of direct sunlight on 21st March. If the area of an existing open space receiving two hours of sunlight is reduced below 50% and is reduced below 0.8 times its former value, then the impact is likely to be

noticeable.

3 Application of the guidance

3.1 Scope of assessment

Impact analysis for neighbouring buildings

3.1.1 The BRE guidelines advise that, when assessing any potential effects on surrounding properties, only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be considered. At paragraph 2.2.2 it states: -

> *"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."*

3.1.2 Our assessments therefore consider the neighbouring residential properties only, which the BRE recognises have the highest expectation for natural light. We have tested the impact on the main rooms in each residential property and ignored non-habitable space (e.g., staircases, hallways, bathrooms, toilets, stores etc.) as per BRE guidance.

3.2 Application of the numerical criteria

3.2.1 The opening paragraphs of the BRE guidelines state:

> *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide 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 since natural lighting is only one of many factors in site layout design… In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".*

3.2.2 It is therefore very important to apply the BRE guidance sensibly and flexibly, with careful consideration of the specific site context. Its numerical targets theoretically apply to any built environment, from city centres to rural villages. However, in more tightly constrained environments, achieving the default BRE targets can be very challenging and conflict with other beneficial factors of site layout design.

3.2.3 With the above in mind, rigid adherence to the BRE in certain situations could easily result in an inappropriate form of development. In which case it may be appropriate to adopt lower target values more appropriate to the location concerned. This is acknowledged in the BRE guidance at paragraph 2.2.3 (page 7):

"Note that numerical values given here are purely advisory. Different criteria maybe used, based on the requirements for daylighting in an area viewed against other site layout constraints.

3.2.4 For buildings that neighbour a new development, the guidance suggests that daylight will be adversely affected by the development, if either; its windows achieve a VSC below 27% and have their levels reduced to less than 0.8 times their former value, or the levels of NSC within rooms are reduced to less than 0.8 times their former values.

3.2.5 Some recent planning decisions by the Mayor of London[1] and Planning Inspectorate[2] have suggested that retained levels of daylight (VSC) between 10% and 20% can be considered acceptable for residential properties neighbouring new developments in Central London. Further to these decisions, recent guidance from the Mayor of London (Draft SPG 'Good Quality Homes for all Londoners') suggests that residential properties in Central London can typically expect VSC values of between 13% and 18%. We have therefore assessed the severity of impacts to the neighbouring residential properties in light of this guidance.

3.2.6 Whilst this guidance applies specifically to London, it could theoretically be applied to any city centre or dense urban location.

Appendix F – Setting alternative target values

3.2.7 In certain situations, the BRE guidance suggests that alternative target values may be set for the assessment of daylight and sunlight to neighbouring buildings.

"F1 Sections 2.1, 2.2 and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings. These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylighting needs of the proposed development itself."

"F5. A similar approach may be adopted in cases where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light. Figure F3 shows an example, where side windows of an existing building are close to the boundary. To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance away on the other side of the boundary."

[1] Monmouth House, Islington (Ref.: D&P/3698/02)

[2] Whitechapel Estate (Ref: APP/E5900/W/17/3171437)

3.2.8 As suggested above, alternative target values may be set where the context of development is of a dense urban scale, where new buildings need to match the height and proportions of other existing buildings or where neighbouring buildings are set very close to the boundary.

4 Planning Policy

4.1.1 We have considered local, regional and national planning policy relating to daylight and sunlight. In general terms, planning policy advises that new development will only be permitted where it is shown not to cause unacceptable loss of daylight or sunlight amenity to neighbouring properties.

4.1.2 The need to protect amenity of neighbours is echoed within recent publications from the Mayor of London and the Secretary of State for Housing, Communities and Local Government. Although, these documents also stress that current guidance needs to be used flexibly where developments are located in urban areas and intend to achieve higher densities. Specifically, these documents suggest that the nationally applicable criteria given within the BRE guidance needs to be applied in consideration of the development's context.

4.2 Core Strategy Development Plan Document – Manchester City Council (July 2012)

Policy EN4

Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

"The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions:

to reduce the need for energy through design features that provide passive heating, natural lighting and cooling."

Policy DM1

Development management

"All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise."

4.3 The National Planning Policy Framework - Department for Housing, Communities and Local Government (August 2026)

4.3.1 The latest National Planning Policy Framework was published on 17 August 2026, replacing the version published in December 2024. The framework sets out both plan-making and decision-making policies across the country including a presumption towards development in many cases unless the benefits of the proposals are substantially outweighed by specific types of harm.

4.3.2 Policy P3 is a national decision-making policy of applying to all types of development and stating that development proposals should:

> "*a. Provide healthy living conditions for occupiers and users in terms of adequate access to light […]*
>
> *b. Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers […] Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree.*"

4.3.3 Policy P3 does not adopt numerical daylight or sunlight standard and determining whether amenity levels remain "adequate" or may be considered "unacceptable" requires a judgement to be formed about the particular development within the site context.

4.3.4 This may be interpreted by reference to the Planning Practice Guidance 'Making Effective Use of Land' (February 2025) which plays an important supporting role to the policy. It similarly states that local planning authorities will need to consider whether the proposed development "would have an unreasonable impact on the daylight and sunlight levels enjoyed by neighbouring occupiers", as well as assessing "whether daylight and sunlight within the development itself will provide satisfactory living conditions for future occupants".

4.3.5 On the standard to be applied, the guidance states that all developments should maintain acceptable living standards, and that:

> "*What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.*"

4.3.6 Policy L1 to L3 of the NPPF deal with Making effective use of land' set out further considerations which apply, in addition to Policy P3, to defined categories of development.

4.3.7 Policy L2 affords substantial weight to the benefits of development proposal which would remediate land, make better use of vacant and underutiised buildings and provide temporary uses on previously developed land and buildings prior to their redevelopment. It also affords such weigh to proposals creating additional homes or floorspace within a settlement by using the airspace above existing residential or commercial premises, or through sensitive redevelopment or additional development within existing plots. Examples include the addition of mansard roofs, proposals to fill gaps in an existing roof line, the introduction of higher buildings at street corners, and additional units within residential curtilages.

4.3.8 Section L2 (d)(ii) notes that such developments should maintain *"acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy*

and external amenity space."

4.3.9 Policy L3 requires development proposals to make efficient use of land and to be refused where this is not achieved. Guidance is given regarding increasing density of areas within settlements, on allocated / consented sites to the edge of settlements and in proximity to well-connected stations.

4.3.10 Within settlements the existing character of an area should be taken into account, in accordance with policy DP3, but should not preclude development which makes the most of an area's potential.

4.4 The Whitechapel Estate (Ref: APP/E5900/W/17/3171437) - The Planning Inspectorate (2017)

4.4.1 In his decision to overturn the Local Authority's reasons for refusal and to grant planning permission, the inspector commented on daylight and sunlight as follows: -

> *"112. The figures show that a proportion of residual Vertical Sky Component ('VSC') values in the mid-teens have been found acceptable in major developments across London. This echoes the mayor's endorsement in the pre-SPG decision at Monmouth House, Islington that VSC values in the mid-teens are acceptable in an inner urban environment. They also show a smaller proportion in the bands below 15%. Even if there were some discrepancies in the appellants' figures for this lower band at Whitechapel Central, which is disputed, the VSC outcomes for the appeal proposal would in general be very similar to those of the other major schemes. The appeal proposal would therefore appear to be in compliance with the LP as amplified by the SPG and as it is being interpreted by the mayor. The GLA responses to the planning application did not raise any concern about neighbours' amenity."*
>
> *"113. I acknowledge that a focus on overall residual levels could risk losing sight of individual problem areas. It is accepted that light is only one factor in assessing overall levels of amenity, but I consider that the trade-off with other factors, such as access to public transport or green space, is likely to be of more relevance to an occupier of new development than to an existing neighbour whose long-enjoyed living conditions would be adversely affected by new buildings. However, I also consider that Inner London is an area where there should generally be a high expectation of development taking place. This is particularly so in the case of the appeal site, where the WVM and the OAPF have flagged the desirability of high-density development. Existing residents would in my view be prepared for change and would not necessarily expect existing standards of daylight and sunlight to persist after development."*
>
> *"125. I conclude that the proposal would result in some significant individual reductions in daylight and sunlight levels, but that this is almost unavoidable in achieving the policy requirement for high density development in a confined urban setting. The new buildings would for the most part be comparable in*

height with the existing and would re-define traditional street frontages. Retained levels of daylight and sunlight would be adequate and comparable with existing and emerging urban conditions. The effects would appear very comparable with those recently allowed by the Council at Whitechapel Central. There would be minimal adverse losses of outlook and increases in overlooking. Taken as a whole, the proposal would not result in unacceptably harmful effects on living conditions and would comply with the development plan in this respect."

4.5 Appeal Decision Graphite Square Development (App/N5660/W/18/3211223) The Planning Inspectorate (2019)

4.5.1 In addition to the flexibility confirmed in the NPPF and Whitechapel Estate Appeal the recent decision in respect of the Graphite Square development dealt specifically with the effects to neighbouring properties where access decks / balconies were a factor limiting pre-existing daylight / sunlight levels to neighbours and making them particularly sensitive to the effects of neighbouring development. In allowing the appeal the inspector concluded that, in respect of both bedrooms and kitchens that were overhung by access decks and already poorly lit:

"The loss of even the relatively significant amounts of daylight calculated would make little difference to their pattern of use, or the manner in which residents enjoy them."

4.5.2 In allowing the appeal the inspector acknowledged the level of impact to the neighbours but concluded that the effects were not unacceptable given the specific nature of the affected spaces some of which were considered to be secondary or non-habitable uses and were already dimly lit.

5 Sources of Information & Assumptions

5.1.1 Topographical survey and architectural drawings have been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.

5.1.2 Where survey or planning information was unavailable, the position of the neighbouring property elevations has been estimated based upon brick counts from site photographs. Window positions and dimensions used directly affect the results of all assessment methods.

5.1.3 We have not sought access to the surrounding properties and, unless we have been able to source floor layouts via public records, the internal configuration and floor levels have been estimated. Unless the building form dictates otherwise, we assume room depths of c. 4.2m for principal living space. Room layouts used directly affect the results of the NSL assessment.

5.1.4 Where possible neighbouring building use has been identified via online research, including Valuation Office Agency (VOA) searches, and/or external observation.

5.1.5 The full list of sources of information used in this assessment is as follows: -

5.2 Survey Solutions

Topographical survey

85703MCLS-01.dwg
Received 23/04/2026

5.3 Hodder + Partners

3D model

0670-HOD-XX-XX-M3-A-0001.rvt
Received 13/07/2026

5.4 Promap

Promap-3342537-3438971-720-0.dwg

6 The Site and Proposal

6.1.1 The site is located on Hathersage Road, Manchester and currently contains a healthcare facility. The proposal is: Full planning application for the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 255 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3); 2,568 sq m of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sq m of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping.

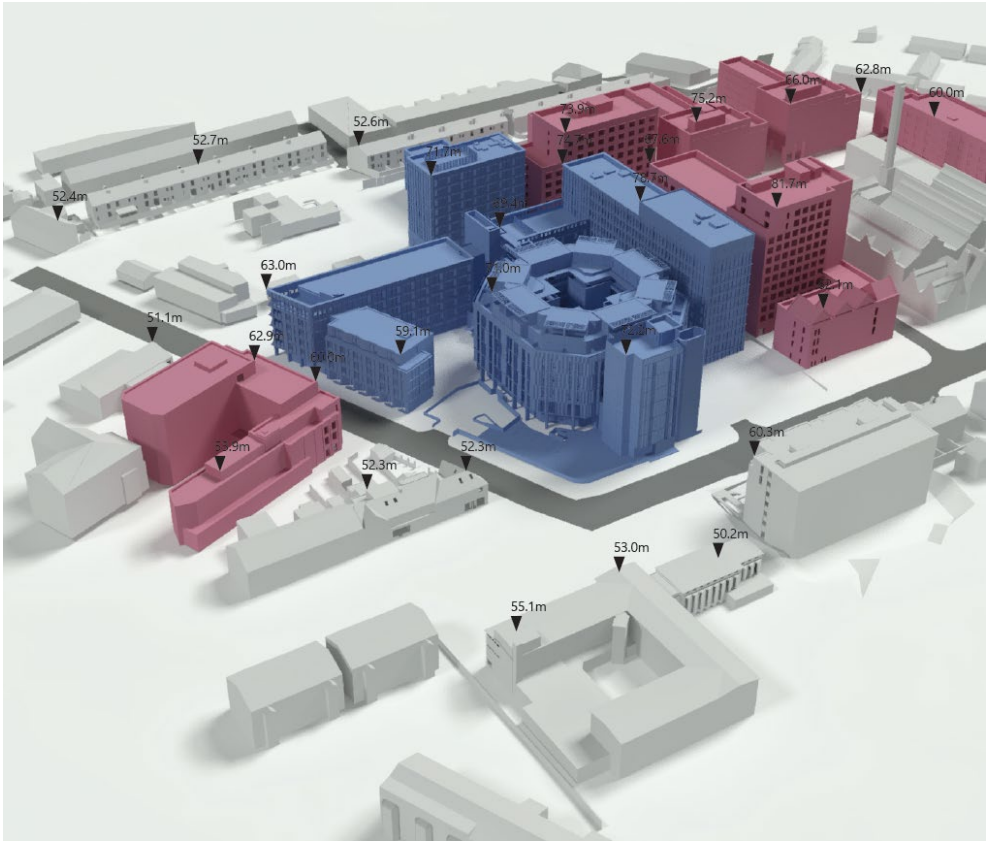


Image 1 - 3D view of the proposed development and context

7 Assessment results

7.1 Daylight and sunlight to neighbouring buildings

7.1.1 Full results of the daylight and sunlight assessments are attached within Appendix 2. Drawings to show the existing and proposed buildings in the context of the neighbouring properties as well as window maps showing individual window references are attached within Appendix 1.

7.1.2 Our assessment has considered all of the closest neighbouring residential properties with windows overlooking the proposed development. These are shown on the following image: -

1. Victoria Point, Hathersage Road
2. 51-53A (Odd) Hathersage Road
3. Tatton House, Hathersage Road
4. Coniston Hall, Hathersage Road
5. 60-66 (Even), Hathersage Road
6. 90 & 92 Carmoor Road
7. 45-49 (Odd) Carmoor Road
8. 2-26 (Even) West Grove
9. 2-18 (Even) Upper West Grove



Image 2 - Map showing site location and neighbouring residential properties

Victoria Point, Block 4

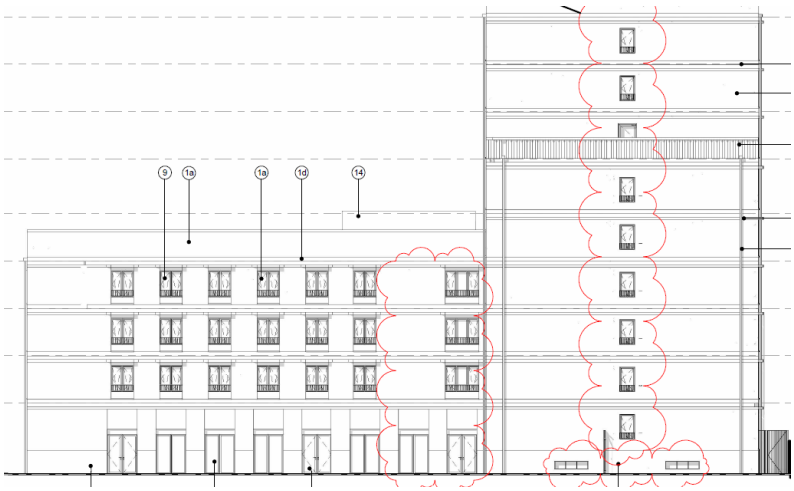


Image 3 - Consented west elevation of Victoria Point, Block 4

7.1.3 This is a four to nine storey consented student accommodation block which will be located directly to the east of the proposed development. It will have a number of windows in its west-facing elevation, predominantly serving student bedrooms, many of which will have a direct view of the proposal.

7.1.4 We have modelled this block using planning drawings obtained through the local planning portal (REF: 145115/NMC/2026).

Daylight

7.1.5 The results of the VSC assessment for this property have shown that 72 (69%) of 104 windows assessed will meet or exceed standard BRE targets for daylight (i.e. above 27% VSC or 0.80 times the former value). Of the 32 windows that fall below standard BRE targets, 16 will retain between 0.70 and 0.79 times the former values, clearly close to the 0.80 target.

7.1.6 In its introduction, the BRE guidance states that its numerical targets are advisory only, and a degree of flexibility should be applied:

> *"1.6 The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide 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 since natural lighting is only one of many factors in site layout design."*

7.1.7 Given the above guidance, retained values of 0.70-0.79 should be considered acceptable and in line with BRE guidance.

7.1.8 The majority of the remaining windows will retain 0.60-0.69 times the former values with VSCs in the mid to late teens (c.15%-19%). These retained VSCs should ensure that the windows are still adequately lit, albeit below the BRE's default numerical targets. Again, flexibility should be applied when interpreting these numerical targets given that they are applied nationwide and in both rural settings and city centres

alike. Retained values neighbouring development sites in urban areas such as city centres will be almost certainly lower than those found in suburban or rural areas. Furthermore, given the building's use as student accommodation, with the majority of the windows serving student bedrooms (and bedrooms in general being considered secondary habitable rooms) it should be considered a less sensitive receptor owing to the fact that it will only be transiently occupied i.e. occupied during term time.

7.1.9 As outlined below, many of the rooms served by windows which do not meet the VSC target, will remain BRE compliant for NSL, ensuring good levels of daylight distribution throughout many of these rooms.

7.1.10 The further NSL assessment has shown that 86 (83%) of 103 rooms assessed will meet or exceed standard BRE targets for daylight distribution (i.e. 0.80 times the former value). Of the 17 rooms that fall below standard BRE targets, 4 will retain between 0.71 and 0.75 times the former values, clearly close to the 0.80 target and therefore should be considered acceptable and in line with BRE guidance when applying a degree of flexibility as advised. Of the remaining 13 rooms, a further 6 will retain good levels of daylight distribution across 53%-68% of their areas.

Sunlight

7.1.11 For sunlight, main living rooms are the focus with kitchens and bedrooms deemed less important. Furthermore, only main living rooms oriented within 90° of due south are relevant for assessment under BRE methodology.

7.1.12 This is a student accommodation block with all habitable windows facing the site serving either bedrooms or study areas. As there are no main living rooms facing towards the proposal, this property is not relevant for testing under BRE methodology.

Victoria Point, Blocks 5-6



Image 4 - Consented west elevation of Victoria Point, Blocks 5-6

7.1.13 This is a seven-twelve storey consented student accommodation block which will be located directly to the east of the proposed development. It will have a number of windows in its west-facing elevation, predominantly serving student bedrooms, many of which will have a direct view of the proposal.

7.1.14 We have modelled this block using planning drawings obtained through the local planning portal (REF: 145115/NMC/2026).

Daylight

7.1.15 The results of the VSC assessment for this property have shown that 128 (50%) of 258 windows assessed will meet or exceed standard BRE targets for daylight (i.e. above 27% VSC or 0.80 times the former value). Of the 130 windows that fall below standard BRE targets, 9 will retain between 0.70 and 0.79 times the former values and 10 will retain VSCs between 20.5% and 25.6%, clearly close to the 0.80/27% target and therefore should be considered acceptable and in line with BRE guidance when applying a degree of flexibility as advised.

7.1.16 Of the remaining 111 windows, 23 will retain VSCs in the mid to late teens (c.15%-19%) which should ensure that the windows are still adequately lit, albeit below the BRE's default numerical targets.

7.1.17 The remaining 88 windows will retain VSCs of less than 15%. Some of these windows have low existing VSCs (c.3%-10%) which are reduced further as a result of the proposal. Lower existing VSCs lead to a larger proportional reduction where the actual change in VSC is relatively small, and in some cases may not be noticeable to a resident.

7.1.18 The further NSL assessment has shown that 124 (55%) of 225 rooms assessed will meet or exceed standard BRE targets for daylight distribution (i.e. 0.80 times the former value). Of the 101 rooms that fall below standard BRE targets, 7 will retain good levels of daylight distribution across 51%-62% of their areas.

7.1.19 Another important consideration is a neighbour's proximity to the site boundary, as noted in the BRE guidance:

"2.2.3 Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements of daylighting in an area viewed against other site constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the site boundary and taking no more than its fair share of light."

7.1.20 The neighbouring blocks 5-6 of Victoria Point are located very close to the site boundary, arguably taking 'more than their fair share of light' and therefore severely constraining the development potential of the proposed site. This proximity accounts for the large VSC and NSL reductions to much of the western façade of these blocks.

Sunlight

7.1.21 For sunlight, main living rooms are the focus with kitchens and bedrooms deemed less important. Furthermore, only main living rooms oriented within 90° of due south are relevant for assessment under BRE methodology.

7.1.22 This is a student accommodation block with all habitable windows facing the site serving student bedrooms. As there are no main living rooms facing towards the proposal, this property is not relevant for testing under BRE methodology.

51-53A (Odd) Hathersage Road



Image 5 - Street view of 51-53A Hathersage Road

7.1.23 This is a three-storey residential row located to the south of the site, across Hathersage Road. There have windows in the front, north-facing elevation which have an oblique view of the proposal. We have modelled the layout of rooms in these properties using estate agent's information.

Daylight

7.1.24 The results of the VSC and NSL assessments for these properties demonstrate full compliance with the BRE guidance: the retained VSC levels shown are well in excess of the suggested numerical targets (i.e. above 27% VSC or 0.80 times the former value) and we record no discernible alteration in NSL.

Sunlight

7.1.25 For sunlight, in accordance with BRE recommendations, it has not been necessary to test these properties because the windows facing the site are not oriented within 90° of due south.

Tatton House, Hathersage Road



Image 6 - Street view of Tattton House, Hathersage Road

7.1.26 This is a six-storey student accommodation block located to the south of the site, across Hathersage Road. There are a number of windows in the front, north-facing elevation which have a direct view of the proposal.

7.1.27 We have modelled this block using planning drawings obtained through the local planning portal (REF: 112684/JO/2016).

Daylight

7.1.28 The results of the VSC assessment for this property have shown that all windows assessed will meet or exceed BRE targets for daylight targets (i.e. above 27% VSC or 0.80 times the former value).

7.1.29 The further NSL assessment has shown that 41 (55%) of 74 rooms assessed will meet or exceed standard BRE targets for daylight distribution (i.e. 0.80 times the former value). Of the 33 rooms that fall below standard BRE targets, 22 will retain between 0.70 and 0.79 times the former values, clearly close to the 0.80 target and therefore should be considered acceptable and in line with BRE guidance when applying a degree of flexibility as advised.

Sunlight

7.1.30 For sunlight, in accordance with BRE recommendations, it has not been necessary to test this property because the windows facing the site are not oriented within 90° of due south.

Coniston Hall, Hathersage Road



Image 7 - Street view of Coniston Hall, Hathersage Road

7.1.31 This is a three-storey student accommodation block located to the southwest of the site, across Hathersage Road. There are a number of windows in the front, north-facing elevation which have an oblique view of the proposal.

7.1.32 We have modelled this block using planning drawings obtained through the local planning portal (REF: 086572/FO/2008/N2).

Daylight

7.1.33 The results of the VSC and NSL assessments for this property demonstrate full compliance with the BRE guidance: the retained VSC levels shown are well in excess of the suggested numerical targets (i.e. above 27% VSC or 0.80 times the former value) and we record no alteration in NSL.

Sunlight

7.1.34 For sunlight, all windows facing the site serve student bedrooms and therefore are not relevant for sunlight analysis under BRE methodology.

92 Carmoor Road



Image 8 - Street view of 92 Carmoor Road

7.1.35 This is a three-storey, mixed-use property containing ground floor commercial unit with residential units on the floors above. It is located to the west of the development site and some windows in its flank, east-facing elevation which have a direct view of the proposal.

7.1.36 We have modelled this block using planning drawings obtained through the local planning portal (REF: 118965/FO/2018).

Daylight

7.1.37 The results of the VSC and NSL assessments for this property demonstrate full compliance with the BRE guidance: the retained VSC levels shown are well in excess of the suggested numerical targets (i.e. above 27% VSC or 0.80 times the former value) and we record no alteration in NSL.

Sunlight

7.1.38 For sunlight, in accordance with BRE recommendations, it has not been necessary to test this property because the windows facing the site are not main living rooms.

60-66 (Even) Hathersage Road



Image 9 - Aerial view of 60-66 Hathersage Road

7.1.39 This is a row of two to three storey, mixed-use containing ground floor commercial units with residential units on the floors above. It is located to the southwest of the development site and has windows in the rear, north-facing elevation which have an oblique view of the proposal.

7.1.40 We have modelled the layout of rooms in these properties using a combination of planning information and assumed layouts (where no planning or estate agent information could be found). BRE guidance suggests that NSL results should only be used where room layouts are known, but we have included them in our assessment for information.

Daylight

7.1.41 The results of the VSC assessment have shown that all windows assessed across this row will meet or exceed BRE targets for daylight (i.e. above 27% VSC or 0.80 times the former value).

7.1.42 The further NSL assessment has shown that 8 of 9 rooms assessed will meet or exceed BRE targets for daylight distribution (i.e. 0.80 times the former value). One first floor LKD (R2) in No.64 will retain 0.79 times the former value, clearly very close to the 0.80 target and therefore should be considered when applying a degree of flexibility as advised.

Sunlight

7.1.43 For sunlight, in accordance with BRE recommendations, it has not been necessary to test these properties because there are no living rooms facing within 90° of due south.

90 Carmoor Road

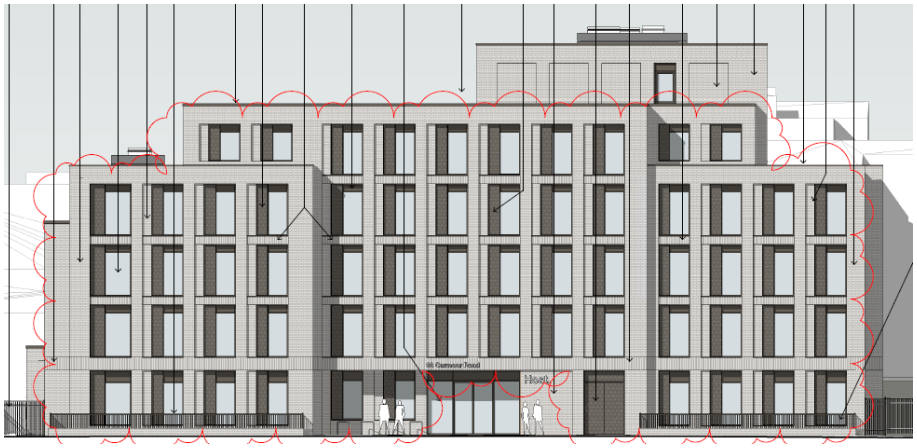


Image 10 - Proposed east elevation of 90 Carmoor Road

7.1.44 This is a consented six-storey student accommodation block located to the west of the development site, across Carmoor Road. It will have a number of windows in its front, east-facing elevation (shown in the image above) that will have a direct view of the proposal.

7.1.45 We have modelled this property using planning drawings obtained through the local planning portal (REF: 145116/NMC/2026).

Daylight

7.1.46 The results of the VSC assessment have shown that 102 (73%) of 140 windows assessed will meet or exceed BRE targets for daylight (i.e. above 27% VSC or 0.80 times the former value). Of the 38 windows that fall below standard BRE targets, 31 will retain 0.70-0.78 times the former values (VSCs of 20.4%-26.1%), clearly close to the 0.80/27%+ target and therefore should be considered acceptable and in line with BRE guidance when applying a degree of flexibility as advised. The remaining 7 windows will retain VSCs of 20.9%-21.6% (0.65-0.69 times the former values), again clearly close to the 27%+ target and should therefore be considered acceptable.

7.1.47 The further NSL assessment has shown that 29 (50%) of 58 rooms assessed will meet or exceed BRE targets for daylight distribution (i.e. 0.80 times the former value). Of the 29 rooms that fall below standard targets, 13 retain 0.72-0.79 times the former values and should therefore be considered acceptable. A further 12 will retain good levels across 50% of more of their areas.

Sunlight

7.1.48 For sunlight, in accordance with BRE recommendations, it has not been necessary to test the majority of rooms in this property because the windows facing the site are not within 90° of due south. The remaining rooms are bedrooms and kitchens and therefore not relevant for assessment under BRE methodology.

45-49 (Odd) Carmoor Road



Image 11 - Aerial view of 45-49 Carmoor Road

7.1.49 This is a row of three, two-storey houses located to the northwest of the development site. They have some windows in their rear, east-facing elevation which have an oblique view of the proposal. We have modelled the layout of rooms in this property using planning / estate agent's information.

7.1.50 We have not found any planning or estate agents information showing the room layouts in these properties so have conducted our assessments using assumed layouts. BRE guidance suggests that NSL results should only be used where room layouts are known, but we have included them in our assessment for information.

Daylight

7.1.51 The results of the VSC and NSL assessments for these properties demonstrate full compliance with the BRE guidance: the retained VSC levels shown are well in excess of the suggested numerical targets (i.e. above 27% VSC or 0.80 times the former value) and we record no alteration in NSL.

Sunlight

7.1.52 For sunlight, as layouts for these properties are unknown, we have considered all rooms that may reasonably be main living rooms.

7.1.53 The results of the APSH assessment have shown that that all rooms assessed will meet or exceed BRE targets for both annual and winter sunlight (i.e. 25% APSH / 5% WPSH or 0.80 times the former value).

2-26 (Even) West Grove

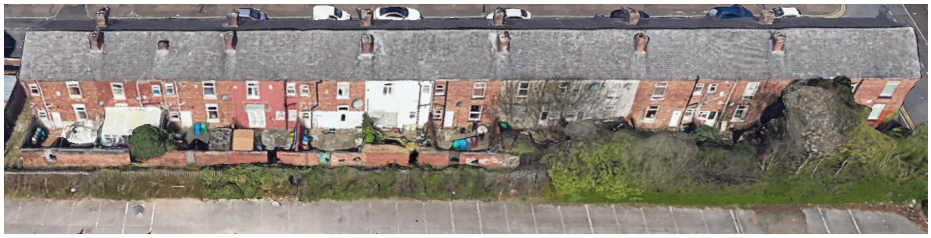


Image 12 - Aerial view of 2-26 West Grove

7.1.54 This is a row of two-storey houses located to the north of the development site. They each have windows in their rear, south-facing elevation which have a direct view of the proposal.

7.1.55 We have not found any planning or estate agents information showing the room layouts in these properties so have conducted our assessments using assumed layouts. BRE guidance suggests that NSL results should only be used where room layouts are known, but we have included them in our assessment for information.

Daylight

7.1.56 The results of the VSC and NSL assessments for these properties demonstrate full compliance with the BRE guidance: the retained VSC levels shown are well in excess of the suggested numerical targets (i.e. above 27% VSC or 0.80 times the former value) and we record no discernible alteration in NSL.

Sunlight

7.1.57 For sunlight, as layouts for these properties are unknown, we have considered all rooms that may reasonably be main living rooms.

7.1.58 The results of the APSH assessment have shown that that all rooms assessed will meet or exceed BRE targets for both annual and winter sunlight (i.e. 25% APSH / 5% WPSH or 0.80 times the former value).

2-18 (Even) Upper West Grove



Image 13 - Aerial view of 2-18 Upper West Grove

7.1.59 This is a row of two-storey houses located to the north/northeast of the development site. They each have windows in their rear, south-facing elevation, many of which have a direct view of the proposal.

7.1.60 We have not found any planning or estate agents information showing the room layouts in this property so have conducted our assessments using assumed layouts. BRE guidance suggests that NSL results should only be used where room layouts are known, but we have included them in our assessment for information.

Daylight

7.1.61 The results of the VSC assessment have shown that 26 (67%) of 39 windows assessed across this row will meet or exceed BRE targets for daylight (i.e. above 27% VSC or 0.80 times the former value). All 13 of the windows that fall below standard BRE targets will retain VSCs between 21.4% and 25.1% (0.73-0.79 times the former values), clearly close to the 27%/0.80 target and therefore should be considered acceptable and in line with BRE guidance when applying a degree of flexibility as advised.

7.1.62 The further NSL assessment has shown that 22 (61%) of 36 rooms assessed will meet or exceed BRE targets for daylight distribution (i.e. 0.80 times the former value). Of the 14 rooms that fall below standard BRE targets, 7 will retain 0.70 to 0.79 times the former values, clearly close to the 0.80 target and therefore should be considered acceptable and in line with BRE guidance when applying a degree of flexibility as advised. A further 4 rooms will retain good levels of daylight distribution across 54%-66% of the area.

7.1.63 As stated above, BRE guidance advises against the use of NSL results where layouts are unknown:

> *"D3 In most cases the position of the no sky line has to found from plans. The calculation can only be carried out where room layouts are known. Using estimated room layouts is likely to give inaccurate results and is not recommended."*

Sunlight

7.1.64 For sunlight, as layouts for these properties are unknown, we have considered all

rooms that may reasonably be main living rooms.

7.1.65 The results of the APSH assessment have shown that that all rooms assessed will meet or exceed BRE targets for both annual and winter sunlight (i.e. 25% APSH / 5% WPSH or 0.80 times the former value).

7.1 Overshadowing to neighbouring amenity

Sunlight Amenity Assessment (2-hour sun on ground)

7.1.1 We have assessed the scheme's potential effect on overshadowing using the two-hour sun on ground / sunlight amenity assessment. This has considered the following amenity areas and opens spaces: -

- 2-18 (Even) Upper West Grove

7.1.2 The results of the analysis are shown on our drawings labelled SA01 within Appendix 4.

7.1.3 The results of our assessment show that between 36% and 45% of the amenity spaces of 2-18 Upper West Grove receive at least two hours of sun in the existing condition. The BRE guidance notes that for a space to be well-sunlit throughout the year, the space should receive 2 hours of sunlight to at least 50% of its area on March 21st. In the existing scenario, all of the above amenity spaces receive 2 hours of sunlight to less than 50% of their areas and thus are not considered to be existing well-sunlit areas.

7.1.4 In the proposed condition, for 5 of the spaces assessed (10-18 Upper West Grove) the retained value will be 0.83-1 times the former value, which leaves well over half of the amenity space left with at least two hours of sun on 21st March. As such, the BRE guidelines for these spaces will be fully satisfied.

7.1.5 The amenity space of No.2 will retain 0.78 times its former values, clearly very close to the 0.80 target and should therefore be considered acceptable when applying a degree of flexibility as advised.

7.1.6 The amenity spaces of Nos.4-8 will retain between 0.43 and 0.61 times the former values.

7.1.7 Further analysis has been conducted to ascertain at what date each of these four spaces will retain 0.80 times the former values:

- 8 Upper West Grove = 0.82 (27th March)
- 6 Upper West Grove = 0.82 (30th March)
- 4 Upper West Grove = 0.81 (2nd April)
- 2 Upper West Grove = 0.80 (8th April)

7.1.8 These tests show that, whilst these four spaces do not meet the BRE target of 0.80 retained on 21st March, all will reach this within 6-18 days. This demonstrates that each of these spaces will remain adequately sunlit from late March to early April, increasing towards the summer months when arguably these spaces would be most utilised by residents.

8 Conclusions

8.1.1 This practice has undertaken a detailed assessment of the potential daylight and sunlight effects of the proposed development at Octagon House, Hathersage Road, Manchester on the key neighbouring properties and amenity spaces.

8.2 Daylight and sunlight impact to neighbouring properties

8.2.1 Our assessments have been undertaken using the VSC, NSL (daylight) and APSH (sunlight) tests set out within the BRE guidance. It is important to reiterate that alterations in daylight and sunlight to adjoining properties are often inevitable when undertaking any meaningful development, especially in an urban environment. Therefore, the BRE guide is meant to be interpreted flexibly because natural lighting is only one of many factors in site layout design. Indeed, the guidelines suggest that different criteria may be used based upon the requirements for natural lighting in an area viewed against other constraints

8.2.2 The results of the VSC assessment have shown that 597 (74%) of 809 neighbouring windows tested will meet or exceed standard BRE targets. Of the 212 windows that fall below the default BRE targets, 69 will retain 0.70-0.79 times the former values, clearly close to the 0.80 target and should therefore be considered acceptable when applying flexibility as advised. A further 18 will retain VSCs in excess of 20% while an additional 32 will retain VSCs in excess of the mid-teens.

8.2.3 The results of the NSL assessment have shown that 414 (68%) of 609 neighbouring rooms tested will meet or exceed standard BRE targets. Of the 195 rooms that fall below the default BRE targets, 46 will retain 0.70-0.79 times the former values, clearly close to the 0.80 target and should therefore be considered acceptable when applying flexibility as advised.

8.2.4 The vast majority of neighbouring windows and rooms that fall below BRE targets are located in the neighbouring Victoria Point blocks and serve student bedrooms. These blocks are set very close to the site boundary and 'take more than their fair share of light'.

8.2.5 For sunlight, the results of the APSH assessment have shown that all known main living rooms (or where layouts are unknown, rooms that may be main living rooms) will meet or exceed BRE targets for both annual and winter sunlight.

8.3 Overshadowing impact to neighbouring properties

8.3.1 The assessment of sunlight amenity (overshadowing) to the neighbouring gardens has shown that 5 of 9 spaces tested will meet or exceed the BRE target. Four spaces that do not meet the BRE target will remain adequately sunlit by 27th March to 8th April.

8.3.2 The development's impact upon the neighbouring properties is therefore considered

to be consistent with the BRE guidance and relevant planning policy in terms of daylight and sunlight.

Appendix 1

Drawings of the existing, proposed and surrounding buildings



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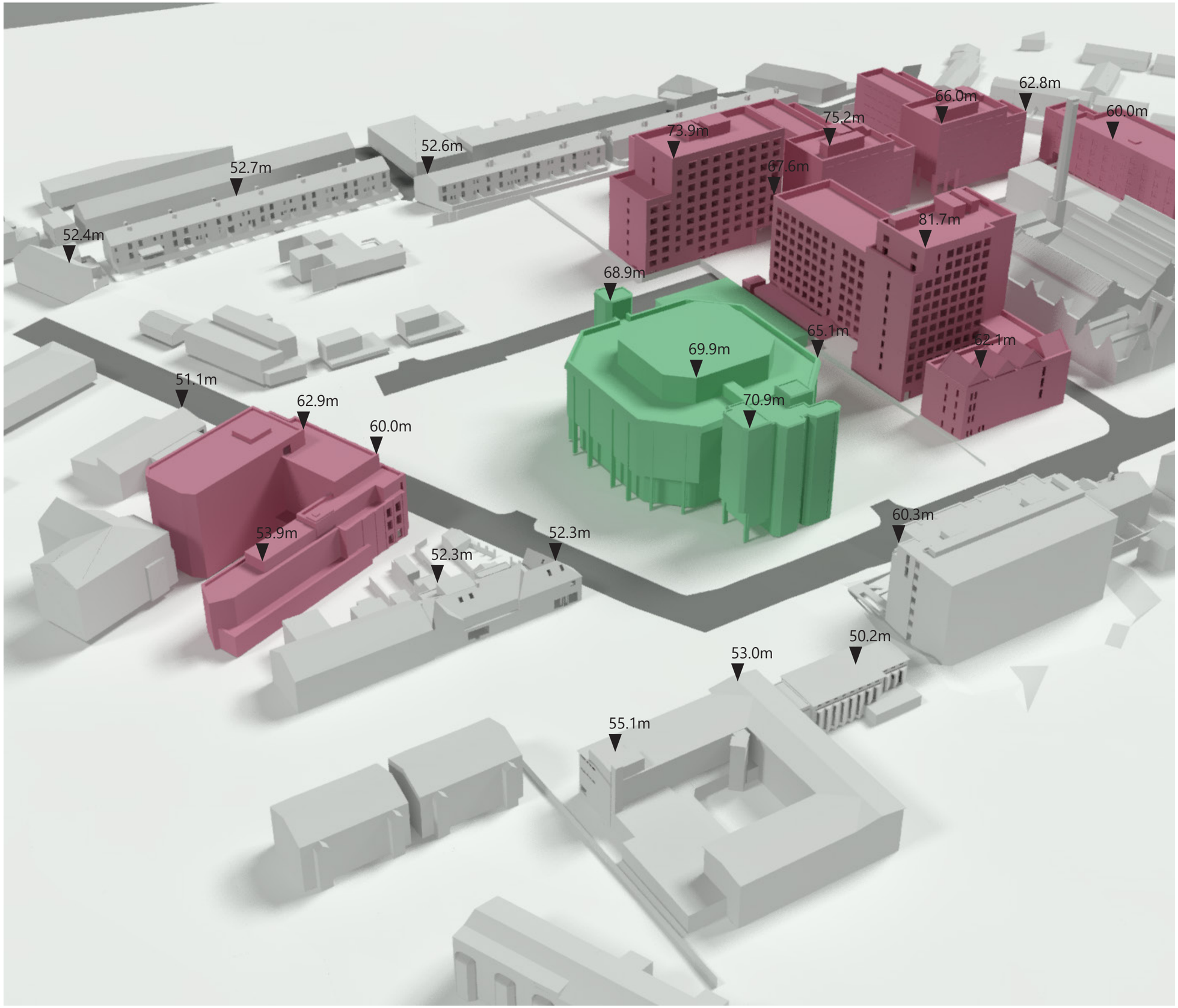
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- Existing Building
- Cumulative Development
- Surrounding Context
- Proposed Development

Project: Octagon House Manchester

Title: Existing Condition
Plan View

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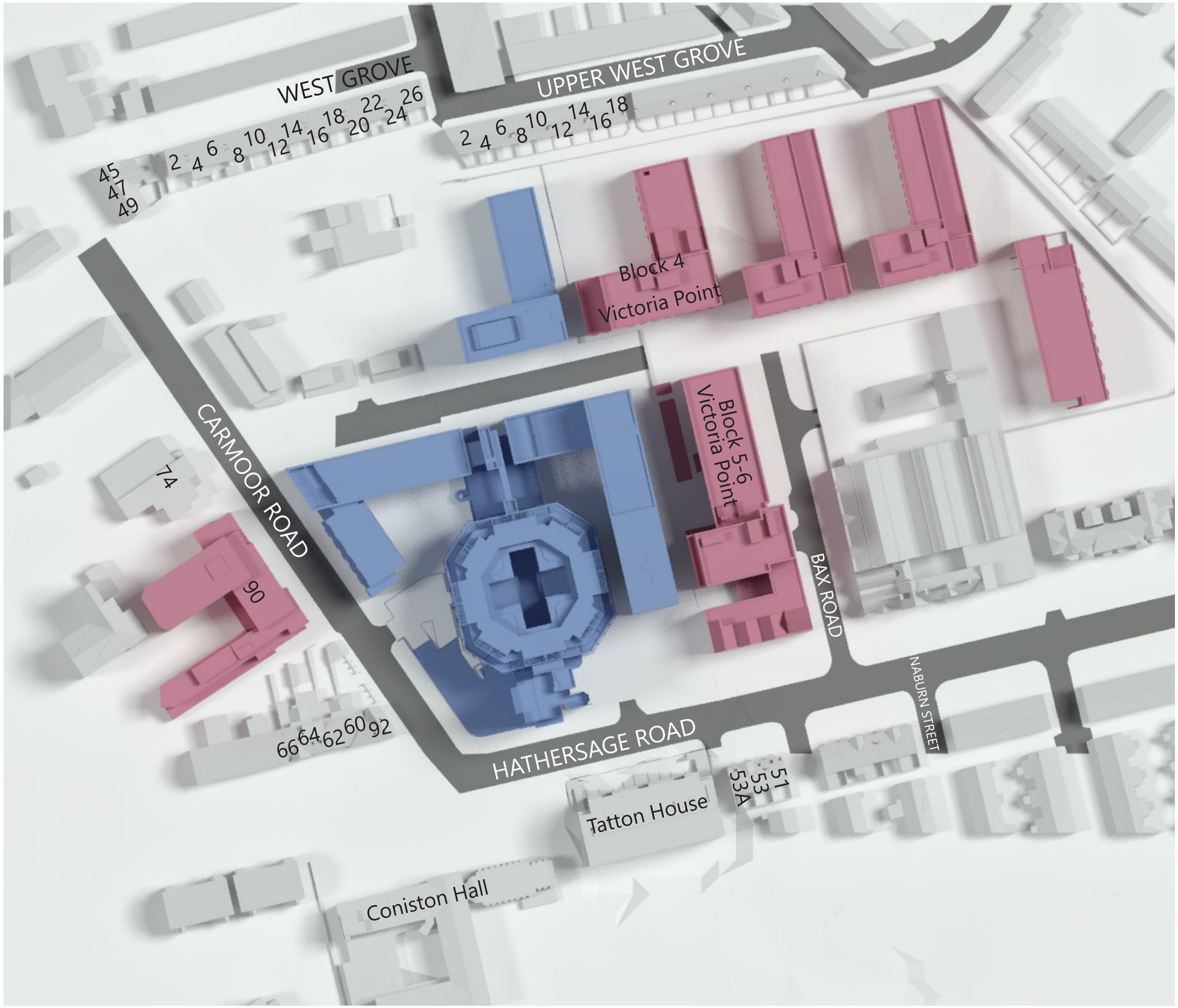
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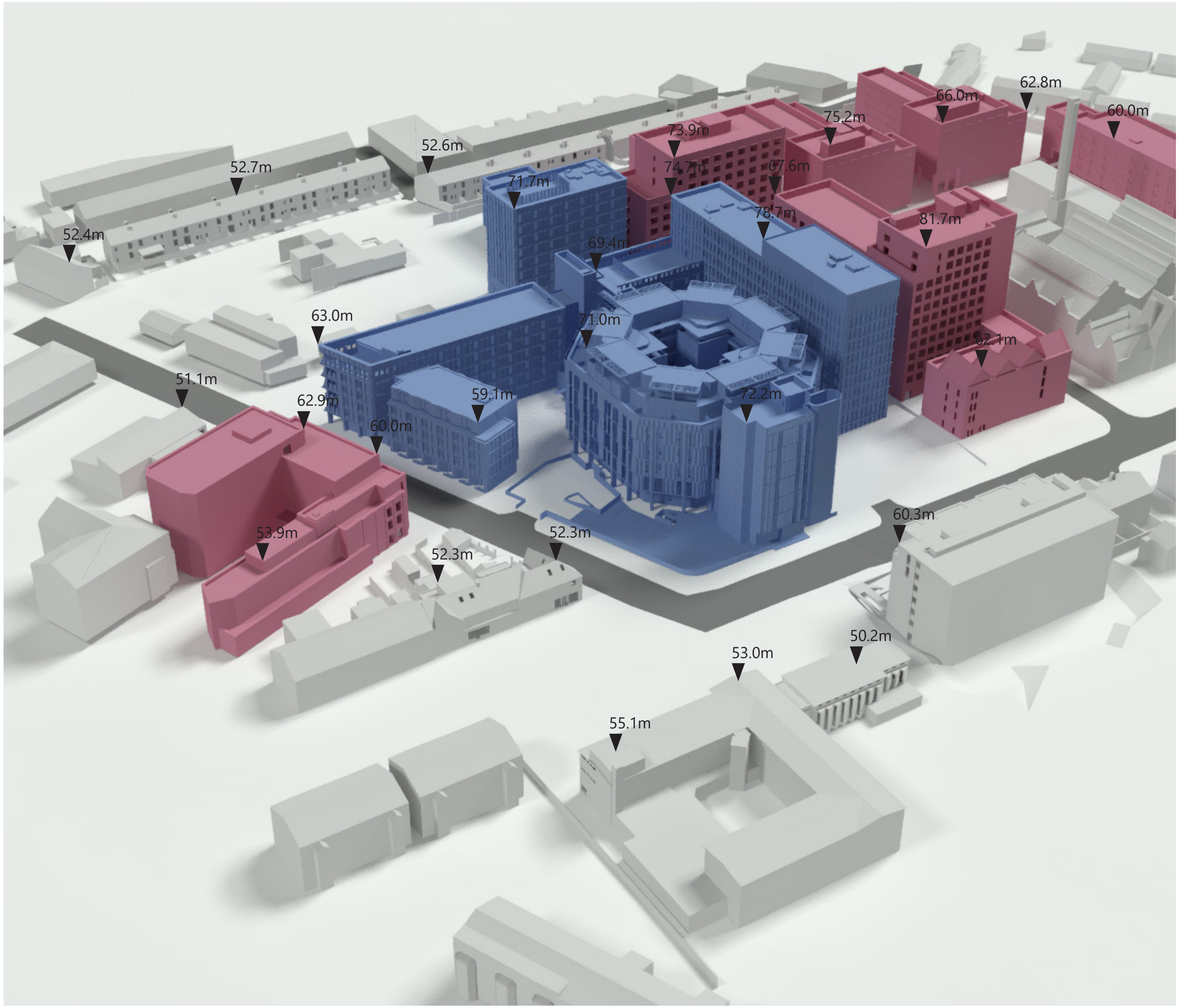
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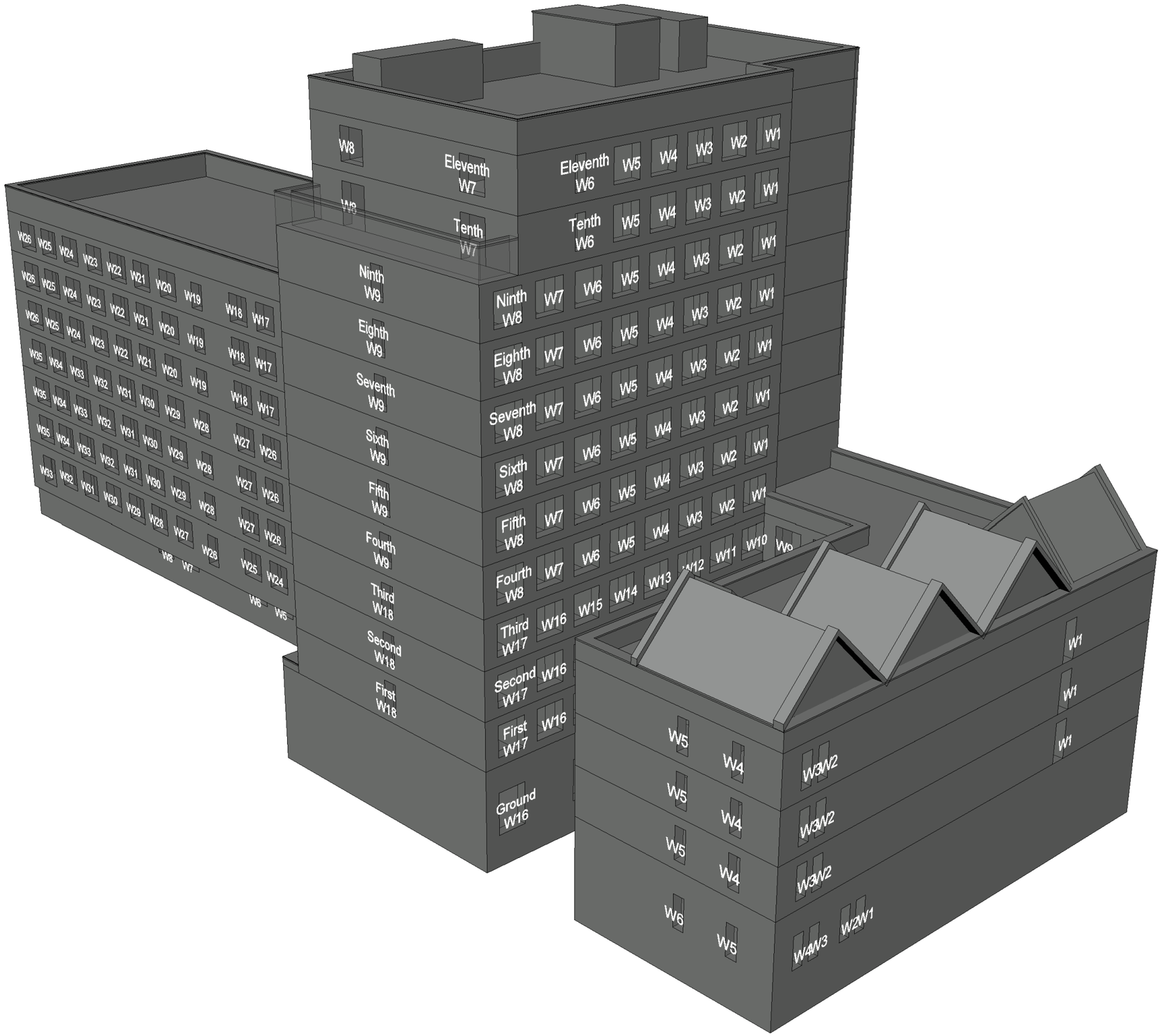
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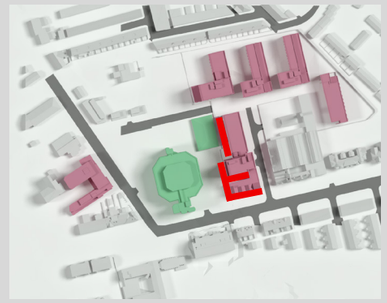
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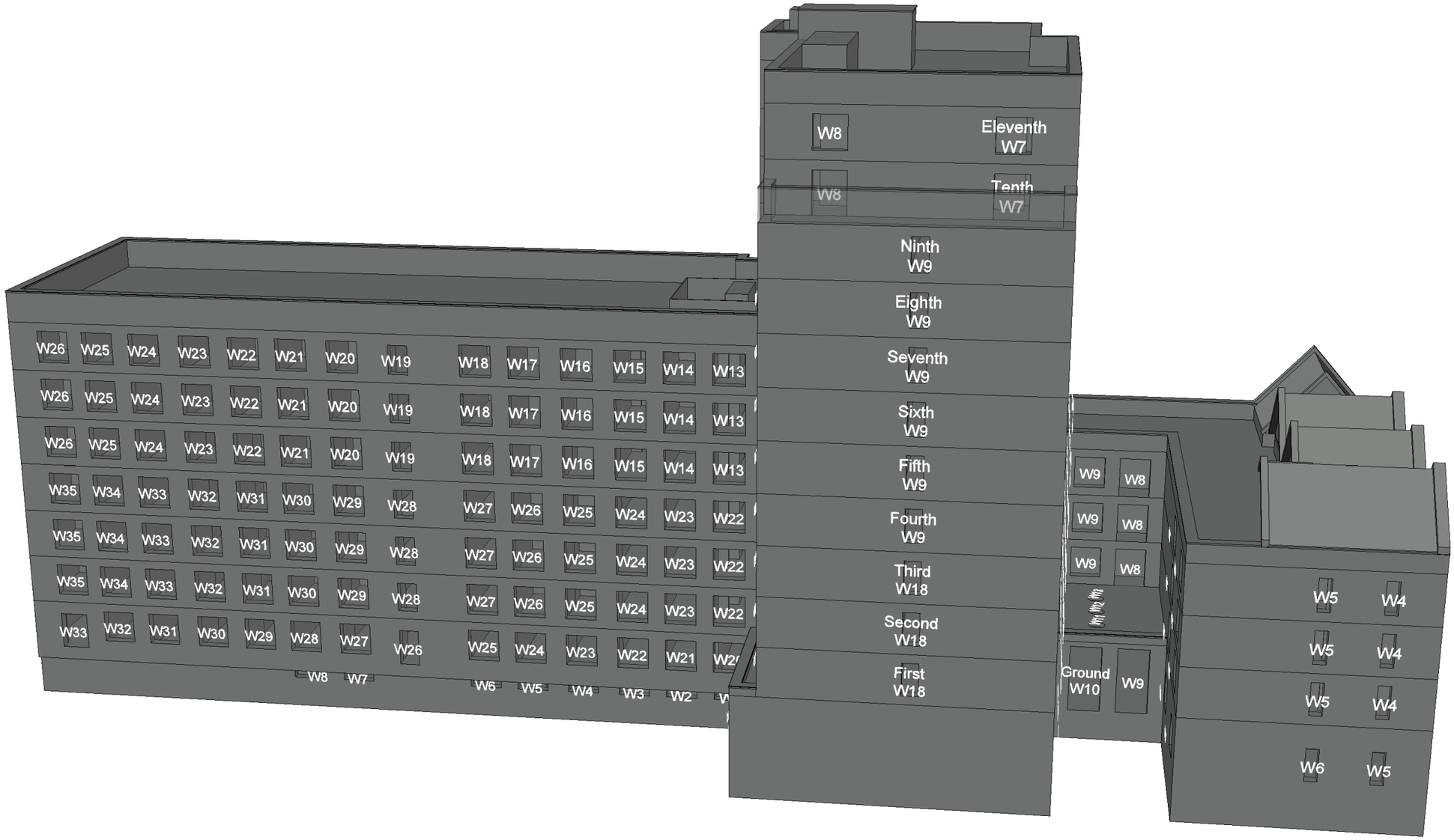
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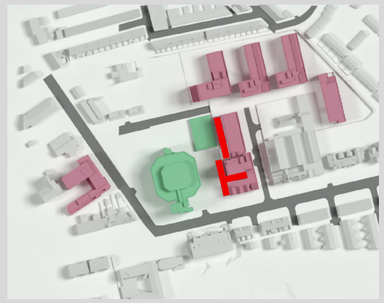
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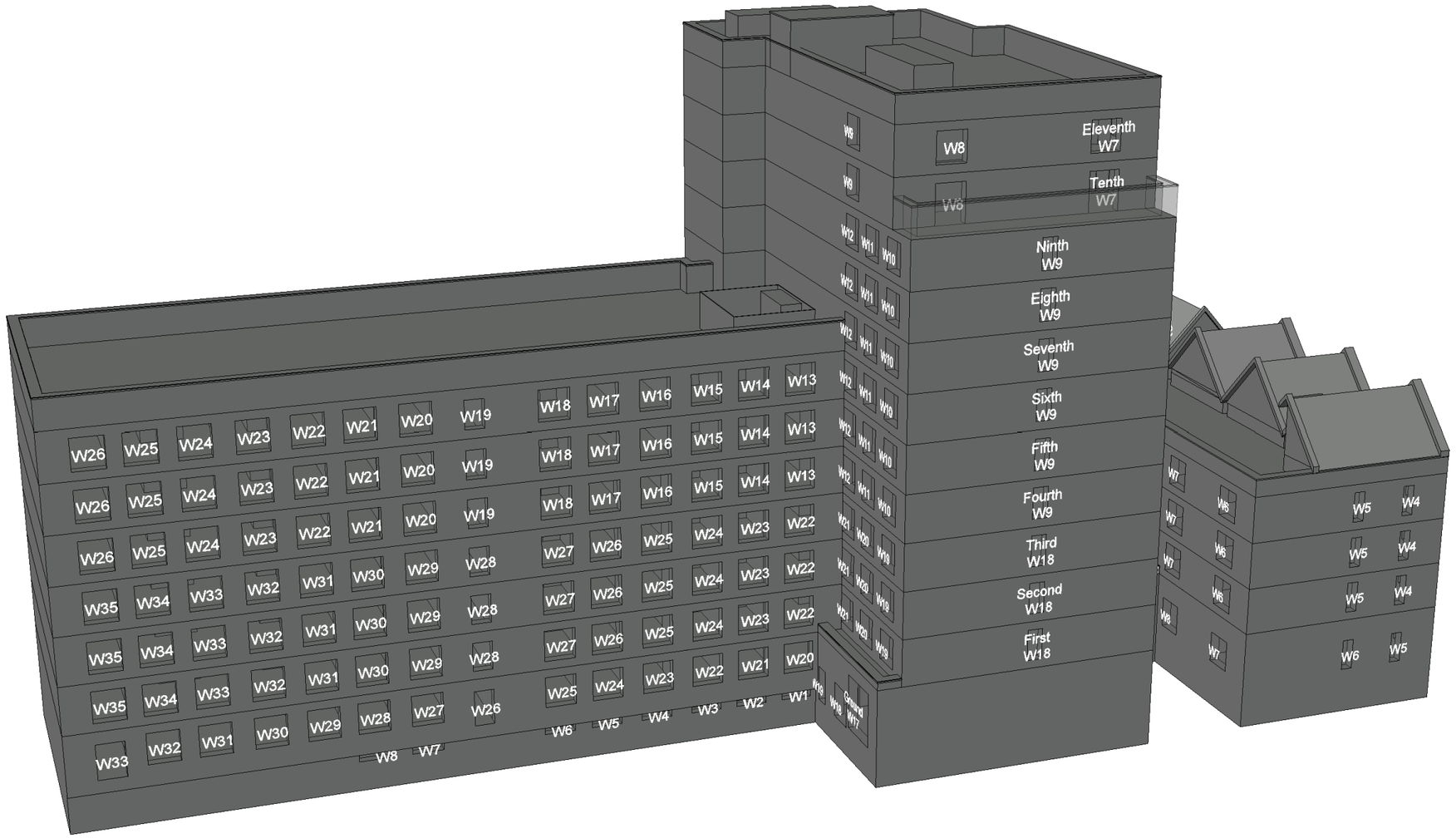
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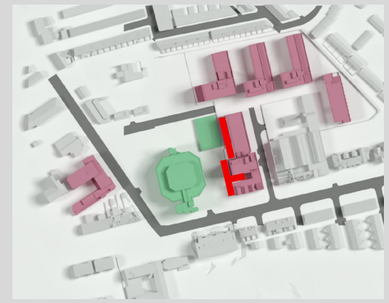
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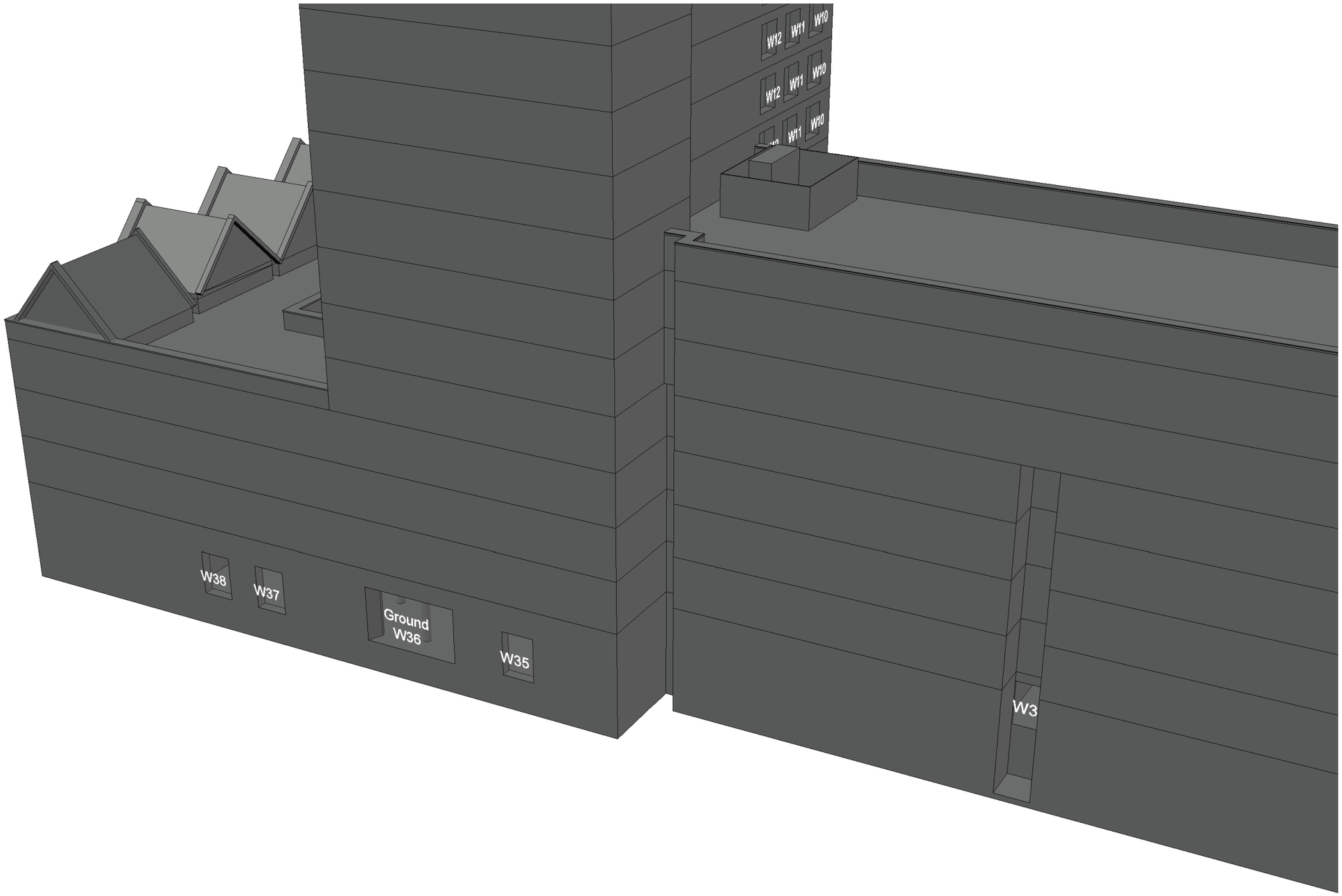


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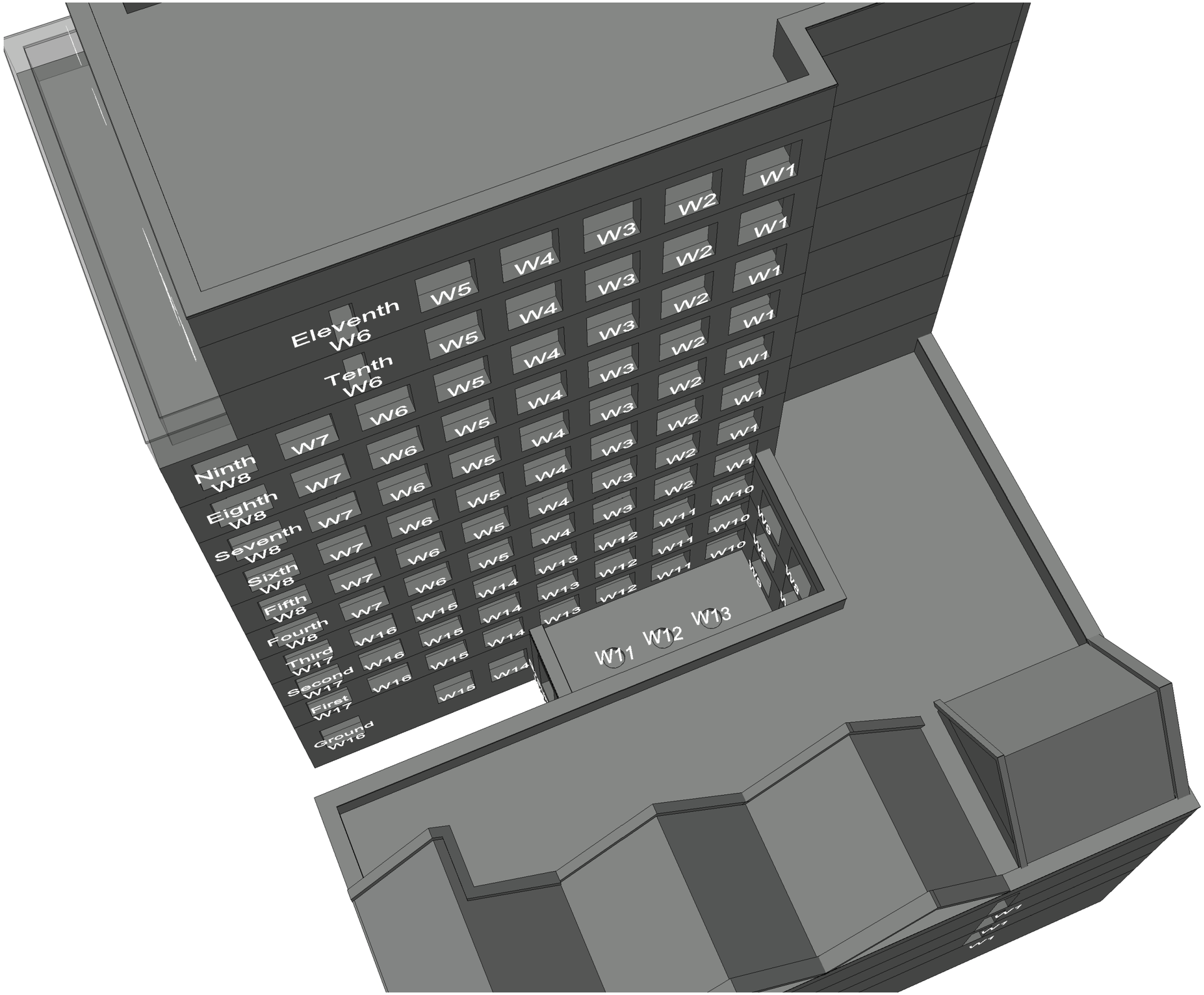


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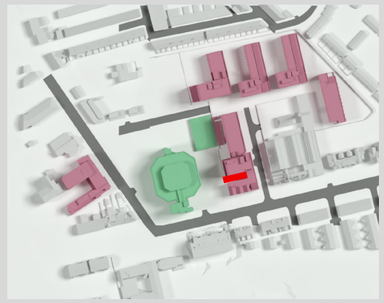
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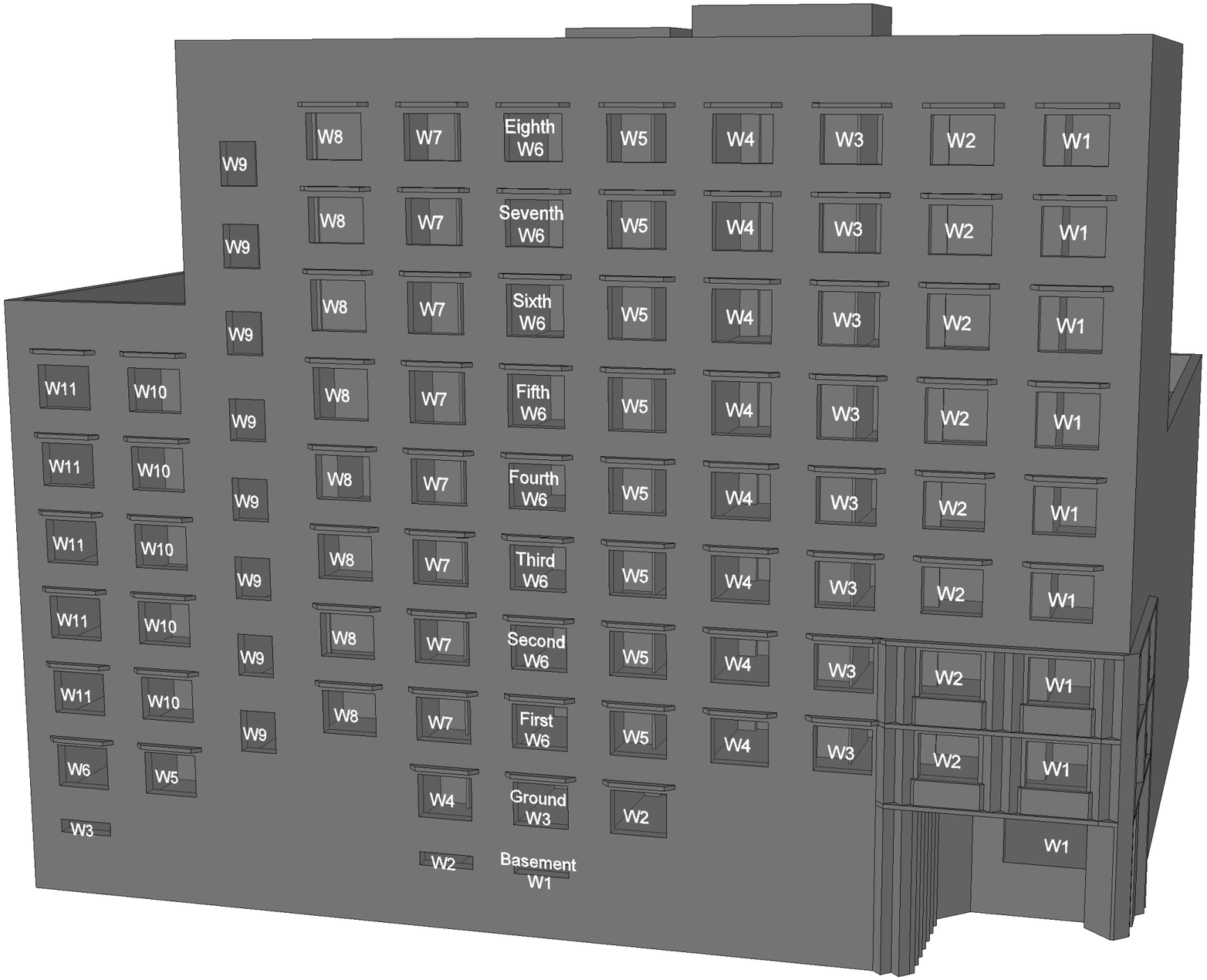
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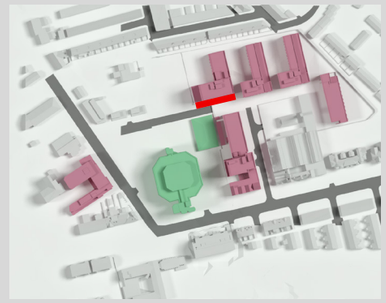
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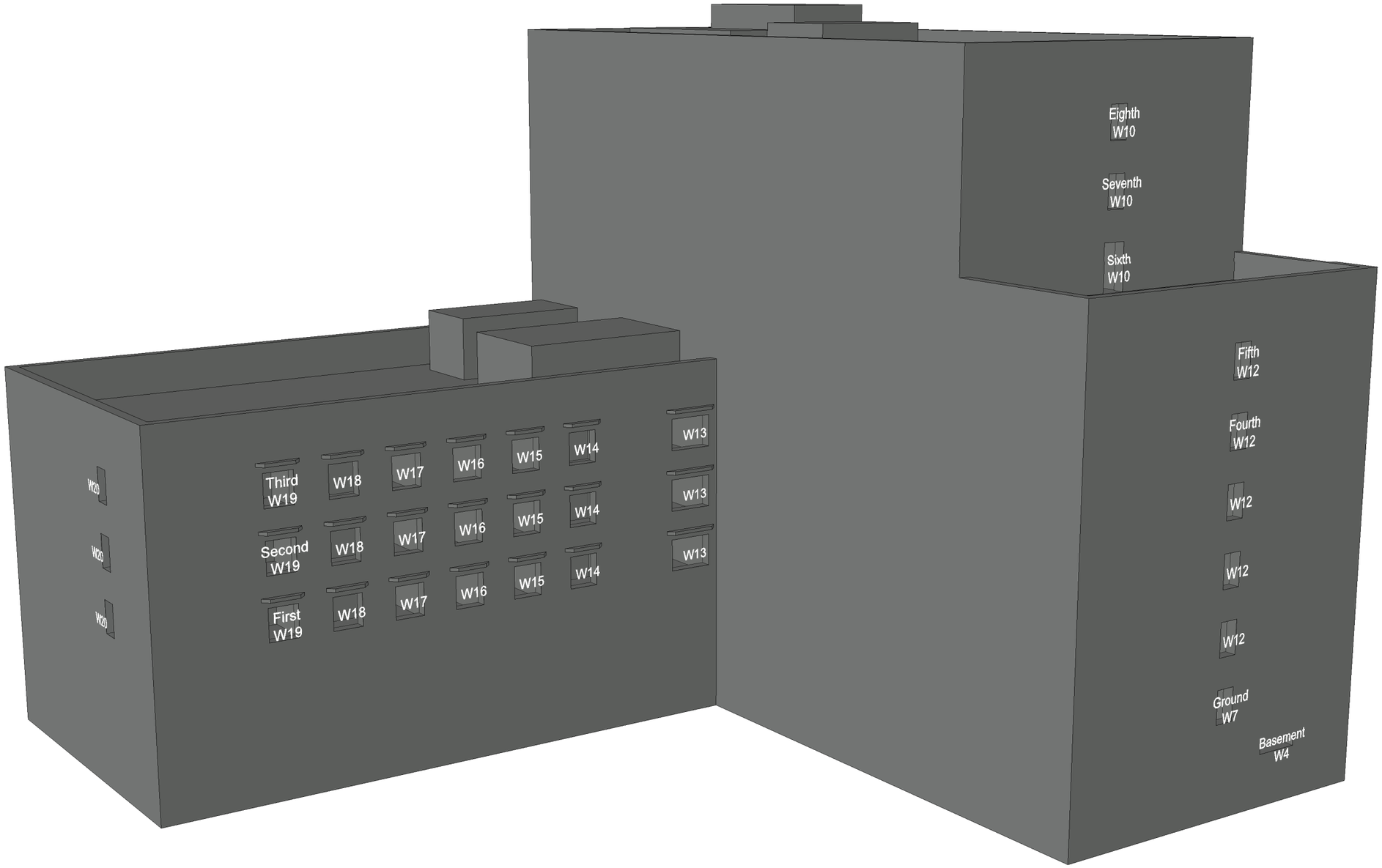
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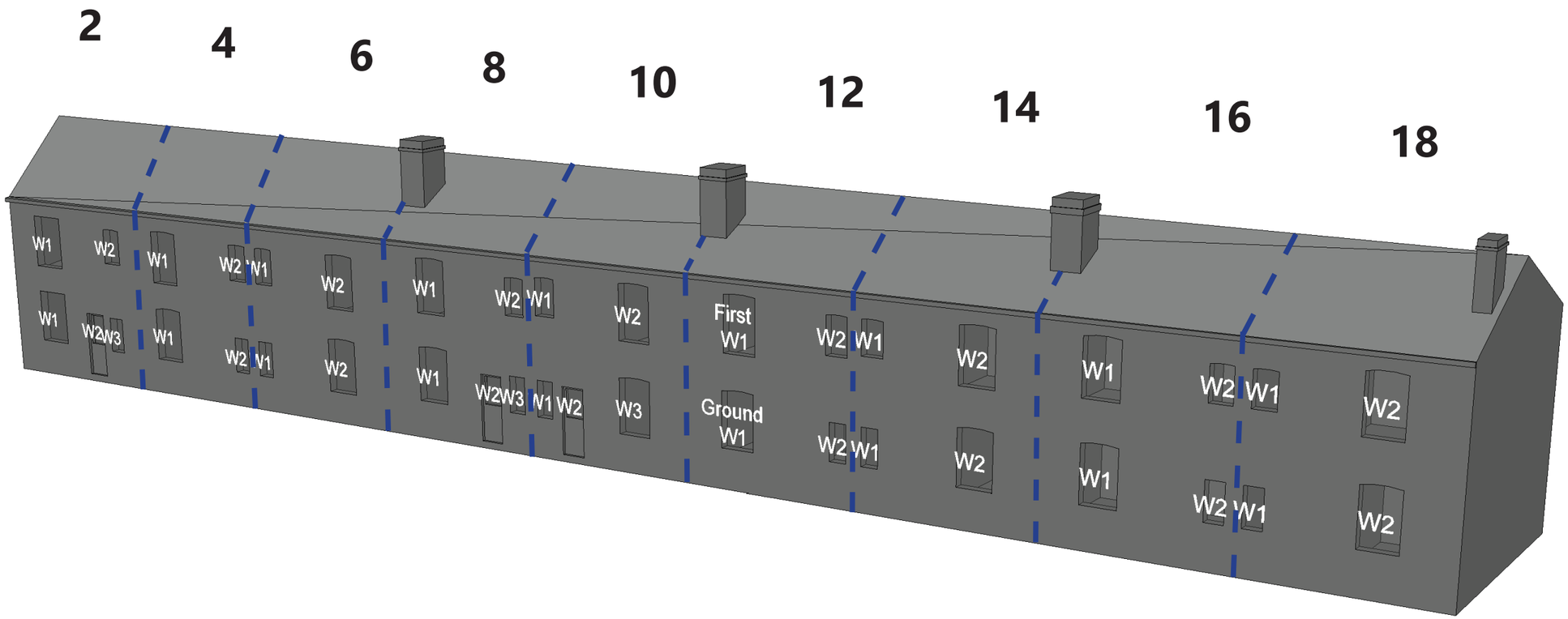
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Title: Victoria Point Block 4 Window Map

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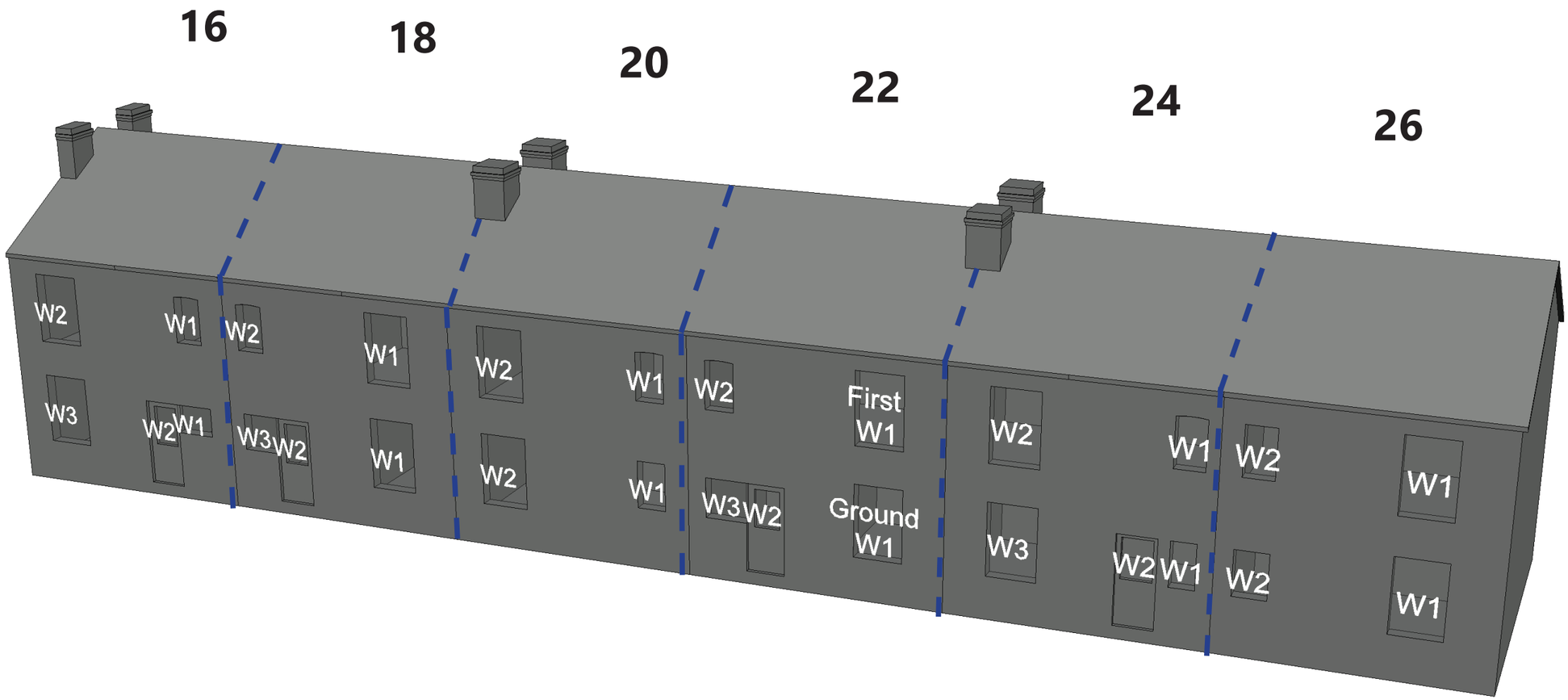
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Title: 18-2 Upper West Grove Window Map

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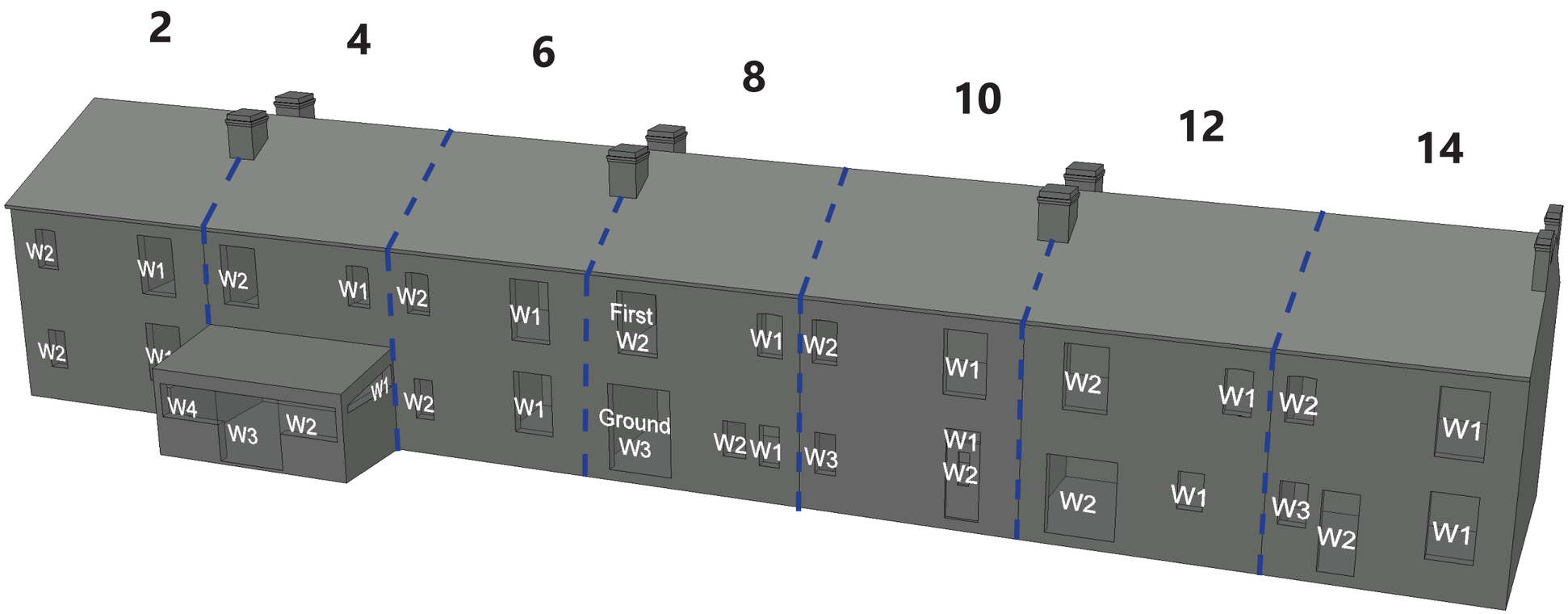


Project: Octagon House Manchester

Title: 16-26 West Grove
Window Map

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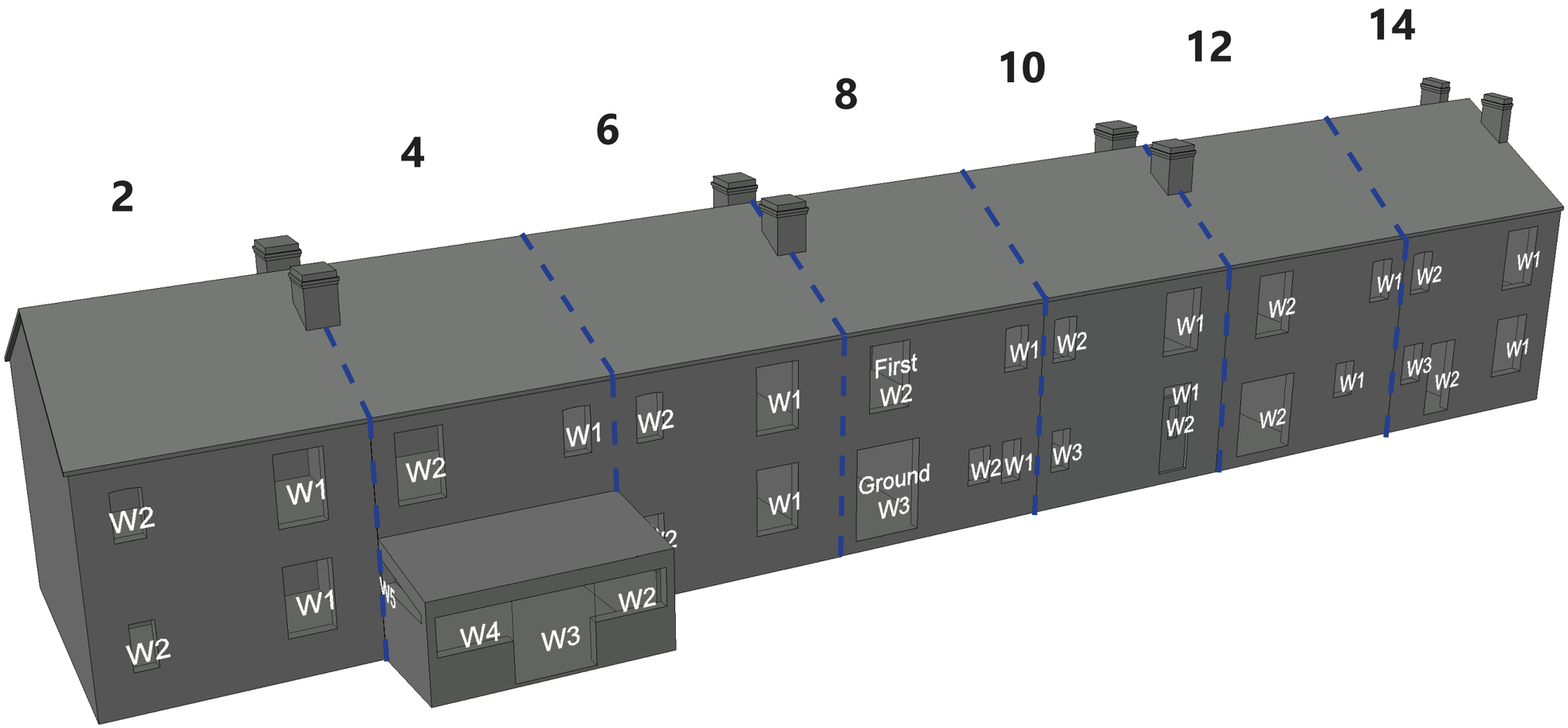
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Project: Octagon House Manchester

Title: 2-14 West Grove
Window Map

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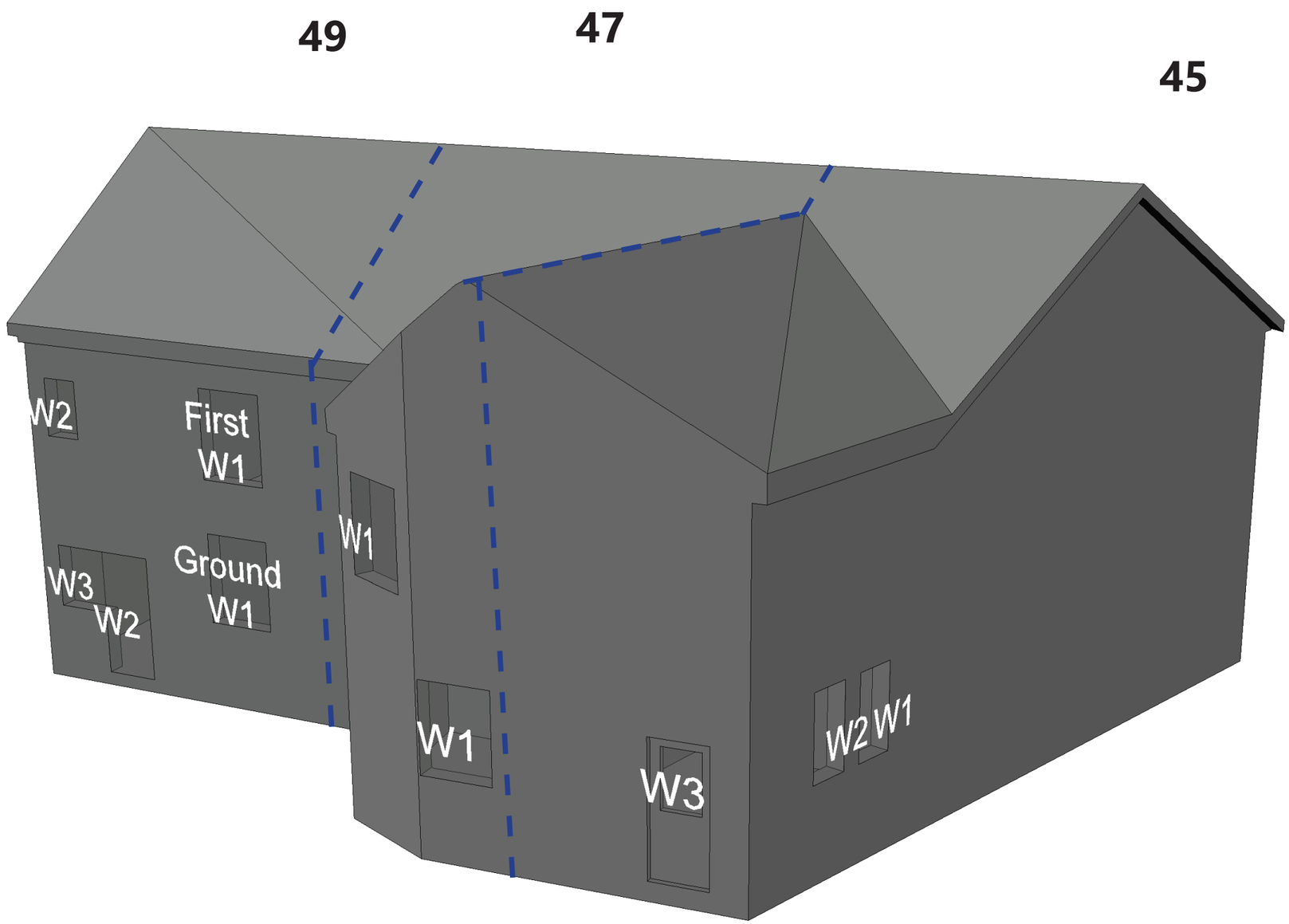
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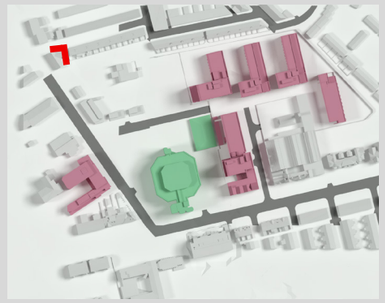
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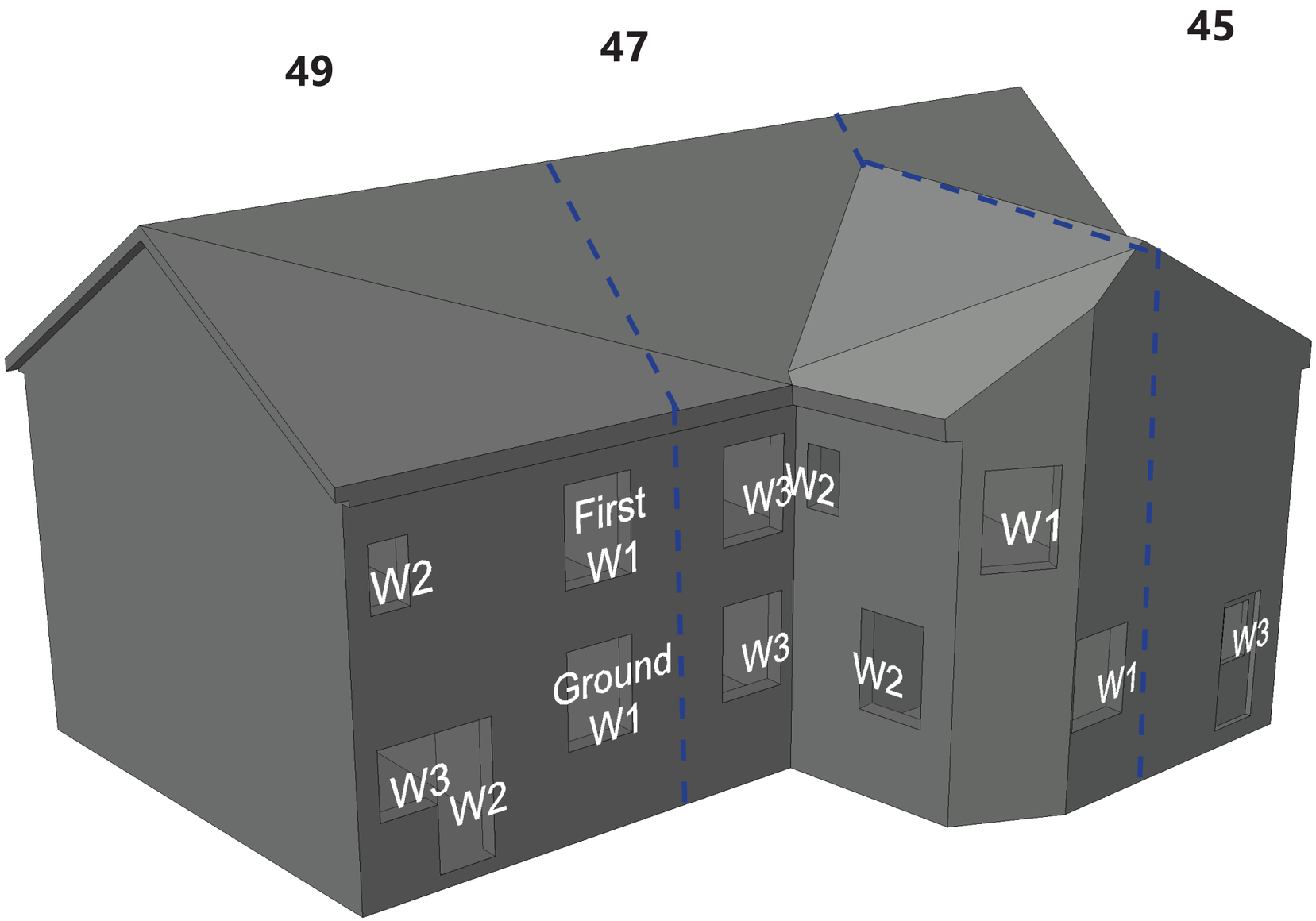


Project: Octagon House Manchester

Title: 45-47 Carmoor Road
Window Map

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	WM12	12



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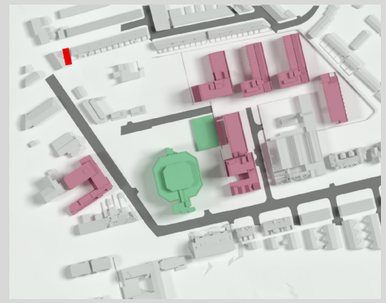
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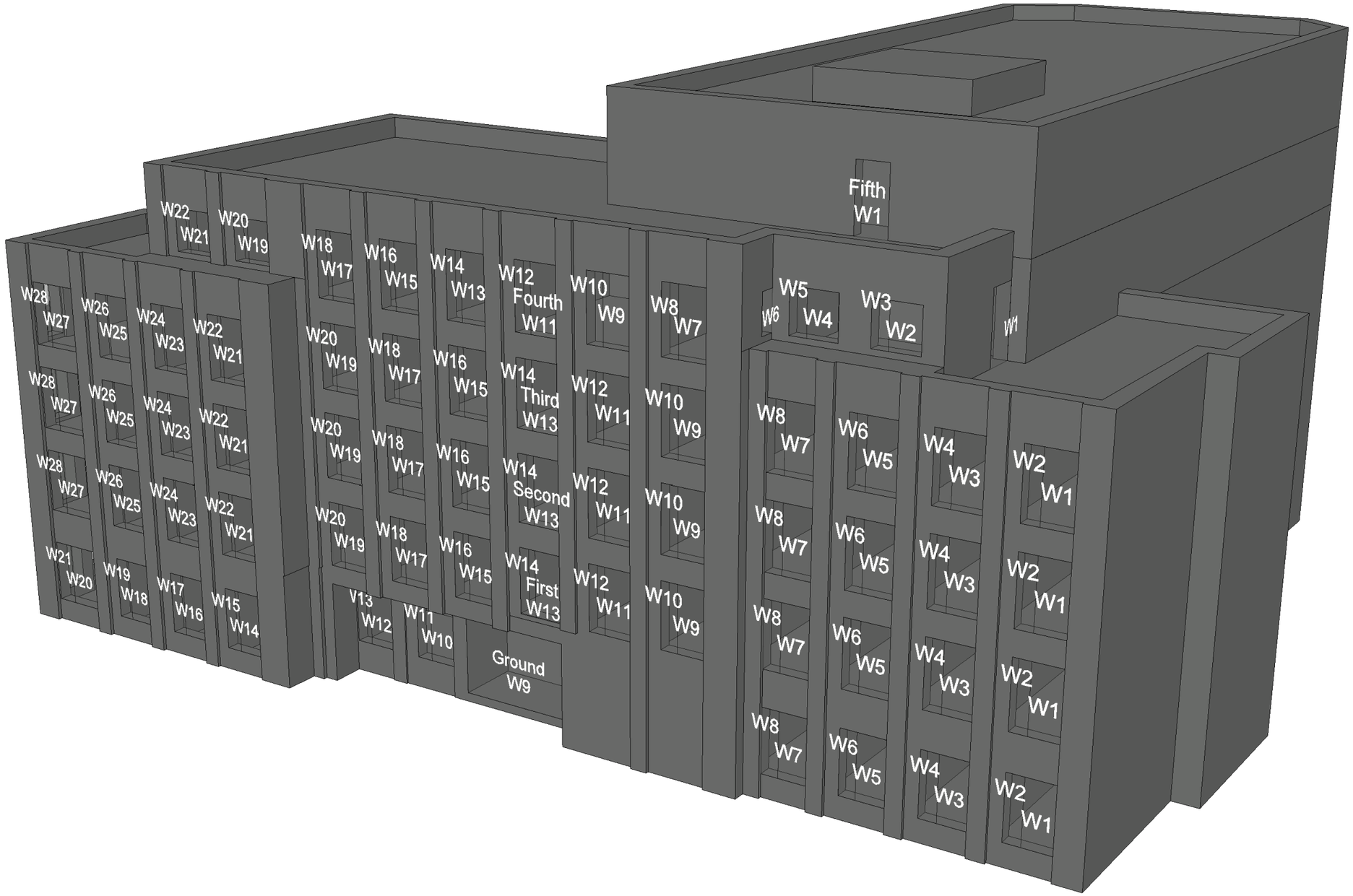
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Project: Octagon House Manchester

Title: 45-47 Carmoor Road
Window Map

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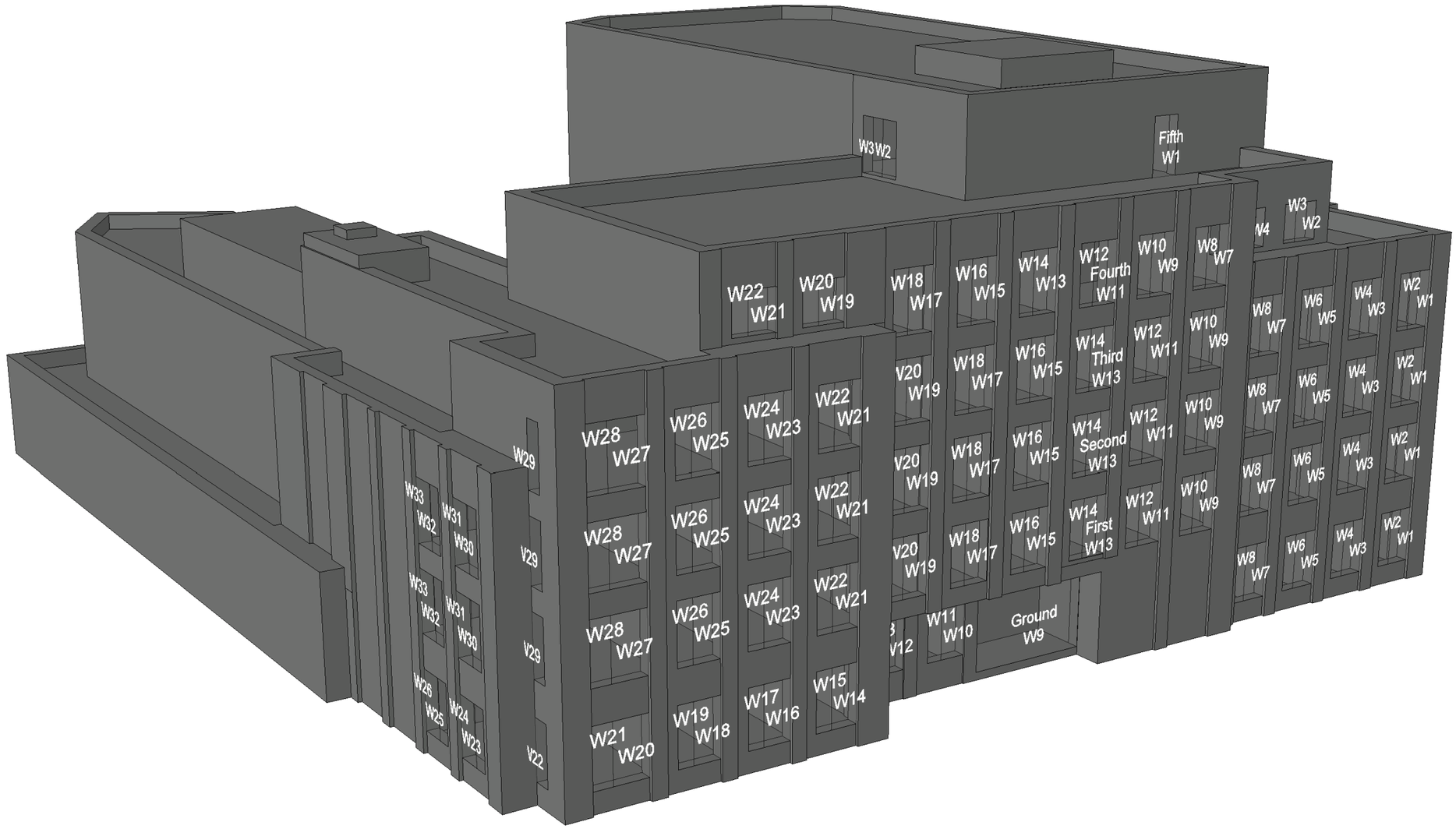


Project: Octagon House Manchester

Title: 90 Carmoor Road
Window Map

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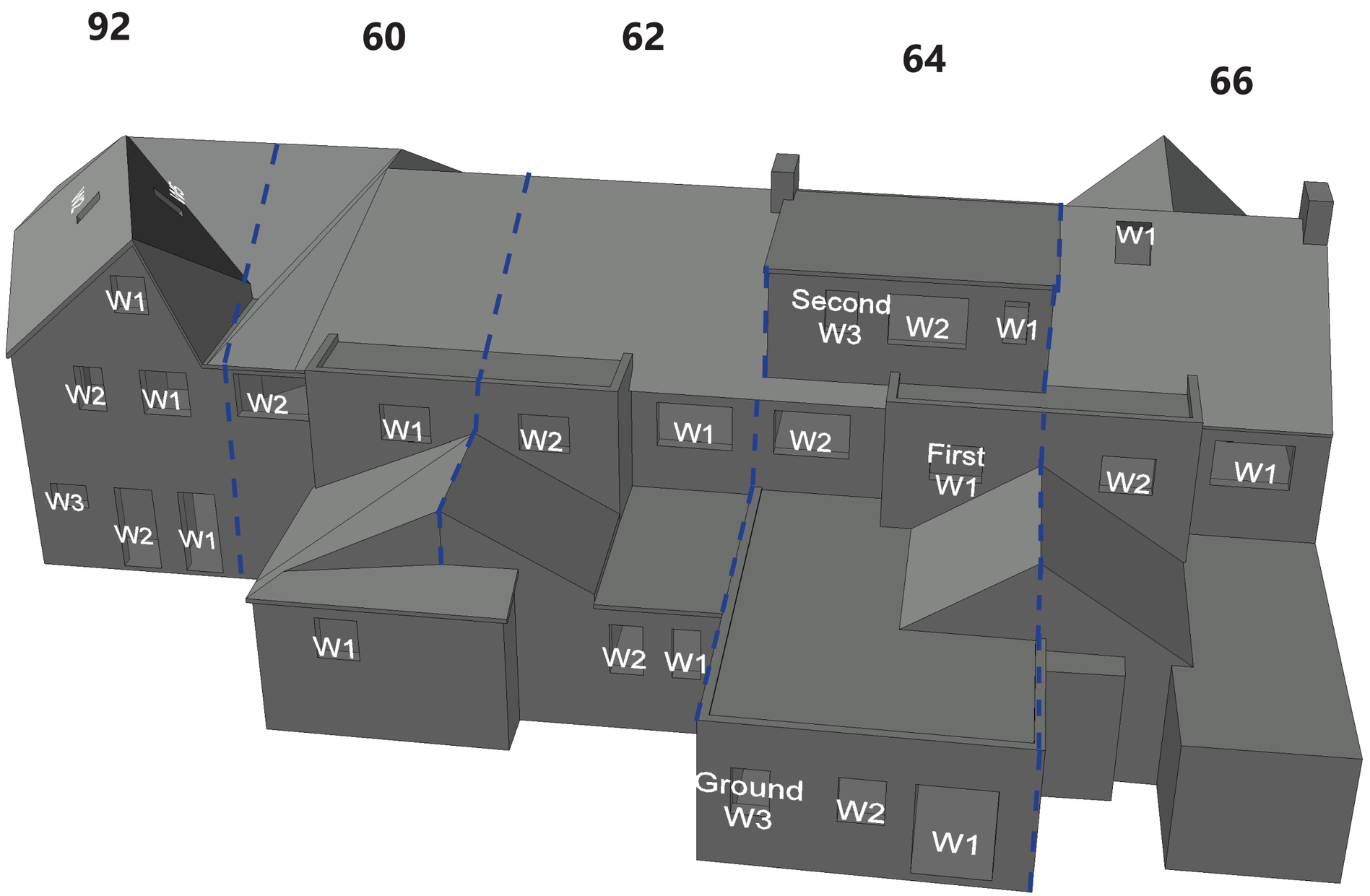
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Project: Octagon House Manchester

Title: 90 Carmoor Road
Window Map

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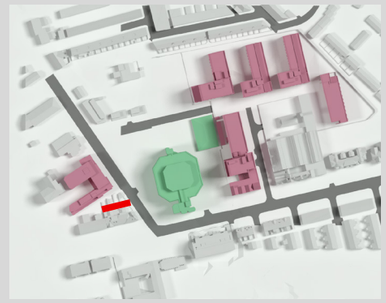
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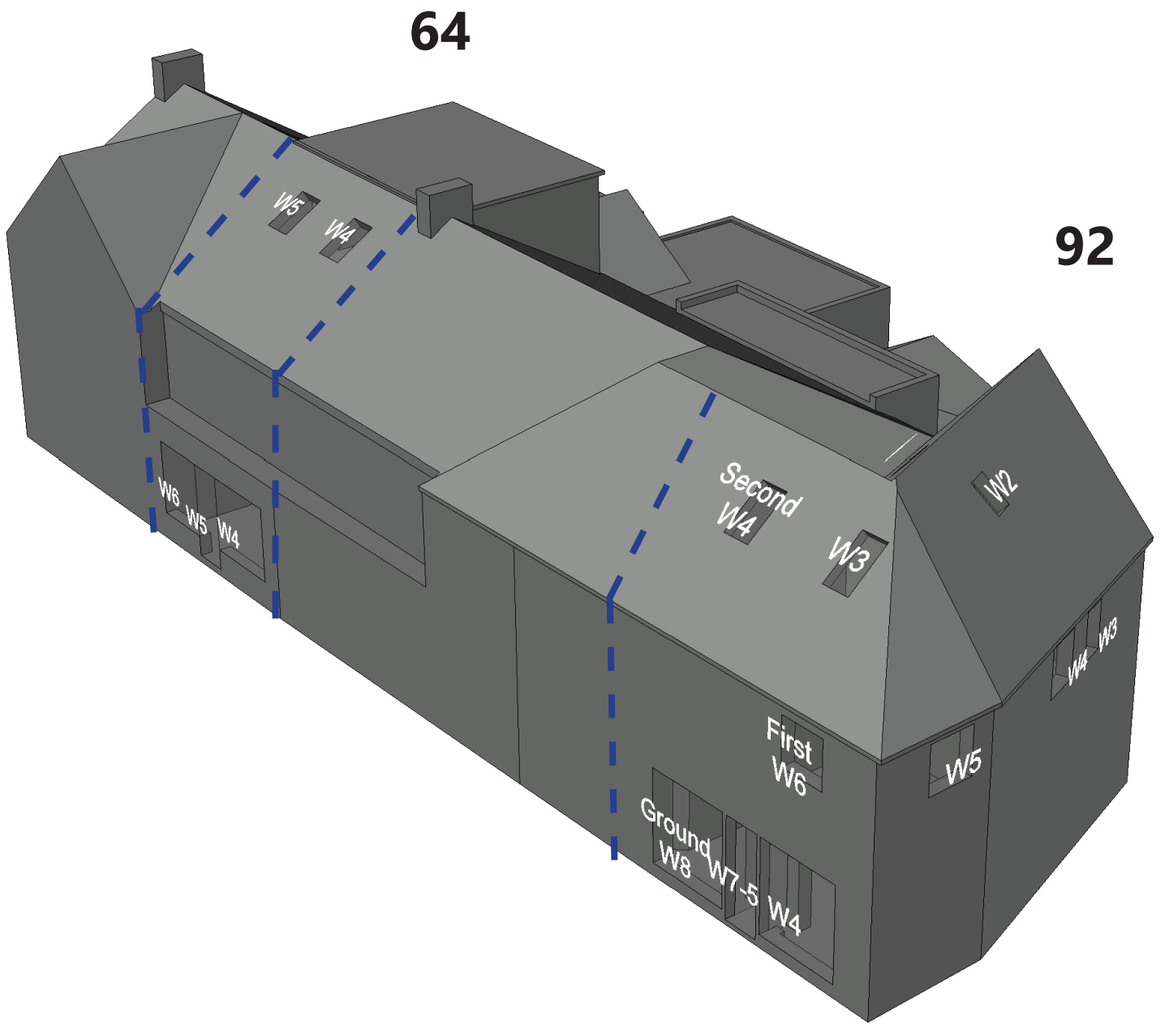
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Project: Octagon House Manchester

Title: 60-66 & 92 Hathersage Road Window Map

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Rel no.	Prefix: WM17	Page no.	17



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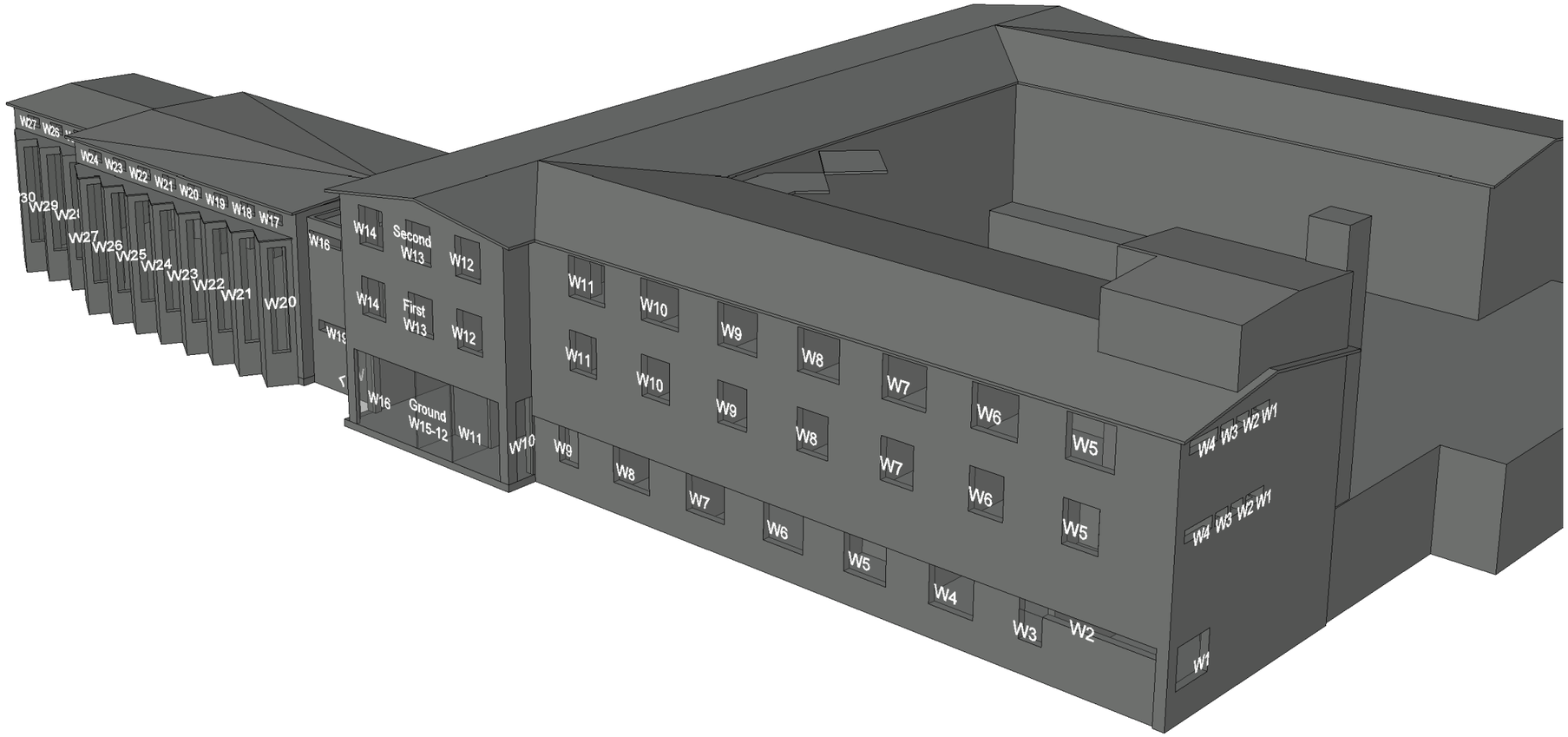


Project: Octagon House Manchester

Title: 92 & 64 Carmoor Road
Window Map

Drawn	TR	Checked	--
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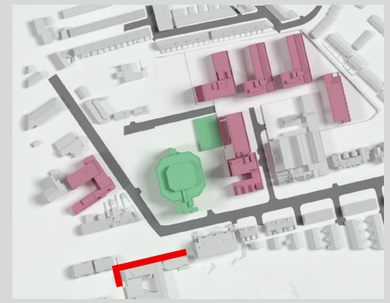
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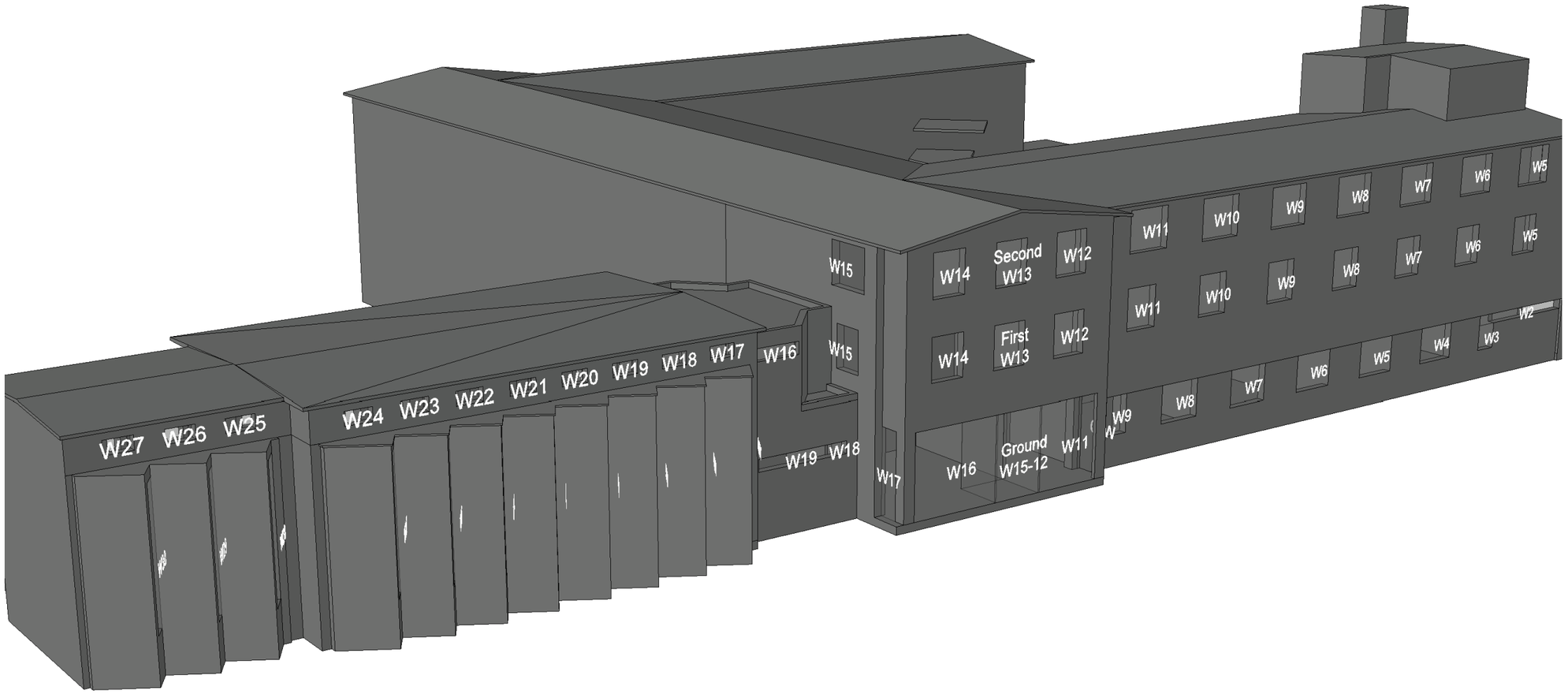


Project: Octagon House Manchester

Title: Coniston Hall Window Map

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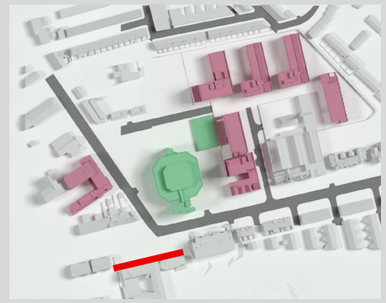
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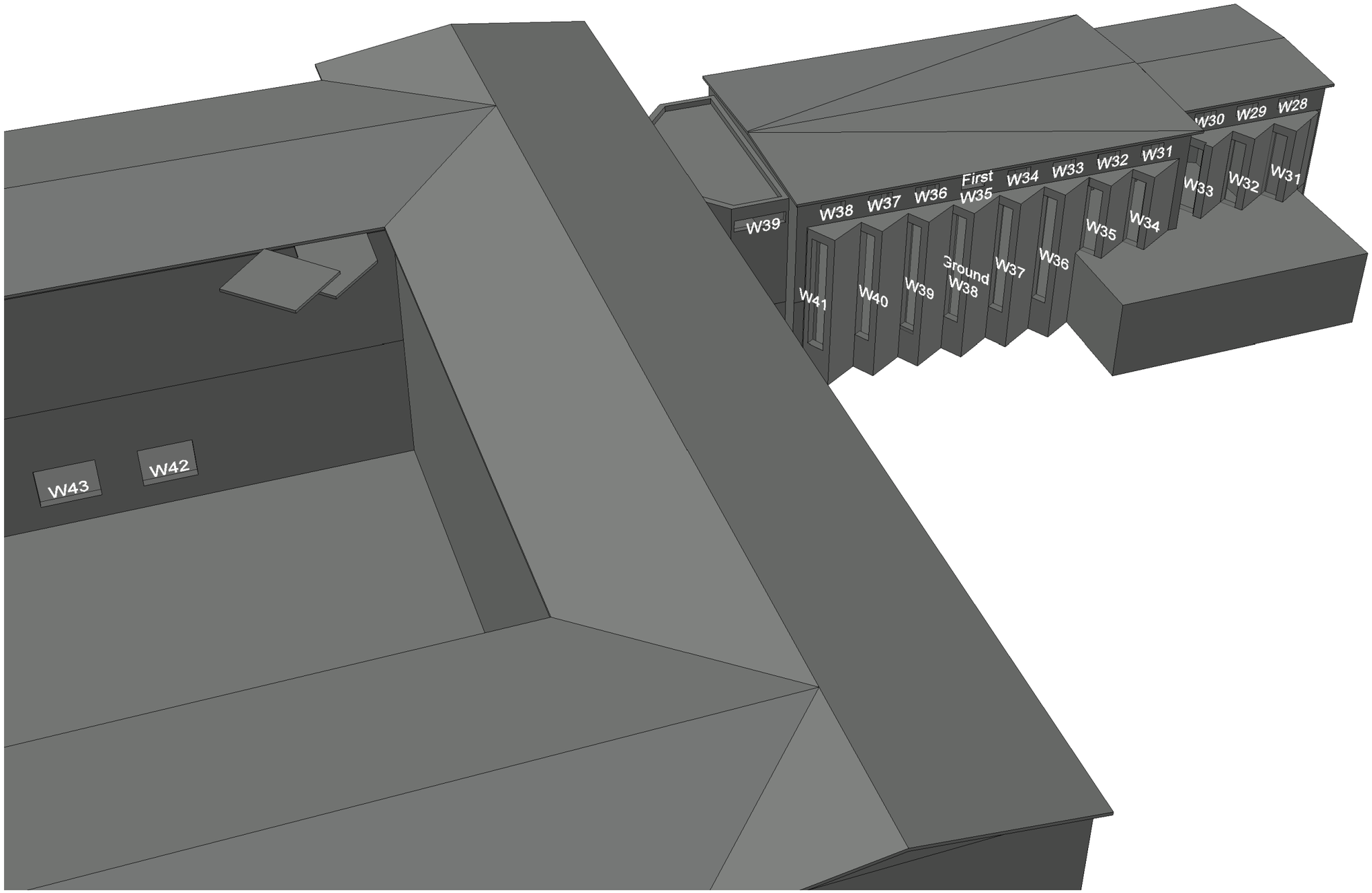


Project: Octagon House Manchester

Title: Coniston Hall Window Map

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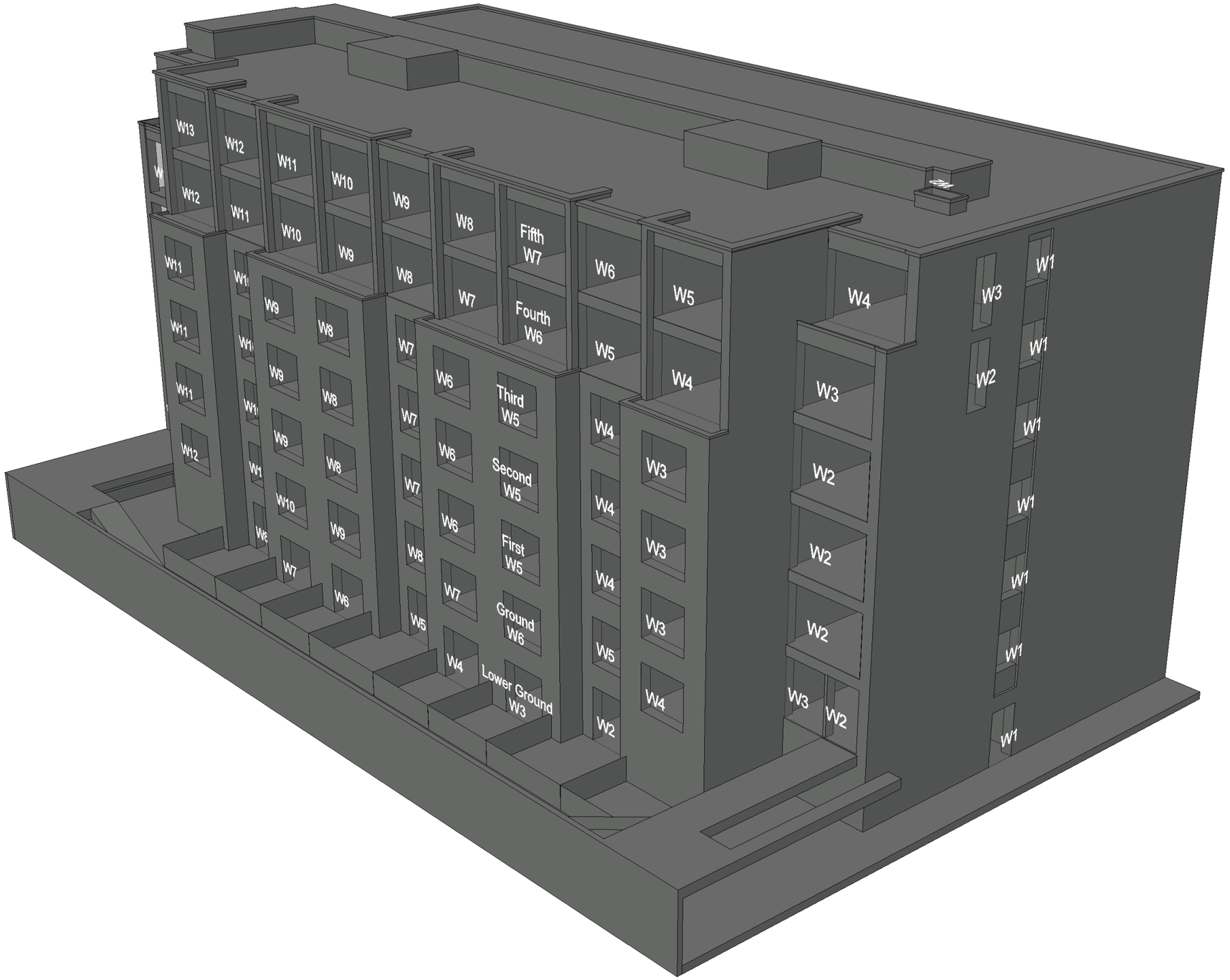
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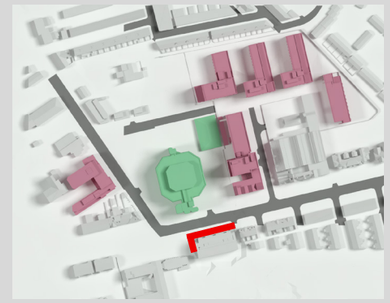
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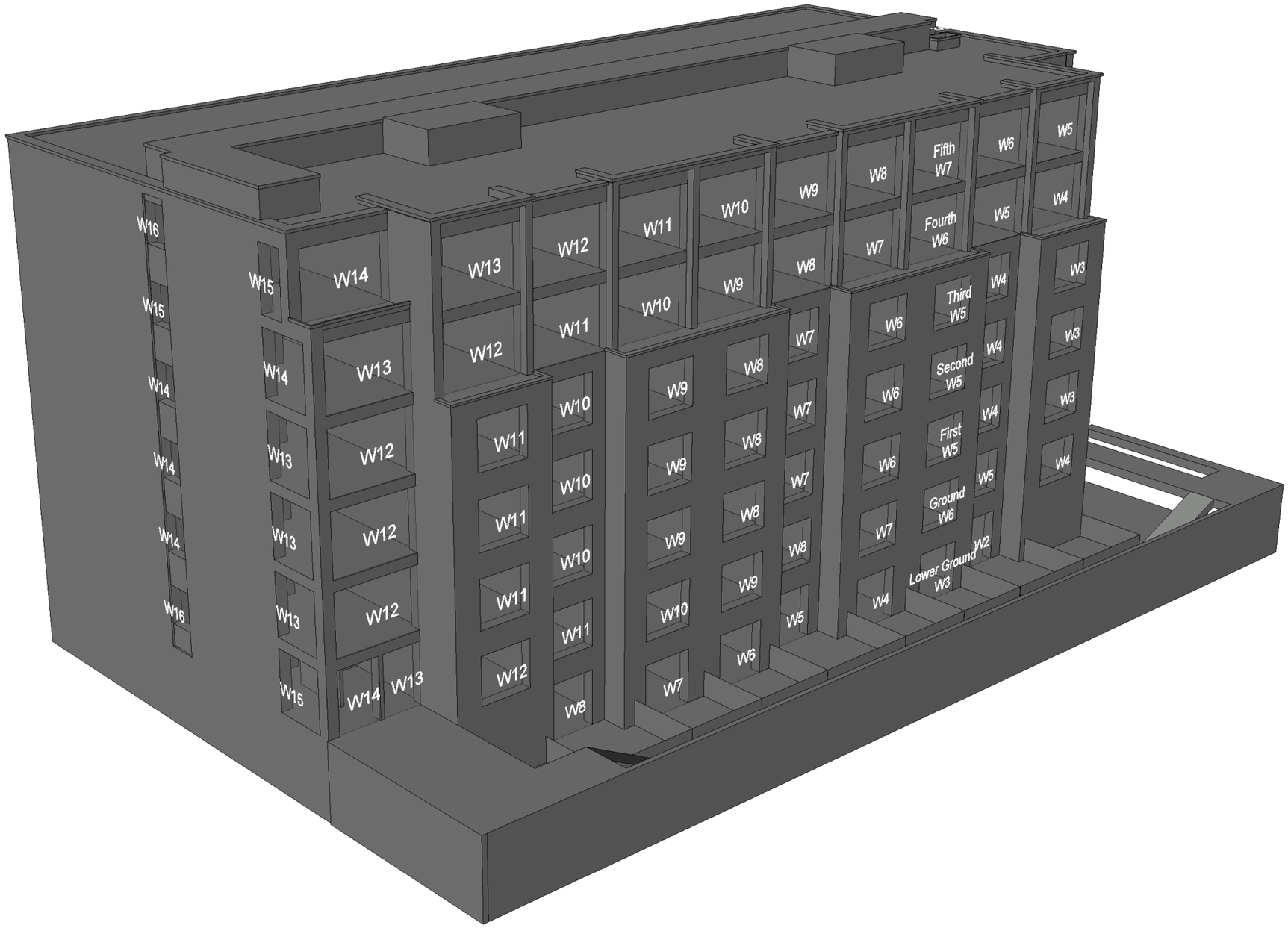


Project: Octagon House Manchester

Title: Tatton House
Window Map

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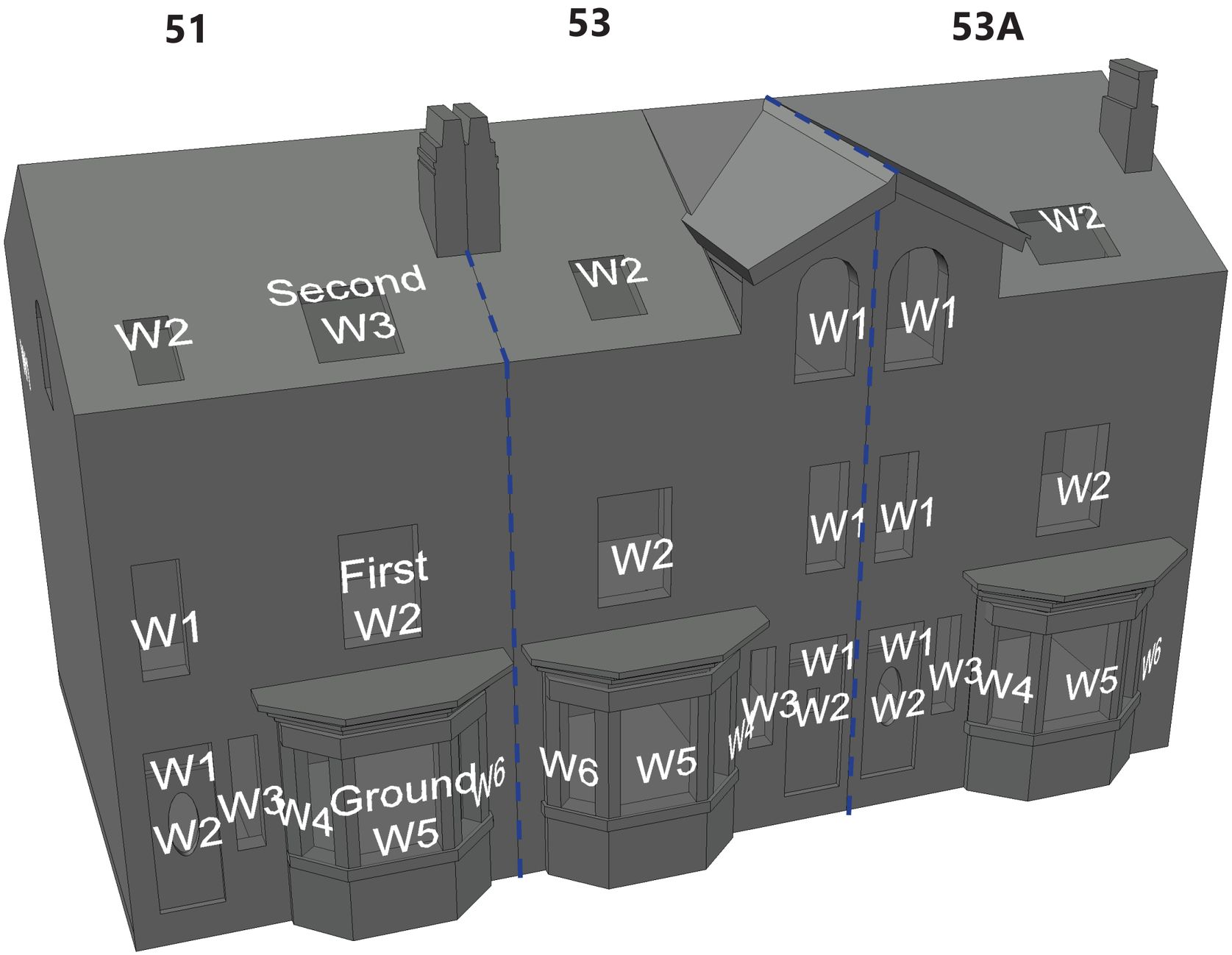
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Project: Octagon House Manchester

Title: Tatton House
Window Map

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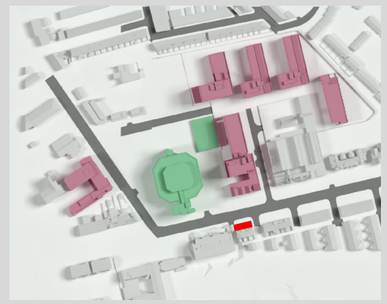
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Project: Octagon House Manchester

Title: 51-53A Hathersage Road Window Map

Drawn	TR	Checked	--
Date	23/05/2026	Project	10439
Rel no.	Prefix: WM24	Page no.	24

Appendix 2

Results of the daylight and sunlight assessments within neighbouring properties

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
Victoria Point Block 4																	
Basement	R1	W1	Residential	23.5	16.0	0.68	10.1	53%	10.1	53%	1.00	59	14	44	5	0.75	0.36
Basement	R2	W2	Residential	23.9	15.8	0.66	13.9	62%	12.4	56%	0.89	60	14	44	5	0.73	0.36
Basement	R3	W3	Residential	23.8	13.4	0.56											
		W4		28.6	5.0	0.18	35.9	77%	2.5	5%	0.07	72	16	45	1	0.63	0.06
Ground	R2	W2	Studio	22.6	15.9	0.71	17.7	73%	13.2	54%	0.75	65	18	53	9	0.82	0.50
Ground	R3	W3	Studio	23.1	15.7	0.68	13.0	74%	12.5	71%	0.96	63	17	48	7	0.76	0.41
Ground	R4	W4	Studio	23.8	15.5	0.65	16.1	91%	14.8	84%	0.92	62	16	46	7	0.74	0.44
Ground	R5	W5	Studio	25.5	13.7	0.54	16.8	95%	6.9	39%	0.41	68	18	46	4	0.68	0.22
Ground	R6	W6	Studio	26.2	13.1	0.50	16.8	96%	5.8	33%	0.35	70	19	43	2	0.61	0.11
First	R1	W1	Bedroom	22.0	19.7	0.90	11.7	81%	10.7	74%	0.92	54	13	51	10	0.94	0.77
First	R2	W2	Bedroom	21.1	18.1	0.86	11.6	80%	10.7	74%	0.92	52	12	45	6	0.87	0.50
First	R3	W3	Studio	22.2	17.9	0.81	13.2	73%	8.8	49%	0.67	63	15	53	6	0.84	0.40
First	R4	W4	Studio	23.6	18.0	0.77	11.1	63%	11.1	63%	1.00	64	16	53	7	0.83	0.44
First	R5	W5	Studio	24.1	17.8	0.74	15.2	86%	15.2	86%	1.00	69	19	56	9	0.81	0.47
First	R6	W6	Studio	24.7	17.6	0.71	13.2	74%	12.8	73%	0.98	67	19	51	7	0.76	0.37
First	R7	W7	Studio	25.3	17.4	0.69	16.2	92%	15.2	86%	0.94	69	20	52	8	0.75	0.40
First	R8	W8	Study	26.2	17.4	0.66	18.1	88%	16.0	78%	0.88	70	20	52	9	0.74	0.45
First	R10	W10	Studio	27.1	15.7	0.58	17.0	97%	8.0	45%	0.47	71	21	50	6	0.70	0.29
First	R11	W11	Studio	27.8	15.2	0.55	16.9	97%	6.7	39%	0.40	72	21	45	3	0.63	0.14
First	R13	W13	Residential	19.7	17.3	0.88	17.4	68%	14.8	58%	0.85	10	0	8	0	0.80	0.00
First	R14	W14	Bedroom	25.2	21.6	0.86	11.7	92%	11.3	89%	0.97	20	2	17	0	0.85	0.00
First	R15	W15	Bedroom	27.5	23.3	0.85	9.5	88%	8.9	82%	0.94	23	2	19	0	0.83	0.00
First	R16	W16	Bedroom	29.3	24.8	0.85	12.6	99%	11.9	94%	0.95	29	4	23	0	0.79	0.00
First	R17	W17	Bedroom	30.6	26.1	0.85	12.6	99%	12.0	94%	0.95	32	5	26	0	0.81	0.00
First	R18	W18	Bedroom	31.8	27.3	0.86	10.4	96%	10.4	96%	1.00	37	6	30	0	0.81	0.00
First	R19	W19	Bedroom	32.9	28.5	0.87	11.8	93%	11.3	89%	0.96	41	9	35	3	0.85	0.33
Second	R1	W1	Bedroom	23.8	21.8	0.91	11.7	81%	11.0	76%	0.94	56	13	53	10	0.95	0.77
Second	R2	W2	Bedroom	23.1	20.3	0.88	11.6	80%	11.1	77%	0.96	54	12	49	7	0.91	0.58
Second	R3	W3	Studio	24.2	20.2	0.84	13.2	73%	9.4	52%	0.71	65	15	56	7	0.86	0.47
Second	R4	W4	Studio	25.4	20.3	0.80	11.2	63%	11.1	63%	1.00	67	16	57	7	0.85	0.44
Second	R5	W5	Studio	25.9	20.0	0.77	15.3	86%	15.3	86%	1.00	70	19	59	10	0.84	0.53
Second	R6	W6	Studio	26.4	19.8	0.75	13.4	76%	13.3	75%	0.99	69	19	56	8	0.81	0.42
Second	R7	W7	Studio	27.0	19.5	0.72	16.5	93%	15.7	89%	0.95	72	21	59	10	0.82	0.48
Second	R8	W8	Study	27.8	19.5	0.70	16.2	90%	14.4	80%	0.89	73	21	58	10	0.80	0.48
Second	R10	W10	Studio	28.7	17.9	0.62	17.1	97%	9.4	53%	0.55	72	21	54	8	0.75	0.38
Second	R11	W11	Studio	29.2	17.4	0.60	17.0	97%	8.1	47%	0.48	76	23	52	6	0.68	0.26
Second	R13	W13	Residential	20.2	18.8	0.93	17.4	68%	17.3	67%	0.99	10	0	10	0	1.00	0.00
Second	R14	W14	Bedroom	26.1	23.6	0.90	11.8	92%	11.5	90%	0.98	20	2	19	1	0.95	0.50
Second	R15	W15	Bedroom	28.5	25.4	0.89	9.6	89%	9.2	85%	0.95	24	2	22	1	0.92	0.50
Second	R16	W16	Bedroom	30.3	27.1	0.89	12.6	99%	12.6	99%	1.00	30	4	27	1	0.90	0.25
Second	R17	W17	Bedroom	31.8	28.4	0.89	12.6	99%	12.6	99%	1.00	34	5	30	1	0.88	0.20
Second	R18	W18	Bedroom	33.1	29.7	0.90	10.4	96%	10.4	96%	1.00	38	6	34	2	0.90	0.33
Second	R19	W19	Bedroom	34.2	30.8	0.90	11.9	93%	11.8	92%	0.99	42	9	37	4	0.88	0.44
Third	R1	W1	Bedroom	26.8	24.9	0.93	11.8	81%	11.4	78%	0.97	64	18	61	15	0.95	0.83
Third	R2	W2	Bedroom	26.3	23.8	0.91	11.6	81%	11.6	80%	1.00	65	18	60	13	0.92	0.72
Third	R3	W3	Studio	26.5	23.0	0.87	13.3	74%	10.0	55%	0.75	72	19	66	13	0.92	0.68
Third	R4	W4	Studio	27.5	22.9	0.83	11.2	64%	11.2	64%	1.00	72	19	63	10	0.88	0.53
Third	R5	W5	Studio	27.9	22.6	0.81	15.5	87%	15.5	87%	1.00	74	21	64	12	0.87	0.57

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
Third	R6	W6	Studio	28.4	22.3	0.79	13.7	77%	13.7	77%	1.00	74	21	64	12	0.87	0.57
Third	R7	W7	Studio	28.8	21.9	0.76	16.8	95%	16.1	91%	0.96	75	22	62	11	0.83	0.50
Third	R8	W8	Study	29.5	21.8	0.74	19.0	92%	17.3	84%	0.91	75	21	62	11	0.83	0.52
Third	R10	W10	Studio	30.1	20.3	0.67	17.2	98%	10.8	61%	0.63	76	24	61	12	0.80	0.50
Third	R11	W11	Studio	30.6	19.9	0.65	17.2	98%	10.1	58%	0.59	78	25	57	9	0.73	0.36
Third	R13	W13	Residential	20.5	20.1	0.98	17.5	68%	17.4	68%	1.00	10	0	10	0	1.00	0.00
Third	R15	W14	Bedroom	26.7	25.4	0.95	11.8	92%	11.8	92%	1.00	21	2	21	2	1.00	1.00
Third	R16	W15	Bedroom	29.2	27.4	0.94	9.8	90%	9.5	88%	0.97	26	3	25	2	0.96	0.67
Third	R17	W16	Bedroom	31.0	29.0	0.94	12.6	99%	12.6	99%	1.00	33	5	30	2	0.91	0.40
Third	R18	W17	Bedroom	32.5	30.4	0.93	12.6	99%	12.6	99%	1.00	36	5	34	3	0.94	0.60
Third	R19	W18	Bedroom	33.8	31.6	0.94	10.4	96%	10.4	96%	1.00	39	6	36	3	0.92	0.50
Third	R20	W19	Bedroom	34.7	32.6	0.94	12.0	93%	12.0	93%	1.00	44	9	41	6	0.93	0.67
Fourth	R1	W1	Bedroom	29.4	27.8	0.95	12.0	83%	12.0	82%	0.99	69	22	66	19	0.96	0.86
Fourth	R2	W2	Bedroom	29.0	26.9	0.93	11.9	82%	11.9	82%	1.00	74	23	69	18	0.93	0.78
Fourth	R3	W3	Studio	29.1	26.0	0.89	13.5	75%	10.9	60%	0.81	76	23	70	17	0.92	0.74
Fourth	R4	W4	Studio	29.9	25.8	0.86	11.6	66%	11.6	66%	1.00	76	23	68	15	0.90	0.65
Fourth	R5	W5	Studio	30.1	25.4	0.84	15.9	90%	15.9	90%	1.00	77	24	67	14	0.87	0.58
Fourth	R6	W6	Studio	30.4	25.0	0.82	14.3	81%	14.3	81%	1.00	77	24	68	15	0.88	0.63
Fourth	R7	W7	Studio	30.7	24.6	0.80	17.2	97%	16.8	95%	0.98	76	23	66	13	0.87	0.57
Fourth	R8	W8	Study	31.2	24.3	0.78	17.0	95%	15.5	86%	0.92	77	23	65	12	0.84	0.52
Fourth	R10	W10	Studio	31.6	22.9	0.72	17.3	99%	11.9	68%	0.69	77	24	63	12	0.82	0.50
Fourth	R11	W11	Studio	32.1	22.7	0.71	17.2	99%	10.8	62%	0.63	79	25	62	11	0.79	0.44
Fifth	R1	W1	Bedroom	32.7	31.3	0.96	14.0	97%	14.0	97%	1.00	78	26	74	22	0.95	0.85
Fifth	R2	W2	Bedroom	32.3	30.5	0.94	14.0	97%	14.0	97%	1.00	79	26	75	22	0.95	0.85
Fifth	R3	W3	Studio	32.3	29.7	0.92	15.7	87%	15.2	84%	0.97	80	27	74	21	0.93	0.78
Fifth	R4	W4	Studio	32.8	29.4	0.90	15.0	85%	15.0	85%	1.00	80	27	73	20	0.91	0.74
Fifth	R5	W5	Studio	32.8	28.8	0.88	16.8	95%	16.8	95%	1.00	79	26	71	18	0.90	0.69
Fifth	R6	W6	Studio	32.8	28.3	0.86	16.0	91%	16.0	91%	1.00	79	26	71	18	0.90	0.69
Fifth	R7	W7	Studio	32.9	27.7	0.84	17.3	98%	17.3	98%	1.00	80	27	72	19	0.90	0.70
Fifth	R8	W8	Study	33.2	27.3	0.82	20.4	99%	19.5	95%	0.96	81	27	72	18	0.89	0.67
Fifth	R10	W10	Studio	33.7	26.2	0.78	17.3	99%	12.4	71%	0.72	81	27	69	15	0.85	0.56
Fifth	R11	W11	Studio	34.1	26.1	0.77	17.2	99%	11.6	66%	0.67	83	28	70	15	0.84	0.54
Sixth	R1	W1	Bedroom	34.7	33.3	0.96	14.1	97%	14.1	97%	1.00	84	28	82	26	0.98	0.93
Sixth	R2	W2	Bedroom	34.3	32.6	0.95	14.0	97%	14.0	97%	1.00	81	28	78	25	0.96	0.89
Sixth	R3	W3	Studio	34.2	32.1	0.94	16.6	92%	16.6	92%	1.00	82	29	79	26	0.96	0.90
Sixth	R4	W4	Studio	34.4	31.7	0.92	16.0	90%	16.0	90%	1.00	81	28	79	26	0.98	0.93
Sixth	R5	W5	Studio	34.4	31.3	0.91	16.8	95%	16.8	95%	1.00	81	28	77	24	0.95	0.86
Sixth	R6	W6	Studio	34.4	30.8	0.90	16.3	92%	16.3	92%	1.00	81	28	77	24	0.95	0.86
Sixth	R7	W7	Studio	34.5	30.4	0.88	17.3	98%	17.3	98%	1.00	81	28	76	23	0.94	0.82
Sixth	R8	W8	Study	34.7	30.1	0.87	17.0	95%	16.5	92%	0.97	82	28	77	23	0.94	0.82
Seventh	R1	W1	Bedroom	35.6	34.2	0.96	14.1	97%	14.1	97%	1.00	86	30	84	28	0.98	0.93
Seventh	R2	W2	Bedroom	35.4	33.9	0.96	14.0	97%	14.0	97%	1.00	83	30	81	28	0.98	0.93
Seventh	R3	W3	Studio	35.4	33.6	0.95	17.3	96%	17.3	96%	1.00	83	30	81	28	0.98	0.93
Seventh	R4	W4	Studio	35.4	33.4	0.94	16.8	95%	16.8	95%	1.00	83	30	82	29	0.99	0.97
Seventh	R5	W5	Studio	35.4	33.2	0.94	17.2	97%	17.2	97%	1.00	83	30	82	29	0.99	0.97
Seventh	R6	W6	Studio	35.4	32.9	0.93	17.1	97%	17.1	97%	1.00	83	30	80	27	0.96	0.90
Seventh	R7	W7	Studio	35.5	32.6	0.92	17.4	98%	17.4	98%	1.00	83	30	80	27	0.96	0.90
Seventh	R8	W8	Study	35.7	32.4	0.91	17.2	96%	17.2	95%	1.00	84	30	81	27	0.96	0.90
Eighth	R1	W1	Bedroom	36.1	35.1	0.97	14.1	97%	14.1	97%	1.00	86	30	85	29	0.99	0.97

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
Eighth	R2	W2	Bedroom	35.9	34.9	0.97	14.0	97%	14.0	97%	1.00	83	30	82	29	0.99	0.97
Eighth	R3	W3	Studio	35.9	34.8	0.97	17.8	99%	17.8	99%	1.00	83	30	82	29	0.99	0.97
Eighth	R4	W4	Studio	36.0	34.7	0.96	17.4	99%	17.4	99%	1.00	83	30	83	30	1.00	1.00
Eighth	R5	W5	Studio	36.0	34.6	0.96	17.4	99%	17.4	99%	1.00	83	30	83	30	1.00	1.00
Eighth	R6	W6	Studio	36.0	34.4	0.96	17.4	99%	17.4	99%	1.00	83	30	83	30	1.00	1.00
Eighth	R7	W7	Studio	36.0	34.3	0.95	17.4	99%	17.4	99%	1.00	83	30	83	30	1.00	1.00
Eighth	R8	W8	Study	36.2	34.3	0.95	17.3	96%	17.3	96%	1.00	84	30	84	30	1.00	1.00
Victoria Point Block 5 - 6																	
Basement	R3	W7	Residential	4.7	0.1	0.02											
		W8		4.8	0.1	0.03	0.0	0%	0.0	0%	0.00	10	4	0	0	0.00	0.00
Ground	R1	W1	Residential	33.2	33.2	1.00											
		W2		33.1	33.1	1.00											
		W3		33.0	33.0	1.00											
		W4		32.8	32.8	1.00											
		W5		27.2	21.4	0.79											
		W6		26.7	19.8	0.74	46.4	98%	46.4	98%	1.00	84	25	84	25	1.00	1.00
Ground	R2	W7	Studio	8.5	1.6	0.18	9.8	49%	1.0	5%	0.10	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R3	W8	Residential	2.7	1.1	0.39	1.4	11%	0.0	0%	0.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R4	W9	Residential	7.2	3.8	0.53											
		W10		7.9	5.5	0.70											
		W11		24.4	22.6	0.93											
		W12		21.8	20.4	0.94											
		W13		18.3	17.2	0.94											
		W14		5.6	5.3	0.94											
		W15		8.1	7.8	0.96											
		W16		15.0	14.4	0.96											
		W17		20.4	8.6	0.42											
		W18		18.2	7.9	0.43											
		W35		24.2	24.2	1.00											
		W36		24.2	24.2	1.00											
		W37		25.2	25.2	1.00											
		W38		25.8	25.8	1.00	332.9	74%	282.4	63%	0.85	77	20	71	20	0.92	1.00
Ground	R7	W21	Residential	22.3	4.5	0.20	11.8	53%	0.6	3%	0.05	17	1	0	0	0.00	0.00
Ground	R8	W22	Studio	24.7	5.0	0.20	10.1	53%	0.7	4%	0.07	22	1	0	0	0.00	0.00
Ground	R9	W23	Studio	26.5	5.4	0.20	12.2	64%	0.8	4%	0.06	27	2	0	0	0.00	0.00
Ground	R10	W24	Studio	28.0	5.8	0.21	13.9	73%	0.6	3%	0.05	31	3	2	0	0.07	0.00
Ground	R11	W25	Studio	28.9	6.1	0.21	15.8	79%	1.0	5%	0.07	32	4	2	0	0.06	0.00
Ground	R13	W27	Studio	30.3	7.0	0.23	17.7	90%	1.3	7%	0.07	41	7	6	0	0.15	0.00
Ground	R14	W28	Studio	30.5	7.3	0.24	18.6	98%	1.5	8%	0.08	42	9	6	0	0.14	0.00
Ground	R15	W29	Studio	30.7	7.7	0.25	19.2	100%	2.1	11%	0.11	43	9	7	0	0.16	0.00
Ground	R16	W30	Studio	30.7	8.2	0.27	19.3	100%	2.6	14%	0.14	43	9	7	0	0.16	0.00
Ground	R17	W31	Studio	30.6	8.9	0.29	19.1	99%	3.5	18%	0.19	45	10	8	0	0.18	0.00
Ground	R18	W32	Studio	30.3	9.9	0.33	19.9	100%	7.9	40%	0.40	45	10	8	0	0.18	0.00
Ground	R19	W33	Studio	28.4	11.4	0.40	19.0	98%	7.6	39%	0.40	45	11	10	0	0.22	0.00
First	R1	W2	Bedroom	35.4	35.4	1.00											
		W3		35.3	35.3	1.00											
		W4		29.7	23.5	0.79	15.4	97%	15.3	97%	1.00	86	28	85	28	0.99	1.00
First	R3	W6	Studio	9.3	2.0	0.22	6.9	39%	0.7	4%	0.10	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W7	Studio	3.5	1.7	0.48	2.6	18%	0.1	0%	0.03	N/F	N/F	N/F	N/F	N/F	N/F
First	R5	W1	Residential	36.2	36.2	1.00											
		W8		6.7	4.9	0.74											
		W9		8.9	7.5	0.84	22.3	50%	22.3	50%	1.00	86	27	85	27	0.99	1.00
First	R6	W10	Bedroom	6.6	6.4	0.97	1.6	11%	1.6	11%	1.00	21	0	18	0	0.86	0.00
First	R7	W11	Bedroom	8.5	8.3	0.97	1.8	18%	1.8	18%	1.00	23	0	20	0	0.87	0.00
First	R8	W12	Bedroom	9.8	9.5	0.97	1.8	18%	1.8	18%	1.00	24	0	22	0	0.92	0.00
First	R9	W13	Bedroom	10.6	10.3	0.98	1.9	18%	1.9	18%	1.00	26	1	24	1	0.92	1.00
First	R10	W14	Bedroom	11.5	11.1	0.97	1.9	18%	1.9	18%	1.00	29	2	26	2	0.90	1.00
First	R11	W15	Bedroom	12.7	12.3	0.97	2.1	21%	2.1	21%	1.00	34	4	31	4	0.91	1.00
First	R12	W16	Bedroom	14.9	14.4	0.97	3.2	31%	3.2	31%	1.00	40	7	36	7	0.90	1.00
First	R13	W17	Bedroom	18.9	18.2	0.96	9.6	68%	9.6	68%	1.00	47	11	42	10	0.89	0.91

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
First	R14	W18	Residential	27.7	3.9	0.14	2.6	12%	0.0	0%	0.00	42	15	17	10	0.41	0.67
First	R15	W19	Studio	22.9	10.4	0.46	13.3	76%	11.3	64%	0.85	N/F	N/F	N/F	N/F	N/F	N/F
First	R16	W20	Studio	20.5	9.7	0.47	11.4	65%	10.5	60%	0.92	N/F	N/F	N/F	N/F	N/F	N/F
First	R17	W21	Studio	18.0	8.6	0.48	14.0	75%	11.2	60%	0.80	N/F	N/F	N/F	N/F	N/F	N/F
First	R18	W22	Residential	20.4	4.7	0.23	13.8	63%	0.9	4%	0.07	12	0	0	0	0.00	0.00
First	R19	W23	Studio	23.7	5.3	0.22	9.6	58%	0.8	5%	0.09	19	1	0	0	0.00	0.00
First	R20	W24	Studio	26.2	5.9	0.22	10.3	62%	1.0	6%	0.10	24	1	0	0	0.00	0.00
First	R21	W25	Studio	28.3	6.4	0.23	13.0	78%	1.1	6%	0.08	29	3	0	0	0.00	0.00
First	R22	W26	Studio	29.8	6.9	0.23	14.5	87%	0.9	5%	0.06	33	4	3	0	0.09	0.00
First	R23	W27	Studio	30.8	7.3	0.24	13.8	80%	1.3	7%	0.09	35	5	4	0	0.11	0.00
First	R25	W29	Studio	32.1	8.2	0.26	16.6	99%	1.5	9%	0.09	42	8	7	0	0.17	0.00
First	R26	W30	Studio	32.4	8.5	0.26	16.5	99%	1.7	10%	0.11	44	9	8	0	0.18	0.00
First	R27	W31	Studio	32.5	9.0	0.28	16.7	100%	2.3	14%	0.14	44	9	8	0	0.18	0.00
First	R28	W32	Studio	32.5	9.6	0.30	16.8	100%	3.0	18%	0.18	45	10	8	0	0.18	0.00
First	R29	W33	Studio	32.4	10.3	0.32	16.6	99%	4.0	24%	0.24	47	12	8	0	0.17	0.00
First	R30	W34	Studio	31.9	11.3	0.35	17.6	99%	7.5	42%	0.42	47	12	8	0	0.17	0.00
First	R31	W35	Studio	31.6	13.3	0.42	19.2	99%	9.9	51%	0.52	47	12	12	0	0.26	0.00
Second	R1	W2	Bedroom	37.2	37.1	1.00											
		W3		37.1	37.1	1.00											
		W4		31.6	25.2	0.80	15.4	97%	15.3	97%	1.00	87	29	87	29	1.00	1.00
Second	R3	W6	Studio	10.0	2.4	0.24	7.7	44%	0.9	5%	0.12	N/F	N/F	N/F	N/F	N/F	N/F
Second	R4	W7	Studio	4.0	2.1	0.52	3.6	24%	0.4	2%	0.10	N/F	N/F	N/F	N/F	N/F	N/F
Second	R5	W1	Residential	37.7	37.7	1.00											
		W8		8.5	6.7	0.79											
		W9		11.6	10.3	0.88	23.2	52%	23.2	52%	1.00	88	28	87	28	0.99	1.00
Second	R6	W10	Bedroom	10.9	10.7	0.98	3.4	24%	3.4	24%	1.00	32	2	28	1	0.88	0.50
Second	R7	W11	Bedroom	14.7	14.5	0.98	3.9	38%	3.9	38%	1.00	37	1	34	1	0.92	1.00
Second	R8	W12	Bedroom	16.6	16.3	0.98	3.9	38%	3.9	38%	1.00	42	1	39	1	0.93	1.00
Second	R9	W13	Bedroom	17.4	17.1	0.98	4.0	38%	4.0	38%	1.00	48	2	45	2	0.94	1.00
Second	R10	W14	Bedroom	18.1	17.7	0.98	4.0	38%	4.0	38%	1.00	51	2	47	2	0.92	1.00
Second	R11	W15	Bedroom	18.9	18.4	0.98	3.9	38%	3.9	38%	1.00	52	4	49	4	0.94	1.00
Second	R12	W16	Bedroom	20.5	20.0	0.97	4.4	44%	4.4	44%	1.00	57	7	53	7	0.93	1.00
Second	R13	W17	Bedroom	23.7	22.9	0.97	10.1	71%	10.1	71%	1.00	63	12	58	11	0.92	0.92
Second	R14	W18	Residential	29.8	4.3	0.14	3.3	15%	0.0	0%	0.00	46	15	17	10	0.37	0.67
Second	R15	W19	Studio	24.4	12.0	0.49	15.0	85%	13.7	78%	0.91	N/F	N/F	N/F	N/F	N/F	N/F
Second	R16	W20	Studio	21.7	11.1	0.51	12.3	70%	11.5	65%	0.94	N/F	N/F	N/F	N/F	N/F	N/F
Second	R17	W21	Studio	18.7	9.6	0.52	14.9	80%	12.3	66%	0.82	N/F	N/F	N/F	N/F	N/F	N/F
Second	R18	W22	Residential	21.4	5.6	0.26	15.0	69%	1.2	6%	0.08	12	0	0	0	0.00	0.00
Second	R19	W23	Studio	24.9	6.3	0.25	11.0	66%	1.0	6%	0.09	20	2	0	0	0.00	0.00
Second	R20	W24	Studio	27.6	7.1	0.26	11.6	69%	1.3	8%	0.11	26	3	0	0	0.00	0.00
Second	R21	W25	Studio	29.6	7.7	0.26	14.2	85%	1.3	8%	0.09	31	5	0	0	0.00	0.00
Second	R22	W26	Studio	31.1	8.3	0.27	15.5	93%	1.1	7%	0.07	35	6	3	0	0.09	0.00
Second	R23	W27	Studio	32.1	8.7	0.27	14.6	84%	1.5	8%	0.10	38	7	4	0	0.11	0.00
Second	R25	W29	Studio	33.4	9.8	0.29	16.8	100%	1.7	10%	0.10	44	9	10	1	0.23	0.11
Second	R26	W30	Studio	33.6	10.2	0.30	16.5	99%	1.9	11%	0.11	45	10	11	1	0.24	0.10
Second	R27	W31	Studio	33.7	10.7	0.32	16.7	100%	2.5	15%	0.15	45	10	11	1	0.24	0.10
Second	R28	W32	Studio	33.7	11.3	0.33	16.8	100%	3.2	19%	0.19	46	11	12	1	0.26	0.09
Second	R29	W33	Studio	33.5	12.1	0.36	16.6	99%	4.5	27%	0.27	47	12	12	1	0.26	0.08
Second	R30	W34	Studio	33.1	13.1	0.40	17.7	99%	7.5	42%	0.43	47	12	13	1	0.28	0.08
Second	R31	W35	Studio	32.7	15.1	0.46	19.2	99%	10.1	52%	0.53	48	13	18	1	0.38	0.08

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
Third	R1	W2	Bedroom	38.1	38.1	1.00											
		W3		38.1	38.1	1.00											
		W4		33.2	26.8	0.81	15.6	98%	15.4	97%	0.99	90	29	87	29	0.97	1.00
Third	R3	W6	Studio	10.6	2.8	0.27	8.4	47%	1.1	6%	0.14	N/F	N/F	N/F	N/F	N/F	N/F
Third	R4	W7	Studio	4.6	2.6	0.57	3.8	25%	0.5	3%	0.12	N/F	N/F	N/F	N/F	N/F	N/F
Third	R5	W1	Residential	38.6	38.6	1.00											
		W8		12.6	10.8	0.86											
		W9		15.9	14.4	0.91	23.4	52%	23.4	52%	1.00	89	29	88	29	0.99	1.00
Third	R6	W10	Bedroom	18.9	18.7	0.99	10.5	74%	10.5	74%	1.00	44	12	42	12	0.96	1.00
Third	R7	W11	Bedroom	25.9	25.6	0.99	9.3	91%	9.3	91%	1.00	63	14	60	14	0.95	1.00
Third	R8	W12	Bedroom	27.5	27.2	0.99	9.4	92%	9.4	92%	1.00	69	16	66	16	0.96	1.00
Third	R9	W13	Bedroom	27.9	27.6	0.99	9.4	91%	9.4	91%	1.00	74	17	70	16	0.95	0.94
Third	R10	W14	Bedroom	28.1	27.7	0.99	9.4	91%	9.4	91%	1.00	74	16	69	15	0.93	0.94
Third	R11	W15	Bedroom	28.4	27.9	0.98	9.4	92%	9.4	92%	1.00	75	17	71	17	0.95	1.00
Third	R12	W16	Bedroom	29.1	28.5	0.98	9.1	90%	9.1	90%	1.00	73	15	68	15	0.93	1.00
Third	R13	W17	Bedroom	30.6	29.7	0.97	12.5	88%	12.5	88%	1.00	76	18	71	18	0.93	1.00
Third	R14	W18	Residential	31.8	4.7	0.15	4.1	19%	0.0	0%	0.00	49	17	17	10	0.35	0.59
Third	R15	W19	Studio	26.0	14.1	0.54	16.1	92%	15.6	89%	0.97	N/F	N/F	N/F	N/F	N/F	N/F
Third	R16	W20	Studio	22.9	12.9	0.56	13.7	78%	13.1	75%	0.96	N/F	N/F	N/F	N/F	N/F	N/F
Third	R17	W21	Studio	19.3	10.8	0.56	16.0	86%	13.6	73%	0.85	N/F	N/F	N/F	N/F	N/F	N/F
Third	R18	W22	Residential	22.2	6.7	0.30	17.1	78%	1.7	8%	0.10	14	0	0	0	0.00	0.00
Third	R19	W23	Studio	26.0	7.6	0.29	12.7	76%	1.5	9%	0.12	21	2	0	0	0.00	0.00
Third	R20	W24	Studio	28.8	8.5	0.30	13.4	80%	1.8	11%	0.13	27	3	2	0	0.07	0.00
Third	R21	W25	Studio	30.8	9.3	0.30	15.6	93%	1.9	11%	0.12	33	5	2	0	0.06	0.00
Third	R22	W26	Studio	32.3	10.0	0.31	16.1	97%	1.6	10%	0.10	36	6	4	0	0.11	0.00
Third	R23	W27	Studio	33.2	10.5	0.32	16.4	95%	2.0	11%	0.12	39	7	6	0	0.15	0.00
Third	R25	W29	Studio	34.4	11.7	0.34	16.8	100%	2.1	13%	0.13	46	11	11	1	0.24	0.09
Third	R26	W30	Studio	34.6	12.1	0.35	16.5	99%	2.2	13%	0.14	47	12	11	1	0.23	0.08
Third	R27	W31	Studio	34.8	12.6	0.36	16.7	100%	2.8	17%	0.17	46	11	12	1	0.26	0.09
Third	R28	W32	Studio	34.7	13.3	0.38	16.8	100%	3.5	21%	0.21	48	13	12	1	0.25	0.08
Third	R29	W33	Studio	34.6	14.1	0.41	16.6	99%	4.9	29%	0.30	48	13	12	1	0.25	0.08
Third	R30	W34	Studio	34.2	15.1	0.44	17.7	100%	7.7	44%	0.44	48	13	13	1	0.27	0.08
Third	R31	W35	Studio	33.8	17.0	0.50	19.2	99%	10.3	53%	0.54	48	13	17	1	0.35	0.08
Fourth	R1	W1	Bedroom	35.6	35.4	0.99	14.3	100%	14.3	100%	1.00	87	29	86	29	0.99	1.00
Fourth	R2	W2	Bedroom	35.4	35.2	0.99	9.8	96%	9.8	96%	1.00	86	28	84	28	0.98	1.00
Fourth	R3	W3	Bedroom	35.5	35.2	0.99	9.9	97%	9.9	97%	1.00	85	27	82	27	0.97	1.00
Fourth	R4	W4	Bedroom	35.4	35.1	0.99	9.9	95%	9.9	95%	1.00	86	28	83	28	0.97	1.00
Fourth	R5	W5	Bedroom	35.4	35.0	0.99	9.9	95%	9.9	95%	1.00	85	27	80	26	0.94	0.96
Fourth	R6	W6	Bedroom	35.6	35.1	0.99	9.9	97%	9.9	97%	1.00	84	26	79	25	0.94	0.96
Fourth	R7	W7	Bedroom	35.7	35.0	0.98	9.8	96%	9.8	96%	1.00	84	26	78	25	0.93	0.96
Fourth	R8	W8	Bedroom	36.0	35.0	0.97	14.2	100%	14.2	100%	1.00	85	27	79	26	0.93	0.96
Fourth	R10	W10	Studio	28.2	16.8	0.60	16.7	95%	16.4	93%	0.98	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R11	W11	Studio	24.7	15.3	0.62	15.5	88%	15.3	87%	0.98	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R12	W12	Studio	20.0	12.3	0.61	17.1	92%	15.2	82%	0.89	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R13	W13	Residential	23.1	8.0	0.35	19.4	88%	2.3	10%	0.12	14	0	0	0	0.00	0.00
Fourth	R14	W14	Studio	27.1	9.3	0.34	14.9	90%	2.1	13%	0.14	21	2	0	0	0.00	0.00
Fourth	R15	W15	Studio	30.0	10.5	0.35	15.8	95%	2.4	14%	0.15	28	4	2	0	0.07	0.00
Fourth	R16	W16	Studio	32.1	11.5	0.36	16.6	100%	2.5	15%	0.15	33	5	4	0	0.12	0.00
Fourth	R17	W17	Studio	33.5	12.3	0.37	16.5	99%	2.3	14%	0.14	37	6	7	0	0.19	0.00
Fourth	R18	W18	Studio	34.4	12.9	0.38	17.3	100%	2.6	15%	0.15	41	8	9	0	0.22	0.00
Fourth	R20	W20	Studio	35.5	14.2	0.40	16.8	100%	2.6	16%	0.16	46	11	16	2	0.35	0.18

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				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
Fourth	R21	W21	Studio	35.6	14.6	0.41	16.5	99%	2.7	16%	0.16	47	12	16	2	0.34	0.17
Fourth	R22	W22	Studio	35.7	15.2	0.42	16.7	100%	3.2	19%	0.19	47	12	17	2	0.36	0.17
Fourth	R23	W23	Studio	35.7	15.8	0.44	16.8	100%	3.8	23%	0.23	48	13	17	2	0.35	0.15
Fourth	R24	W24	Studio	35.6	16.6	0.47	16.6	99%	5.3	32%	0.32	48	13	18	2	0.38	0.15
Fourth	R25	W25	Studio	35.2	17.6	0.50	17.7	100%	7.9	45%	0.45	48	13	18	2	0.38	0.15
Fourth	R26	W26	Studio	34.9	19.4	0.56	19.2	99%	10.7	55%	0.56	48	13	23	2	0.48	0.15
Fifth	R1	W1	Bedroom	39.1	38.9	1.00	14.2	100%	14.2	100%	1.00	88	30	86	29	0.98	0.97
Fifth	R2	W2	Bedroom	39.1	38.9	0.99	9.8	96%	9.8	96%	1.00	88	30	86	29	0.98	0.97
Fifth	R3	W3	Bedroom	39.1	38.8	0.99	9.9	97%	9.9	97%	1.00	88	30	85	29	0.97	0.97
Fifth	R4	W4	Bedroom	39.1	38.8	0.99	9.9	95%	9.9	95%	1.00	88	30	85	29	0.97	0.97
Fifth	R5	W5	Bedroom	39.0	38.6	0.99	9.9	96%	9.9	96%	1.00	86	28	81	27	0.94	0.96
Fifth	R6	W6	Bedroom	39.0	38.5	0.99	9.9	97%	9.9	97%	1.00	86	28	81	27	0.94	0.96
Fifth	R7	W7	Bedroom	39.0	38.3	0.98	9.8	96%	9.8	96%	1.00	86	28	80	27	0.93	0.96
Fifth	R8	W8	Bedroom	38.9	37.9	0.97	14.2	100%	14.2	100%	1.00	86	28	80	27	0.93	0.96
Fifth	R10	W10	Studio	31.1	20.5	0.66	17.2	98%	17.1	97%	0.99	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R11	W11	Studio	27.3	18.8	0.69	17.2	98%	17.0	97%	0.99	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R12	W12	Studio	21.1	14.2	0.68	17.9	97%	16.8	90%	0.94	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R13	W13	Residential	23.9	9.8	0.41	19.8	90%	3.2	15%	0.16	16	1	0	0	0.00	0.00
Fifth	R14	W14	Studio	28.2	11.4	0.41	16.5	99%	2.9	17%	0.17	24	4	1	0	0.04	0.00
Fifth	R15	W15	Studio	31.2	13.0	0.42	16.5	100%	3.2	19%	0.19	30	5	4	0	0.13	0.00
Fifth	R16	W16	Studio	33.3	14.2	0.43	16.5	100%	3.3	20%	0.20	37	7	9	0	0.24	0.00
Fifth	R17	W17	Studio	34.7	15.2	0.44	16.3	99%	3.2	19%	0.20	39	8	11	0	0.28	0.00
Fifth	R18	W18	Studio	35.5	15.9	0.45	17.2	100%	3.5	20%	0.21	44	10	15	0	0.34	0.00
Fifth	R20	W20	Studio	36.5	17.3	0.47	16.8	100%	3.5	21%	0.21	48	13	20	2	0.42	0.15
Fifth	R21	W21	Studio	36.6	17.7	0.48	16.3	99%	3.3	20%	0.20	48	13	20	2	0.42	0.15
Fifth	R22	W22	Studio	36.7	18.3	0.50	16.5	100%	3.7	22%	0.23	48	13	20	2	0.42	0.15
Fifth	R23	W23	Studio	36.7	18.9	0.52	16.5	100%	4.3	26%	0.26	49	14	21	3	0.43	0.21
Fifth	R24	W24	Studio	36.6	19.7	0.54	16.2	99%	5.7	35%	0.35	49	14	22	3	0.45	0.21
Fifth	R25	W25	Studio	36.3	20.7	0.57	17.4	100%	8.1	46%	0.47	50	15	24	4	0.48	0.27
Fifth	R26	W26	Studio	36.1	22.3	0.62	19.2	99%	11.2	58%	0.58	51	16	29	4	0.57	0.25
Sixth	R1	W1	Bedroom	39.4	39.2	1.00	14.2	100%	14.2	100%	1.00	88	30	86	29	0.98	0.97
Sixth	R2	W2	Bedroom	39.4	39.2	0.99	9.8	96%	9.8	96%	1.00	88	30	86	29	0.98	0.97
Sixth	R3	W3	Bedroom	39.4	39.2	0.99	9.9	97%	9.9	97%	1.00	88	30	86	29	0.98	0.97
Sixth	R4	W4	Bedroom	39.4	39.1	0.99	9.9	95%	9.9	95%	1.00	88	30	85	29	0.97	0.97
Sixth	R5	W5	Bedroom	39.4	39.0	0.99	9.9	96%	9.9	96%	1.00	87	29	82	27	0.94	0.93
Sixth	R6	W6	Bedroom	39.3	38.9	0.99	9.9	97%	9.9	97%	1.00	87	29	81	27	0.93	0.93
Sixth	R7	W7	Bedroom	39.3	38.6	0.98	9.8	96%	9.8	96%	1.00	87	29	80	27	0.92	0.93
Sixth	R8	W8	Bedroom	39.3	38.2	0.97	14.2	100%	14.2	100%	1.00	87	29	80	27	0.92	0.93
Sixth	R10	W10	Studio	34.7	25.1	0.72	17.2	98%	17.2	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R11	W11	Studio	31.7	24.4	0.77	17.3	98%	17.1	97%	0.99	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R12	W12	Studio	23.3	17.5	0.75	18.0	97%	17.5	94%	0.98	N/F	N/F	N/F	N/F	N/F	N/F
Sixth	R13	W13	Residential	24.7	12.0	0.48	19.8	90%	4.9	22%	0.25	16	1	1	0	0.06	0.00
Sixth	R14	W14	Studio	29.3	14.2	0.48	16.5	99%	4.1	25%	0.25	25	4	4	0	0.16	0.00
Sixth	R15	W15	Studio	32.4	16.1	0.50	16.5	100%	4.5	27%	0.27	30	5	7	0	0.23	0.00
Sixth	R16	W16	Studio	34.4	17.6	0.51	16.5	100%	4.9	29%	0.30	38	7	14	1	0.37	0.14
Sixth	R17	W17	Studio	35.8	18.8	0.53	16.3	99%	4.8	29%	0.29	41	8	17	1	0.42	0.13
Sixth	R18	W18	Studio	36.5	19.6	0.54	17.2	100%	5.1	30%	0.30	45	11	22	3	0.49	0.27
Sixth	R20	W20	Studio	37.4	21.1	0.57	16.8	100%	5.1	30%	0.30	48	13	26	4	0.54	0.31

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
Sixth	R21	W21	Studio	37.5	21.6	0.58	16.3	99%	4.8	29%	0.29	49	14	26	4	0.53	0.29
Sixth	R22	W22	Studio	37.5	22.1	0.59	16.5	100%	5.0	30%	0.30	49	14	26	4	0.53	0.29
Sixth	R23	W23	Studio	37.5	22.6	0.60	16.5	100%	5.4	33%	0.33	50	15	28	5	0.56	0.33
Sixth	R24	W24	Studio	37.4	23.3	0.62	16.2	99%	6.4	39%	0.40	50	15	28	5	0.56	0.33
Sixth	R25	W25	Studio	37.3	24.2	0.65	17.4	100%	8.7	50%	0.50	51	16	30	6	0.59	0.38
Sixth	R26	W26	Studio	37.1	25.6	0.69	19.2	99%	12.0	62%	0.62	51	16	35	6	0.69	0.38
Seventh	R1	W1	Bedroom	39.5	39.3	1.00	14.2	100%	14.2	100%	1.00	88	30	86	29	0.98	0.97
Seventh	R2	W2	Bedroom	39.5	39.3	1.00	9.8	96%	9.8	96%	1.00	88	30	86	29	0.98	0.97
Seventh	R3	W3	Bedroom	39.5	39.3	1.00	9.9	97%	9.9	97%	1.00	88	30	86	29	0.98	0.97
Seventh	R4	W4	Bedroom	39.5	39.2	0.99	9.9	95%	9.9	95%	1.00	88	30	86	29	0.98	0.97
Seventh	R5	W5	Bedroom	39.5	39.1	0.99	9.9	96%	9.9	96%	1.00	88	30	84	28	0.96	0.93
Seventh	R6	W6	Bedroom	39.4	39.0	0.99	9.9	97%	9.9	97%	1.00	88	30	82	27	0.93	0.90
Seventh	R7	W7	Bedroom	39.4	38.8	0.98	9.8	96%	9.8	96%	1.00	88	30	80	27	0.91	0.90
Seventh	R8	W8	Bedroom	39.4	38.3	0.97	14.2	100%	14.2	100%	1.00	88	30	80	27	0.91	0.90
Seventh	R10	W10	Studio	38.0	29.9	0.79	17.3	98%	17.2	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Seventh	R11	W11	Studio	37.5	31.6	0.84	17.3	98%	17.2	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Seventh	R12	W12	Studio	35.0	30.5	0.87	18.1	97%	17.7	95%	0.98	N/F	N/F	N/F	N/F	N/F	N/F
Eighth	R1	W1	Bedroom	39.5	39.4	1.00	14.2	100%	14.2	100%	1.00	88	30	87	29	0.99	0.97
Eighth	R2	W2	Bedroom	39.5	39.4	1.00	9.8	96%	9.8	96%	1.00	88	30	86	29	0.98	0.97
Eighth	R3	W3	Bedroom	39.5	39.4	1.00	9.9	97%	9.9	97%	1.00	88	30	86	29	0.98	0.97
Eighth	R4	W4	Bedroom	39.5	39.3	1.00	9.9	95%	9.9	95%	1.00	88	30	86	29	0.98	0.97
Eighth	R5	W5	Bedroom	39.5	39.2	0.99	9.9	96%	9.9	96%	1.00	88	30	84	28	0.96	0.93
Eighth	R6	W6	Bedroom	39.5	39.1	0.99	9.9	97%	9.9	97%	1.00	88	30	84	28	0.96	0.93
Eighth	R7	W7	Bedroom	39.5	38.9	0.99	9.8	96%	9.8	96%	1.00	88	30	83	28	0.94	0.93
Eighth	R8	W8	Bedroom	39.5	38.5	0.98	14.2	100%	14.2	100%	1.00	88	30	80	28	0.91	0.93
Eighth	R10	W10	Studio	38.9	32.6	0.84	17.3	98%	17.2	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Eighth	R11	W11	Studio	38.8	34.6	0.89	17.3	98%	17.3	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Eighth	R12	W12	Studio	38.7	35.6	0.92	18.1	97%	18.0	97%	0.99	N/F	N/F	N/F	N/F	N/F	N/F
Ninth	R1	W1	Bedroom	39.5	39.4	1.00	14.2	100%	14.2	100%	1.00	88	30	87	29	0.99	0.97
Ninth	R2	W2	Bedroom	39.5	39.4	1.00	9.8	96%	9.8	96%	1.00	88	30	87	29	0.99	0.97
Ninth	R3	W3	Bedroom	39.5	39.4	1.00	9.9	97%	9.9	97%	1.00	88	30	87	29	0.99	0.97
Ninth	R4	W4	Bedroom	39.5	39.4	1.00	9.9	95%	9.9	95%	1.00	88	30	87	29	0.99	0.97
Ninth	R5	W5	Bedroom	39.5	39.3	1.00	9.9	96%	9.9	96%	1.00	88	30	85	28	0.97	0.93
Ninth	R6	W6	Bedroom	39.5	39.3	1.00	9.9	97%	9.9	97%	1.00	88	30	85	28	0.97	0.93
Ninth	R7	W7	Bedroom	39.4	39.1	0.99	9.8	96%	9.8	96%	1.00	88	30	84	28	0.96	0.93
Ninth	R8	W8	Bedroom	39.4	38.7	0.98	14.2	100%	14.2	100%	1.00	88	30	84	28	0.96	0.93
Ninth	R10	W10	Studio	39.1	35.2	0.90	17.3	98%	17.3	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ninth	R11	W11	Studio	39.1	36.7	0.94	17.3	98%	17.3	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ninth	R12	W12	Studio	39.0	37.4	0.96	18.1	97%	18.1	97%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Tenth	R1	W1	Bedroom	39.5	39.4	1.00	14.2	100%	14.2	100%	1.00	88	30	87	29	0.99	0.97
Tenth	R2	W2	Bedroom	39.4	39.4	1.00	9.8	96%	9.8	96%	1.00	88	30	87	29	0.99	0.97
Tenth	R3	W3	Bedroom	39.4	39.4	1.00	9.9	97%	9.9	97%	1.00	88	30	87	29	0.99	0.97
Tenth	R4	W4	Bedroom	39.4	39.4	1.00	9.9	96%	9.9	96%	1.00	88	30	87	29	0.99	0.97
Tenth	R5	W5	Studio	39.4	39.3	1.00	18.2	97%	18.2	97%	1.00	88	30	87	29	0.99	0.97
Tenth	R6	W6	Studio	39.4	39.3	1.00											
		W7		30.2	30.1	1.00	21.6	94%	21.6	94%	1.00	93	30	92	29	0.99	0.97
Tenth	R7	W8	Studio	30.2	30.1	1.00	20.1	84%	20.1	84%	1.00	43	14	43	14	1.00	1.00
Tenth	R8	W9	Studio	39.2	38.7	0.99	18.1	97%	18.1	97%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Eleventh	R1	W1	Bedroom	39.4	39.4	1.00	14.2	100%	14.2	100%	1.00	88	30	88	30	1.00	1.00

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
Eleventh	R2	W2	Bedroom	39.3	39.3	1.00	9.8	96%	9.8	96%	1.00	88	30	88	30	1.00	1.00
Eleventh	R3	W3	Bedroom	39.3	39.3	1.00	9.9	97%	9.9	97%	1.00	88	30	88	30	1.00	1.00
Eleventh	R4	W4	Bedroom	39.3	39.3	1.00	9.9	96%	9.9	96%	1.00	87	30	87	30	1.00	1.00
Eleventh	R5	W5	Studio	39.3	39.3	1.00	17.9	97%	17.9	97%	1.00	86	30	86	30	1.00	1.00
Eleventh	R6	W6	Studio	39.3	39.3	1.00											
		W7		39.4	39.0	0.99	21.6	94%	21.6	94%	1.00	95	30	95	30	1.00	1.00
Eleventh	R7	W8	Studio	39.3	39.0	0.99	20.2	84%	20.2	84%	1.00	51	16	51	16	1.00	1.00
Eleventh	R8	W9	Studio	39.2	39.2	1.00	18.1	97%	18.1	97%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
18Upper West Grove																	
Ground	R1	W1	Residential	24.4	21.5	0.88	5.6	63%	4.4	50%	0.79	67	15	61	9	0.91	0.60
Ground	R2	W2	Residential	23.7	21.2	0.89	8.2	76%	8.2	76%	1.00	67	14	64	11	0.96	0.79
First	R1	W1	Residential	26.7	24.3	0.91	4.4	63%	4.3	62%	0.99	72	15	68	11	0.94	0.73
First	R2	W2	Residential	26.2	24.0	0.92	9.2	73%	9.2	73%	1.00	71	15	68	12	0.96	0.80
16Upper West Grove																	
Ground	R1	W1	Residential	25.6	22.2	0.87	8.1	78%	8.1	78%	1.00	70	16	63	9	0.90	0.56
Ground	R2	W2	Residential	24.6	21.6	0.88	2.6	30%	2.6	30%	1.00	68	15	61	8	0.90	0.53
First	R1	W1	Residential	27.4	24.6	0.90	10.0	80%	10.0	80%	1.00	71	16	66	11	0.93	0.69
First	R2	W2	Residential	26.9	24.3	0.91	2.9	43%	2.9	43%	1.00	71	16	67	12	0.94	0.75
14Upper West Grove																	
Ground	R1	W1	Residential	27.2	22.7	0.84	6.7	78%	4.2	49%	0.62	72	18	64	10	0.89	0.56
Ground	R2	W2	Residential	26.5	22.6	0.85	8.6	84%	8.4	82%	0.98	72	17	64	9	0.89	0.53
First	R1	W1	Residential	28.5	24.9	0.88	6.0	89%	5.5	81%	0.92	72	19	65	12	0.90	0.63
First	R2	W2	Residential	28.0	24.7	0.88	10.0	82%	9.8	81%	0.99	71	18	64	11	0.90	0.61
12Upper West Grove																	
Ground	R1	W1	Residential	28.3	23.2	0.82	8.6	86%	8.5	85%	0.99	75	20	66	11	0.88	0.55
Ground	R2	W2	Residential	27.4	22.8	0.83	3.0	34%	2.9	33%	1.00	72	18	64	10	0.89	0.56
First	R1	W1	Residential	29.3	25.2	0.86	10.4	86%	10.0	83%	0.96	73	20	66	13	0.90	0.65
First	R2	W2	Residential	28.7	25.0	0.87	4.3	63%	4.3	63%	1.00	72	19	65	12	0.90	0.63
10Upper West Grove																	
Ground	R1	W1	Residential	29.7	22.8	0.77											
		W2		28.0	21.5	0.77	9.2	99%	7.5	81%	0.82	76	21	66	11	0.87	0.52
Ground	R2	W3	Residential	29.1	23.1	0.79	9.5	98%	8.9	92%	0.95	75	20	66	11	0.88	0.55
First	R1	W1	Residential	30.4	25.3	0.83	6.8	96%	5.4	77%	0.80	74	22	67	15	0.91	0.68
First	R2	W2	Residential	30.0	25.2	0.84	10.6	89%	10.0	84%	0.94	73	20	66	13	0.90	0.65
6Upper West Grove																	
Ground	R1	W1	Residential	30.8	22.8	0.74	7.7	90%	4.6	54%	0.60	77	22	64	10	0.83	0.46
Ground	R2	W2	Residential	31.2	22.7	0.73	10.0	98%	6.7	66%	0.68	78	23	63	9	0.81	0.39
First	R1	W1	Residential	32.0	25.9	0.81	6.5	96%	4.2	62%	0.64	78	25	70	17	0.90	0.68
First	R2	W2	Residential	31.7	25.1	0.79	11.2	95%	7.8	66%	0.70	77	24	67	14	0.87	0.58
8Upper West Grove																	
Ground	R1	W1	Residential	30.6	23.0	0.75	9.6	95%	8.7	86%	0.90	78	23	65	10	0.83	0.44
Ground	R2	W2	Residential	28.6	21.4	0.75											
		W3		29.9	22.8	0.76	7.7	92%	6.8	81%	0.89	77	22	67	12	0.87	0.55
First	R1	W1	Residential	31.2	25.3	0.81	11.1	93%	9.7	81%	0.87	76	23	67	14	0.88	0.61
First	R2	W2	Residential	30.7	25.2	0.82	4.9	76%	4.7	73%	0.96	74	22	67	15	0.91	0.68
4Upper West Grove																	
Ground	R1	W1	Residential	32.2	24.7	0.77	8.2	99%	6.4	77%	0.78	81	25	69	15	0.85	0.60
Ground	R2	W2	Residential	31.7	23.5	0.74	5.9	70%	2.5	30%	0.43	79	24	67	14	0.85	0.58
First	R1	W1	Residential	32.4	26.5	0.82	9.9	98%	7.4	73%	0.75	77	24	69	16	0.90	0.67
First	R2	W2	Residential	32.1	26.0	0.81	5.9	89%	3.0	45%	0.51	78	25	70	17	0.90	0.68

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
2 Upper West Grove																	
Ground	R1	W1	Residential	32.8	26.2	0.80	11.2	96%	8.8	76%	0.78	80	24	71	17	0.89	0.71
Ground	R2	W2	Residential	31.0	24.0	0.77											
		W3		32.4	25.1	0.78	9.6	99%	7.2	74%	0.75	79	23	69	16	0.87	0.70
First	R1	W1	Residential	32.8	27.6	0.84	12.4	92%	9.5	71%	0.77	80	25	74	19	0.93	0.76
First	R2	W2	Residential	32.4	26.9	0.83	7.7	97%	4.4	56%	0.57	77	24	71	18	0.92	0.75
26 West Grove																	
Ground	R1	W1	Residential	33.7	30.9	0.92	11.2	98%	11.2	98%	1.00	85	26	81	22	0.95	0.85
Ground	R2	W2	Residential	33.9	31.2	0.92	7.5	96%	7.1	91%	0.95	86	27	83	24	0.97	0.89
First	R1	W1	Residential	34.8	32.4	0.93	11.1	98%	10.9	96%	0.98	87	28	84	25	0.97	0.89
First	R2	W2	Residential	34.8	32.5	0.93	7.5	96%	7.1	91%	0.95	82	28	79	25	0.96	0.89
24 West Grove																	
Ground	R1	W1	Residential	33.9	31.2	0.92											
		W2		32.8	30.2	0.92	9.7	99%	9.2	94%	0.95	82	27	79	24	0.96	0.89
Ground	R2	W3	Residential	34.1	31.5	0.93	10.0	98%	10.0	98%	1.00	82	27	79	24	0.96	0.89
First	R1	W1	Residential	34.8	32.5	0.93	7.4	95%	6.5	84%	0.88	82	28	79	25	0.96	0.89
First	R2	W2	Residential	35.0	32.7	0.94	11.9	97%	11.7	96%	0.98	83	28	80	25	0.96	0.89
22 West Grove																	
Ground	R1	W1	Residential	34.2	31.7	0.93	9.5	99%	9.5	99%	1.00	83	27	80	24	0.96	0.89
Ground	R2	W2	Residential	33.3	31.0	0.93											
		W3		34.4	32.0	0.93	9.7	99%	9.7	99%	1.00	82	27	80	25	0.98	0.93
First	R1	W1	Residential	35.2	32.9	0.94	11.3	98%	11.0	95%	0.98	83	28	80	25	0.96	0.89
First	R2	W2	Residential	35.3	33.1	0.94	7.5	95%	7.5	95%	1.00	82	28	80	26	0.98	0.93
20 West Grove																	
Ground	R1	W1	Residential	34.4	32.1	0.93	10.1	92%	9.5	87%	0.95	82	27	80	25	0.98	0.93
Ground	R2	W2	Residential	34.3	32.3	0.94	9.3	99%	9.3	99%	1.00	82	27	80	25	0.98	0.93
First	R1	W1	Residential	35.3	33.2	0.94	8.5	94%	7.7	85%	0.90	83	28	81	26	0.98	0.93
First	R2	W2	Residential	35.4	33.4	0.94	11.1	98%	11.1	98%	1.00	83	28	82	27	0.99	0.96
18 West Grove																	
Ground	R1	W1	Residential	34.3	32.5	0.95	10.3	98%	10.3	98%	1.00	82	27	81	26	0.99	0.96
Ground	R2	W2	Residential	33.1	31.5	0.95											
		W3		34.3	32.8	0.96	9.9	98%	9.9	98%	1.00	82	27	81	26	0.99	0.96
First	R1	W1	Residential	35.5	33.5	0.94	12.1	97%	11.9	96%	0.99	83	28	82	27	0.99	0.96
First	R2	W2	Residential	35.4	33.6	0.95	7.8	95%	7.8	95%	1.00	82	28	81	27	0.99	0.96
16 West Grove																	
Ground	R1	W1	Residential	34.3	33.0	0.96											
		W2		33.1	31.8	0.96	11.1	97%	11.0	97%	1.00	82	27	81	26	0.99	0.96
Ground	R2	W3	Residential	34.3	33.1	0.97	9.2	99%	9.2	99%	1.00	81	26	80	25	0.99	0.96
First	R1	W1	Residential	35.4	33.7	0.95	9.0	95%	8.6	92%	0.96	82	28	81	27	0.99	0.96
First	R2	W2	Residential	35.5	34.0	0.96	11.0	97%	11.0	97%	1.00	83	28	82	27	0.99	0.96
14 West Grove																	
Ground	R1	W1	Residential	34.4	33.3	0.97	9.6	99%	9.6	99%	1.00	81	26	80	25	0.99	0.96
Ground	R2	W2	Residential	32.9	31.8	0.97											
		W3		34.8	33.5	0.96	10.1	99%	10.1	99%	1.00	81	26	81	26	1.00	1.00
First	R1	W1	Residential	35.6	34.1	0.96	11.6	98%	11.6	98%	1.00	83	28	83	28	1.00	1.00
First	R2	W2	Residential	35.7	34.2	0.96	7.7	95%	7.7	95%	1.00	83	28	83	28	1.00	1.00
12 West Grove																	
Ground	R1	W1	Residential	35.0	33.6	0.96	9.6	94%	9.6	94%	1.00	80	25	80	25	1.00	1.00
Ground	R2	W2	Residential	31.8	30.7	0.97	10.5	100%	10.5	100%	1.00	76	23	76	23	1.00	1.00
First	R1	W1	Residential	35.8	34.3	0.96	8.2	95%	8.2	95%	1.00	83	28	83	28	1.00	1.00
First	R2	W2	Residential	36.0	34.5	0.96	11.9	98%	11.9	98%	1.00	83	28	83	28	1.00	1.00
10 West Grove																	

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
Ground	R1	W1	Residential	35.6	34.1	0.96											
		W2		34.4	33.0	0.96	9.8	97%	9.8	97%	1.00	82	27	82	27	1.00	1.00
Ground	R2	W3	Residential	32.8	31.5	0.96	9.1	90%	9.1	90%	1.00	76	22	76	22	1.00	1.00
First	R1	W1	Residential	36.0	34.6	0.96	11.7	98%	11.7	98%	1.00	83	28	83	28	1.00	1.00
First	R2	W2	Residential	36.0	34.6	0.96	7.7	95%	7.7	95%	1.00	82	28	82	28	1.00	1.00
08 West Grove																	
Ground	R1	W1	Residential	34.1	33.2	0.97											
		W2		35.1	33.7	0.96	10.2	98%	10.2	98%	1.00	80	27	80	27	1.00	1.00
Ground	R2	W3	Residential	32.4	31.3	0.97	9.9	100%	9.9	100%	1.00	78	24	78	24	1.00	1.00
First	R1	W1	Residential	36.0	34.6	0.96	8.2	95%	8.2	95%	1.00	82	28	82	28	1.00	1.00
First	R2	W2	Residential	36.0	34.8	0.97	11.4	98%	11.4	98%	1.00	83	28	82	27	0.99	0.96
06 West Grove																	
Ground	R1	W1	Residential	35.1	33.9	0.97	11.9	98%	11.9	98%	1.00	81	26	80	25	0.99	0.96
Ground	R2	W2	Residential	27.4	26.3	0.96	7.4	90%	7.4	90%	1.00	57	16	56	15	0.98	0.94
First	R1	W1	Residential	36.1	34.9	0.97	11.9	98%	11.9	98%	1.00	83	28	82	27	0.99	0.96
First	R2	W2	Residential	36.1	35.0	0.97	7.9	96%	7.9	96%	1.00	82	28	81	27	0.99	0.96
04 West Grove																	
Ground	R1	W1	Residential	22.8	22.2	0.97											
		W2		34.6	34.0	0.98											
		W3		26.6	26.6	1.00											
		W4		34.2	33.6	0.98											
		W5		22.5	22.5	1.00	22.5	100%	22.5	100%	1.00	88	27	87	26	0.99	0.96
First	R1	W1	Residential	36.0	35.0	0.97	8.8	95%	8.8	95%	1.00	82	28	81	27	0.99	0.96
First	R2	W2	Residential	36.0	35.1	0.98	10.5	98%	10.5	98%	1.00	83	28	82	27	0.99	0.96
02 West Grove																	
Ground	R1	W1	Residential	33.0	32.6	0.99	10.8	98%	10.8	98%	1.00	75	24	75	24	1.00	1.00
Ground	R2	W2	Residential	33.7	33.0	0.98	8.4	91%	8.4	91%	1.00	77	23	75	21	0.97	0.91
First	R1	W1	Residential	35.8	35.0	0.98	10.1	98%	10.1	98%	1.00	81	27	80	26	0.99	0.96
First	R2	W2	Residential	35.6	34.9	0.98	9.2	92%	9.2	92%	1.00	81	27	80	26	0.99	0.96
45 Carmoor Road																	
Ground	R1	W1	Residential	32.1	32.1	1.00											
		W2		32.2	32.2	1.00											
		W3		26.5	26.4	1.00	14.8	96%	14.8	96%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
47 Carmoor Road																	
Ground	R1	W1	Residential	23.2	23.2	1.00											
		W2		24.4	23.9	0.98	9.7	100%	9.7	100%	1.00	40	8	40	8	1.00	1.00
Ground	R2	W3	Residential	20.2	19.9	0.99	12.3	91%	12.3	91%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1	Residential	31.1	30.6	0.99											
		W2		23.1	22.4	0.97	9.7	100%	9.7	100%	1.00	47	13	46	12	0.98	0.92
First	R2	W3	Residential	23.9	23.6	0.99	13.1	97%	13.1	97%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
49 Carmoor Road																	
Ground	R1	W1	Residential	28.8	28.4	0.99	9.4	98%	9.4	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W2	Residential	26.3	26.2	1.00											
		W3		27.9	27.8	1.00	9.9	99%	9.9	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1	Residential	32.3	32.0	0.99	9.6	99%	9.6	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Residential	34.0	33.6	0.99	9.2	92%	9.2	92%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
90 Carmoor Road																	
Ground	R1	W1	Bedroom	33.6	26.1	0.78											
		W2		33.8	25.9	0.77	13.0	100%	10.5	81%	0.81	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W3	Bedroom	33.6	25.1	0.75											
		W4		33.7	25.1	0.74	13.3	99%	9.8	73%	0.74	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R3	W5	Bedroom	33.5	24.2	0.72											
		W6		33.7	24.2	0.72	13.2	99%	8.7	65%	0.66	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R4	W7	Bedroom	32.4	22.6	0.70											
		W8		31.1	21.1	0.68	13.1	99%	7.6	58%	0.58	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R7	W14	Bedroom	32.0	21.1	0.66											

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
		W15		31.9	21.2	0.67	13.2	98%	5.8	43%	0.44	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R8	W16	Bedroom	31.3	20.9	0.67											
		W17		31.6	21.4	0.68	13.1	96%	6.2	45%	0.47	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R9	W18	Bedroom	31.0	21.1	0.68											
		W19		31.3	21.6	0.69	12.7	94%	6.3	47%	0.50	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R10	W20	Kitchen	30.9	21.5	0.70											
		W21		30.4	21.3	0.70											
		W22		19.7	19.0	0.97											
		W23		31.0	30.5	0.98											
		W24		30.6	30.1	0.98											
		W25		31.0	30.5	0.98											
		W26		30.6	30.1	0.98	32.9	100%	32.8	99%	1.00	67	24	67	24	1.00	1.00
First	R1	W1	Bedroom	35.0	28.8	0.82											
		W2		35.1	28.6	0.82	13.2	100%	10.6	80%	0.80	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W3	Bedroom	34.9	27.9	0.80											
		W4		35.0	27.9	0.80	13.3	99%	9.9	74%	0.75	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W5	Bedroom	34.8	27.2	0.78											
		W6		34.9	27.1	0.78	13.2	99%	8.9	67%	0.67	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W7	Bedroom	33.7	25.6	0.76											
		W8		32.2	24.1	0.75	13.3	99%	8.2	61%	0.62	N/F	N/F	N/F	N/F	N/F	N/F
First	R5	W9	Bedroom	34.4	25.6	0.75											
		W10		34.6	25.8	0.75	14.3	100%	7.4	51%	0.52	N/F	N/F	N/F	N/F	N/F	N/F
First	R6	W11	Bedroom	34.2	25.3	0.74											
		W12		34.4	25.5	0.74	14.0	100%	7.2	51%	0.52	N/F	N/F	N/F	N/F	N/F	N/F
First	R7	W13	Bedroom	34.1	25.2	0.74											
		W14		34.2	25.3	0.74	14.0	99%	7.1	50%	0.51	N/F	N/F	N/F	N/F	N/F	N/F
First	R8	W15	Bedroom	33.4	24.6	0.74											
		W16		33.9	25.1	0.74	13.9	99%	7.2	51%	0.51	N/F	N/F	N/F	N/F	N/F	N/F
First	R9	W17	Bedroom	33.0	24.4	0.74											
		W18		33.0	24.4	0.74	14.0	99%	7.2	51%	0.52	N/F	N/F	N/F	N/F	N/F	N/F
First	R10	W19	Bedroom	30.5	22.2	0.73											
		W20		28.5	20.4	0.72	13.9	99%	7.2	51%	0.51	N/F	N/F	N/F	N/F	N/F	N/F
First	R11	W21	Bedroom	33.3	24.7	0.74											
		W22		33.2	24.7	0.75	13.1	97%	6.7	50%	0.52	N/F	N/F	N/F	N/F	N/F	N/F
First	R12	W23	Bedroom	32.7	24.4	0.75											
		W24		32.9	24.8	0.76	13.1	96%	6.9	51%	0.53	N/F	N/F	N/F	N/F	N/F	N/F
First	R13	W25	Bedroom	32.4	24.6	0.76											
		W26		32.7	25.0	0.76	12.6	94%	6.8	51%	0.54	N/F	N/F	N/F	N/F	N/F	N/F
First	R14	W27	Kitchen	32.3	24.8	0.77											
		W28		31.8	24.5	0.77											
		W29		21.0	20.4	0.97											
		W30		33.8	33.3	0.99											
		W31		33.4	32.9	0.98											
		W32		33.9	33.4	0.99											
		W33		33.4	32.9	0.98	33.1	100%	32.9	99%	1.00	70	26	70	26	1.00	1.00
Second	R1	W1	Bedroom	35.9	31.1	0.87											
		W2		36.1	31.1	0.86	13.2	100%	11.6	87%	0.88	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W3	Bedroom	35.8	30.4	0.85											
		W4		36.0	30.5	0.85	13.3	99%	11.0	83%	0.83	N/F	N/F	N/F	N/F	N/F	N/F
Second	R3	W5	Bedroom	35.7	29.8	0.84											
		W6		35.9	29.9	0.83	13.2	99%	10.4	78%	0.79	N/F	N/F	N/F	N/F	N/F	N/F
Second	R4	W7	Bedroom	34.6	28.4	0.82											
		W8		33.1	26.8	0.81	13.3	99%	10.1	75%	0.76	N/F	N/F	N/F	N/F	N/F	N/F
Second	R5	W9	Bedroom	35.4	28.6	0.81											
		W10		35.6	28.7	0.81	14.3	100%	10.3	72%	0.72	N/F	N/F	N/F	N/F	N/F	N/F
Second	R6	W11	Bedroom	35.2	28.3	0.81											
		W12		35.4	28.6	0.81	14.0	100%	10.3	73%	0.74	N/F	N/F	N/F	N/F	N/F	N/F
Second	R7	W13	Bedroom	35.1	28.3	0.81											
		W14		35.2	28.4	0.81	14.0	99%	10.5	75%	0.75	N/F	N/F	N/F	N/F	N/F	N/F
Second	R8	W15	Bedroom	34.4	27.7	0.81											
		W16		35.0	28.3	0.81	13.9	99%	10.7	76%	0.77	N/F	N/F	N/F	N/F	N/F	N/F
Second	R9	W17	Bedroom	34.1	27.6	0.81											
		W18		34.1	27.7	0.81	14.0	99%	10.9	77%	0.78	N/F	N/F	N/F	N/F	N/F	N/F
Second	R10	W19	Bedroom	31.5	25.3	0.80											
		W20		29.3	23.4	0.80	13.9	99%	11.0	78%	0.79	N/F	N/F	N/F	N/F	N/F	N/F
Second	R11	W21	Bedroom	34.4	28.0	0.82											
		W22		34.3	28.0	0.82	13.3	99%	10.3	77%	0.77	N/F	N/F	N/F	N/F	N/F	N/F
Second	R12	W23	Bedroom	33.8	27.7	0.82											

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
		W24		34.1	28.1	0.83	13.5	99%	10.5	77%	0.78	N/F	N/F	N/F	N/F	N/F	N/F
Second	R13	W25	Bedroom	33.6	27.8	0.83											
		W26		33.9	28.2	0.83	13.3	98%	10.3	76%	0.78	N/F	N/F	N/F	N/F	N/F	N/F
Second	R14	W27	Kitchen	33.5	28.0	0.83											
		W28		33.0	27.6	0.84											
		W29		22.3	21.6	0.97											
		W30		36.0	35.5	0.99											
		W31		35.6	35.1	0.99											
		W32		36.1	35.7	0.99											
		W33		35.7	35.2	0.99	33.1	100%	32.9	99%	1.00	73	27	71	27	0.97	1.00
Third	R1	W1	Bedroom	36.6	33.1	0.90											
		W2		36.8	33.1	0.90	13.2	100%	13.2	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R2	W3	Bedroom	36.6	32.6	0.89											
		W4		36.7	32.7	0.89	13.3	99%	13.3	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R3	W5	Bedroom	36.5	32.1	0.88											
		W6		36.6	32.2	0.88	13.2	99%	13.2	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R4	W7	Bedroom	35.4	30.9	0.87											
		W8		33.8	29.3	0.87	13.3	99%	13.3	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R5	W9	Bedroom	36.2	31.3	0.87											
		W10		36.3	31.5	0.87	14.3	100%	14.0	97%	0.98	N/F	N/F	N/F	N/F	N/F	N/F
Third	R6	W11	Bedroom	36.0	31.2	0.87											
		W12		36.2	31.4	0.87	14.0	100%	13.9	98%	0.99	N/F	N/F	N/F	N/F	N/F	N/F
Third	R7	W13	Bedroom	35.9	31.2	0.87											
		W14		36.1	31.4	0.87	14.0	99%	13.7	97%	0.97	N/F	N/F	N/F	N/F	N/F	N/F
Third	R8	W15	Bedroom	35.3	30.7	0.87											
		W16		35.9	31.3	0.87	13.9	99%	13.8	98%	0.99	N/F	N/F	N/F	N/F	N/F	N/F
Third	R9	W17	Bedroom	35.3	30.9	0.88											
		W18		35.3	30.9	0.88	14.0	99%	13.9	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R10	W19	Bedroom	32.9	28.8	0.87											
		W20		30.6	26.6	0.87	14.0	99%	14.0	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R11	W21	Bedroom	35.4	31.1	0.88											
		W22		35.3	31.2	0.88	13.2	99%	13.2	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R12	W23	Bedroom	34.9	30.8	0.88											
		W24		35.1	31.2	0.89	13.1	99%	13.1	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R13	W25	Studio	34.7	30.8	0.89											
		W26		35.0	31.2	0.89											
		W27		34.7	31.0	0.89											
		W28		34.2	30.6	0.90											
		W29		37.5	36.9	0.99	31.7	100%	31.6	100%	1.00	80	28	77	27	0.96	0.96
Fourth	R1	W1	Studio	33.9	33.8	1.00											
		W2		37.1	34.8	0.94											
		W3		36.7	34.4	0.94											
		W4		33.5	31.1	0.93											
		W5		28.8	26.5	0.92	20.1	100%	20.1	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R2	W6	Studio	22.0	21.5	0.98											
		W7		36.8	33.6	0.91											
		W8		36.9	33.7	0.91	17.6	85%	17.5	85%	0.99	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R3	W9	Studio	36.7	33.5	0.91											
		W10		36.8	33.7	0.91											
		W11		36.6	33.4	0.91											
		W12		36.7	33.6	0.92	20.7	99%	20.7	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R4	W13	Bedroom	36.1	33.0	0.92											
		W14		36.6	33.6	0.92	13.9	99%	13.9	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R5	W15	Bedroom	36.4	33.4	0.92											
		W16		36.6	33.6	0.92	14.0	99%	14.0	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R6	W17	Bedroom	36.1	33.2	0.92											
		W18		36.2	33.4	0.92	14.6	98%	14.6	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R7	W19	Bedroom	36.2	33.6	0.93											
		W20		36.4	33.8	0.93	13.6	100%	13.6	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R8	W21	Bedroom	36.1	33.5	0.93											
		W22		36.3	33.7	0.93	15.6	98%	15.6	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R2	W2	Studio	38.8	38.5	0.99											
		W3		38.8	38.5	0.99	19.6	95%	19.6	95%	1.00	82	28	82	28	1.00	1.00
66 Hathersage Road																	
First	R1	W1	Residential	27.3	26.4	0.97	8.4	73%	8.3	72%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Residential	31.2	29.8	0.96	8.3	75%	8.3	75%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	84.8	84.4	1.00	4.3	78%	4.3	78%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
64 Hathersage Road																	

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
Ground	R2	W2	Kitchen	25.6	23.1	0.90	4.6	76%	4.6	76%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	LKD	27.2	25.0	0.92	25.1	81%	19.8	64%	0.79	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Bedroom	33.2	31.6	0.95											
		W4		87.5	87.4	1.00											
		W5		87.6	87.6	1.00	25.8	97%	25.6	96%	0.99	95	28	94	28	0.99	1.00
62 Hathersage Road																	
First	R1	W1	Bedroom	26.5	24.5	0.92	13.1	91%	13.1	91%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
60 Hathersage Road																	
Ground	R2	W2	Living Room	21.6	18.6	0.86	8.1	93%	8.1	93%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Bedroom	29.9	26.8	0.90	13.2	96%	13.1	96%	0.99	N/F	N/F	N/F	N/F	N/F	N/F
92 Carmoor Road																	
First	R1	W1	Kitchen	33.3	29.9	0.90	7.3	97%	7.3	97%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W5	Bedroom	28.5	26.0	0.91											
		W6		36.4	36.4	1.00	8.9	98%	8.8	98%	0.99	84	29	84	29	1.00	1.00
Second	R1	W1	Bedroom	33.7	30.8	0.92	7.7	89%	7.7	89%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R3	W3	Bedroom	83.0	82.7	1.00	4.6	78%	4.6	78%	1.00	91	30	91	30	1.00	1.00
Second	R4	W4	Bedroom	83.1	82.8	1.00	6.9	92%	6.9	92%	1.00	91	30	91	30	1.00	1.00
51 Hathersage Road																	
Ground	R2	W4	Lounge	25.8	24.9	0.97											
		W5		26.0	23.4	0.90											
		W6		20.9	17.9	0.86	12.3	100%	11.7	95%	0.96	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Bedroom	29.6	27.1	0.92	10.0	93%	9.9	92%	0.99	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Study	84.8	83.2	0.98	4.0	100%	4.0	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R3	W3	Bedroom	83.3	81.5	0.98	8.5	100%	8.5	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
53 Hathersage Road																	
Ground	R2	W4	Lounge	24.4	21.1	0.86											
		W5		26.2	23.0	0.88											
		W6		21.3	20.1	0.94	12.1	100%	11.8	97%	0.97	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W4	Lounge	24.4	21.1	0.86											
		W5		26.2	23.0	0.88											
		W6		21.3	20.1	0.94	12.1	100%	11.8	97%	0.97	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Bedroom	29.7	26.8	0.90	9.8	93%	9.8	93%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Study	27.6	24.8	0.90	3.9	97%	3.9	97%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Bedroom	81.7	79.9	0.98	8.3	99%	8.3	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
53A Hathersage Road																	
Ground	R2	W4	Lounge	24.5	22.8	0.93											
		W5		25.9	22.6	0.87											
		W6		24.5	21.1	0.86	12.3	99%	12.3	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2	Bedroom	29.7	26.6	0.90	10.0	92%	10.0	92%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Study	27.6	24.8	0.90	4.3	94%	4.3	94%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Bedroom	80.7	78.6	0.98	8.6	99%	8.6	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Tatton House																	
Lower Grour	R1	W1	Residential	31.6	31.4	0.99	14.3	49%	14.3	49%	1.00	49	13	49	13	1.00	1.00
Lower Grour	R2	W2	Studio	18.3	15.6	0.85	11.4	50%	7.3	32%	0.65	N/F	N/F	N/F	N/F	N/F	N/F
Lower Grour	R3	W3	Studio	23.4	20.5	0.88	12.3	47%	7.1	27%	0.58	N/F	N/F	N/F	N/F	N/F	N/F
Lower Grour	R4	W4	Studio	23.8	20.7	0.87	13.3	50%	7.1	27%	0.53	N/F	N/F	N/F	N/F	N/F	N/F
Lower Grour	R5	W5	Studio	19.2	15.8	0.82	12.0	52%	8.1	35%	0.68	N/F	N/F	N/F	N/F	N/F	N/F
Lower Grour	R6	W6	Studio	24.4	21.3	0.88	15.8	60%	11.4	43%	0.72	N/F	N/F	N/F	N/F	N/F	N/F
Lower Grour	R7	W7	Studio	24.6	21.6	0.88	16.5	63%	12.6	48%	0.77	N/F	N/F	N/F	N/F	N/F	N/F
Lower Grour	R8	W8	Studio	19.9	16.7	0.84	15.1	66%	12.1	53%	0.80	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R1	W1	Residential	34.0	33.8	1.00	17.5	60%	17.5	60%	1.00	46	11	46	11	1.00	1.00
Ground	R3	W4	Studio	25.1	22.3	0.89	12.5	47%	8.8	33%	0.70	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R4	W5	Studio	19.7	16.9	0.86	11.9	52%	8.0	35%	0.67	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R5	W6	Studio	25.2	22.1	0.87	12.6	48%	7.8	30%	0.62	N/F	N/F	N/F	N/F	N/F	N/F

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
Ground	R6	W7	Studio	25.6	22.2	0.87	13.8	53%	7.8	30%	0.56	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R7	W8	Studio	20.6	17.1	0.83	12.9	56%	9.0	39%	0.70	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R8	W9	Studio	26.4	22.9	0.87	18.0	68%	12.3	47%	0.68	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R9	W10	Studio	26.8	23.2	0.87	18.6	70%	13.5	51%	0.73	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R10	W11	Studio	21.6	18.0	0.84	16.0	70%	12.6	55%	0.79	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R11	W12	Residential	27.3	23.7	0.87	15.6	99%	14.3	90%	0.92	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R13	W16	Residential	21.9	21.9	1.00	10.1	31%	10.1	31%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1	Residential	36.3	36.1	1.00	19.6	67%	19.6	67%	1.00	49	14	49	14	1.00	1.00
First	R3	W3	Studio	26.4	23.7	0.90	12.5	48%	9.3	35%	0.74	N/F	N/F	N/F	N/F	N/F	N/F
First	R4	W4	Studio	21.0	18.2	0.87	12.6	55%	8.7	38%	0.69	N/F	N/F	N/F	N/F	N/F	N/F
First	R5	W5	Studio	26.6	23.4	0.88	12.8	49%	8.7	33%	0.68	N/F	N/F	N/F	N/F	N/F	N/F
First	R6	W6	Studio	26.9	23.7	0.88	14.7	56%	8.9	34%	0.60	N/F	N/F	N/F	N/F	N/F	N/F
First	R7	W7	Studio	21.9	18.4	0.84	13.2	58%	9.9	43%	0.75	N/F	N/F	N/F	N/F	N/F	N/F
First	R8	W8	Studio	27.7	24.3	0.88	18.4	70%	13.0	49%	0.70	N/F	N/F	N/F	N/F	N/F	N/F
First	R9	W9	Studio	28.1	24.7	0.88	18.9	72%	14.3	54%	0.76	N/F	N/F	N/F	N/F	N/F	N/F
First	R10	W10	Studio	22.8	19.4	0.85	16.4	72%	13.2	58%	0.81	N/F	N/F	N/F	N/F	N/F	N/F
First	R11	W11	Studio	28.6	25.2	0.88	20.2	77%	15.2	58%	0.75	N/F	N/F	N/F	N/F	N/F	N/F
First	R13	W14	Residential	27.1	27.1	1.00	17.8	55%	17.8	55%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	37.5	37.4	1.00	21.1	72%	21.1	72%	1.00	51	16	51	16	1.00	1.00
Second	R3	W3	Studio	27.8	25.0	0.90	12.9	49%	10.1	38%	0.78	N/F	N/F	N/F	N/F	N/F	N/F
Second	R4	W4	Studio	22.4	19.7	0.88	13.3	58%	9.8	43%	0.73	N/F	N/F	N/F	N/F	N/F	N/F
Second	R5	W5	Studio	28.0	24.9	0.89	13.3	50%	9.8	37%	0.74	N/F	N/F	N/F	N/F	N/F	N/F
Second	R6	W6	Studio	28.3	25.1	0.89	15.7	60%	10.3	39%	0.66	N/F	N/F	N/F	N/F	N/F	N/F
Second	R7	W7	Studio	23.3	20.0	0.86	13.7	60%	10.9	47%	0.79	N/F	N/F	N/F	N/F	N/F	N/F
Second	R8	W8	Studio	29.0	25.8	0.89	19.0	72%	13.7	52%	0.72	N/F	N/F	N/F	N/F	N/F	N/F
Second	R9	W9	Studio	29.4	26.1	0.89	19.2	73%	15.0	57%	0.78	N/F	N/F	N/F	N/F	N/F	N/F
Second	R10	W10	Studio	24.2	20.9	0.87	16.8	73%	13.8	60%	0.82	N/F	N/F	N/F	N/F	N/F	N/F
Second	R11	W11	Studio	29.9	26.6	0.89	20.3	77%	15.9	60%	0.78	N/F	N/F	N/F	N/F	N/F	N/F
Second	R13	W14	Residential	33.4	33.4	1.00	20.4	63%	20.4	63%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W1	Residential	38.2	38.1	1.00	21.2	72%	21.2	72%	1.00	51	16	51	16	1.00	1.00
Third	R3	W3	Studio	29.0	26.3	0.91	13.4	51%	10.8	41%	0.80	N/F	N/F	N/F	N/F	N/F	N/F
Third	R4	W4	Studio	25.3	22.6	0.89	13.9	61%	11.0	48%	0.79	N/F	N/F	N/F	N/F	N/F	N/F
Third	R5	W5	Studio	29.2	26.2	0.90	14.0	53%	11.4	43%	0.81	N/F	N/F	N/F	N/F	N/F	N/F
Third	R6	W6	Studio	29.5	26.4	0.90	17.4	66%	12.1	46%	0.70	N/F	N/F	N/F	N/F	N/F	N/F
Third	R7	W7	Studio	26.1	23.0	0.88	14.4	63%	11.8	51%	0.82	N/F	N/F	N/F	N/F	N/F	N/F
Third	R8	W8	Studio	30.2	27.1	0.90	19.8	75%	14.6	55%	0.74	N/F	N/F	N/F	N/F	N/F	N/F
Third	R9	W9	Studio	30.5	27.4	0.90	19.7	75%	16.1	61%	0.82	N/F	N/F	N/F	N/F	N/F	N/F
Third	R10	W10	Studio	26.9	23.9	0.89	17.3	75%	14.6	64%	0.84	N/F	N/F	N/F	N/F	N/F	N/F
Third	R11	W11	Studio	31.0	27.9	0.90	20.5	78%	16.3	62%	0.80	N/F	N/F	N/F	N/F	N/F	N/F
Third	R13	W14	Residential	36.9	36.9	1.00	22.2	68%	22.2	68%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R1	W1	Residential	38.4	38.3	1.00	22.2	75%	22.2	75%	1.00	51	16	51	16	1.00	1.00
Fourth	R3	W4	Studio	30.5	28.0	0.92	14.9	65%	13.6	59%	0.91	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R4	W5	Studio	30.6	28.0	0.91	16.2	71%	13.5	59%	0.83	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R5	W6	Studio	30.6	27.8	0.91	15.6	68%	13.9	60%	0.89	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R6	W7	Studio	30.7	27.9	0.91	17.5	76%	14.1	61%	0.81	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R7	W8	Studio	31.0	28.1	0.91	17.0	74%	14.8	64%	0.87	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R8	W9	Studio	31.2	28.4	0.91	18.3	80%	15.7	69%	0.86	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R9	W10	Studio	31.6	28.9	0.91	18.0	79%	16.4	72%	0.91	N/F	N/F	N/F	N/F	N/F	N/F

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
Fourth	R10	W11	Studio	31.7	28.9	0.91	18.3	80%	17.2	75%	0.94	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R11	W12	Studio	31.9	29.2	0.92	18.5	81%	16.9	74%	0.91	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R13	W15	Residential	37.4	37.4	1.00	21.3	66%	21.3	66%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R1	W1	Residential	38.1	38.1	1.00	22.1	75%	22.1	75%	1.00	51	16	51	16	1.00	1.00
Fifth	R4	W5	Studio	31.2	28.8	0.92	15.3	67%	14.3	62%	0.93	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R5	W6	Studio	32.1	29.6	0.92	17.0	74%	14.3	62%	0.84	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R6	W7	Studio	31.5	28.8	0.92	16.6	72%	14.8	65%	0.90	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R7	W8	Studio	31.5	28.9	0.92	18.2	79%	15.2	66%	0.84	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R8	W9	Studio	32.6	30.0	0.92	17.9	78%	16.0	70%	0.89	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R9	W10	Studio	31.9	29.3	0.92	18.6	81%	16.7	73%	0.90	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R10	W11	Studio	32.2	29.7	0.92	18.7	82%	17.0	74%	0.91	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R11	W12	Studio	33.0	30.5	0.92	18.4	80%	17.8	78%	0.97	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R12	W13	Studio	32.4	30.1	0.93	18.5	81%	17.8	78%	0.96	N/F	N/F	N/F	N/F	N/F	N/F
Fifth	R14	W16	Residential	37.4	37.4	1.00	21.3	66%	21.3	66%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Coniston Hall																	
Ground	R1	W1	Residential	29.7	29.7	1.00											
		W2		25.5	25.1	0.99	21.6	100%	21.6	100%	1.00	50	19	50	19	1.00	1.00
Ground	R2	W3	Residential	30.6	30.2	0.99											
		W4		31.4	30.9	0.99	26.4	99%	26.4	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R3	W5	Residential	31.8	31.3	0.98	9.2	98%	9.2	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R4	W6	Residential	32.1	31.5	0.98											
		W7		32.2	31.4	0.98											
		W42		11.1	11.1	1.00											
		W43		11.8	11.8	1.00	50.4	100%	50.1	99%	0.99	36	6	36	6	1.00	1.00
Ground	R5	W8	Residential	31.8	30.9	0.97	17.3	98%	17.3	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R7	W10	Residential	17.8	17.8	1.00											
		W11		32.8	31.7	0.97											
		W12		32.7	31.5	0.96											
		W13		5.5	5.1	0.93	14.4	100%	14.4	100%	1.00	10	0	10	0	1.00	0.00
Ground	R8	W12	Residential	32.7	31.5	0.96	3.3	100%	3.3	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R11	W19	Residential	27.3	26.1	0.96	4.8	63%	4.8	63%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R12	W20	Residential	26.1	25.7	0.98											
		W21		22.0	21.5	0.98											
		W22		21.9	21.5	0.98											
		W23		21.9	21.4	0.98											
		W24		21.6	21.1	0.98											
		W25		21.5	21.0	0.98											
		W26		21.2	20.7	0.98											
		W27		21.5	21.0	0.98											
		W28		14.6	14.1	0.97											
		W29		21.2	20.6	0.98											
		W30		21.5	20.9	0.97											
		W31		23.1	23.1	1.00											
		W32		22.3	22.3	1.00											
		W33		12.2	12.2	1.00											
		W34		21.8	21.8	1.00											
		W35		21.4	21.4	1.00											
		W36		19.8	19.8	1.00											
		W37		19.1	19.1	1.00											
		W38		18.2	18.2	1.00											
		W39		16.8	16.8	1.00											
		W40		15.1	15.1	1.00											
		W41		15.0	15.0	1.00											
		W17		26.5	25.3	0.96											
		W18		26.4	25.2	0.96											
		W19		26.2	25.0	0.96											
		W20		26.0	24.8	0.95											
		W21		25.8	24.5	0.95											
		W22		25.5	24.2	0.95											
		W23		25.2	23.9	0.95											
		W24		24.9	23.6	0.95											
		W25		22.4	21.0	0.94											
		W26		23.7	22.2	0.94											
		W27		23.3	21.8	0.94											
		W28		31.5	31.5	1.00											
		W29		31.2	31.2	1.00											
		W30		29.3	29.3	1.00											
		W31		31.1	31.1	1.00											
		W32		31.0	31.0	1.00											
		W33		30.8	30.8	1.00											
		W34		30.5	30.5	1.00											
		W35		30.2	30.2	1.00											
		W36		29.7	29.7	1.00											
		W37		29.1	29.1	1.00											

Address	Room	Window	Room use	Vertical Sky Component (VSC)			No-Sky Line (NSL)					Annual Probable Sunlight Hours (APSH) by Room					
				Existing	Proposed	Proportion	Existing NSL		Proposed NSL		Proportion	Existing APSH		Proposed APSH		Retained	
				VSC	VSC	Retained	m^2	%	m^2	%	Retained	Total	Winter	Total	Winter	Total	Winter
		W38		28.0	28.0	1.00	183.7	100%	183.7	100%	1.00	85	28	85	28	1.00	1.00
First	R6	W6	Residential	34.1	33.4	0.98	12.3	98%	12.3	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R7	W7	Residential	34.3	33.7	0.98	12.2	98%	12.2	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R8	W8	Residential	34.4	33.7	0.98	12.3	98%	12.3	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R9	W9	Residential	34.4	33.6	0.98	12.2	98%	12.2	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R10	W10	Residential	34.2	33.3	0.97	12.2	98%	12.2	98%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R11	W11	Residential	32.7	31.8	0.97	11.9	94%	11.9	94%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R12	W12	Residential	34.3	33.2	0.97	16.1	99%	16.1	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R15	W15	Residential	18.9	18.6	0.98	9.8	97%	9.8	97%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
First	R16	W16	Residential	30.2	29.1	0.96											
		W39		27.9	27.9	1.00	26.8	99%	26.8	99%	1.00	51	17	51	17	1.00	1.00
Second	R5	W5	Residential	33.5	32.8	0.98											
		W6		33.7	32.9	0.98	21.8	99%	21.8	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R6	W7	Residential	33.8	33.0	0.98	12.3	99%	12.3	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R7	W8	Residential	33.7	32.9	0.98	12.4	99%	12.4	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R8	W9	Residential	33.7	32.8	0.97	12.3	99%	12.3	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R9	W10	Residential	33.5	32.6	0.97	12.3	99%	12.3	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R10	W11	Residential	32.8	31.9	0.97	12.2	97%	12.2	97%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R11	W12	Residential	34.1	33.1	0.97	16.1	99%	16.1	99%	1.00	N/F	N/F	N/F	N/F	N/F	N/F
Second	R13	W14	Residential	33.7	32.6	0.97											
		W15		33.7	33.4	0.99	16.3	100%	16.3	100%	1.00	N/F	N/F	N/F	N/F	N/F	N/F

Appendix 3

Results of the sunlight amenity assessment



Existing Scenario - March 21st



Proposed Scenario - March 21st

Area	Total Area (sq.m)	Existing Scenario Area recieving more than two hours of sun		Proposed Scenario Area recieving more than two hours of sun		Proportion Retained
		(m^2)	%	(m^2)	%	
2 Upper West Grove	19.41	8.04	41%	6.26	32%	0.78
4 Upper West Grove	20.47	9.18	45%	5.60	27%	0.61
6 Upper West Grove	21.93	9.69	44%	4.15	19%	0.43
8 Upper West Grove	22.58	10.13	45%	5.08	22%	0.5
10 Upper West Grove	21.74	9.48	44%	7.91	36%	0.83

Area	Total Area (sq.m)	Existing Scenario Area recieving more than two hours of sun		Proposed Scenario Area recieving more than two hours of sun		Proportion Retained
		(m^2)	%	(m^2)	%	
12 Upper West Grove	21.53	9.41	44%	8.67	40%	0.92
14 Upper West Grove	21.41	8.94	42%	8.72	41%	0.97
16 Upper West Grove	21.66	8.45	39%	8.45	39%	1
18 Upper West Grove	20.21	7.31	36%	7.31	36%	1

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Survey Solution
85703MCLS-01.dwg
Received 23/04/2026

Hodder+partners
0670-HOD-XX-XX-M3-A-0001.rvt
Received 13/07/2026

EB7 Ltd
Site Photographs
Ordnance Survey

NORTH

Key
- Existing Building
- Proposed Development
- Area of assesment
- Area receiving more than two hours of sun on March 21st
- Area receiving less than two hours of sun on March 21st

Project: Octagon House Manchester

Title: Sunlight Amenity Study Existing vs Proposed 21st March

Drawn: TR | Checked: --

Date: 17/07/2026 | Project: 10439

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