Proximity

# Daylight & Sunlight Amenity Impact Assessment Report

Old Mill Street, Manchester

Zentra Group PLC

Our Ref: 2300B/RR/TWK Rev 00

26 August 2026

# Executive Summary

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

- Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA;
- 2 Weybridge Road, Manchester, M4 6FD;
- 2 Tavery Close, Manchester, M4 6FL;
- 88 Old Mill Street, Manchester, M4 6EE;
- Chips, 2 Lampwick Lane, Manchester, M4 6BU;
- Lampwick Quay, 70 Old Mill Street, Manchester, M4 6LX; and
- Ancoats Dispensary, 80 Old Mill Street, Manchester, M4 6ND.

In addition to the above the external amenity spaces to 2 Tavery Close and 88 Old Mill Street are external amenity spaces worthy of a Time in Sun impact assessment.

The majority of the neighbouring windows would continue to meet the BRE daylight targets, with the exception of Weavers Quay, Chips and Ancoats Dispensary.

Some windows in these three neighbouring buildings do not meet the BRE daylight targets, with some minor losses (Weavers Quay & Chips), moderate losses (Weavers Quay & Ancoats Dispensary) and substantial losses (Ancoats Dispensary only).

# Executive Summary Continued...

All applicable rooms in the neighbouring buildings that have been sunlight impact appraised would also continue to achieve both annual and winter sunlight targets.

The external amenity space to 2 Tavery Close would continue to be well sunlit in the Proposed Condition.

The external amenity space to 88 Old Mill Street, is not adequately sunlit in the Baseline Condition, and experiences a further reduction in sunlight as a result of the Proposed Developed.

Overall, the impact of the Proposed Development on the daylight and sunlight amenity of these buildings and external amenity spaces is generally Negligible and Not Significant to the majority, with the exception of Anocoats Dispensary in terms of daylighting provision, and for the reasons explained in the main body of this Report.

# Introduction

Zentra Group PLC ("the Applicant") has developed a proposal for a 6 storey residential apartment block for the "Old Mill Street Site" in Manchester.

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

This Report confirms our assessment methodology, findings and opinions.

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

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

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

> Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA;
> 2 Weybridge Road, Manchester, M4 6FD;
> 2 Tavery Close, Manchester, M4 6FL;
> 88 Old Mill Street, Manchester, M4 6EE;
> Chips, 2 Lampwick Lane, Manchester, M4 6BU;
> Lampwick Quay, 70 Old Mill Street, Manchester, M4 6LX; and
> Ancoats Dispensary, 80 Old Mill Street, Manchester, M4 6ND.

In addition to the above the external amenity spaces to 2 Tavery Close and 88 Old Mill Street, are identified as worthy of Time in Sun review and have been impact appraised.

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


2 Weybridge Road
2 Tavery Close
The Site is currently an open parcel of land and used as a surface car park and it is edged blue and annotated on the plan.
88 Old Mill Street
Weavers Quay
The Site
Ancoats Dispensary
The Neighbouring Buildings & External Amenity Spaces that have been impact appraised as part of this assessment are edged red and edged yellow respectively with annotations.
Lampwick Quay
Chips Building
Google Earth



The Site
A general photograph of the Site (behind the hoarding / fencing) taken from Old Mill Street facing east.













Photographs of the Neighbouring Receptors to the north and east of the Site.


Lampwick Quay


Chips Building


Ancoats Dispensary



Chips Building (Close Up Photo)

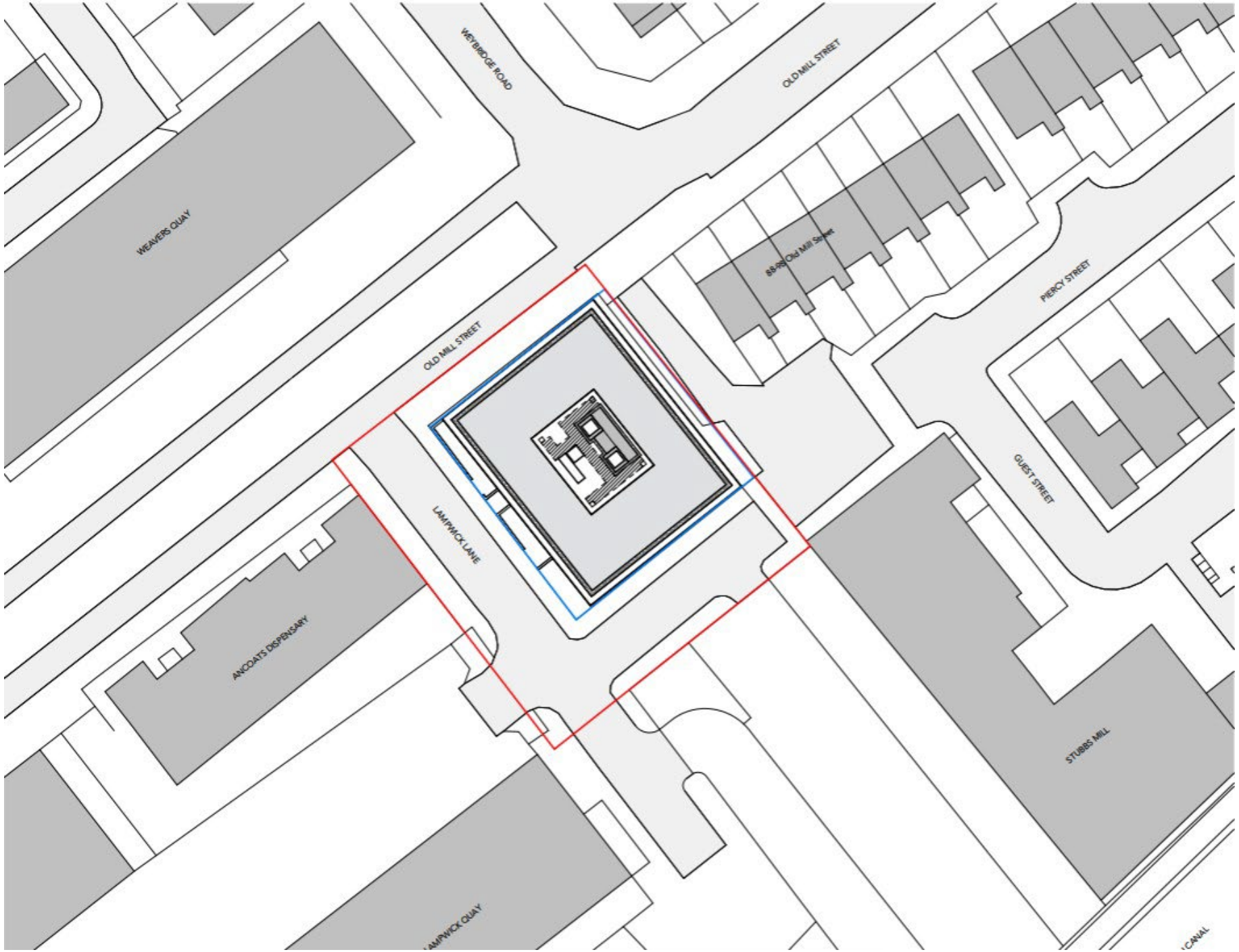
Photographs of the Neighbouring Receptors to the west and south of the Site.

## Other Neighbouring Buildings

For completeness, we acknowledge the presence of other residential buildings in the wider vicinity of the Site – other properties on Weybridge Road, Tavery Close and Old Mill Street, and properties on Guest Street and Millner's Wharf (south side of the Ashton Canal).

These other buildings are, however, too far away from the Site, given the mass of the Proposed Development.

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




The Site is located adjacent to Old Mill Street and Lampwick Lane. The footprint of the proposed building occupies the majority of the Site's footprint as demonstrated by the extract of the Proposed Site Plan.
Credit: Buttress


The Proposed Development will see the Site redeveloped with the construction of the six storey residential apartment block as demonstrated by this 3D massing model.

# BRE Guidance

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

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

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

## Daylight Amenity Tests

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

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

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

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

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

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

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

## Sunlight Amenity (in Buildings) Test

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

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

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

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

## Sunlight Amenity (to External Amenity Areas) Test

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

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

The BRE Guidance recommends

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

# Technical Assessment

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

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

We have measured the daylight impact of the Proposed Development against the BRE's 27% VSC target.

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

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

## Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA



### Daylight Amenity

33 windows, serving 33 rooms, have been daylight amenity impact appraised.

In the Baseline Condition, all 33 windows (100%) appraised achieve the VSC target of 27%.

In the Proposed Condition, all 33 windows (100%) would continue to achieve the VSC target.

Out of all of the 33 rooms appraised, 30 rooms (91%) would experience either no reduction or negligible reductions in NSL.

3 rooms (9%) would not achieve the NSL target.

These rooms contain windows that directly face the Site, with one room at first floor, one room at second floor and one room at third floor.

The rooms at first and second floor are most adversely impacted resulting in a moderate losses, with reductions of 38% and 34% compared to the Baseline Condition.

The third floor room is less impacted and results in a minor loss, with a reduction of 25% compared to the Baseline Condition.

None of these three rooms resulted in a substantial loss, with no reductions being greater than 40% of the Baseline Condition.

## Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA

In the Baseline Condition the Site is an unbuilt on open parcel of land located within an urban area.

Any future development on the Site is likely to result in some form of impact to this neighbouring building.

All windows achieve the VSC target, and the majority of the rooms achieve the NSL target.

Overall, the impact of the Proposed Development on the daylight amenity to Weavers Quay is negligible and not significant.

Sunlight Amenity (Buildings)

The 33 windows that serve 33 assumed rooms to Weavers Quay that overlook the Site are south facing (within 90 degrees from due South), which the Proposed Development will be seen through.

On that basis, and in accordance with the BRE Guidance, it is necessary for these windows to be sunlight amenity impact appraised.

The Proposed Development will have no impact on sunlight amenity to this neighbouring building.

Proximity
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CLIENT:
Zentra Group PLC

PROJECT:
Old Mill Street
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

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- Proposed

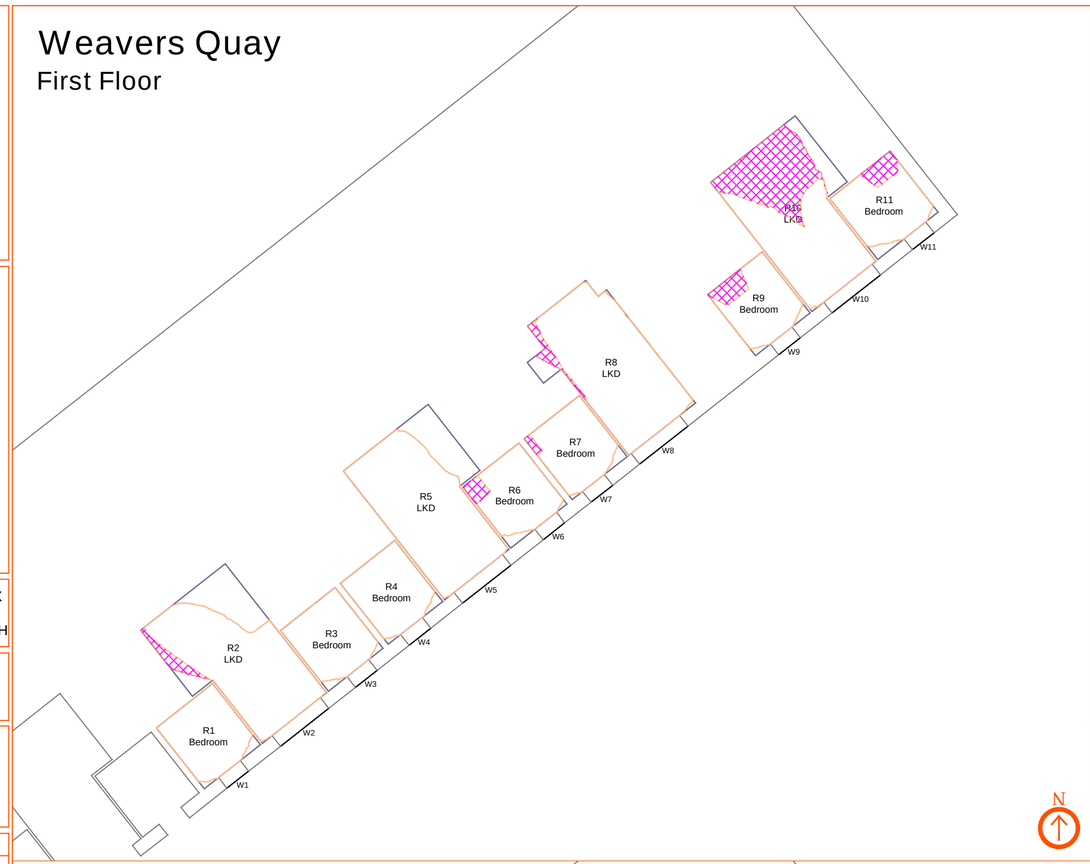
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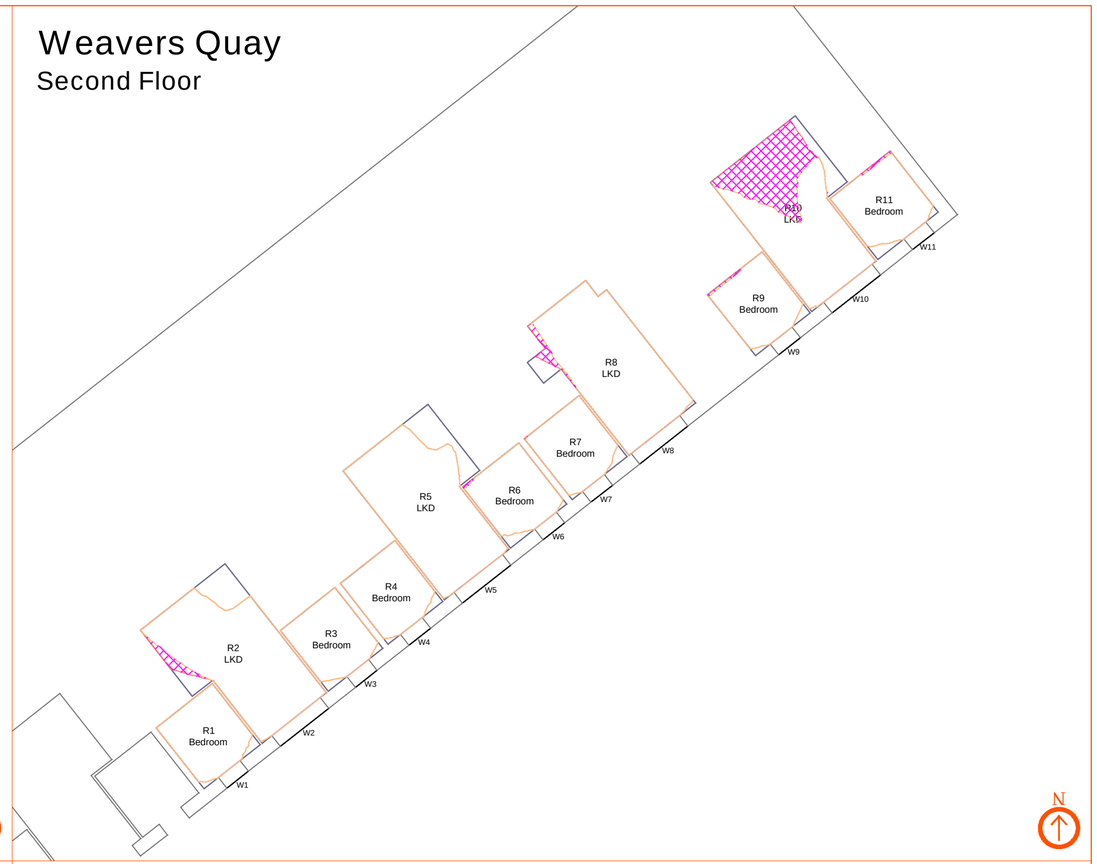
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- Existing NoSky Area
- Proposed NoSky Area
- Area of Loss/Gain

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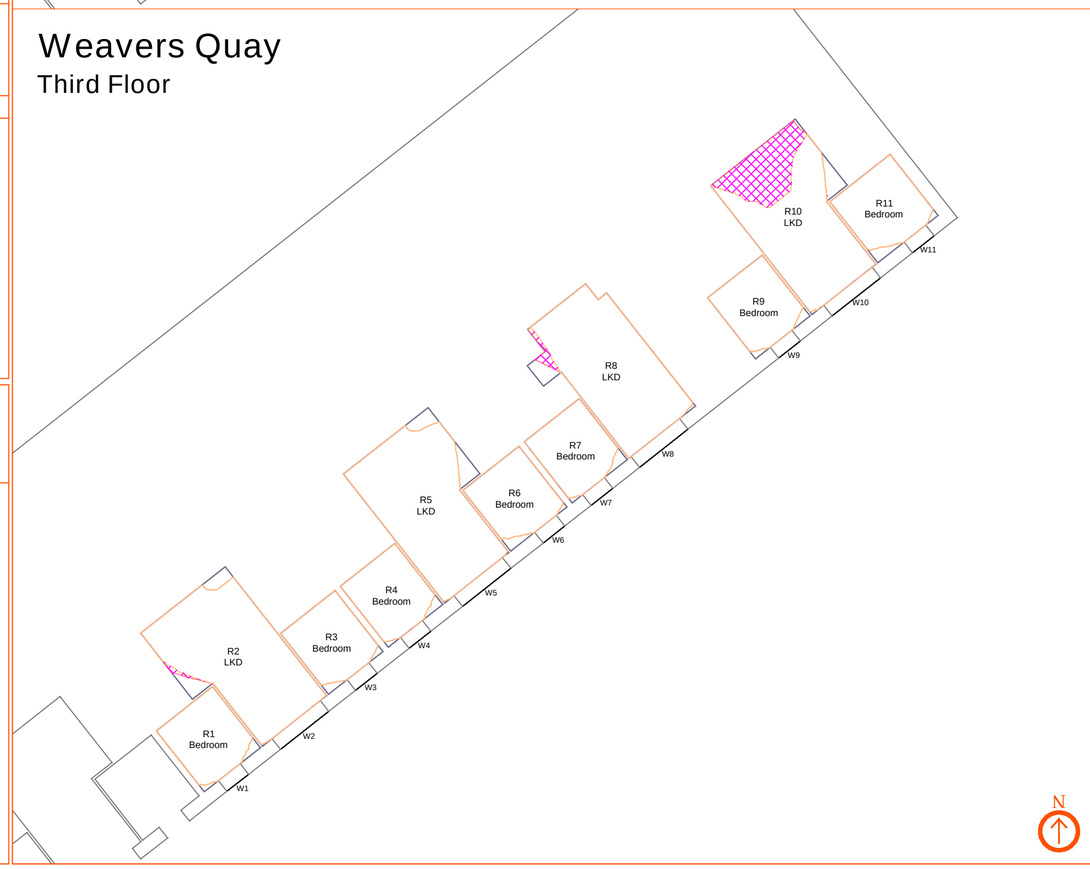
# Weavers Quay
## First Floor




# Weavers Quay
## Second Floor




# Weavers Quay
## Third Floor



## 2 Weybridge Road, Manchester, M4 6FD



Daylight Amenity

7 windows, serving 5 assumed rooms, have been daylight amenity impact appraised.

In the Baseline Condition, all 7 windows (100%) achieve the VSC target of 27%.

In the Proposed Condition, all 7 windows (100%) would continue to achieve the VSC target.

All 5 assumed rooms appraised (100%) would not experience a reduction in NSL.

The daylight amenity impact of the Proposed Development to this neighbouring house is negligible and not significant.

Sunlight Amenity (Buildings)

5 out of the 7 windows to this neighbouring house, which the Proposed Development will be seen through are within 90 degrees from due South.

On that basis, and in accordance with the BRE Guidance, it is necessary for these windows to be sunlight amenity impact appraised.

The Proposed Development will have no impact on sunlight amenity to this neighbouring house.

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PROJECT:
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Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

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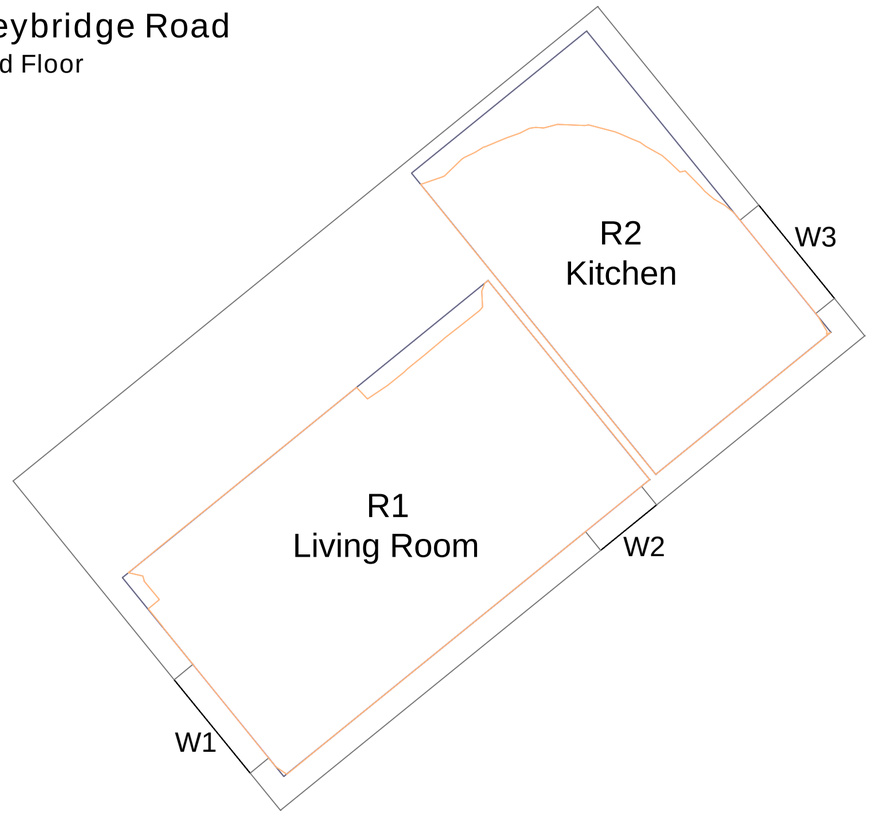
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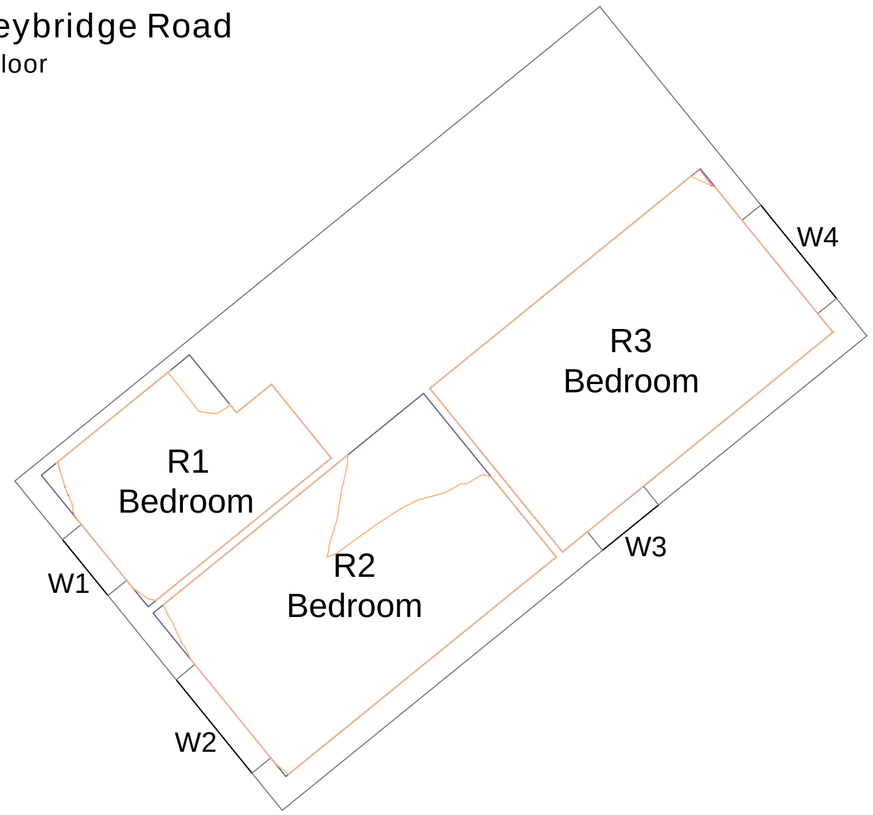
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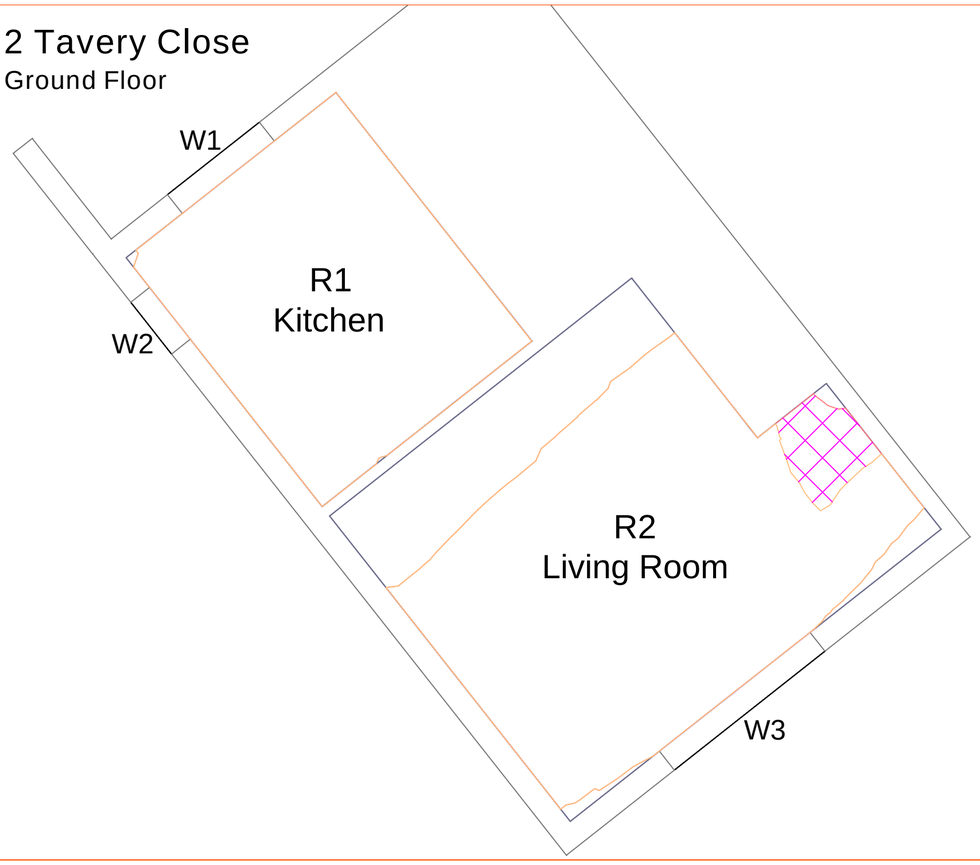
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Ground Floor



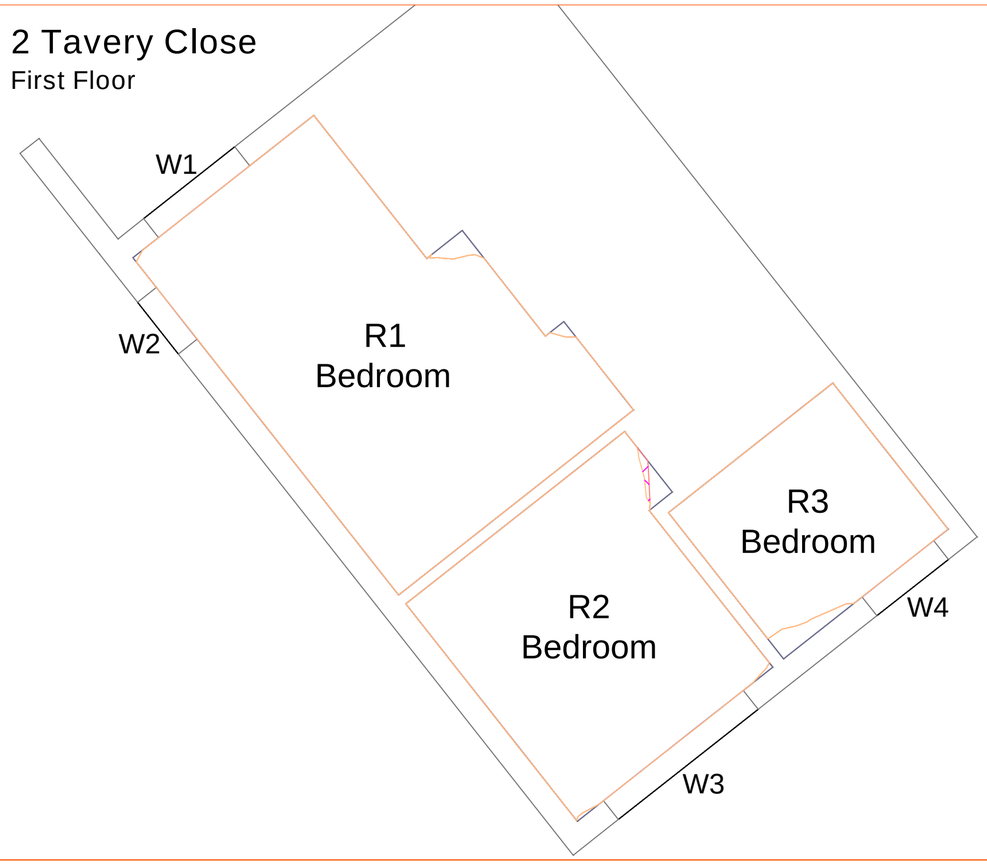

## 2 Weybridge Road
First Floor




## 2 Tavery Close
Ground Floor




## 2 Tavery Close
First Floor



## 2 Tavery Close, Manchester, M4 6FL



### Daylight Amenity

7 windows, serving 5 assumed rooms, have been daylight amenity impact appraised.

In the Baseline Condition, all 7 windows (100%) achieve the VSC target of 27%.

In the Proposed Condition, all 7 windows (100%) would continue to achieve the VSC target.

All 5 assumed rooms appraised (100%) experience either no reduction or negligible reductions in NSL.

The daylight amenity impact of the Proposed Development to this neighbouring house is negligible and not significant.

### Sunlight Amenity (Buildings)

5 out of the 7 windows to this neighbouring house, which the Proposed Development will be seen through are within 90 degrees from due South.

On that basis, and in accordance with the BRE Guidance, it is necessary for these windows to be sunlight amenity impact appraised.

The Proposed Development will have no impact on sunlight amenity to this neighbouring house.

## 2 Tavery Close, Manchester, M4 6FL

Sunlight Amenity (External Amenity Spaces)

The rear garden to this neighbouring building is located to the north of the Site and is identified as an external amenity space worthy of Time in Sun impact assessment.

In the Baseline Condition, this external amenity space would be adequately sunlit, achieving 66% sunlit for at least 2 hours time in sun on 21 March and in line with the BRE target, with the target being at least half of an external amenity space being sunlit for at least 2 hours on 21 March.

In the Proposed Condition this external amenity space would continue to achieve 66% of its area being sunlit for 2 hours on 21 March in line with the BRE target, and as per the Baseline Condition with no reduction.

There is no adverse impact on Sunlight amenity to this external amenity space associated with the Proposed Development.

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Daylight Distribution

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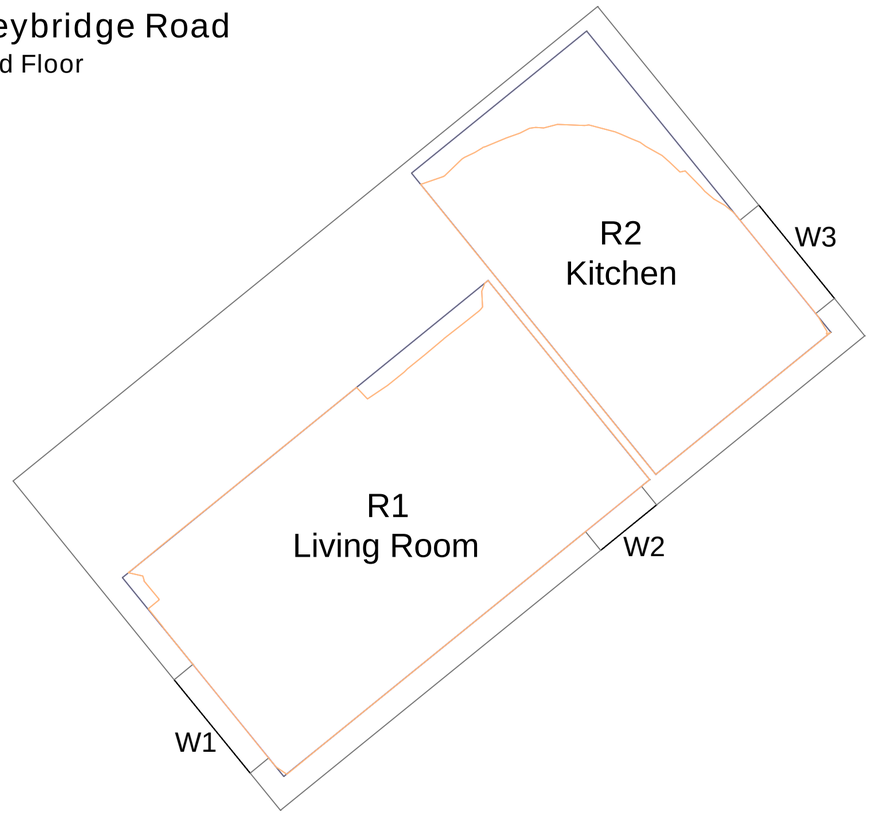
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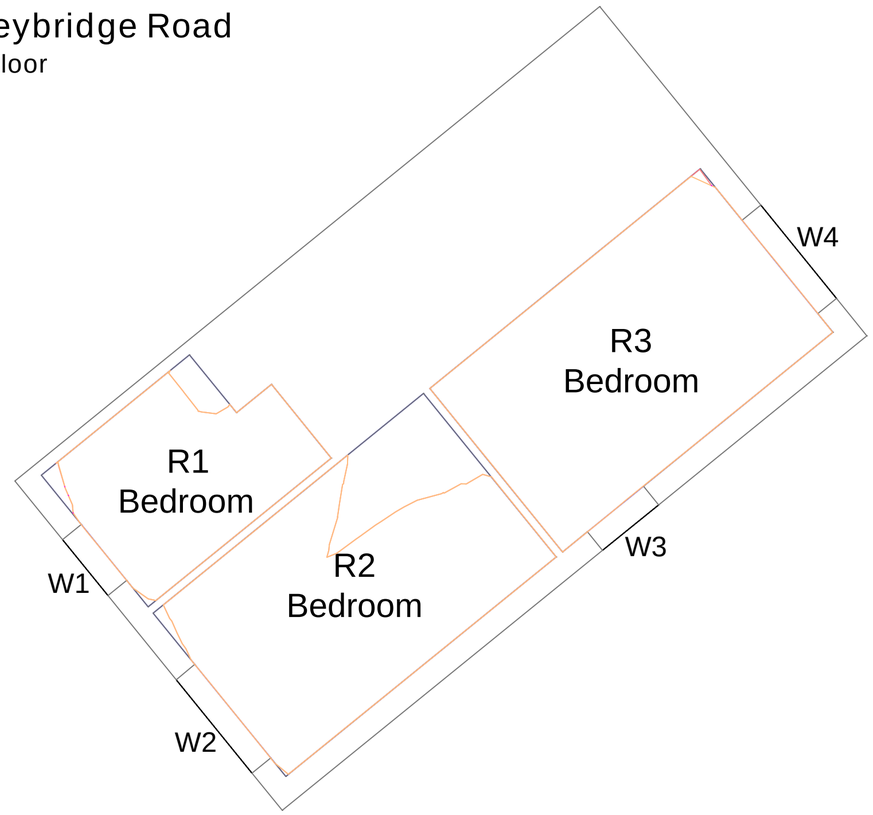
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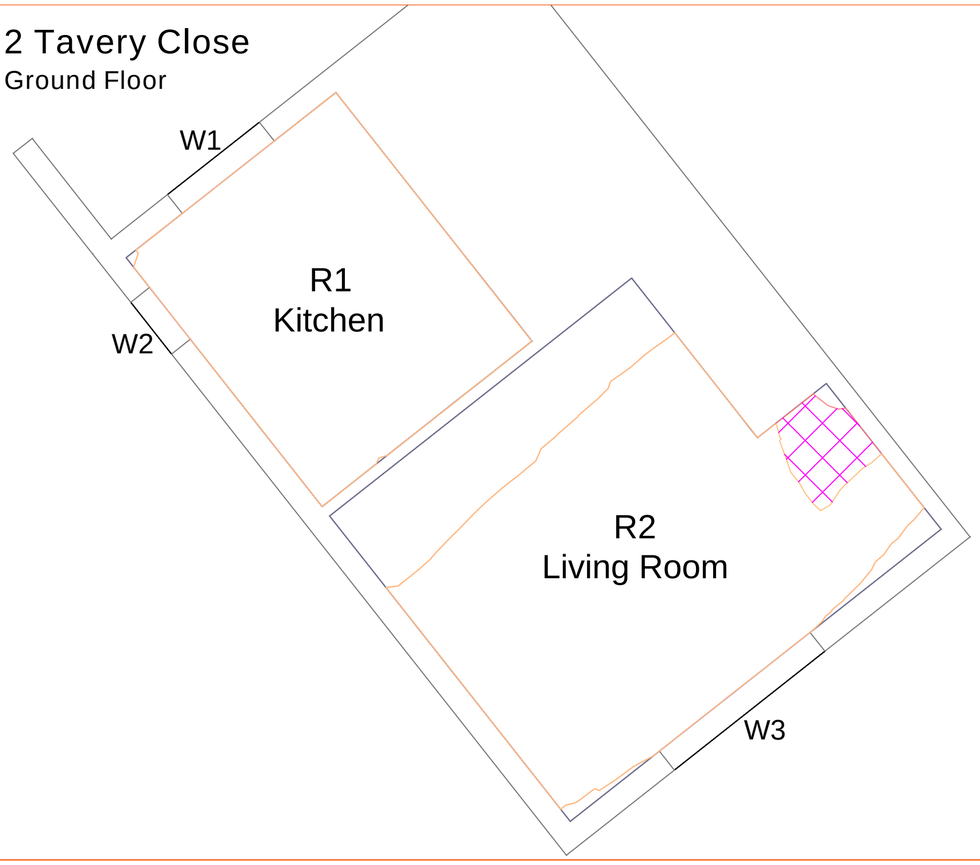
## 2 Weybridge Road
Ground Floor



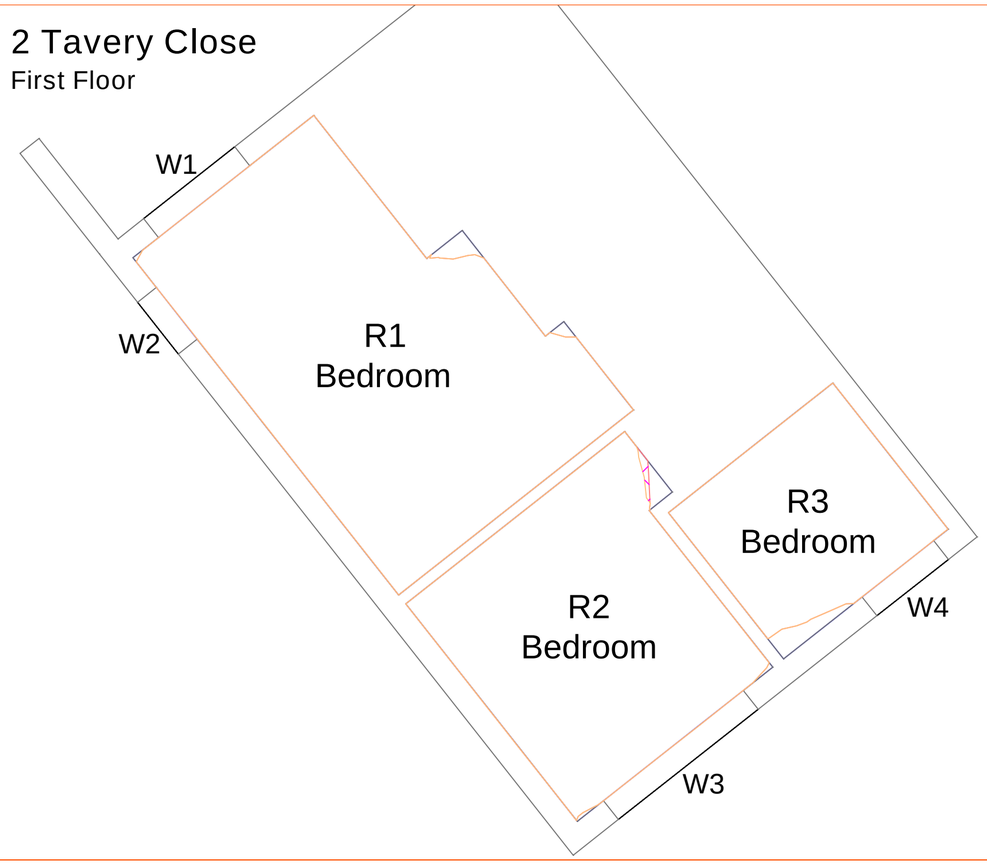

## 2 Weybridge Road
First Floor




## 2 Tavery Close
Ground Floor




## 2 Tavery Close
First Floor



## 88 Old Mill Street, Manchester, M4 6EE



Daylight Amenity

3 windows serving 3 assumed rooms, have been daylight amenity impact appraised.

In the Baseline Condition, all 3 windows (100%) do not achieve the VSC target of 27%.

In the Proposed Condition, to all 3 windows (100%) there is a minor reduction in daylight compared to the Baseline Condition, however it is within 0.8 of the VSC Baseline Condition and the BRE target is achieved.

All 3 assumed rooms appraised (100%) experience either no reduction or negligible reductions in NSL.

The daylight amenity impact of the Proposed Development to this neighbouring house is negligible and not significant.

Sunlight Amenity (Buildings)

All 3 windows to this neighbouring house, which the Proposed Development will be seen through are within 90 degrees from due South.

On that basis, and in accordance with the BRE Guidance, it is necessary for these windows to be sunlight amenity impact appraised.

The Proposed Development will have no impact on sunlight amenity to this neighbouring house.

## 88 Old Mill Street, Manchester, M4 6EE

Sunlight Amenity (External Amenity Spaces)

The rear garden to this neighbouring house is located in close proximity to the east of the Site and is identified as an external amenity space worthy of Time in Sun impact assessment.

In the Baseline Condition, this external amenity space is poorly sunlit, with only 45% of its area achieving 2 hours time in sun on 21 March and 5% below the BRE target of at least half its area.

In the Proposed Condition the sunlight to this external amenity space would reduce by 10% from the Baseline Condition, with 35% of its achieving 2 hours Time in Sun on 21 March and 15% below the BRE target.

The Proposed Development results in a small reduction in sunlight to this external amenity space.

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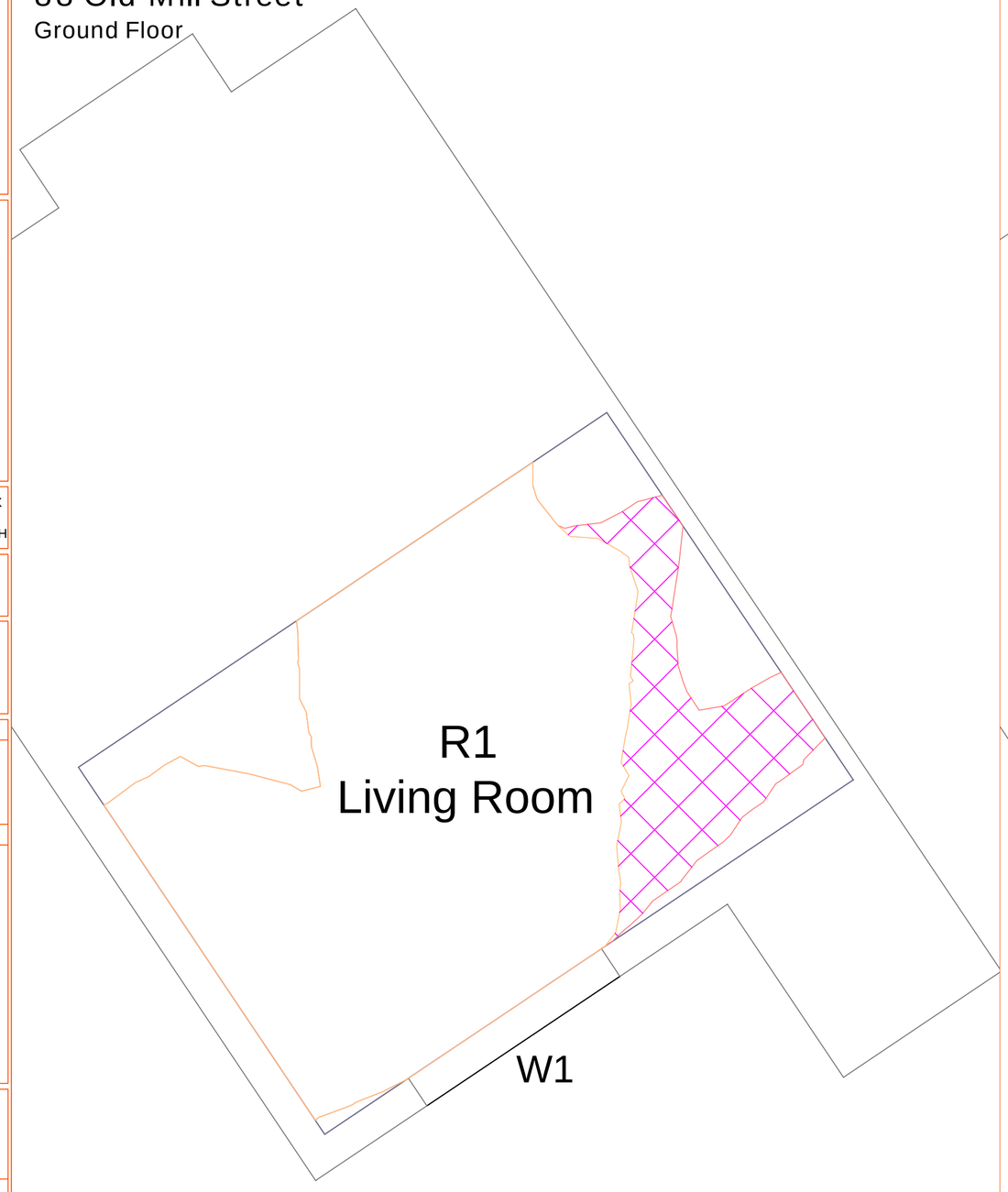
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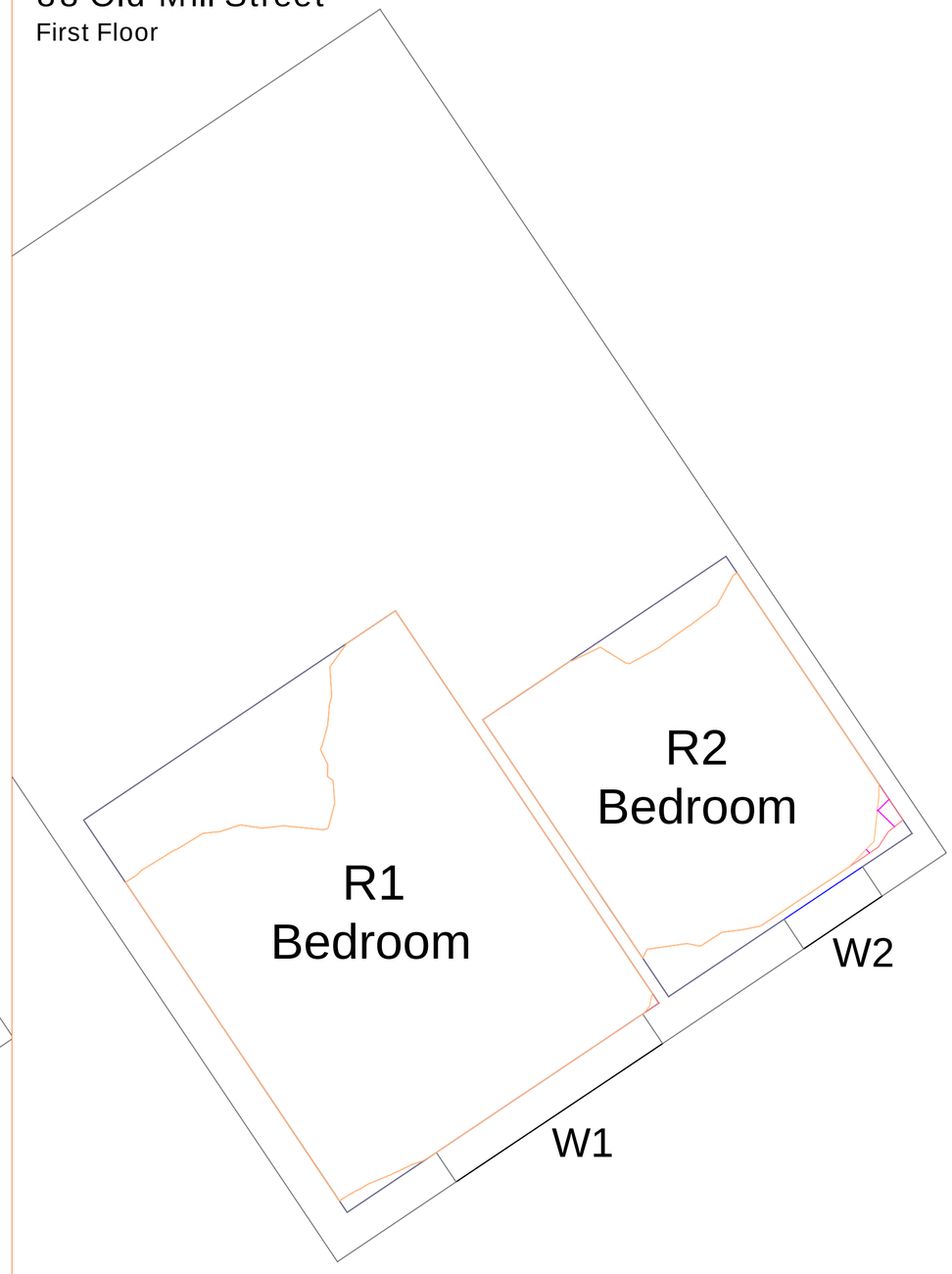
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## 88 Old Mill Street
Ground Floor




## 88 Old Mill Street
First Floor



## Chips, 2 Lampwick Lane, Manchester, M4 6BU




### Daylight Amenity

51 windows, serving 26 assumed rooms, have been daylight amenity impact appraised.

In the Baseline Condition, 27 windows (53%) out of the 51 appraised (100%) achieve the VSC target of 27%.

This neighbouring building is in close proximity to Lampwick Quay, and a primary reason why a large proportion of the existing windows do not achieve the VSC target in the Baseline Condition.

In the Proposed Condition, 50 windows (98%) out of the 51 appraised (100%) would remain within 0.8 of the VSC Baseline Condition and achieve the BRE target.

The affected single window results in it experiencing a minor loss, with a reduction of 26% compared to the Baseline Condition.

The affected window is located at second floor level and at the back of a recessed balcony, and very poorly lit in the Baseline Condition achieving 3.4%, reducing to 2.5% in the Proposed Condition.

The inherent design of a recessed balcony type significantly restricts daylight to apertures that it serves, and any proposed new neighbouring massing in nearby vicinity that the apertures would see from such balcony are likely to be adversely impacted.

Out of all of the 26 assumed rooms appraised (100%), 25 rooms (96%) would experience either no reduction or negligible reductions in NSL.

1 room (4%) would not achieve the BRE NSL target.

The Proposed Development results in this affected room experiencing a minor loss, with a reduction of 22% compared to the Baseline Condition.

Chips, 2 Lampwick Lane,
Manchester, M4 6BU

This affected room is located at first floor level, and its window provision is located at the back of a recessed balcony. Like the comments above, due to the inherent design of a recessed balcony, any neighbouring massing that would be seen from a room through existing apertures (serving a recessed balcony) is likely to pose a minor adverse impact.

In the Baseline Condition the Site is an unbuilt on open parcel of land located within an urban area.

Any future development on the Site, to a similar massing of the Chips Buildings, is likely to result in some form of daylight impact to this neighbouring building, with a large proportion of the windows not achieving the VSC target in the Baseline Condition, and with their being recessed balconies present.

However, in the Proposed Condition the majority of the windows and rooms achieve their respective VSC and NSL targets.

On that basis the overall impact of the Proposed Development on the daylight amenity to this neighbouring building is negligible and not significant.

Sunlight Amenity (Buildings)

The windows through which the Proposed Development will be seen are north facing. (i.e. more than 90 degrees from due south). On that basis, in accordance with the BRE Guidance, the Site-facing windows of this building do not need to be sunlight amenity impact appraised.

The Proposed Development will have no impact on sunlight amenity to this neighbouring building.

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Massing Legend

- Existing
- Proposed

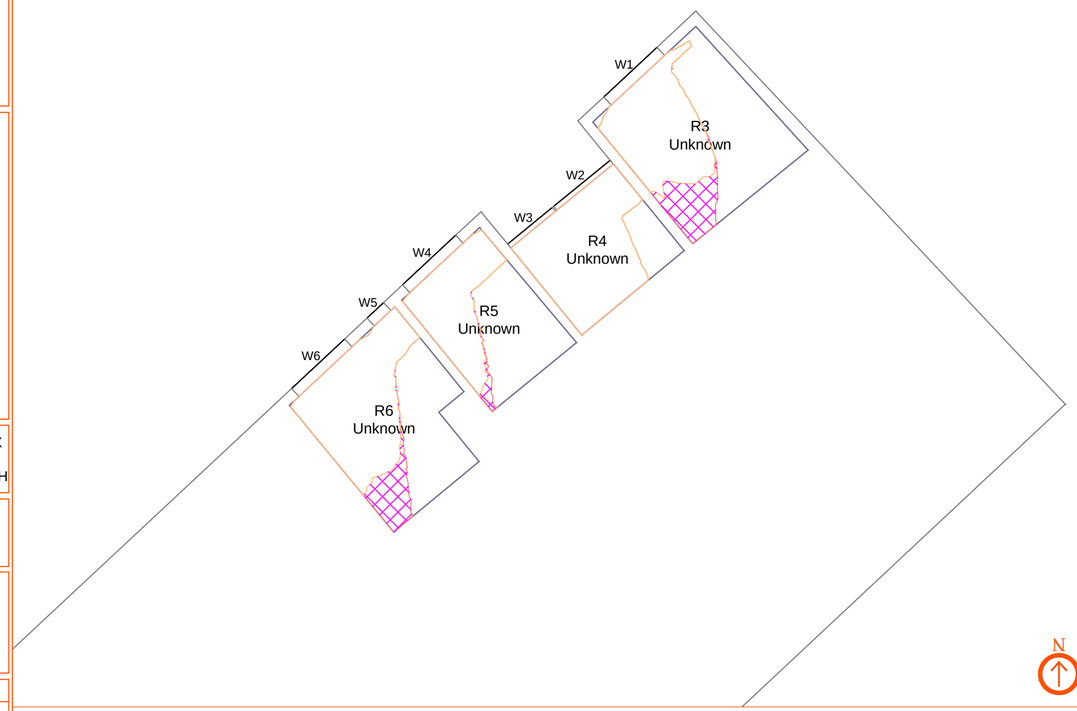
All heights in m AOD

DD Legend

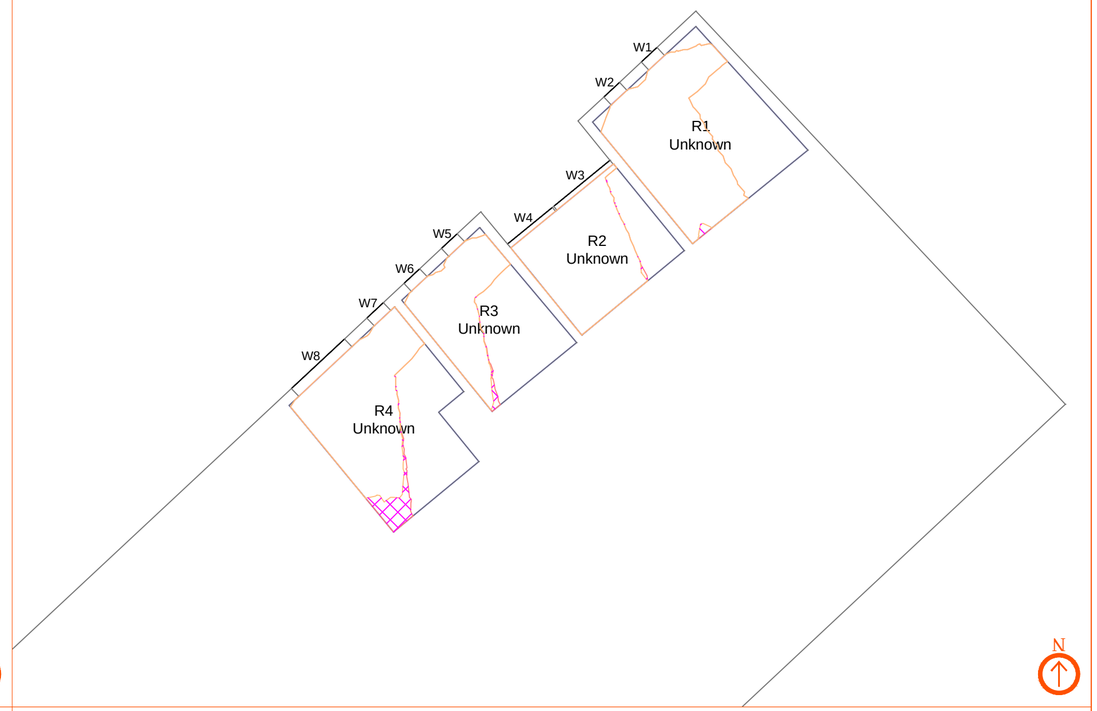
- Room Area (Measured Layout)
- Existing NoSky Area
- Proposed NoSky Area
- Area of Loss/Gain

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

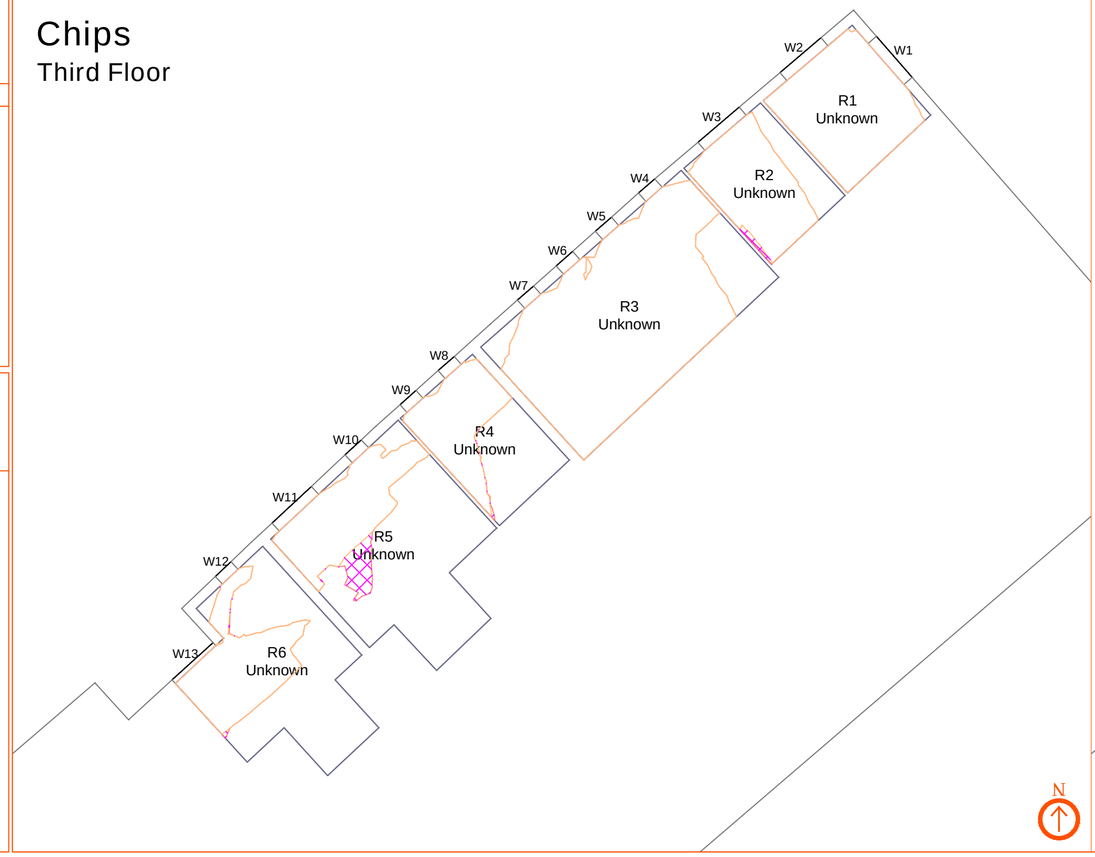
## Chips
### First Floor



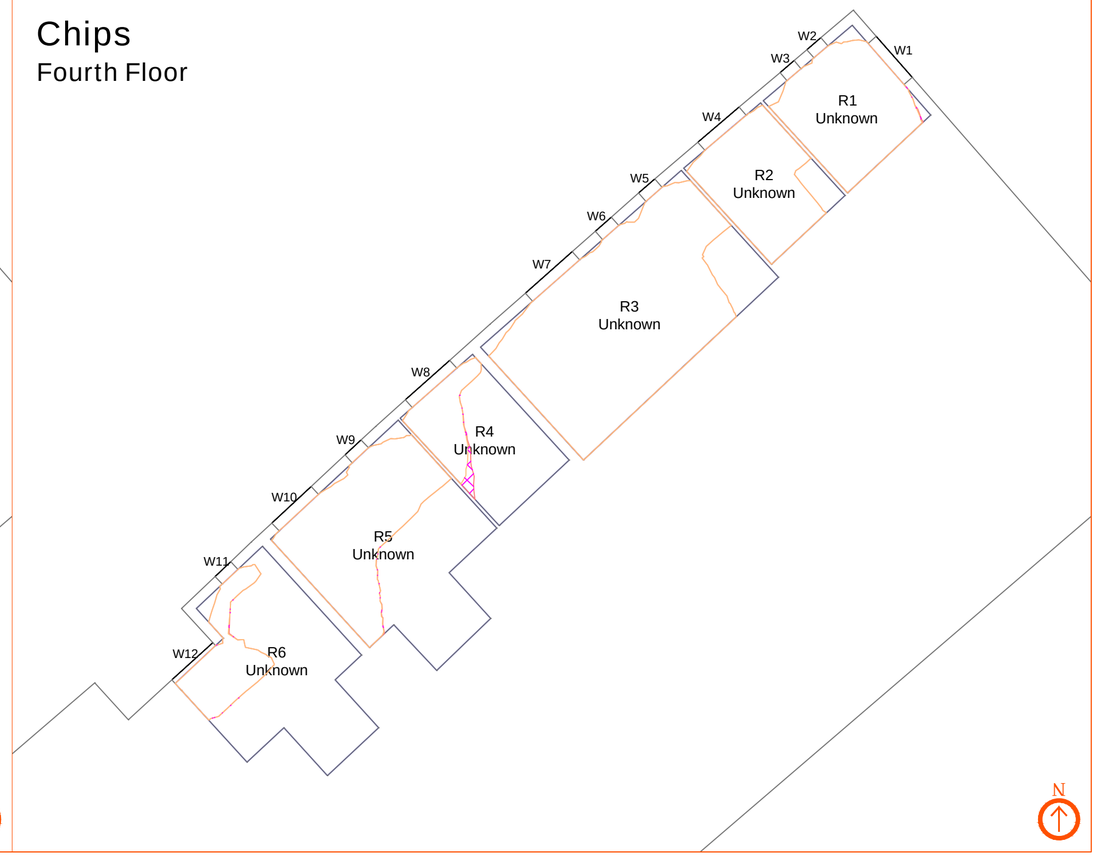

## Chips
### Second Floor




## Chips
### Third Floor




## Chips
### Fourth Floor



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

# Chips
## Fifth Floor

CLIENT:
Zentra Group PLC

PROJECT:
Old Mill Street
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

| SCALE @ A2: | DATE: | DRAWN: | PRX |
|---|---|---|---|
| NTS | 24.08.2026 | CHECKED: | DMH |

| DRAWING NUMBER: | REV: |
|---|---|
| 2300b_MA-11 | 00 |

| REV: | NOTES: | DRWN: | DATE: |
|---|---|---|---|
| | | | |

Massing Legend

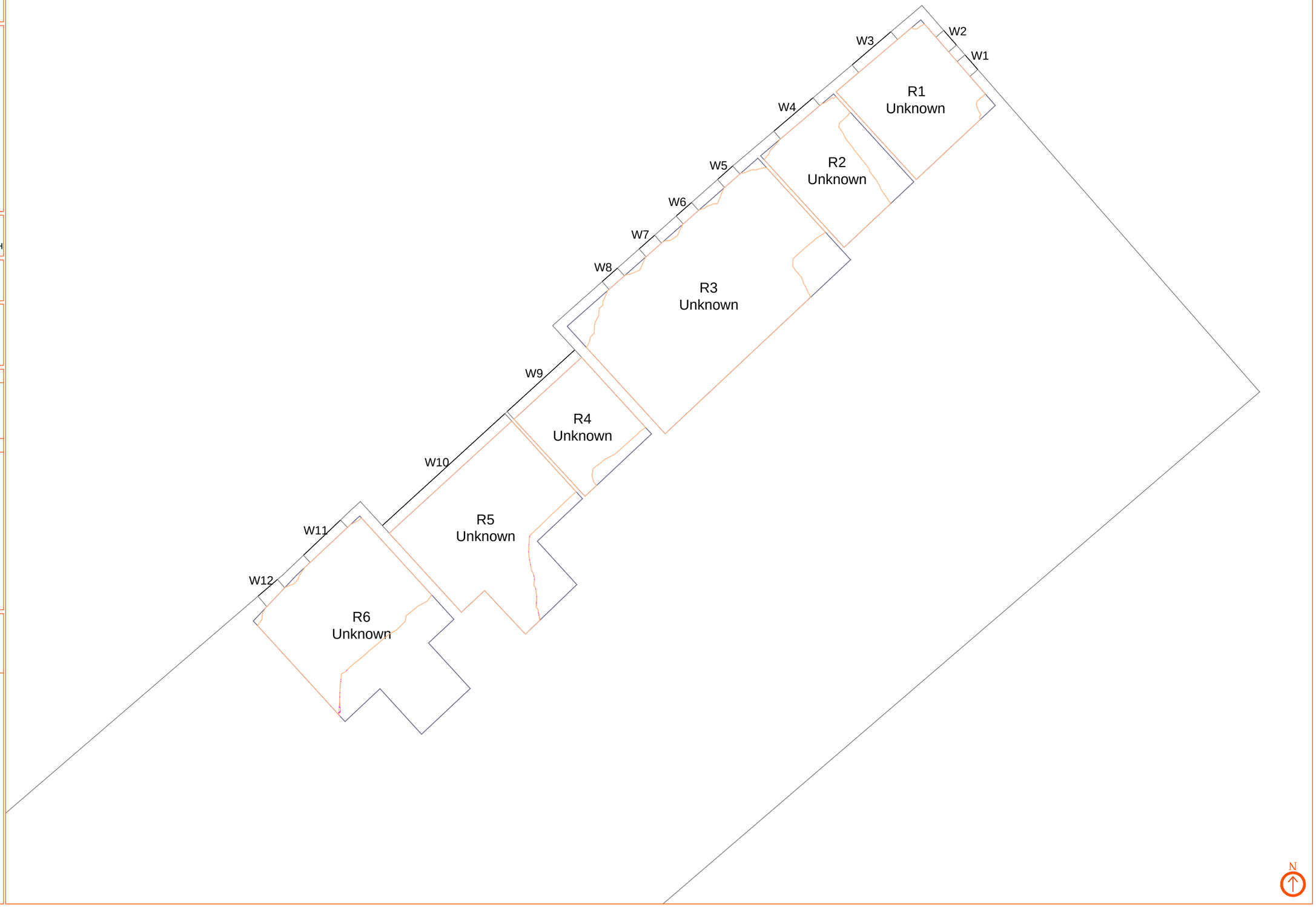
- Existing
- Proposed

All heights in m AOD

DD Legend

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

NOTES:
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## Lampwick Quay, 70 Old Mill Street, Manchester, M4 6LX



Daylight Amenity

21 windows serving 21 rooms, have been daylight amenity impact appraised.

In the Baseline Condition, all 20 windows (95%) out of the 21 appraised (100%) achieve the VSC target of 27%.

In the Proposed Condition, all 21 windows (100%) would remain within 0.8 of the VSC Baseline Condition and achieve the BRE target.

All 21 rooms appraised (100%) experience either no reduction or negligible reductions in NSL.

The daylight amenity impact of the Proposed Development to this neighbouring building is negligible and not significant.

Sunlight Amenity (Buildings)

The windows through which the Proposed Development will be seen are north facing. (i.e. more than 90 degrees from due south). On that basis, in accordance with the BRE Guidance, the Site-facing windows of this building do not need to be sunlight amenity impact appraised.

The Proposed Development will have no impact on sunlight amenity to this neighbouring building.

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

CLIENT:
Zentra Group PLC

PROJECT:
Old Mill Street
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

| SCALE @ A2: | DATE: | DRAWN: | PRX |
|---|---|---|---|
| NTS | 24.08.2026 | CHECKED: | DMH |

| DRAWING NUMBER: | REV: |
|---|---|
| 2300b_MA-12 | 00 |

| REV: | NOTES: | DRWN: | DATE: |
|---|---|---|---|
| | | | |

Massing Legend

- Existing
- Proposed

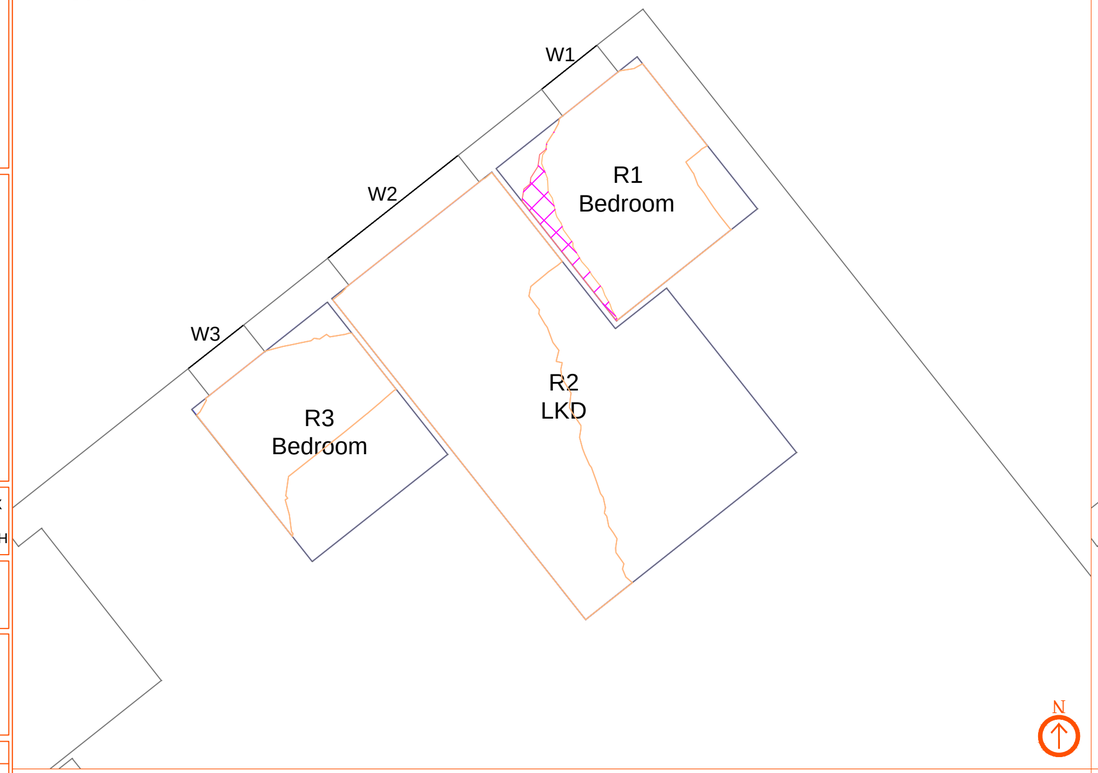
All heights in m AOD

DD Legend

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

NOTES:
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## Lampwick Quay
First Floor




## Lampwick Quay
Second Floor




## Lampwick Quay
Third Floor




## Lampwick Quay
Fourth Floor



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

CLIENT:
Zentra Group PLC

PROJECT:
Old Mill Street
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

| SCALE @ A2: | DATE: | DRAWN: | PRX |
|---|---|---|---|
| NTS | 24.08.2026 | CHECKED: | DMH |

| DRAWING NUMBER: | REV: |
|---|---|
| 2300b_MA-13 | 00 |

| REV: | NOTES: | DRWN: | DATE: |
|---|---|---|---|
| | | | |

Massing Legend

- Existing
- Proposed

All heights in m AOD

DD Legend

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

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

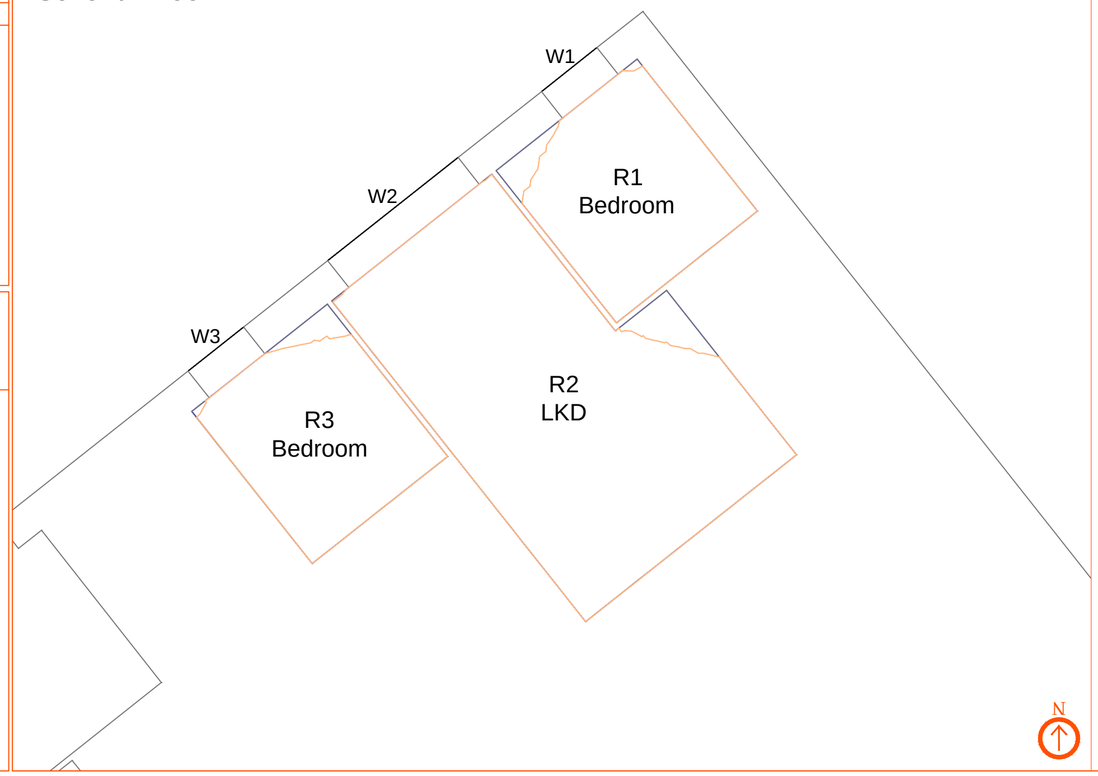
## Lampwick Quay
### Fifth Floor




## Lampwick Quay
### Sixth Floor




## Lampwick Quay
### Seventh Floor



## Ancoats Dispensary, 80 Old Mill Street, Manchester, M4 6ND



### Daylight Amenity

36 windows, serving 15 rooms, have been daylight amenity impact appraised.

In the Baseline Condition, 24 windows (67%) out of the 36 windows appraised (100%) achieve the VSC target of 27%.

In the Proposed Condition, 24 windows (67%) out of the 36 windows appraised (100%) would remain within 0.8 of the VSC Baseline Condition and achieve the BRE target.

The adversely affected windows are on each floor of this neighbouring building with the exception of the fifth floor.

There are 3 windows affected to the ground floor, first floor and second floor, 2 windows are affected to the third floor and 1 to the fourth floor.

The adversely affected windows range in terms of the severity of the daylight impact, with those on the ground, first and second floors being more substantially impacted with reductions of 41% to 60% when compared to the Baseline Condition.

To the third floor out of the 2 adversely affected windows, one results in a substantial loss with a reduction of 41%, and the other suffers a moderate loss with a reduction of 31% when compared with the Baseline Condition.

To the fourth floor the 1 adversely affected window results in a minor loss with a reduction of 21% when compared with the Baseline Condition.

Out of all of the 15 rooms appraised (100%), 13 rooms (87%) would experience either no reduction or negligible reductions in NSL.

2 rooms (13%) would not achieve the BRE NSL target.

## Ancoats Dispensary, 80 Old Mill Street, Manchester, M4 6ND

The Proposed Development results in these affected 2 rooms experiencing substantial losses, with reductions of 43% and 90% compared to the Baseline Condition.

This is a Grade II Listed Building built in 1874 as a healthcare building as it's original use. The floor plan layouts are irregular, and the windows are narrow and slender in style to the original building, and in irregular positions relative to room layouts for a typical residential building. The windows to the upper floor extension are a similar size and shape.

In the Baseline Condition the Site is an unbuilt on open parcel of land located within an urban area.

Any future development on the Site, to a similar height and mass of the Ancoats Dispensary, is likely to result in some form of daylight impact to this neighbouring building, with it being in close proximity to the Site and based on the window styles, positions and floor plan layouts to this neighbouring Grade II Listed Building.

The overall impact of the Proposed Development on the daylight amenity to this neighbouring building is considered moderate.

This is on the basis that whilst the majority of the windows and rooms achieve relevant BRE daylight targets, those affected are sustainably impacted.

Sunlight Amenity (Buildings)

8 out of the 36 windows that have been impacted appraised to this neighbouring building, which the Proposed Development will be seen through are within 90 degrees from due South.

On that basis, and in accordance with the BRE Guidance, it is necessary for these windows to be sunlight amenity impact appraised.

The Proposed Development will have no impact on sunlight amenity to this neighbouring building.

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

CLIENT:
Zentra Group PLC

PROJECT:
Old Mill Street
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

| SCALE @ A2: | DATE: | DRAWN: | PRX |
|---|---|---|---|
| NTS | 24.08.2026 | CHECKED: | DMH |

| DRAWING NUMBER: | REV: |
|---|---|
| 2300b_MA-14 | 00 |

| REV: | NOTES: | DRWN: | DATE: |
|---|---|---|---|
| | | | |

Massing Legend

- Existing
- Proposed

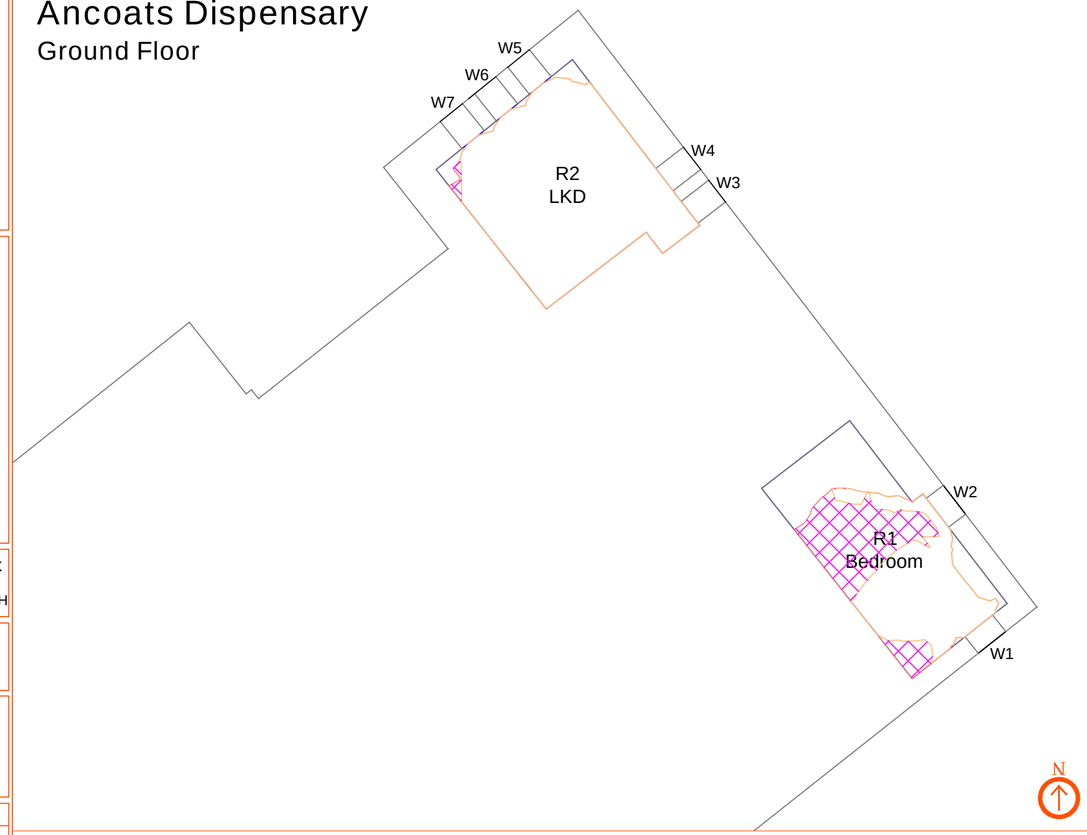
All heights in m AOD

DD Legend

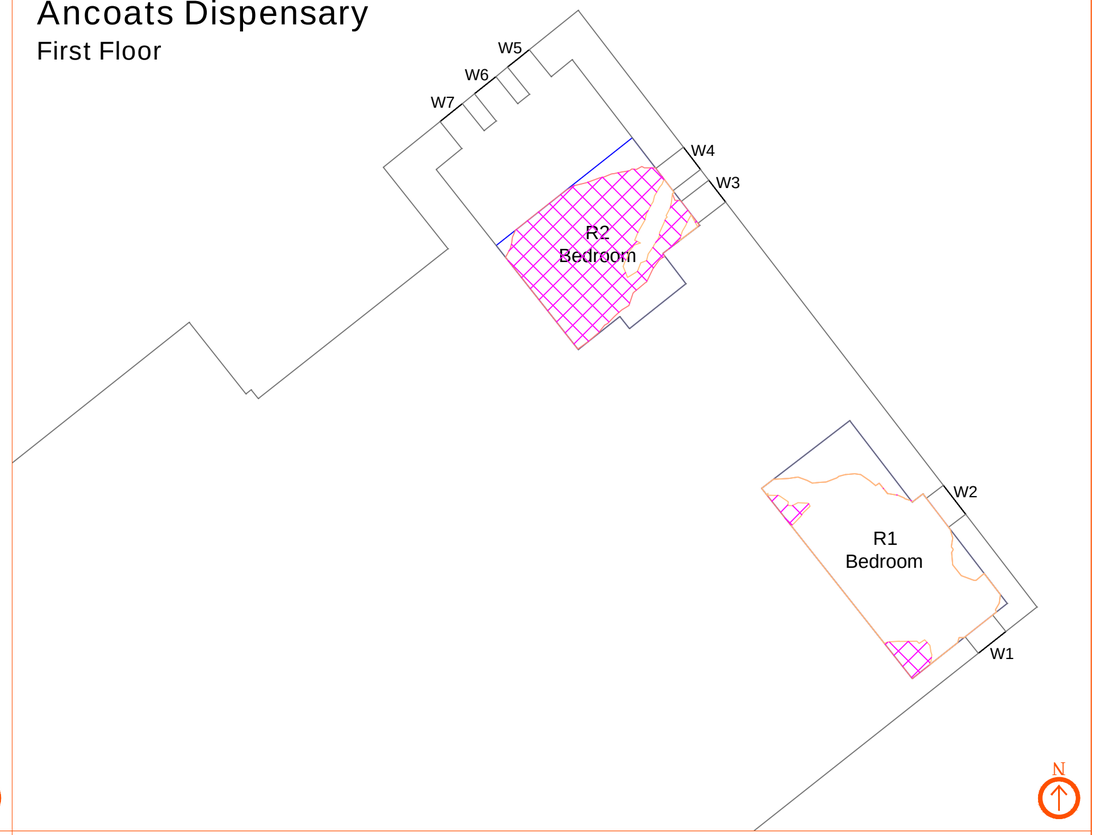
- Room Area (Measured Layout)
- Existing NoSky Area
- Proposed NoSky Area
- Area of Loss/Gain

NOTES:
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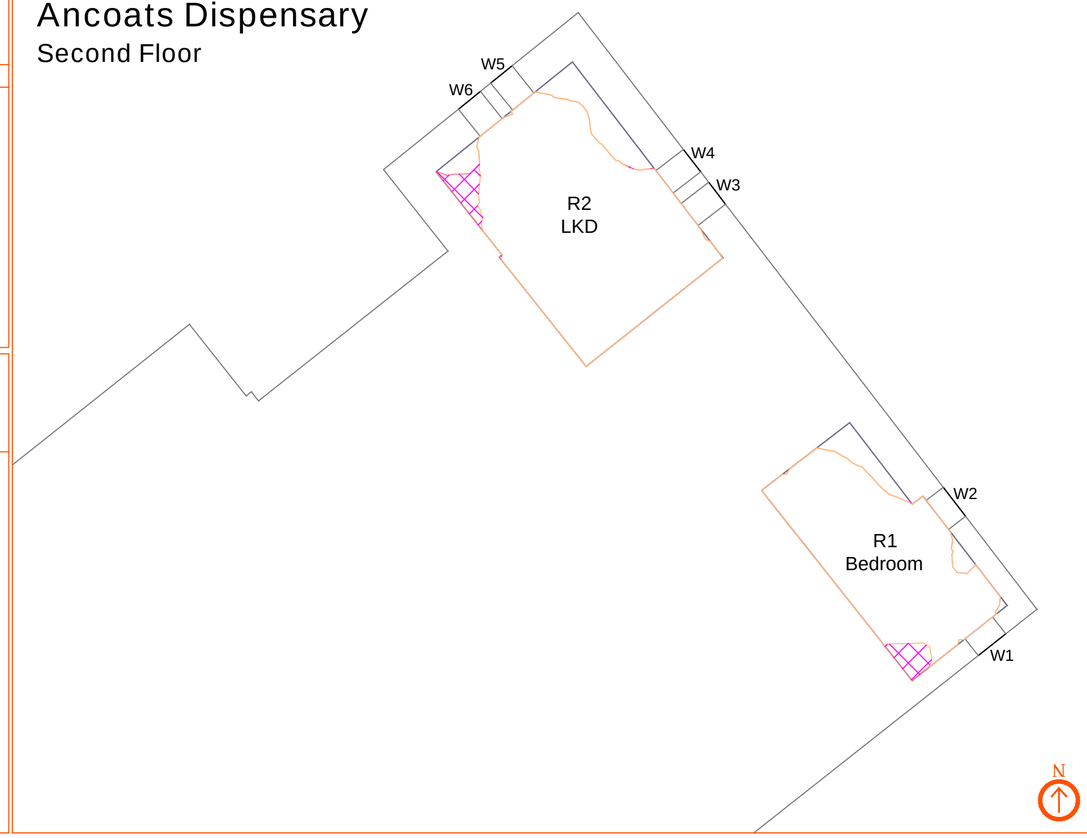
## Ancoats Dispensary
### Ground Floor



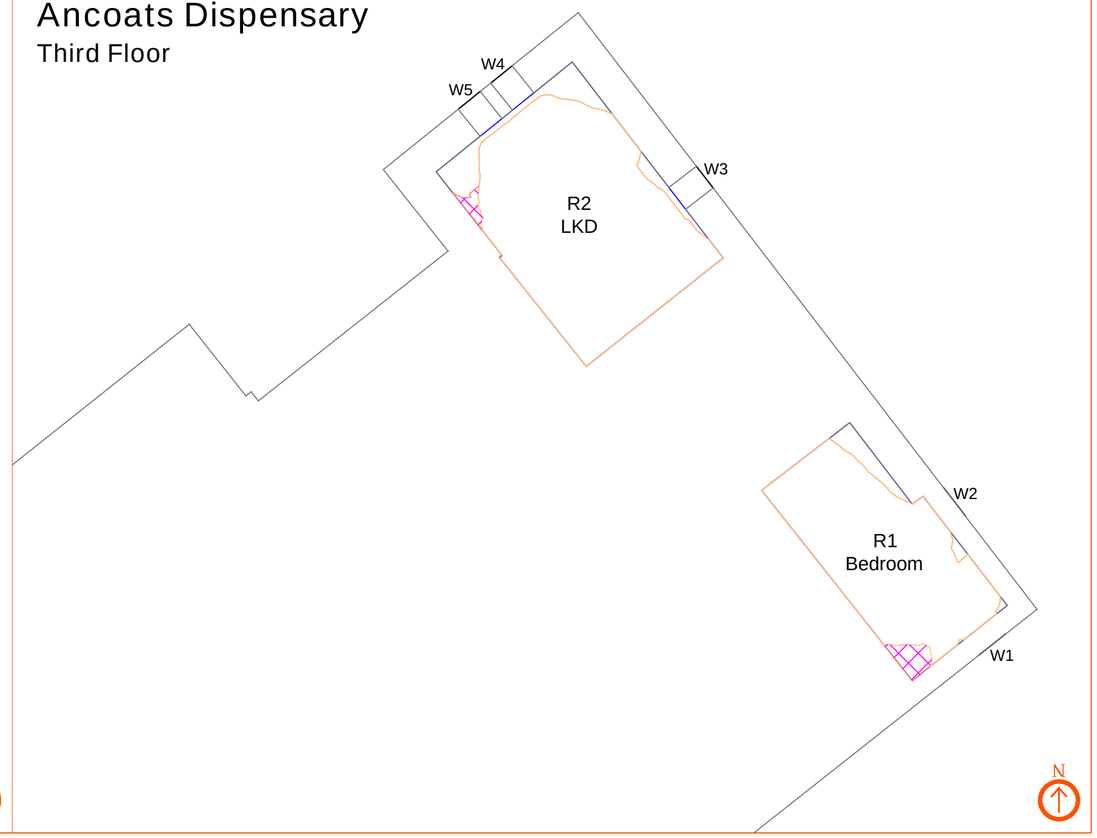

## Ancoats Dispensary
### First Floor




## Ancoats Dispensary
### Second Floor




## Ancoats Dispensary
### Third Floor



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

CLIENT:
Zentra Group PLC

PROJECT:
Old Mill Street
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

| SCALE @ A2: | DATE: | DRAWN: | PRX |
|---|---|---|---|
| NTS | 24.08.2026 | CHECKED: | DMH |

| DRAWING NUMBER: | REV: |
|---|---|
| 2300b_MA-15 | 00 |

| REV: | NOTES: | DRWN: | DATE: |
|---|---|---|---|
| | | | |

Massing Legend

- Existing
- Proposed

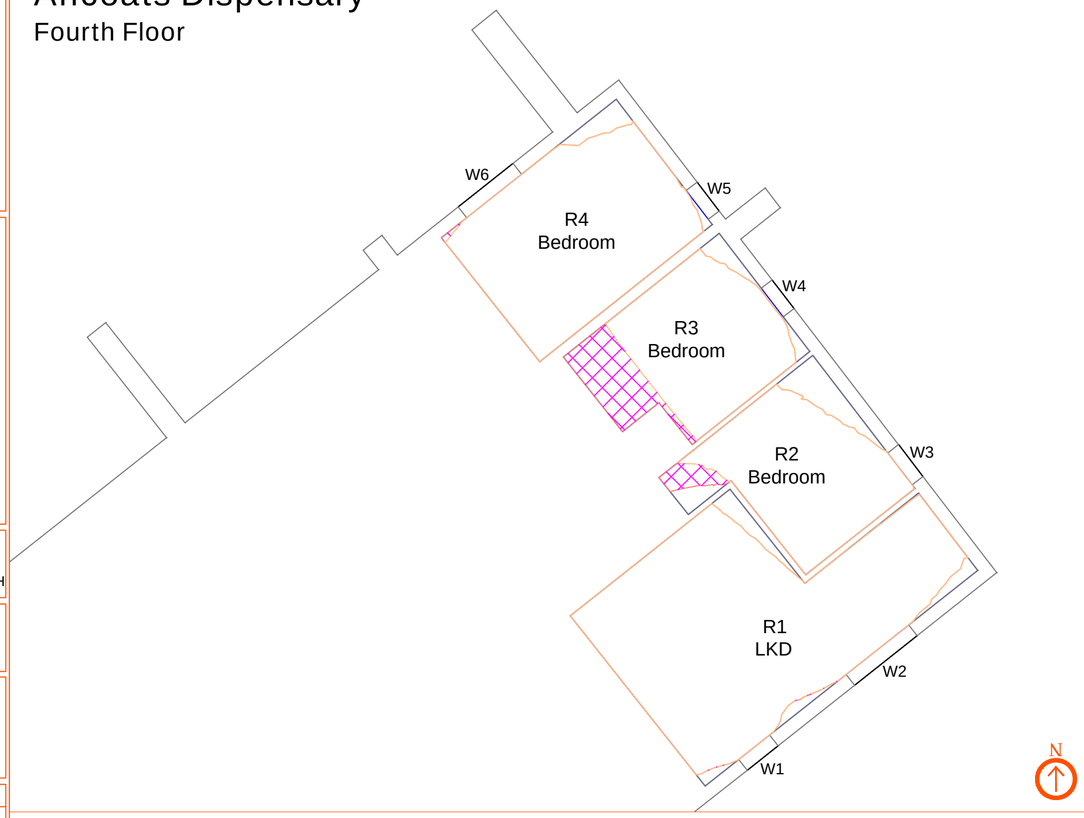
All heights in m AOD

DD Legend

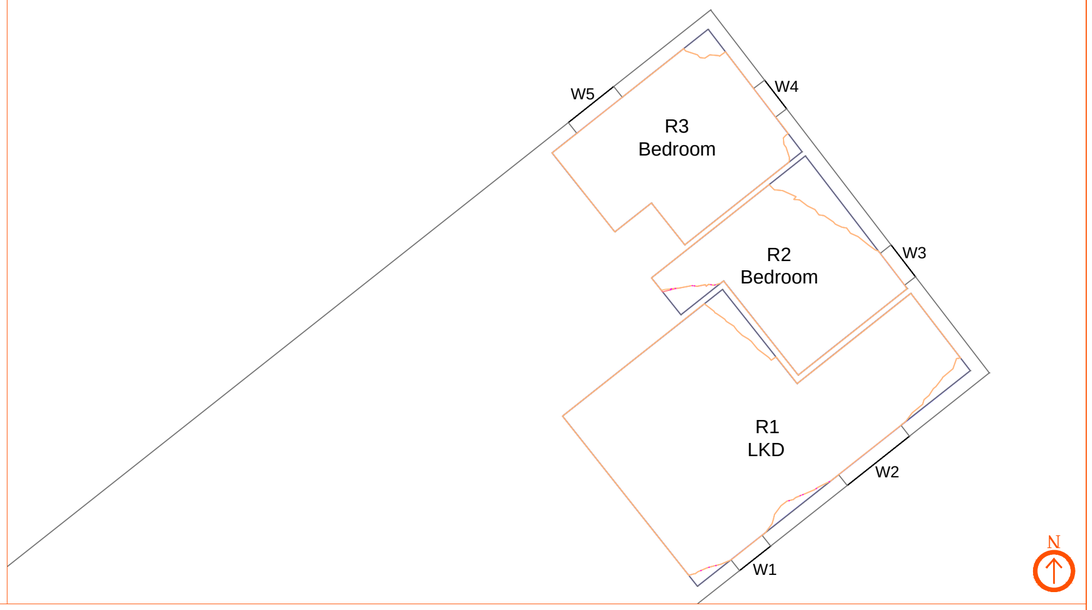
- Room Area (Measured Layout)
- Existing NoSky Area
- Proposed NoSky Area
- Area of Loss/Gain

NOTES:
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# Ancoats Dispensary
## Fourth Floor




# Ancoats Dispensary
## Fifth Floor



# Appendix One – Limitations, Assumptions, and General Clarifications

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

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

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

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

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

- Chips Building - Planning Ref: MC.067655.FO.NORTH2.03;
- Ancoats Dispensary - Planning Ref: 130356.FO.2021 & 136342.NMC.2023;
- Lampwick Quay - Planning Ref: 116190-FO-2017;
- Weavers Quay - Planning Ref: 112658-FO-2016-N1;
- 16 Tavery Close – (similar to 2 Tavery Close) – sales particulars available from rightmove.co.uk;
- 14 Tidworth Avenue – (similar to 2 Weybridge Close) – sales particulars available from rightmove.co.uk; and
- 102 Old Mill Street – (similar to 88 Old Mill Street) – sales particulars available from rightmove.co.uk.

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

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

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

# Appendix Two – Technical Analysis Results

Comprising tabulated VSC, NSL and APSH Results, NSL Contour Plots and Time in Sun Plots

Project Name: Old Mill Street
Project No.: 2300b
Report Title: Daylight Distribution - Neighbour Analysis
Date of Analysis: 26 August 2026

| Floor Ref. | Room Ref. | Room Attribute | Room Use. | Room Area m2 | Room Area ft2 | Lit Area m2 Existing | Lit Area ft2 Existing | Existing % lit | Lit Area m2 Proposed | Area Lost m2 | Area Lost ft2 | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Weavers Quay** | | | | | | | | | | | | | |
| First | R1 | | Bedroom | 10.74 | 115.66 | 10.32 | 111.13 | 0.96 | 10.32 | 0.00 | 0.00 | 1.00 | YES |
| | R2 | | LKD | 30.20 | 325.06 | 24.10 | 259.40 | 0.80 | 22.99 | 1.10 | 11.89 | 0.95 | YES |
| | R3 | | Bedroom | 10.43 | 112.28 | 10.04 | 108.08 | 0.96 | 10.04 | 0.00 | 0.00 | 1.00 | YES |
| | R4 | | Bedroom | 10.43 | 112.30 | 10.03 | 108.01 | 0.96 | 10.03 | 0.00 | 0.00 | 1.00 | YES |
| | R5 | | LKD | 30.20 | 325.06 | 25.46 | 274.04 | 0.84 | 25.46 | 0.00 | 0.00 | 1.00 | YES |
| | R6 | | Bedroom | 10.73 | 115.46 | 10.23 | 110.09 | 0.95 | 9.45 | 0.77 | 8.32 | 0.92 | YES |
| | R7 | | Bedroom | 10.50 | 112.99 | 10.06 | 108.28 | 0.96 | 9.80 | 0.26 | 2.84 | 0.97 | YES |
| | R8 | | LKD | 27.62 | 297.28 | 26.68 | 287.14 | 0.97 | 25.75 | 0.92 | 9.91 | 0.97 | YES |
| | R9 | | Bedroom | 10.45 | 112.43 | 10.05 | 108.14 | 0.96 | 8.64 | 1.40 | 15.10 | 0.86 | YES |
| | R10 | | LKD | 30.17 | 324.75 | 27.70 | 298.18 | 0.92 | 17.17 | 10.54 | 113.40 | 0.62 | NO |
| | R11 | | Bedroom | 11.55 | 124.35 | 10.94 | 117.73 | 0.95 | 9.57 | 1.36 | 14.68 | 0.88 | YES |
| Second | R1 | | Bedroom | 10.74 | 115.66 | 10.32 | 111.14 | 0.96 | 10.32 | 0.00 | 0.00 | 1.00 | YES |
| | R2 | | LKD | 30.20 | 325.06 | 26.70 | 287.36 | 0.88 | 25.93 | 0.76 | 8.23 | 0.97 | YES |
| | R3 | | Bedroom | 10.43 | 112.28 | 10.04 | 108.02 | 0.96 | 10.04 | 0.00 | 0.00 | 1.00 | YES |
| | R4 | | Bedroom | 10.43 | 112.30 | 10.04 | 108.02 | 0.96 | 10.04 | 0.00 | 0.00 | 1.00 | YES |
| | R5 | | LKD | 30.20 | 325.06 | 26.76 | 288.10 | 0.89 | 26.76 | 0.00 | 0.00 | 1.00 | YES |
| | R6 | | Bedroom | 10.73 | 115.46 | 10.23 | 110.09 | 0.95 | 10.18 | 0.05 | 0.55 | 0.99 | YES |
| | R7 | | Bedroom | 10.50 | 112.99 | 10.06 | 108.29 | 0.96 | 10.05 | 0.01 | 0.08 | 1.00 | YES |
| | R8 | | LKD | 27.62 | 297.28 | 26.74 | 287.81 | 0.97 | 26.04 | 0.70 | 7.55 | 0.97 | YES |
| | R9 | | Bedroom | 10.45 | 112.43 | 10.05 | 108.14 | 0.96 | 9.90 | 0.15 | 1.63 | 0.98 | YES |
| | R10 | | LKD | 30.17 | 324.75 | 28.33 | 304.94 | 0.94 | 18.72 | 9.61 | 103.42 | 0.66 | NO |
| | R11 | | Bedroom | 11.55 | 124.35 | 10.94 | 117.73 | 0.95 | 10.80 | 0.14 | 1.49 | 0.99 | YES |
| Third | R1 | | Bedroom | 10.74 | 115.66 | 10.33 | 111.14 | 0.96 | 10.33 | 0.00 | 0.00 | 1.00 | YES |
| | R2 | | LKD | 30.20 | 325.06 | 28.65 | 308.38 | 0.95 | 28.45 | 0.20 | 2.13 | 0.99 | YES |
| | R3 | | Bedroom | 10.43 | 112.28 | 10.04 | 108.02 | 0.96 | 10.04 | 0.00 | 0.00 | 1.00 | YES |
| | R4 | | Bedroom | 10.43 | 112.30 | 10.04 | 108.02 | 0.96 | 10.04 | 0.00 | 0.00 | 1.00 | YES |
| | R5 | | LKD | 30.20 | 325.06 | 28.45 | 306.22 | 0.94 | 28.45 | 0.00 | 0.00 | 1.00 | YES |
| | R6 | | Bedroom | 10.73 | 115.46 | 10.23 | 110.09 | 0.95 | 10.23 | 0.00 | 0.00 | 1.00 | YES |
| | R7 | | Bedroom | 10.50 | 112.99 | 10.06 | 108.29 | 0.96 | 10.06 | 0.00 | 0.00 | 1.00 | YES |
| | R8 | | LKD | 27.62 | 297.28 | 26.74 | 287.86 | 0.97 | 26.17 | 0.58 | 6.21 | 0.98 | YES |
| | R9 | | Bedroom | 10.45 | 112.43 | 10.05 | 108.14 | 0.96 | 10.05 | 0.00 | 0.00 | 1.00 | YES |
| | R10 | | LKD | 30.17 | 324.75 | 29.07 | 312.90 | 0.96 | 21.70 | 7.37 | 79.35 | 0.75 | NO |
| | R11 | | Bedroom | 11.55 | 124.35 | 10.94 | 117.73 | 0.95 | 10.94 | 0.00 | 0.00 | 1.00 | YES |
| **2 Weybridge Road** | | | | | | | | | | | | | |

Project Name: Old Mill Street
Project No.: 2300b
Report Title: Daylight Distribution - Neighbour Analysis
Date of Analysis: 26 August 2026

| Floor Ref. | Room Ref. | Room Attribute | Room Use. | Room Area m2 | Room Area ft2 | Lit Area m2 Existing | Lit Area ft2 Existing | Existing % lit | Lit Area m2 Proposed | Area Lost m2 | Area Lost ft2 | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Ground | R1 | | Living Room | 18.80 | 202.35 | 18.28 | 196.79 | 0.97 | 18.28 | 0.00 | 0.01 | 1.00 | YES |
| | R2 | | Kitchen | 13.62 | 146.62 | 11.52 | 123.97 | 0.85 | 11.52 | 0.00 | 0.00 | 1.00 | YES |
| First | R1 | | Bedroom | 5.70 | 61.40 | 5.34 | 57.47 | 0.94 | 5.34 | 0.00 | 0.02 | 1.00 | YES |
| | R2 | | Bedroom | 11.41 | 122.86 | 9.56 | 102.87 | 0.84 | 9.56 | 0.00 | 0.00 | 1.00 | YES |
| | R3 | | Bedroom | 11.41 | 122.86 | 11.41 | 122.81 | 1.00 | 11.39 | 0.02 | 0.19 | 1.00 | YES |
| **2 Tavery Close** | | | | | | | | | | | | | |
| Ground | R1 | | Kitchen | 13.17 | 141.80 | 13.16 | 141.60 | 1.00 | 13.16 | 0.00 | 0.00 | 1.00 | YES |
| | R2 | | Living Room | 25.80 | 277.76 | 20.42 | 219.83 | 0.79 | 19.35 | 1.07 | 11.53 | 0.95 | YES |
| First | R1 | | Bedroom | 17.54 | 188.76 | 17.39 | 187.14 | 0.99 | 17.39 | 0.00 | 0.00 | 1.00 | YES |
| | R2 | | Bedroom | 11.09 | 119.35 | 10.98 | 118.23 | 0.99 | 10.94 | 0.04 | 0.42 | 1.00 | YES |
| | R3 | | Bedroom | 6.07 | 65.33 | 5.87 | 63.13 | 0.97 | 5.87 | 0.00 | 0.00 | 1.00 | YES |
| **88 Old Mill Street** | | | | | | | | | | | | | |
| Ground | R1 | | Living Room | 23.01 | 247.73 | 19.22 | 206.84 | 0.83 | 16.05 | 3.17 | 34.10 | 0.84 | YES |
| First | R1 | | Bedroom | 12.70 | 136.74 | 10.82 | 116.43 | 0.85 | 10.81 | 0.01 | 0.06 | 1.00 | YES |
| | R2 | | Bedroom | 7.00 | 75.31 | 6.27 | 67.49 | 0.90 | 6.20 | 0.07 | 0.73 | 0.99 | YES |
| **Chips** | | | | | | | | | | | | | |
| First | R3 | | Unknown | 18.33 | 197.31 | 9.58 | 103.13 | 0.52 | 7.45 | 2.13 | 22.97 | 0.78 | NO |
| | R4 | | Unknown | 11.67 | 125.64 | 9.79 | 105.34 | 0.84 | 9.79 | 0.00 | 0.01 | 1.00 | YES |
| | R5 | | Unknown | 12.38 | 133.27 | 6.05 | 65.11 | 0.49 | 5.79 | 0.26 | 2.83 | 0.96 | YES |
| | R6 | | Unknown | 17.34 | 186.59 | 10.97 | 118.06 | 0.63 | 9.27 | 1.70 | 18.32 | 0.84 | YES |
| Second | R1 | | Unknown | 18.33 | 197.31 | 11.78 | 126.76 | 0.64 | 11.70 | 0.08 | 0.87 | 0.99 | YES |
| | R2 | | Unknown | 11.67 | 125.64 | 9.05 | 97.44 | 0.78 | 9.02 | 0.03 | 0.34 | 1.00 | YES |
| | R3 | | Unknown | 12.38 | 133.27 | 6.43 | 69.17 | 0.52 | 6.29 | 0.13 | 1.41 | 0.98 | YES |
| | R4 | | Unknown | 17.34 | 186.59 | 11.23 | 120.83 | 0.65 | 10.30 | 0.93 | 9.96 | 0.92 | YES |
| Third | R1 | | Unknown | 11.02 | 118.60 | 10.88 | 117.16 | 0.99 | 10.88 | 0.00 | 0.01 | 1.00 | YES |
| | R2 | | Unknown | 10.05 | 108.20 | 7.62 | 82.06 | 0.76 | 7.48 | 0.15 | 1.58 | 0.98 | YES |
| | R3 | | Unknown | 31.12 | 335.01 | 26.77 | 288.15 | 0.86 | 26.77 | 0.00 | 0.00 | 1.00 | YES |
| | R4 | | Unknown | 10.91 | 117.42 | 5.83 | 62.73 | 0.53 | 5.80 | 0.03 | 0.34 | 0.99 | YES |
| | R5 | | Unknown | 23.71 | 255.20 | 8.19 | 88.17 | 0.35 | 7.18 | 1.01 | 10.84 | 0.88 | YES |
| | R6 | | Unknown | 19.52 | 210.12 | 7.03 | 75.62 | 0.36 | 6.99 | 0.04 | 0.40 | 0.99 | YES |
| Fourth | R1 | | Unknown | 11.02 | 118.60 | 10.50 | 112.98 | 0.95 | 10.48 | 0.01 | 0.14 | 1.00 | YES |
| | R2 | | Unknown | 10.05 | 108.20 | 9.01 | 97.01 | 0.90 | 9.01 | 0.00 | 0.00 | 1.00 | YES |
| | R3 | | Unknown | 31.12 | 335.01 | 27.80 | 299.27 | 0.89 | 27.80 | 0.00 | 0.00 | 1.00 | YES |
| | R4 | | Unknown | 10.91 | 117.42 | 3.68 | 39.56 | 0.34 | 3.42 | 0.26 | 2.76 | 0.93 | YES |

Project Name: Old Mill Street
Project No.: 2300b
Report Title: Daylight Distribution - Neighbour Analysis
Date of Analysis: 26 August 2026

| Floor Ref. | Room Ref. | Room Attribute | Room Use. | Room Area m2 | Room Area ft2 | Lit Area m2 Existing | Lit Area ft2 Existing | Existing % lit | Lit Area m2 Proposed | Area Lost m2 | Area Lost ft2 | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | R5 | | Unknown | 23.71 | 255.20 | 12.87 | 138.51 | 0.54 | 12.85 | 0.02 | 0.18 | 1.00 | YES |
| | R6 | | Unknown | 19.52 | 210.12 | 4.54 | 48.83 | 0.23 | 4.52 | 0.01 | 0.14 | 1.00 | YES |
| Fifth | R1 | | Unknown | 11.02 | 118.60 | 10.76 | 115.80 | 0.98 | 10.76 | 0.00 | 0.00 | 1.00 | YES |
| | R2 | | Unknown | 10.05 | 108.20 | 7.99 | 85.99 | 0.79 | 7.99 | 0.00 | 0.00 | 1.00 | YES |
| | R3 | | Unknown | 31.12 | 335.01 | 28.40 | 305.74 | 0.91 | 28.40 | 0.00 | 0.00 | 1.00 | YES |
| | R4 | | Unknown | 8.25 | 88.75 | 7.53 | 81.05 | 0.91 | 7.53 | 0.00 | 0.01 | 1.00 | YES |
| | R5 | | Unknown | 18.91 | 203.50 | 16.74 | 180.15 | 0.89 | 16.73 | 0.01 | 0.11 | 1.00 | YES |
| | R6 | | Unknown | 21.51 | 231.48 | 13.70 | 147.42 | 0.64 | 13.68 | 0.01 | 0.14 | 1.00 | YES |
| **Lampwick Quay** | | | | | | | | | | | | | |
| First | R1 | | Bedroom | 10.87 | 117.02 | 9.53 | 102.57 | 0.88 | 8.77 | 0.76 | 8.18 | 0.92 | YES |
| | R2 | | LKD | 30.25 | 325.65 | 17.41 | 187.42 | 0.58 | 17.41 | 0.00 | 0.00 | 1.00 | YES |
| | R3 | | Bedroom | 10.44 | 112.37 | 5.78 | 62.23 | 0.55 | 5.78 | 0.00 | 0.01 | 1.00 | YES |
| Second | R1 | | Bedroom | 10.87 | 117.02 | 10.01 | 107.79 | 0.92 | 9.87 | 0.14 | 1.51 | 0.99 | YES |
| | R2 | | LKD | 30.25 | 325.65 | 19.30 | 207.76 | 0.64 | 19.30 | 0.00 | 0.00 | 1.00 | YES |
| | R3 | | Bedroom | 10.44 | 112.37 | 8.15 | 87.78 | 0.78 | 8.15 | 0.00 | 0.00 | 1.00 | YES |
| Third | R1 | | Bedroom | 10.87 | 117.02 | 10.33 | 111.20 | 0.95 | 10.32 | 0.01 | 0.10 | 1.00 | YES |
| | R2 | | LKD | 30.25 | 325.65 | 21.76 | 234.24 | 0.72 | 21.76 | 0.00 | 0.00 | 1.00 | YES |
| | R3 | | Bedroom | 10.44 | 112.37 | 9.96 | 107.16 | 0.95 | 9.96 | 0.00 | 0.00 | 1.00 | YES |
| Fourth | R1 | | Bedroom | 10.87 | 117.02 | 10.33 | 111.20 | 0.95 | 10.33 | 0.00 | 0.03 | 1.00 | YES |
| | R2 | | LKD | 30.25 | 325.65 | 26.84 | 288.91 | 0.89 | 26.84 | 0.00 | 0.00 | 1.00 | YES |
| | R3 | | Bedroom | 10.44 | 112.37 | 9.96 | 107.17 | 0.95 | 9.96 | 0.00 | 0.00 | 1.00 | YES |
| Fifth | R1 | | Bedroom | 10.87 | 117.02 | 10.34 | 111.25 | 0.95 | 10.33 | 0.00 | 0.01 | 1.00 | YES |
| | R2 | | LKD | 30.25 | 325.65 | 28.35 | 305.19 | 0.94 | 28.35 | 0.00 | 0.00 | 1.00 | YES |
| | R3 | | Bedroom | 10.44 | 112.37 | 9.96 | 107.17 | 0.95 | 9.96 | 0.00 | 0.00 | 1.00 | YES |
| Sixth | R1 | | Bedroom | 10.87 | 117.02 | 10.33 | 111.20 | 0.95 | 10.33 | 0.00 | 0.00 | 1.00 | YES |
| | R2 | | LKD | 30.25 | 325.65 | 29.38 | 316.28 | 0.97 | 29.38 | 0.00 | 0.00 | 1.00 | YES |
| | R3 | | Bedroom | 10.44 | 112.37 | 9.96 | 107.17 | 0.95 | 9.96 | 0.00 | 0.00 | 1.00 | YES |
| Seventh | R1 | | Bedroom | 10.87 | 117.02 | 10.34 | 111.25 | 0.95 | 10.34 | 0.00 | 0.00 | 1.00 | YES |
| | R2 | | LKD | 30.25 | 325.65 | 29.40 | 316.47 | 0.97 | 29.40 | 0.00 | 0.00 | 1.00 | YES |
| | R3 | | Bedroom | 10.44 | 112.37 | 9.96 | 107.17 | 0.95 | 9.96 | 0.00 | 0.00 | 1.00 | YES |
| **Ancoats Dispensary** | | | | | | | | | | | | | |
| Ground | R1 | | Bedroom | 13.50 | 145.37 | 9.73 | 104.75 | 0.72 | 5.56 | 4.18 | 44.95 | 0.57 | NO |
| | R2 | | LKD | 15.49 | 166.74 | 15.00 | 161.48 | 0.97 | 14.89 | 0.11 | 1.16 | 0.99 | YES |

Project Name: Old Mill Street
Project No.: 2300b
Report Title: Daylight Distribution - Neighbour Analysis
Date of Analysis: 26 August 2026

| Floor Ref. | Room Ref. | Room Attribute | Room Use. | Room Area m2 | Room Area ft2 | Lit Area m2 Existing | Lit Area ft2 Existing | Existing % lit | Lit Area m2 Proposed | Area Lost m2 | Area Lost ft2 | Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| First | R1 | | Bedroom | 13.50 | 145.37 | 11.28 | 121.45 | 0.84 | 10.51 | 0.78 | 8.36 | 0.93 | YES |
| | R2 | | Bedroom | 10.94 | 117.80 | 9.26 | 99.65 | 0.85 | 0.89 | 8.37 | 90.05 | 0.10 | NO |
| Second | R1 | | Bedroom | 13.50 | 145.37 | 12.32 | 132.64 | 0.91 | 11.81 | 0.52 | 5.55 | 0.96 | YES |
| | R2 | | LKD | 20.59 | 221.62 | 18.60 | 200.20 | 0.90 | 18.03 | 0.56 | 6.08 | 0.97 | YES |
| Third | R1 | | Bedroom | 13.50 | 145.37 | 12.67 | 136.42 | 0.94 | 12.18 | 0.49 | 5.28 | 0.96 | YES |
| | R2 | | LKD | 20.59 | 221.62 | 18.58 | 200.00 | 0.90 | 18.37 | 0.21 | 2.25 | 0.99 | YES |
| Fourth | R1 | | LKD | 27.84 | 299.66 | 26.50 | 285.27 | 0.95 | 26.50 | 0.00 | 0.04 | 1.00 | YES |
| | R2 | | Bedroom | 12.46 | 134.08 | 10.83 | 116.57 | 0.87 | 10.25 | 0.58 | 6.20 | 0.95 | YES |
| | R3 | | Bedroom | 12.83 | 138.08 | 12.21 | 131.42 | 0.95 | 9.72 | 2.49 | 26.77 | 0.80 | YES |
| | R4 | | Bedroom | 16.71 | 179.81 | 16.02 | 172.40 | 0.96 | 15.98 | 0.04 | 0.44 | 1.00 | YES |
| Fifth | R1 | | LKD | 27.84 | 299.66 | 26.58 | 286.13 | 0.95 | 26.58 | 0.00 | 0.01 | 1.00 | YES |
| | R2 | | Bedroom | 12.46 | 134.08 | 10.83 | 116.59 | 0.87 | 10.82 | 0.01 | 0.15 | 1.00 | YES |
| | R3 | | Bedroom | 13.37 | 143.90 | 12.95 | 139.36 | 0.97 | 12.95 | 0.00 | 0.00 | 1.00 | YES |

Project Name: Old Mill Street
Project No.: 2300b
Report Title: Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 26 August 2026

| Floor Ref. | Room Ref. | Room Attribute | Property Type | Room Use. | Window Ref. | Window Attribute | VSC Existing | VSC Proposed | VSC Lost | Pr/Ex | Meets BRE Criteria | Window Orientation | Total Suns per Room Annual Existing | Total Suns per Room Annual Proposed | Annual Suns Lost | Annual Pr/Ex | Meets BRE Criteria | Total Suns per Room Winter Existing | Total Suns per Room Winter Proposed | Wnter Suns Lost | Winter Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Weavers Quay** | | | | | | | | | | | | | | | | | | | | | | |
| First | R1 | | Residential | Bedroom | W1 | | 31.19 | 29.63 | 1.56 | 0.95 | YES | 142° | 66.00 | 64.00 | 2.00 | 0.97 | YES | 17.00 | 17.00 | 0.00 | 1.00 | YES |
| | R2 | | Residential | LKD | W2 | | 31.60 | 29.77 | 1.83 | 0.94 | YES | 142° | 67.00 | 64.00 | 3.00 | 0.96 | YES | 18.00 | 18.00 | 0.00 | 1.00 | YES |
| | R3 | | Residential | Bedroom | W3 | | 32.00 | 29.89 | 2.11 | 0.93 | YES | 142° | 67.00 | 63.00 | 4.00 | 0.94 | YES | 18.00 | 17.00 | 1.00 | 0.94 | YES |
| | R4 | | Residential | Bedroom | W4 | | 32.33 | 29.97 | 2.36 | 0.93 | YES | 142° | 67.00 | 64.00 | 3.00 | 0.96 | YES | 18.00 | 17.00 | 1.00 | 0.94 | YES |
| | R5 | | Residential | LKD | W5 | | 32.59 | 29.86 | 2.73 | 0.92 | YES | 142° | 68.00 | 64.00 | 4.00 | 0.94 | YES | 19.00 | 17.00 | 2.00 | 0.89 | YES |
| | R6 | | Residential | Bedroom | W6 | | 32.82 | 29.71 | 3.11 | 0.91 | YES | 142° | 68.00 | 64.00 | 4.00 | 0.94 | YES | 19.00 | 17.00 | 2.00 | 0.89 | YES |
| | R7 | | Residential | Bedroom | W7 | | 32.97 | 29.62 | 3.35 | 0.90 | YES | 142° | 68.00 | 64.00 | 4.00 | 0.94 | YES | 19.00 | 17.00 | 2.00 | 0.89 | YES |
| | R8 | | Residential | LKD | W8 | | 33.16 | 29.49 | 3.67 | 0.89 | YES | 142° | 69.00 | 65.00 | 4.00 | 0.94 | YES | 20.00 | 18.00 | 2.00 | 0.90 | YES |
| | R9 | | Residential | Bedroom | W9 | | 33.49 | 29.09 | 4.40 | 0.87 | YES | 142° | 70.00 | 64.00 | 6.00 | 0.91 | YES | 21.00 | 16.00 | 5.00 | 0.76 | YES |
| | R10 | | Residential | LKD | W10 | | 33.65 | 29.26 | 4.39 | 0.87 | YES | 142° | 71.00 | 64.00 | 7.00 | 0.90 | YES | 21.00 | 14.00 | 7.00 | 0.67 | YES |
| | R11 | | Residential | Bedroom | W11 | | 33.80 | 29.65 | 4.15 | 0.88 | YES | 142° | 72.00 | 65.00 | 7.00 | 0.90 | YES | 22.00 | 15.00 | 7.00 | 0.68 | YES |
| Second | R1 | | Residential | Bedroom | W1 | | 33.03 | 31.91 | 1.12 | 0.97 | YES | 142° | 70.00 | 68.00 | 2.00 | 0.97 | YES | 20.00 | 20.00 | 0.00 | 1.00 | YES |
| | R2 | | Residential | LKD | W2 | | 33.30 | 31.99 | 1.31 | 0.96 | YES | 142° | 71.00 | 69.00 | 2.00 | 0.97 | YES | 21.00 | 21.00 | 0.00 | 1.00 | YES |
| | R3 | | Residential | Bedroom | W3 | | 33.57 | 32.05 | 1.52 | 0.95 | YES | 142° | 71.00 | 69.00 | 2.00 | 0.97 | YES | 21.00 | 21.00 | 0.00 | 1.00 | YES |
| | R4 | | Residential | Bedroom | W4 | | 33.77 | 32.06 | 1.71 | 0.95 | YES | 142° | 70.00 | 68.00 | 2.00 | 0.97 | YES | 20.00 | 19.00 | 1.00 | 0.95 | YES |
| | R5 | | Residential | LKD | W5 | | 33.92 | 31.93 | 1.99 | 0.94 | YES | 142° | 72.00 | 70.00 | 2.00 | 0.97 | YES | 22.00 | 21.00 | 1.00 | 0.95 | YES |
| | R6 | | Residential | Bedroom | W6 | | 34.07 | 31.78 | 2.29 | 0.93 | YES | 142° | 72.00 | 70.00 | 2.00 | 0.97 | YES | 22.00 | 20.00 | 2.00 | 0.91 | YES |
| | R7 | | Residential | Bedroom | W7 | | 34.17 | 31.68 | 2.49 | 0.93 | YES | 142° | 72.00 | 70.00 | 2.00 | 0.97 | YES | 22.00 | 20.00 | 2.00 | 0.91 | YES |
| | R8 | | Residential | LKD | W8 | | 34.30 | 31.55 | 2.75 | 0.92 | YES | 142° | 72.00 | 70.00 | 2.00 | 0.97 | YES | 22.00 | 20.00 | 2.00 | 0.91 | YES |
| | R9 | | Residential | Bedroom | W9 | | 34.53 | 31.21 | 3.32 | 0.90 | YES | 142° | 73.00 | 70.00 | 3.00 | 0.96 | YES | 23.00 | 20.00 | 3.00 | 0.87 | YES |
| | R10 | | Residential | LKD | W10 | | 34.65 | 31.34 | 3.31 | 0.90 | YES | 142° | 74.00 | 69.00 | 5.00 | 0.93 | YES | 24.00 | 19.00 | 5.00 | 0.79 | YES |
| | R11 | | Residential | Bedroom | W11 | | 34.75 | 31.64 | 3.11 | 0.91 | YES | 142° | 74.00 | 70.00 | 4.00 | 0.95 | YES | 24.00 | 20.00 | 4.00 | 0.83 | YES |
| Third | R1 | | Residential | Bedroom | W1 | | 34.30 | 33.63 | 0.67 | 0.98 | YES | 142° | 76.00 | 74.00 | 2.00 | 0.97 | YES | 26.00 | 26.00 | 0.00 | 1.00 | YES |
| | R2 | | Residential | LKD | W2 | | 34.49 | 33.69 | 0.80 | 0.98 | YES | 142° | 76.00 | 74.00 | 2.00 | 0.97 | YES | 26.00 | 26.00 | 0.00 | 1.00 | YES |
| | R3 | | Residential | Bedroom | W3 | | 34.66 | 33.73 | 0.93 | 0.97 | YES | 142° | 76.00 | 74.00 | 2.00 | 0.97 | YES | 26.00 | 26.00 | 0.00 | 1.00 | YES |
| | R4 | | Residential | Bedroom | W4 | | 34.80 | 33.75 | 1.05 | 0.97 | YES | 142° | 76.00 | 75.00 | 1.00 | 0.99 | YES | 26.00 | 26.00 | 0.00 | 1.00 | YES |
| | R5 | | Residential | LKD | W5 | | 34.92 | 33.68 | 1.24 | 0.96 | YES | 142° | 76.00 | 75.00 | 1.00 | 0.99 | YES | 26.00 | 26.00 | 0.00 | 1.00 | YES |
| | R6 | | Residential | Bedroom | W6 | | 35.04 | 33.60 | 1.44 | 0.96 | YES | 142° | 75.00 | 74.00 | 1.00 | 0.99 | YES | 25.00 | 24.00 | 1.00 | 0.96 | YES |
| | R7 | | Residential | Bedroom | W7 | | 35.12 | 33.55 | 1.57 | 0.96 | YES | 142° | 75.00 | 74.00 | 1.00 | 0.99 | YES | 25.00 | 24.00 | 1.00 | 0.96 | YES |
| | R8 | | Residential | LKD | W8 | | 35.22 | 33.47 | 1.75 | 0.95 | YES | 142° | 75.00 | 74.00 | 1.00 | 0.99 | YES | 25.00 | 24.00 | 1.00 | 0.96 | YES |
| | R9 | | Residential | Bedroom | W9 | | 35.40 | 33.26 | 2.14 | 0.94 | YES | 142° | 75.00 | 73.00 | 2.00 | 0.97 | YES | 25.00 | 23.00 | 2.00 | 0.92 | YES |
| | R10 | | Residential | LKD | W10 | | 35.50 | 33.37 | 2.13 | 0.94 | YES | 142° | 75.00 | 72.00 | 3.00 | 0.96 | YES | 25.00 | 22.00 | 3.00 | 0.88 | YES |
| | R11 | | Residential | Bedroom | W11 | | 35.58 | 33.59 | 1.99 | 0.94 | YES | 142° | 75.00 | 71.00 | 4.00 | 0.95 | YES | 25.00 | 21.00 | 4.00 | 0.84 | YES |
| **2 Weybridge Road** | | | | | | | | | | | | | | | | | | | | | | |
| Ground | R1 | | Residential | Living Room | W1 | | 30.99 | 30.39 | 0.60 | 0.98 | YES | 231° | 89.00 | 86.00 | 3.00 | 0.97 | YES | 20.00 | 17.00 | 3.00 | 0.85 | YES |
| | | | | | W2 | | 30.27 | 29.40 | 0.87 | 0.97 | YES | 141° | | | | | | | | | | |

Project Name: Old Mill Street
Project No.: 2300b
Report Title: Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 26 August 2026

| Floor Ref. | Room Ref. | Room Attribute | Property Type | Room Use. | Window Ref. | Window Attribute | VSC Existing | VSC Proposed | VSC Lost | Pr/Ex | Meets BRE Criteria | Window Orientation | Total Suns per Room Annual Existing | Total Suns per Room Annual Proposed | Annual Suns Lost | Annual Pr/Ex | Meets BRE Criteria | Total Suns per Room Winter Existing | Total Suns per Room Winter Proposed | Wnter Suns Lost | Winter Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | R2 | | Residential | Kitchen | W3 | | 33.34 | 33.34 | 0.00 | 1.00 | YES | 51°N | | | *North | *North | *North | | | *North | *North | *North |
| First | R1 | | Residential | Bedroom | W1 | | 27.88 | 27.48 | 0.40 | 0.99 | YES | 231° | 54.00 | 51.00 | 3.00 | 0.94 | YES | 15.00 | 12.00 | 3.00 | 0.80 | YES |
| | R2 | | Residential | Bedroom | W2 | | 27.91 | 27.44 | 0.47 | 0.98 | YES | 231° | 55.00 | 52.00 | 3.00 | 0.95 | YES | 16.00 | 13.00 | 3.00 | 0.81 | YES |
| | R3 | | Residential | Bedroom | W3 | | 33.22 | 32.51 | 0.71 | 0.98 | YES | 141° | 71.00 | 68.00 | 3.00 | 0.96 | YES | 22.00 | 19.00 | 3.00 | 0.86 | YES |
| | | | | | W4 | | 33.94 | 33.94 | 0.00 | 1.00 | YES | 51°N | | | | | | | | | | |
| **2 Taverley Close** | | | | | | | | | | | | | | | | | | | | | | |
| Ground | R1 | | Residential | Kitchen | W1 | | 30.12 | 30.12 | 0.00 | 1.00 | YES | 322°N | 66.00 | 62.00 | 4.00 | 0.94 | YES | 20.00 | 16.00 | 4.00 | 0.80 | YES |
| | | | | | W2 | | 32.10 | 30.76 | 1.34 | 0.96 | YES | 232° | | | | | | | | | | |
| | R2 | | Residential | Living Room | W3 | | 32.86 | 31.13 | 1.73 | 0.95 | YES | 142° | 71.00 | 66.00 | 5.00 | 0.93 | YES | 23.00 | 18.00 | 5.00 | 0.78 | YES |
| First | R1 | | Residential | Bedroom | W1 | | 34.80 | 34.80 | 0.00 | 1.00 | YES | 322°N | 69.00 | 65.00 | 4.00 | 0.94 | YES | 22.00 | 18.00 | 4.00 | 0.82 | YES |
| | | | | | W2 | | 33.37 | 32.27 | 1.10 | 0.97 | YES | 232° | | | | | | | | | | |
| | R2 | | Residential | Bedroom | W3 | | 31.79 | 30.26 | 1.53 | 0.95 | YES | 142° | 69.00 | 64.00 | 5.00 | 0.93 | YES | 24.00 | 19.00 | 5.00 | 0.79 | YES |
| | R3 | | Residential | Bedroom | W4 | | 31.84 | 30.62 | 1.22 | 0.96 | YES | 142° | 68.00 | 64.00 | 4.00 | 0.94 | YES | 23.00 | 19.00 | 4.00 | 0.83 | YES |
| **88 Old Mill Street** | | | | | | | | | | | | | | | | | | | | | | |
| Ground | R1 | | Residential | Living Room | W1 | | 26.17 | 22.03 | 4.14 | 0.84 | YES | 146° | 55.00 | 38.00 | 17.00 | 0.69 | YES | 10.00 | 6.00 | 4.00 | 0.60 | YES |
| First | R1 | | Residential | Bedroom | W1 | | 25.50 | 22.02 | 3.48 | 0.86 | YES | 146° | 53.00 | 44.00 | 9.00 | 0.83 | YES | 12.00 | 8.00 | 4.00 | 0.67 | YES |
| | R2 | | Residential | Bedroom | W2 | | 24.38 | 22.19 | 2.19 | 0.91 | YES | 146° | 53.00 | 47.00 | 6.00 | 0.89 | YES | 13.00 | 9.00 | 4.00 | 0.69 | YES |
| **Chips** | | | | | | | | | | | | | | | | | | | | | | |
| First | R3 | | Residential | Unknown | W1 | | 23.92 | 22.48 | 1.44 | 0.94 | YES | 317°N | | | *North | *North | *North | | | *North | *North | *North |
| | R4 | | Residential | Unknown | W2 | | 13.44 | 12.34 | 1.10 | 0.92 | YES | 321°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W3 | | 15.03 | 13.83 | 1.20 | 0.92 | YES | 321°N | | | | | | | | | | |
| | R5 | | Residential | Unknown | W4 | | 20.66 | 19.80 | 0.86 | 0.96 | YES | 317°N | | | *North | *North | *North | | | *North | *North | *North |
| | R6 | | Residential | Unknown | W5 | | 20.03 | 19.36 | 0.67 | 0.97 | YES | 317°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W6 | | 19.47 | 18.97 | 0.50 | 0.97 | YES | 317°N | | | | | | | | | | |
| Second | R1 | | Residential | Unknown | W1 | | 24.45 | 23.28 | 1.17 | 0.95 | YES | 317°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W2 | | 24.08 | 22.91 | 1.17 | 0.95 | YES | 317°N | | | | | | | | | | |
| | R2 | | Residential | Unknown | W3 | | 3.41 | 2.51 | 0.90 | 0.74 | NO | 321°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W4 | | 5.88 | 4.89 | 0.99 | 0.83 | YES | 321°N | | | | | | | | | | |
| | R3 | | Residential | Unknown | W5 | | 18.88 | 18.13 | 0.75 | 0.96 | YES | 317°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W6 | | 19.62 | 18.96 | 0.66 | 0.97 | YES | 317°N | | | | | | | | | | |
| | R4 | | Residential | Unknown | W7 | | 19.07 | 18.50 | 0.57 | 0.97 | YES | 317°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W8 | | 18.51 | 18.08 | 0.43 | 0.98 | YES | 317°N | | | | | | | | | | |
| Third | R1 | | Residential | Unknown | W1 | | 33.47 | 33.09 | 0.38 | 0.99 | YES | 49°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W2 | | 30.95 | 29.98 | 0.97 | 0.97 | YES | 320°N | | | | | | | | | | |
| | R2 | | Residential | Unknown | W3 | | 30.01 | 29.08 | 0.93 | 0.97 | YES | 320°N | | | *North | *North | *North | | | *North | *North | *North |
| | R3 | | Residential | Unknown | W4 | | 28.76 | 27.88 | 0.88 | 0.97 | YES | 319°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W5 | | 28.35 | 27.52 | 0.83 | 0.97 | YES | 319°N | | | | | | | | | | |
| | | | | | W6 | | 27.48 | 26.64 | 0.84 | 0.97 | YES | 319°N | | | | | | | | | | |
| | | | | | W7 | | 26.96 | 26.21 | 0.75 | 0.97 | YES | 319°N | | | | | | | | | | |
| | R4 | | Residential | Unknown | W8 | | 26.29 | 25.74 | 0.55 | 0.98 | YES | 318°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W9 | | 25.60 | 25.13 | 0.47 | 0.98 | YES | 318°N | | | | | | | | | | |
| | R5 | | Residential | Unknown | W10 | | 25.00 | 24.63 | 0.37 | 0.99 | YES | 317°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W11 | | 24.63 | 24.36 | 0.27 | 0.99 | YES | 317°N | | | | | | | | | | |
| | R6 | | Residential | Unknown | W12 | | 24.19 | 24.00 | 0.19 | 0.99 | YES | 316°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W13 | | 13.80 | 13.80 | 0.00 | 1.00 | YES | 318°N | | | | | | | | | | |

Project Name: Old Mill Street
Project No.: 2300b
Report Title: Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 26 August 2026

| Floor Ref. | Room Ref. | Room Attribute | Property Type | Room Use. | Window Ref. | Window Attribute | VSC Existing | VSC Proposed | VSC Lost | Pr/Ex | Meets BRE Criteria | Window Orientation | Total Suns per Room Annual Existing | Total Suns per Room Annual Proposed | Annual Suns Lost | Annual Pr/Ex | Meets BRE Criteria | Total Suns per Room Winter Existing | Total Suns per Room Winter Proposed | Wnter Suns Lost | Winter Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Fourth | R1 | | Residential | Unknown | W1 | | 35.01 | 34.75 | 0.26 | 0.99 | YES | 49°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W2 | | 32.91 | 32.23 | 0.68 | 0.98 | YES | 320°N | | | | | | | | | | |
| | | | | | W3 | | 32.90 | 32.29 | 0.61 | 0.98 | YES | 320°N | | | | | | | | | | |
| | R2 | | Residential | Unknown | W4 | | 32.02 | 31.39 | 0.63 | 0.98 | YES | 320°N | | | *North | *North | *North | | | *North | *North | *North |
| | R3 | | Residential | Unknown | W5 | | 31.15 | 30.59 | 0.56 | 0.98 | YES | 319°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W6 | | 30.29 | 29.70 | 0.59 | 0.98 | YES | 319°N | | | | | | | | | | |
| | | | | | W7 | | 29.64 | 29.10 | 0.54 | 0.98 | YES | 319°N | | | | | | | | | | |
| | R4 | | Residential | Unknown | W8 | | 28.31 | 27.97 | 0.34 | 0.99 | YES | 318°N | | | *North | *North | *North | | | *North | *North | *North |
| | R5 | | Residential | Unknown | W9 | | 27.73 | 27.49 | 0.24 | 0.99 | YES | 317°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W10 | | 27.37 | 27.20 | 0.17 | 0.99 | YES | 317°N | | | | | | | | | | |
| | R6 | | Residential | Unknown | W11 | | 26.98 | 26.85 | 0.13 | 1.00 | YES | 316°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W12 | | 6.73 | 6.73 | 0.00 | 1.00 | YES | 318°N | | | | | | | | | | |
| Fifth | R1 | | Residential | Unknown | W1 | | 36.07 | 35.96 | 0.11 | 1.00 | YES | 49°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W2 | | 36.07 | 35.94 | 0.13 | 1.00 | YES | 49°N | | | | | | | | | | |
| | | | | | W3 | | 34.52 | 34.18 | 0.34 | 0.99 | YES | 320°N | | | | | | | | | | |
| | R2 | | Residential | Unknown | W4 | | 33.84 | 33.51 | 0.33 | 0.99 | YES | 320°N | | | *North | *North | *North | | | *North | *North | *North |
| | R3 | | Residential | Unknown | W5 | | 33.00 | 32.69 | 0.31 | 0.99 | YES | 319°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W6 | | 32.82 | 32.55 | 0.27 | 0.99 | YES | 319°N | | | | | | | | | | |
| | | | | | W7 | | 32.12 | 31.83 | 0.29 | 0.99 | YES | 319°N | | | | | | | | | | |
| | | | | | W8 | | 31.79 | 31.54 | 0.25 | 0.99 | YES | 319°N | | | | | | | | | | |
| | R4 | | Residential | Unknown | W9 | | 17.82 | 17.64 | 0.18 | 0.99 | YES | 318°N | | | *North | *North | *North | | | *North | *North | *North |
| | R5 | | Residential | Unknown | W10 | | 18.38 | 18.27 | 0.11 | 0.99 | YES | 318°N | | | *North | *North | *North | | | *North | *North | *North |
| | R6 | | Residential | Unknown | W11 | | 29.97 | 29.91 | 0.06 | 1.00 | YES | 316°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W12 | | 29.83 | 29.79 | 0.04 | 1.00 | YES | 319°N | | | | | | | | | | |
| **Lampwick Quay** | | | | | | | | | | | | | | | | | | | | | | |
| First | R1 | | Residential | Bedroom | W1 | | 28.82 | 23.35 | 5.47 | 0.81 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| | R2 | | Residential | LKD | W2 | | 27.01 | 22.76 | 4.25 | 0.84 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| | R3 | | Residential | Bedroom | W3 | | 25.51 | 22.19 | 3.32 | 0.87 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| Second | R1 | | Residential | Bedroom | W1 | | 31.56 | 27.01 | 4.55 | 0.86 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| | R2 | | Residential | LKD | W2 | | 30.08 | 26.58 | 3.50 | 0.88 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| | R3 | | Residential | Bedroom | W3 | | 28.83 | 26.12 | 2.71 | 0.91 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| Third | R1 | | Residential | Bedroom | W1 | | 34.31 | 30.93 | 3.38 | 0.90 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| | R2 | | Residential | LKD | W2 | | 33.25 | 30.69 | 2.56 | 0.92 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| | R3 | | Residential | Bedroom | W3 | | 32.33 | 30.37 | 1.96 | 0.94 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| Fourth | R1 | | Residential | Bedroom | W1 | | 35.85 | 33.72 | 2.13 | 0.94 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| | R2 | | Residential | LKD | W2 | | 35.14 | 33.55 | 1.59 | 0.95 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| | R3 | | Residential | Bedroom | W3 | | 34.54 | 33.33 | 1.21 | 0.96 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| Fifth | R1 | | Residential | Bedroom | W1 | | 36.94 | 36.04 | 0.90 | 0.98 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| | R2 | | Residential | LKD | W2 | | 36.67 | 35.99 | 0.68 | 0.98 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| | R3 | | Residential | Bedroom | W3 | | 36.41 | 35.89 | 0.52 | 0.99 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| Sixth | R1 | | Residential | Bedroom | W1 | | 37.62 | 37.60 | 0.02 | 1.00 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| | R2 | | Residential | LKD | W2 | | 37.46 | 37.45 | 0.01 | 1.00 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |

Project Name: Old Mill Street
Project No.: 2300b
Report Title: Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 26 August 2026

| Floor Ref. | Room Ref. | Room Attribute | Property Type | Room Use. | Window Ref. | Window Attribute | VSC Existing | VSC Proposed | VSC Lost | Pr/Ex | Meets BRE Criteria | Window Orientation | Total Suns per Room Annual Existing | Total Suns per Room Annual Proposed | Annual Suns Lost | Annual Pr/Ex | Meets BRE Criteria | Total Suns per Room Winter Existing | Total Suns per Room Winter Proposed | Wnter Suns Lost | Winter Pr/Ex | Meets BRE Criteria |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | R3 | | Residential | Bedroom | W3 | | 37.30 | 37.29 | 0.01 | 1.00 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| Seventh | R1 | | Residential | Bedroom | W1 | | 38.19 | 38.19 | 0.00 | 1.00 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| | R2 | | Residential | LKD | W2 | | 38.09 | 38.09 | 0.00 | 1.00 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| | R3 | | Residential | Bedroom | W3 | | 37.98 | 37.98 | 0.00 | 1.00 | YES | 322°N | | | *North | *North | *North | | | *North | *North | *North |
| **Ancoats Dispensary** | | | | | | | | | | | | | | | | | | | | | | |
| Ground | R1 | | Residential | Bedroom | W1 | | 20.50 | 18.44 | 2.06 | 0.90 | YES | 142° | 44.00 | 41.00 | 3.00 | 0.93 | YES | 3.00 | 3.00 | 0.00 | 1.00 | YES |
| | | | | | W2 | | 34.60 | 13.89 | 20.71 | 0.40 | NO | 52°N | | | | | | | | | | |
| | R2 | | Residential | LKD | W3 | | 35.55 | 17.43 | 18.12 | 0.49 | NO | 52°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W4 | | 35.52 | 18.06 | 17.46 | 0.51 | NO | 52°N | | | | | | | | | | |
| | | | | | W5 | | 24.52 | 24.44 | 0.08 | 1.00 | YES | 321°N | | | | | | | | | | |
| | | | | | W6 | | 24.30 | 24.22 | 0.08 | 1.00 | YES | 321°N | | | | | | | | | | |
| | | | | | W7 | | 24.10 | 24.03 | 0.07 | 1.00 | YES | 321°N | | | | | | | | | | |
| First | R1 | | Residential | Bedroom | W1 | | 21.96 | 19.96 | 2.00 | 0.91 | YES | 142° | 47.00 | 44.00 | 3.00 | 0.94 | YES | 4.00 | 4.00 | 0.00 | 1.00 | YES |
| | | | | | W2 | | 35.95 | 15.81 | 20.14 | 0.44 | NO | 52°N | | | | | | | | | | |
| | R2 | | Residential | Bedroom | W3 | | 35.55 | 17.43 | 18.12 | 0.49 | NO | 52°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W4 | | 35.52 | 18.06 | 17.46 | 0.51 | NO | 52°N | | | | | | | | | | |
| | | | | | W5 | | 24.52 | 24.44 | 0.08 | 1.00 | YES | 321°N | | | | | | | | | | |
| | | | | | W6 | | 24.30 | 24.22 | 0.08 | 1.00 | YES | 321°N | | | | | | | | | | |
| | | | | | W7 | | 24.10 | 24.03 | 0.07 | 1.00 | YES | 321°N | | | | | | | | | | |
| Second | R1 | | Residential | Bedroom | W1 | | 23.75 | 21.92 | 1.83 | 0.92 | YES | 142° | 53.00 | 49.00 | 4.00 | 0.92 | YES | 7.00 | 7.00 | 0.00 | 1.00 | YES |
| | | | | | W2 | | 37.05 | 18.60 | 18.45 | 0.50 | NO | 52°N | | | | | | | | | | |
| | R2 | | Residential | LKD | W3 | | 37.20 | 21.21 | 15.99 | 0.57 | NO | 52°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W4 | | 37.18 | 21.81 | 15.37 | 0.59 | NO | 52°N | | | | | | | | | | |
| | | | | | W5 | | 28.00 | 27.94 | 0.06 | 1.00 | YES | 321°N | | | | | | | | | | |
| | | | | | W6 | | 27.79 | 27.73 | 0.06 | 1.00 | YES | 321°N | | | | | | | | | | |
| Third | R1 | | Residential | Bedroom | W1 | | 25.67 | 24.13 | 1.54 | 0.94 | YES | 142° | 55.00 | 52.00 | 3.00 | 0.95 | YES | 7.00 | 7.00 | 0.00 | 1.00 | YES |
| | | | | | W2 | | 37.71 | 22.13 | 15.58 | 0.59 | NO | 52°N | | | | | | | | | | |
| | R2 | | Residential | LKD | W3 | | 38.06 | 26.17 | 11.89 | 0.69 | NO | 52°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W4 | | 31.15 | 31.10 | 0.05 | 1.00 | YES | 321°N | | | | | | | | | | |
| | | | | | W5 | | 30.94 | 30.89 | 0.05 | 1.00 | YES | 321°N | | | | | | | | | | |
| Fourth | R1 | | Residential | LKD | W1 | | 25.37 | 24.90 | 0.47 | 0.98 | YES | 142° | 57.00 | 55.00 | 2.00 | 0.96 | YES | 9.00 | 9.00 | 0.00 | 1.00 | YES |
| | | | | | W2 | | 26.67 | 25.95 | 0.72 | 0.97 | YES | 142° | | | | | | | | | | |
| | R2 | | Residential | Bedroom | W3 | | 38.11 | 27.93 | 10.18 | 0.73 | YES | 52°N | | | *North | *North | *North | | | *North | *North | *North |
| | R3 | | Residential | Bedroom | W4 | | 36.84 | 27.62 | 9.22 | 0.75 | YES | 52°N | | | *North | *North | *North | | | *North | *North | *North |
| | R4 | | Residential | Bedroom | W5 | | 31.22 | 24.74 | 6.48 | 0.79 | NO | 53°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W6 | | 28.44 | 28.44 | 0.00 | 1.00 | YES | 322°N | | | | | | | | | | |
| Fifth | R1 | | Residential | LKD | W1 | | 28.30 | 28.03 | 0.27 | 0.99 | YES | 142° | 64.00 | 63.00 | 1.00 | 0.98 | YES | 14.00 | 14.00 | 0.00 | 1.00 | YES |
| | | | | | W2 | | 29.33 | 28.92 | 0.41 | 0.99 | YES | 142° | | | | | | | | | | |
| | R2 | | Residential | Bedroom | W3 | | 38.55 | 32.80 | 5.75 | 0.85 | YES | 52°N | | | *North | *North | *North | | | *North | *North | *North |
| | R3 | | Residential | Bedroom | W4 | | 38.63 | 33.13 | 5.50 | 0.86 | YES | 52°N | | | *North | *North | *North | | | *North | *North | *North |
| | | | | | W5 | | 34.36 | 34.03 | 0.33 | 0.99 | YES | 322°N | | | | | | | | | | |

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CLIENT:
Zentra Group PLC

PROJECT:
Old Mill Street
Manchester

DRAWING TITLE:
2 Hour Time in Sun

| SCALE @ A2: | DATE: | DRAWN: | PRX |
|---|---|---|---|
| NTS | 24.08.2026 | CHECKED: | DMH |

| DRAWING NUMBER: | REV: |
|---|---|
| 2300b_MA-16 | 00 |

| REV: | NOTES: | DRWN: | DATE: |
|---|---|---|---|
| | | | |

Massing Legend

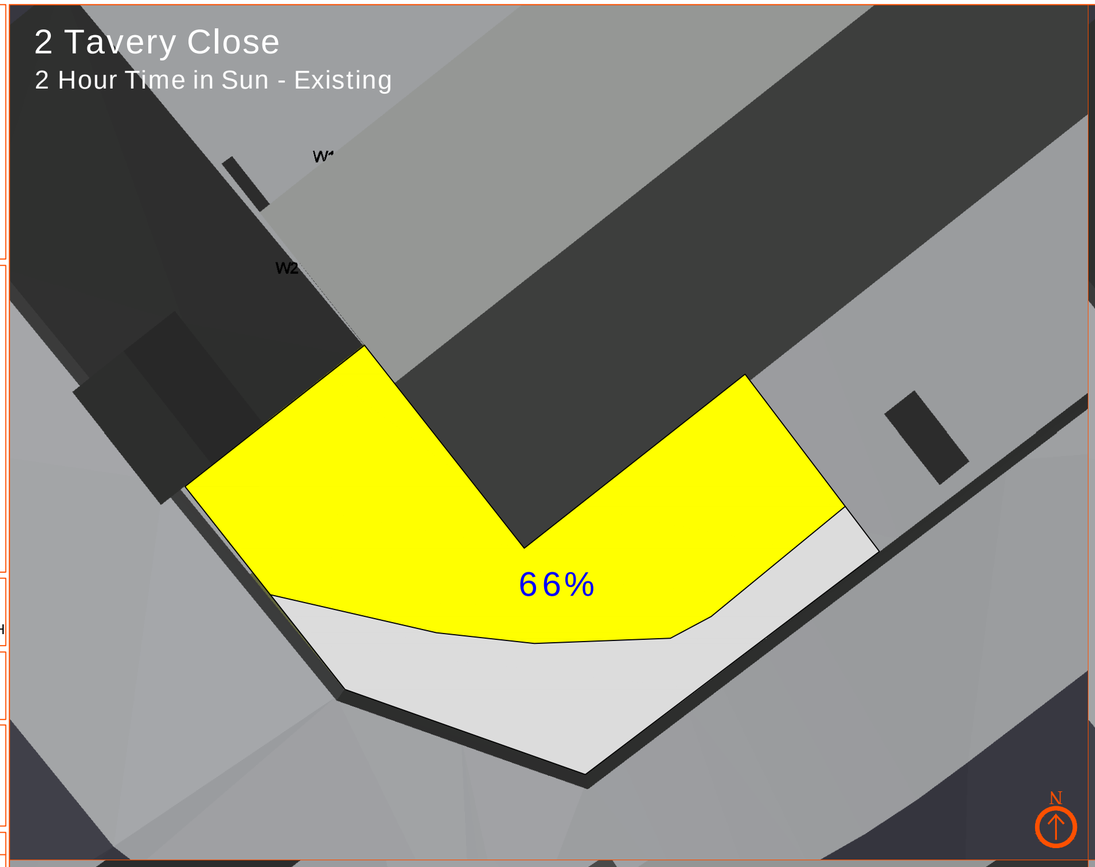
- Existing
- Proposed

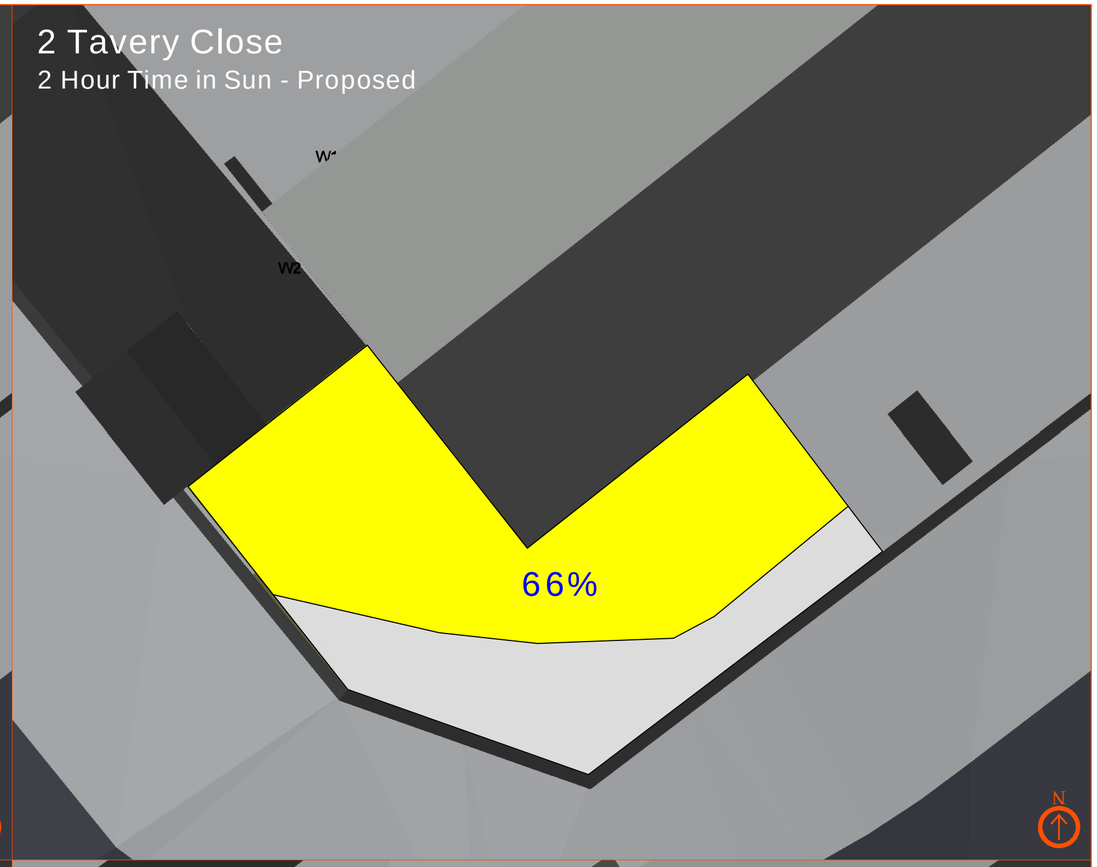
All heights in m AOD

Amenity Legend

- Area analysed
- Area with more than 2 Hours direct sunlight
- Area with less than 2 Hours direct sunlight
- % Percentage of area with more than 2 Hours direct sunlight

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









# Proximity

## Report prepared by:




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