

aaprojects

**Brunswick Place
Manchester**

DRAFT

**Daylight Sunlight
Report**

for

**Maryland Securities
Ltd**

May 2021

**vision into
reality**



CONTENTS

1.0	Executive Summary	1
2.0	Introduction & Methodology	3
3.0	Site and Surrounding Properties	7
4.0	Proposed Scheme.....	11
5.0	Previously Consented Scheme	12
6.0	Calculations and Assumptions.....	12
7.0	Results and Discussion	12
8.0	Summary & Conclusions.....	76
9.0	Conditions of Use of This Report.....	77

APPENDICES

Appendix A – Vertical Sky Component (VSC)

Appendix B – No Sky Line (NSL)

Appendix C – Annual Probable Sunlight Hours (APSH)

Appendix D – Vertical Sky Component Calculation Table

- Using existing site as a baseline

Appendix E – No Sky Line Calculation Table & Contours

- Using existing site as a baseline

Appendix F – Annual Probable Sunlight Hours Calculation Table

- Using existing site as a baseline

Appendix G – Results Summary Spreadsheets

- Using existing site as a baseline

Appendix H – Drawings & Model Views

1.0 Executive Summary

The brief for this commission is the preparation of a Daylight Sunlight report to examine the impact of the proposed development on the daylight and sunlight enjoyed by the principal neighbouring residential properties.

The daylight sunlight review in this report has been based on the methodologies set out in the Building Research Establishment (BRE) report 'Site layout planning for daylight and sunlight - A guide to good practice' by P. J. Littlefair.

This report focuses on the nearest sensitive receptors, which are the residential properties in the immediate vicinity of the site, as these have the highest reasonable expectation of daylight and sunlight when compared to other uses such as commercial.

The properties assessed are therefore as follows:

- 166 Old Mill Street (B10)
- 35 Bradford Road (B12)
- 37 Bradford Road (B13)
- 39 Bradford Road (B14)
- 41 Bradford Road (B15)
- 43 Bradford Road (B16)
- 45 Bradford Road (B17)
- 47 Bradford Road (B18)
- 49 Bradford Road (B19)
- 51 Bradford Road (B20)
- 53 Bradford Road (B21)
- 55 Bradford Road (B22)
- 57 Bradford Road (B23)
- 59 Bradford Road (B24)
- 61 Bradford Road (B25)
- 63 Bradford Road (B26)
- 65 Bradford Road (B27)
- 67 Bradford Road (B28)
- 69 Bradford Road (B29)
- 8 Ridgeway Street (B31)
- 10 Ridgeway Street (B32)
- 12 Ridgeway Street (B33)
- 14 Ridgeway Street (B34)
- 16 Ridgeway Street (B35)
- 18 Ridgeway Street (B36)
- 20 Ridgeway Street (B37)
- 22 Ridgeway Street (B38)
- 1 Halmore Road (B39)

- Land on the South side of Ridgway Street (B40)
- 3 Halmore Road (B41)
- 5 Halmore Road (B42)
- 7 Halmore Road (B43)
- 9 Halmore Road (B44)
- 11 Halmore Road (B45)
- 13 Halmore Road (B46)
- 163 Butler Street (B47)
- 161 Butler Street (B48)
- 159 Butler Street (B49)
- 157 Butler Street (B50)
- 155 Butler Street (B51 & B52)
- Part of new development by Lovell Developments on Butler Street (B56)
- Part of new development by Lovell Developments on Butler Street (B57)
- Part of new development by Lovell Developments on Bradford Road (B58)
- Part of new development by Lovell Developments on Bradford Road (B59)
- Part of new development by Lovell Developments on Bradford Road (B60)
- Part of new development by Lovell Developments on Bradford Road (B61)
- Part of new development by Lovell Developments on Bradford Road (B62)
- Part of new development by Lovell Developments on Bradford Road (B63)
- Part of new development by Lovell Developments on Halmore Road (B64)
- Part of new development by Lovell Developments on Halmore Road (B65)

All other surrounding properties are of commercial use and as such have not been considered by this report.

A 3D computer model of the existing properties/surrounding areas and the proposed development has been created and then run through proprietary software to calculate the proposed light levels at each window and within each room being assessed. These light levels were then compared with the corresponding levels in the BRE guidelines.

The site does not benefit from any historic planning permission but there is a Strategic Regeneration Framework planning guideline for the local area, which is known as the Eastland's Regeneration Framework. The results have been calculated using the existing site massing as the baseline condition.

Overall, our detailed technical assessment results using the existing site as a baseline are as shown below:

In respect of daylight, the results show 81% compliance with regard to Vertical Sky Component (the amount of light reaching a window) with a further 8% that would only experience minor adverse effect. Once the light reaches the windows, the results show that 91% of rooms would pass the BRE criteria for daylight distribution within those rooms with a further 2% experiencing a minor adverse effect.

Summary Table Using Existing Site as Baseline											
Building No.	Address	Total No of Rooms	Total No of Windows	VSC		NSL		APSH Summer		APSH Winter	
				Percentage of Windows Compliant for VSC daylight	Percentage of Windows Minor Loss of VSC Daylight	Percentage of Rooms Compliant for NSL	Percentage of Rooms Minor Loss of NSL Daylight	Percentage of Windows Compliant for APSH Summer Sunlight	Percentage of Windows Minor Loss of APSH Summer Sunlight	Percentage of Windows Compliant for Winter APSH Sunlight	Percentage of Windows Minor Loss of APSH Winter Sunlight
B10	166 Old Mill Street	2	3	100%	0%	100%	0%	100%	0%	100%	0%
B12	35 Bradford Road	2	3	0%	33%	0%	50%	100%	0%	100%	0%
B13	37 Bradford Road	2	3	0%	67%	50%	50%	100%	0%	100%	0%
B14	39 Bradford Road	2	3	0%	100%	100%	0%	100%	0%	100%	0%
B15	41 Bradford Road	2	3	33%	67%	100%	0%	100%	0%	100%	0%
B16	43 Bradford Road	2	7	86%	14%	100%	0%	100%	0%	100%	0%
B17	45 Bradford Road	2	7	86%	14%	100%	0%	100%	0%	100%	0%
B18	47 Bradford Road	2	3	100%	0%	100%	0%	100%	0%	100%	0%
B19	49 Bradford Road	2	3	100%	0%	100%	0%	100%	0%	100%	0%
B20	51 Bradford Road	2	3	100%	0%	100%	0%	100%	0%	100%	0%
B21	53 Bradford Road	2	3	100%	0%	100%	0%	100%	0%	100%	0%
B22	55 Bradford Road	2	3	100%	0%	100%	0%	100%	0%	100%	0%
B23	57 Bradford Road	2	3	100%	0%	100%	0%	100%	0%	100%	0%
B24	59 Bradford Road	2	3	100%	0%	100%	0%	100%	0%	100%	0%
B25	61 Bradford Road	2	3	100%	0%	100%	0%	100%	0%	100%	0%
B26	63 Bradford Road	2	7	100%	0%	100%	0%	100%	0%	100%	0%
B27	65 Bradford Road	2	3	100%	0%	100%	0%	100%	0%	100%	0%
B28	67 Bradford Road	2	3	100%	0%	100%	0%	100%	0%	100%	0%
B29	69 Bradford Road	2	2	100%	0%	100%	0%	100%	0%	100%	0%
B31	8 Ridgeway Street	3	3	100%	0%	100%	0%	100%	0%	100%	0%
B32	10 Ridgeway Street	3	3	100%	0%	100%	0%	100%	0%	100%	0%
B33	12 Ridgeway Street	3	3	100%	0%	100%	0%	100%	0%	100%	0%
B34	14 Ridgeway Street	3	3	100%	0%	100%	0%	100%	0%	100%	0%
B35	16 Ridgeway Street	2	2	100%	0%	100%	0%	100%	0%	100%	0%
B36	18 Ridgeway Street	3	3	100%	0%	100%	0%	100%	0%	100%	0%
B37	20 Ridgeway Street	3	3	100%	0%	100%	0%	100%	0%	100%	0%
B38	22 Ridgeway Street	3	3	100%	0%	100%	0%	100%	0%	100%	0%
B39	1 Halmore Road	8	10	100%	0%	100%	0%	100%	0%	100%	0%
B40	Land on the South side of Ridgeway Street	3	4	100%	0%	100%	0%	100%	0%	100%	0%
B41	3 Halmore Road	8	8	100%	0%	100%	0%	100%	0%	100%	0%
B42	5 Halmore Road	1	1	100%	0%	100%	0%	100%	0%	100%	0%
B43	7 Halmore Road	1	1	100%	0%	100%	0%	100%	0%	100%	0%
B44	9 Halmore Road	1	1	100%	0%	100%	0%	100%	0%	100%	0%
B45	11 Halmore Road	1	1	100%	0%	100%	0%	100%	0%	100%	0%
B46	13 Halmore Road	1	1	100%	0%	100%	0%	100%	0%	100%	0%
B47	163 Butler Street	3	4	100%	0%	100%	0%	100%	0%	100%	0%
B48	161 Butler Street	3	4	100%	0%	100%	0%	100%	0%	100%	0%
B49	159 Butler Street	3	4	100%	0%	100%	0%	100%	0%	100%	0%
B50	157 Butler Street	3	4	100%	0%	100%	0%	100%	0%	100%	0%
B51 & B52	155 Butler Street	5	7	100%	0%	100%	0%	100%	0%	100%	0%
B54	Part of new development by Lovell Developments on Butler Street	3	5	100%	0%	100%	0%	100%	0%	100%	0%
B57	Part of new development by Lovell Developments on Butler Street	5	13	89%	8%	100%	0%	100%	0%	100%	0%
B55	Part of new development by Lovell Developments on Bradford Road	2	2	0%	0%	100%	0%	100%	0%	100%	0%
B59	Part of new development by Lovell Developments on Bradford Road	2	3	0%	0%	50%	0%	100%	0%	100%	0%
B60	Part of new development by Lovell Developments on Bradford Road	2	2	0%	0%	0%	0%	100%	0%	100%	0%
B61	Part of new development by Lovell Developments on Bradford Road	2	2	0%	0%	0%	0%	100%	0%	100%	0%
B62	Part of new development by Lovell Developments on Bradford Road	2	3	0%	0%	0%	0%	100%	0%	100%	0%
B63	Part of new development by Lovell Developments on Bradford Road	2	3	33%	0%	0%	0%	100%	0%	100%	0%
B64	Part of new development by Lovell Developments on Halmore Road	5	13	54%	30%	100%	0%	100%	0%	100%	0%
B65	Part of new development by Lovell Developments on Halmore Road	3	5	100%	0%	100%	0%	100%	0%	100%	0%
Total		130	192	81%	8%	91%	2%	100%	0%	100%	0%

In addition to the above, a proportion of the windows and rooms affected are bedrooms which the BRE guide states should be treated as less important than other habitable rooms and other windows would in reality retain good levels of absolute VSC (the measure of light reaching a window).

In respect of sunlight, the results show 100% compliance against the BRE criteria in both summer and winter.

Given the complexities of the site and the existing built urban context, we feel that the impacts to the surrounding residential properties are extremely good.

The proposed development would therefore have no material impact on either daylight or sunlight levels in neighbouring properties.

There is thus no reason why the proposed development should not be supported because of concerns over reductions in daylight or sunlight levels currently enjoyed by neighbouring properties.

2.0 Introduction & Methodology

2.1 Instructions

The brief for this commission is the preparation of a Daylight Sunlight report to examine the impact of the proposed development on the daylight and sunlight enjoyed by the principal neighbouring residential properties.

This report focuses on the nearest sensitive receptors, which are the residential properties in the immediate vicinity of the site. These have been determined in line with the reasonable expectation of daylight and sunlight as per the BRE guidelines. The properties assessed are therefore as follows:

- 166 Old Mill Street (B10)
- 35 Bradford Road (B12)
- 37 Bradford Road (B13)
- 39 Bradford Road (B14)
- 41 Bradford Road (B15)
- 43 Bradford Road (B16)
- 45 Bradford Road (B17)
- 47 Bradford Road (B18)
- 49 Bradford Road (B19)
- 51 Bradford Road (B20)
- 53 Bradford Road (B21)
- 55 Bradford Road (B22)
- 57 Bradford Road (B23)
- 59 Bradford Road (B24)
- 61 Bradford Road (B25)
- 63 Bradford Road (B26)
- 65 Bradford Road (B27)
- 67 Bradford Road (B28)
- 69 Bradford Road (B29)
- 8 Ridgeway Street (B31)
- 10 Ridgeway Street (B32)
- 12 Ridgeway Street (B33)
- 14 Ridgeway Street (B34)
- 16 Ridgeway Street (B35)
- 18 Ridgeway Street (B36)
- 20 Ridgeway Street (B37)
- 22 Ridgeway Street (B38)
- 1 Halmore Road (B39)
- Land on the South side of Ridgway Street (B40)
- 3 Halmore Road (B41)
- 5 Halmore Road (B42)
- 7 Halmore Road (B43)
- 9 Halmore Road (B44)
- 11 Halmore Road (B45)
- 13 Halmore Road (B46)
- 163 Butler Street (B47)
- 161 Butler Street (B48)

- 159 Butler Street (B49)
- 157 Butler Street (B50)
- 155 Butler Street (B51 & B52)
- Part of new development by Lovell Developments on Butler Street (B56)
- Part of new development by Lovell Developments on Butler Street (B57)
- Part of new development by Lovell Developments on Bradford Road (B58)
- Part of new development by Lovell Developments on Bradford Road (B59)
- Part of new development by Lovell Developments on Bradford Road (B60)
- Part of new development by Lovell Developments on Bradford Road (B61)
- Part of new development by Lovell Developments on Bradford Road (B62)
- Part of new development by Lovell Developments on Bradford Road (B63)
- Part of new development by Lovell Developments on Halmore Road (B64)
- Part of new development by Lovell Developments on Halmore Road (B65)

All other surrounding properties are of commercial use and as such have not been considered by this report.

It is usual to assess daylight/sunlight in relation to the guidelines set out in the Building Research Establishment (BRE) report 'Site layout planning for daylight and sunlight - A guide to good practice' by P. J. Littlefair. We shall refer to this report throughout as the 'BRE'. One of the primary sources for the BRE document is the more detailed guidance contained within 'British Standard Code of Practice for Daylighting, BS8206 Part 2', and we shall also refer to this document.

The BRE Guidelines note that "In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day, but especially in the afternoon." Other areas such as bedrooms are therefore to be treated as less important.

We examine 2 measures of diffuse daylight in this study, namely Vertical Sky Component (VSC) and No-Sky Line (NSL). In terms of sunlight, we examine the BRE Annual Probable sunlight Hours (APSH). All these measures of daylight and sunlight are discussed in Appendices A to C.

The criteria contained in the BRE document are provided for guidance and should be interpreted flexibly. In its introduction the BRE report states *"The advice given here is not mandatory.....Although it gives numerical guidelines, these should be interpreted flexibly.....For example, in an historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable...."*

In addition, the new National Planning Policy Framework (NPPF) updated in 2019 stipulates that: "A flexible approach should be taken in applying policies relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site."

The development site in question is in a suburban area and in developing the site to a greater extent, some windows in the immediately adjacent properties may inevitably fail to meet the strict interpretation of some of the guidelines. A reasonable approach in this case is, rather than to apply strict numerical comparisons, to consider whether the daylight and sunlight levels enjoyed after development are reasonable for the location and in accordance with

precedents set by previously consented schemes for the site or other nearby recently consented schemes.

The site does not benefit from any historic planning permission but there is a Strategic Regeneration Framework planning guideline for the local area, which is known as the Eastland's Regeneration Framework. The results have been calculated using the existing site massing as the baseline condition.

The various measures and appropriateness of diffuse daylight (VSC and NSL) are discussed and set out below.

2.2 Vertical Sky Component (VSC)

VSC is a measure of the light reaching a point at the centre of a window, and the BRE guideline is based on the loss of VSC at a single window. It is therefore not appropriate in cases where rooms are served by multiple windows and in particular when a room is dual or multi-aspect. If one window fails the criterion, in reality the daylight to the room would not necessarily be seriously impacted, and the daylight within the room would in all probability remain good. In addition, VSC takes no account of the size of a window. The VSC at the centre of a very small window is identical to VSC at the centre of a large window. Clearly a measure of daylight which accounts for the size and number of windows is therefore more appropriate. This is accomplished by NSL.

We have performed the VSC calculations and the figures are tabulated in Appendix D.

2.3 No-Sky Line (NSL) (also known as Daylight Distribution (DD))

No-Sky Line (NSL) is a measure of the distribution of daylight within a room. As it maps out the region within a room where light can penetrate directly from the sky, it therefore accounts for the size of and number of windows by simple geometry. This is also its weakness.

To quote from Appendix B, - 'in principle a point lies within the No-Sky Line no matter how small a patch of sky it can see—even if for instance there is only a keyhole allowing light in to the room. Clearly the method is intended to map out areas within a room which receive a significant amount of direct daylight from the sky, so that it would be better if a small but finite amount of direct daylight were used to divide the two regions. This would also reduce the tendency for the No-Sky Line position to vary wildly at the rear of a room, rather like when small variations in tidal height cause the tide line to move by large distances on a virtually level beach'.

The position of the no-sky line can therefore be very sensitive to very small changes in light levels. In addition, NSL does not account for other factors that determine the daylight level in a room. Double glazing has a transmittance of say 64%. In comparing an unglazed window with a double glazed window, the position of the No-Sky line doesn't change at all, even though the light level has been reduced by nearly half. A further factor which influences the daylight levels within a room is the colour (or more specifically – the reflectance) of the walls, ceiling and floor.

If these are all very dark colours, clearly the room will not have a very daylight appearance. No account is taken of this important factor. There is clearly a need for a measure of daylight which attempts to account for all the important factors which contribute to the interior daylight in a room, and this measure is the Average Daylight Factor (ADF).

The NSL figures are tabulated in Appendix E.

2.4 Average Daylight Factor (ADF)

Whilst the BRE guide recommends that ADF is mainly used to assess daylight within a proposed development (as the developer has control of the design), it is still a very useful measure of actual daylight within a room based on room volume, glazing ration and use, particularly where the other measures (VSC and NSL) are not conclusive.

The BRE guide provides a series of progressive tests and it is only necessary to progress to the next test if the window/room does not pass the test being applied to it. Thus, where a window does not pass the VSC test, the BRE guide suggest that the ADF of the room behind it should be considered. As all windows/rooms pass the BRE test for VSC and NSL, this is not assessed further in this report.

ADF is a measure of the daylight within a room and accounts for factors such as the number of windows and their size in relation to the size of the room. Clearly a small room with a large window will be better illuminated by daylight than a large room with a small window. It also accounts for the above-mentioned window transmittance and internal reflectance.

The general idea is that one calculates the daylight which reaches each of the windows, and allowing for the window size, the light which then enters the room through all of the windows. The light is then imagined to bounce around within the room, controlled by the reflectance of the internal surfaces.

The ADF is detailed in British Standard 8206 Part 2. As for the BRE report, it provides guidance for acceptable values in the presence of supplementary electric lighting, depending on the room use. These are 1.0% for a bedroom, 1.5% for a living room and 2.0% for a kitchen.

2.5 Annual Probable Sunlight Hours (APSH)

In relation to sunlight, the BRE recommends that the Annual Probable sunlight Hours (APSH) received at a given window in the proposed case should be at least 25% of the total available including at least 5% in winter. Only those residential windows that face within 90 degrees of south should be considered. The sunlight figures are provided in tabular form in Appendix F.

3.0 Site and Surrounding Properties

The proposed development site is located in New Islington, Manchester and bounded by Bradford Road, Beswick Street and Ashton canal.

The site fronts the new city centre boundary marked by Butler Street/Beswick Street, it is also South East of sport city and 500m South West of New Islington regeneration area and is approximately 1.5 miles /2.4 km from the city core.

Brunswick Mill is located on the Northeast of the site and is a four to seven storey grade II listed former cotton mill. There are a small number of isolated commercial enterprises operating within the building, but no centrally administered industrial units.

The main development site area encompasses the waste ground to the south west of Brunswick Mill, which has been cleared of buildings.

The proposed drawings show that it is intended to retain and refurbish / alter the existing building and construct two new blocks. The new build proposal consists of a part 6 / part 8 storey mid building residential apartment block located centrally fronting onto Bradford Road and a small 5 storey corner building apartment block located on the corner of Bradford Road and Beswick Street.

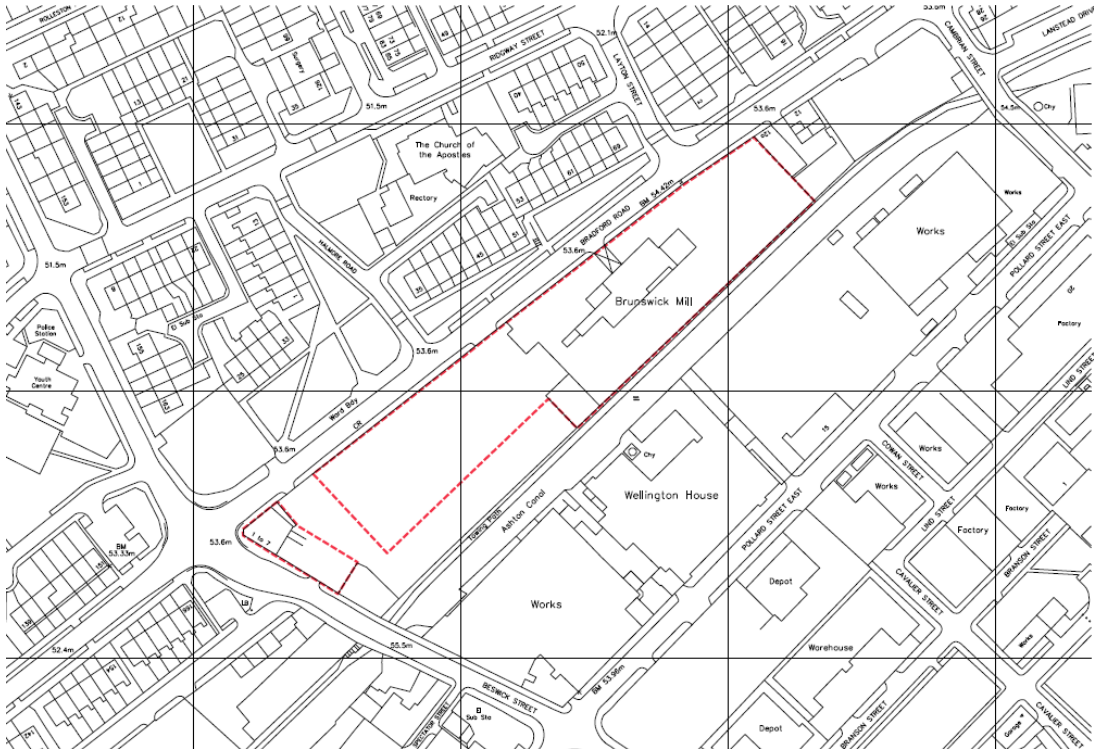
The new development represents a substantial increase of building massing on the site and there are therefore potential Rights of Light concerns.

An aerial photograph and site plan of the development site is included below for information.

Aerial Photograph



Site Plan



In accordance with BRE guidelines, we have assessed the impact of the proposed development on the daylight sunlight levels to adjacent residential properties as follows (the impact on commercial properties has not been considered):

- 166 Old Mill Street (B10)
- 35 Bradford Road (B12)
- 37 Bradford Road (B13)
- 39 Bradford Road (B14)
- 41 Bradford Road (B15)
- 43 Bradford Road (B16)
- 45 Bradford Road (B17)
- 47 Bradford Road (B18)
- 49 Bradford Road (B19)
- 51 Bradford Road (B20)
- 53 Bradford Road (B21)
- 55 Bradford Road (B22)
- 57 Bradford Road (B23)
- 59 Bradford Road (B24)
- 61 Bradford Road (B25)
- 63 Bradford Road (B26)
- 65 Bradford Road (B27)

- 67 Bradford Road (B28)
- 69 Bradford Road (B29)
- 8 Ridgeway Street (B31)
- 10 Ridgeway Street (B32)
- 12 Ridgeway Street (B33)
- 14 Ridgeway Street (B34)
- 16 Ridgeway Street (B35)
- 18 Ridgeway Street (B36)
- 20 Ridgeway Street (B37)
- 22 Ridgeway Street (B38)
- 1 Halmore Road (B39)
- Land on the South side of Ridgway Street (B40)
- 3 Halmore Road (B41)
- 5 Halmore Road (B42)
- 7 Halmore Road (B43)
- 9 Halmore Road (B44)
- 11 Halmore Road (B45)
- 13 Halmore Road (B46)
- 163 Butler Street (B47)
- 161 Butler Street (B48)
- 159 Butler Street (B49)
- 157 Butler Street (B50)
- 155 Butler Street (B51 & B52)
- Part of new development by Lovell Developments on Butler Street (B56)
- Part of new development by Lovell Developments on Butler Street (B57)
- Part of new development by Lovell Developments on Bradford Road (B58)
- Part of new development by Lovell Developments on Bradford Road (B59)
- Part of new development by Lovell Developments on Bradford Road (B60)
- Part of new development by Lovell Developments on Bradford Road (B61)
- Part of new development by Lovell Developments on Bradford Road (B62)
- Part of new development by Lovell Developments on Bradford Road (B63)
- Part of new development by Lovell Developments on Halmore Road (B64)
- Part of new development by Lovell Developments on Halmore Road (B65)

We have checked the Planning Portal to assess whether there any other surrounding consented schemes that would create a cumulative impact along with the proposed development and none were found. There was an ongoing / completed new residential development across Bradford Road, which has been included in our assessment.

A 3D image marked up to show the location of the above properties (amongst others) is included in section 4 below.

4.0 Proposed Scheme

The proposed drawings show that it is intended to retain and refurbish / alter the existing building and construct two new blocks.

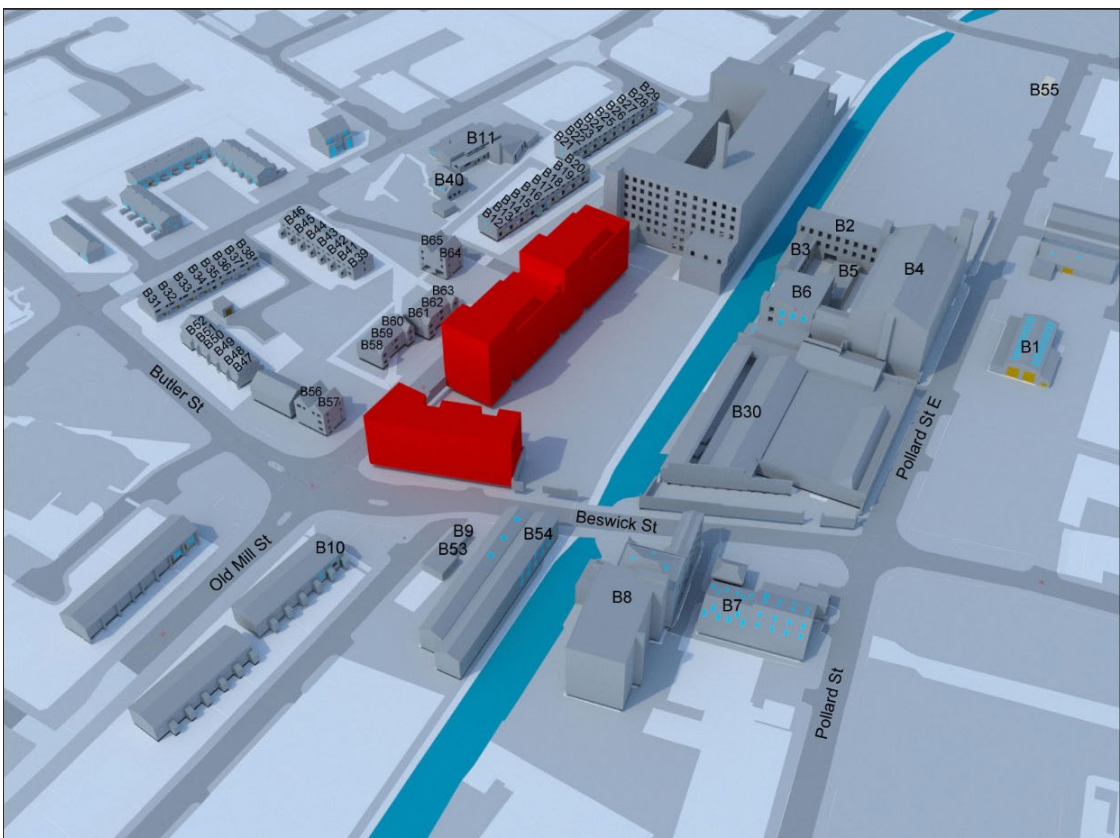
The proposed drawings show that it is intended to retain and refurbish / alter the existing building and construct two new blocks. The new build proposal consists of a part 6 / part 8 storey mid building residential apartment block located centrally fronting onto Bradford Road and a small 5 storey corner building apartment block located on the corner of Bradford Road and Beswick Street.

Various drawings prepared by Hodder + Partners were provided of the proposed development to allow us to carry out this report as follows:

- L(--)-000_Ground Floor Masterplan_1-500_A1
- L(--)-100_Ground Floor_New Build_Plan_1-200_A1
- L(--)-200_Ground Floor_Mill Building_Plan PROPOSED_1-200_A1
- L(--)-400_Proposed Street Elevations
- L(--)-410_Mid Building_Proposed Elevations
- L(--)-420_Corner Building_Proposed Elevations

An image from the 3D model showing the proposed scheme is shown below:

Proposed Scheme



5.0 Previously Consented Scheme

The site does not benefit from any historic planning permission but there is a Strategic Regeneration Framework planning guideline for the local area, which is known as the Eastland's Regeneration Framework. The results have been calculated using the existing site massing as the baseline condition.

6.0 Calculations and Assumptions

In order to calculate the various measures of daylight and sunlight it is necessary to construct a 3D computer model. The proposed development was modelled from the sources listed above. The site and surrounding properties were set out using a 3D laser scan measured site survey. The 3D model was created so as to reproduce the massing of the buildings both on and surrounding the site, at a level of detail appropriate to the calculations performed. All heights are given Above Ordnance Datum (AOD).

We have not gained access into any of the surrounding properties and were unable to obtain floor plans for any of the surrounding buildings from the planning portal or other online sources. All floor plans and floor levels for the surrounding buildings have therefore been determined using the architectural form of the building.

For the purposes of this analysis, we have included the existing site as the base line massing.

We have assumed that the surrounding properties will be double glazed with a window transmittance of 0.64. These typical values are provided in both the BRE and the British Standard publications. VSC values were calculated on the outer plane of the windows, while APSH values were calculated on the inner plane.

The model was analysed using proprietary software to calculate the proposed light levels at each window and within each room (being assessed). These light levels were then compared with the corresponding levels in the BRE guidelines.

7.0 Results and Discussion

7.1 Generally

We shall now discuss the results of the calculations of the various measures of daylight and sunlight in relation to the selected properties, rooms and windows.

We refer to the drawings in the appendices showing the locations of rooms and windows on a floor-by-floor basis. These drawings also show the existing and proposed No-Sky Lines and the room uses.

Also, please refer to the following appendices:

Appendix D – VSC table

Appendix E – No-Sky Line results are tabulated and contours shown on the drawings

Appendix F – Annual Probable Sunlight Hours are tabulated

In terms of VSC, the BRE guide recommends that a VSC level of over 27% is achieved or the reduction is no greater than 20% (or 80% of the former value).

The BRE does not state a required amount of No-Sky Line floor area that should remain after a development but merely suggests a maximum reduction (proposed No-Sky Line floor areas should be more than 0.8 times the existing).

The BRE guidelines for ADF of Kitchens (2%), Living Rooms (1.5%) and Bedrooms (1%) should be noted when reading this report. There is no stated acceptable reduction in values where these values are not met. However, the accepted reduction in VSC noted above would typically result in a 14% reduction in ADF as noted in C8 of the BRE guide. This would therefore also be classed as a reasonable reduction (as noted in the appendices of the BRE guide). This measure is only used where VSC and NSL measures are not met (not applicable here).

In relation to sunlight, we note that the BRE guidelines for Annual Probable Sunlight Hours (APSH) only apply to windows that face within 90 degrees of due south and therefore only rooms and windows that fall into this category have been considered.

The BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available including at least 5% in winter or the reduction should be no greater than 20%.

A table summarising the above is set out below:

Method	BRE Criteria
VSC	A window may be adversely affected if its VSC measured at the centre of the window is less than 27% and less than 0.8 times its former value.
NSL	A room may be adversely affected if the daylight distribution (NSL) is reduced beyond 0.8 times its existing area.
APSH	A window may be adversely affected if a point at the centre of the window received for the whole year, less than 25% of the APSH including at least 5% of the APSH during the winter months (21st September to 21st March) and less than 0.8 times its former sunlight hours during either period, and for existing neighbouring buildings, if there is a reduction in total APSH which is greater than 4%.

Where the BRE Guidelines are met (based on a less than 20% reduction), the effects of the proposed development will be considered negligible.

With regard to the BRE guidelines, professional judgement has been used to determine whether the potential effects will result in adverse or beneficial effects.

Beneficial effects are experienced when the massing/design of a new building results in improved BRE guideline results to the adjacent properties when compared to the results obtained from the previous building on the site. Alternatively, beneficial effects can often be seen when the analysis shows that the proposed development design would return better BRE results than would be obtained from a previous extant Planning Permission.

The initial numerical criteria for determining the category of an adverse effect is based on percentage alterations, as follows:

- 20-29.9% alteration = minor adverse;
- 30-39.9% alteration = moderate adverse; and
- 40% alteration = major adverse

In respect of ADF the numerical criteria for determining the category of effect is based on percentage alterations, as follows:

- 0-14% alteration = negligible
- 15-21% alteration = minor adverse;
- 22-28% alteration = moderate adverse; and
- 29% and above alteration = major adverse

Other factors tending towards a minor impact are:

- Only a small number of windows are affected;
- The loss of light is only marginally outside the guidelines;
- An affected room has other sources of skylight or sunlight; and
- The affected building only has a low level of requirement for skylight or sunlight.

Other factors tending towards a major adverse impact are:

- A large number of windows are affected;
- The loss of light is substantially outside the guidelines;
- All the windows in a particular property are affected; and
- The affected indoor spaces have a particular strong requirement for skylight or sunlight, e.g. a living room in a dwelling.

However, when assigning criteria per property, consideration has been given to the proportion of rooms/windows affected, as well as the percentage alterations, absolute changes, and any other relevant factors, such as there may be mitigating factors such as balconies, overhangs or design features which may also affect the determination of assigning the criteria.

For example, where an adjacent property has overhanging balconies, the windows below them will be very reliant on horizontal light/sky visibility. Any development near to those windows may therefore return poor BRE guideline daylight sunlight results but this would be largely due to the adjoining buildings own design rather than the size and massing of the new development. The same principal applies to adjacent recessed windows. Section 2 of the BRE guide goes further to say that the daylight sunlight analysis can be undertaken without the adjacent building balconies in place if the results are overly affected by them.

In addition, where a room in an adjacent building is served by more than one window, the BRE guide states that it is acceptable to take an average of the VSC results. Thus, the room may have one window that passes the BRE VSC test and one that fails but when averaged, the results may very well mean the room passes VSC as a whole. Also, for APSH if a room is served by multiple windows which face in different directions, the values can be added together or, if they have the same orientation, the lower value can be disregarded.

A word of explanation about labelling of rooms and windows is required. Every room and window is given a unique reference by reference to the building, floor level, room and window number. This is necessary to track the rooms and windows through the various calculations, and these labels appear in the tables of results.

7.2 166 Old Mill Street (B10)



Front Elevation



Side Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the side and front elevations. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.2.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.2.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

7.2.3 All of the rooms (100%) therefore pass the BRE guideline.
Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that 0 of the 3 windows fall within 90 degrees of due south and they have therefore not been assessed.

7.3 35 Bradford Road (B12)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front and side elevations. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.3.1 Vertical Sky Component (VSC)

The results in Appendix D show that none of the 3 windows fully pass the BRE criteria.

The reductions in VSC values to 1 of the 3 windows (33%) is between 21% and 30% (less than 10% above the permitted 20%) and is considered to be minor adverse.

The reductions in VSC values to the 2 remaining windows (67%) are between 31% and 40% and are considered to be moderately adverse based on the percentage reduction. Both these windows are to bedrooms which the guide deems to be less important than other habitable rooms. The moderate effects on the daylight to these windows can therefore be considered to be of minor adverse significance.

All 3 of the 3 windows (100%) therefore either experience a minor adverse effect or serve bedrooms.

7.3.2 No-Sky Line (NSL)

The table in Appendix E shows that both rooms do not pass the BRE criteria.

One of the 2 rooms (50%) has a reduction in NSL between 21% and 30% (less than 10% above the permitted 20%) and is considered to be minor adverse, this room is also a bedroom which is deemed to be less important by the BRE Guide.

The remaining 1 room (50%) has a reduction in NSL between 31% and 40% (less than 20% above the permitted 20%) and is considered to be moderately adverse.

7.3.3 Annual Probable Sunlight Hours (APSH)

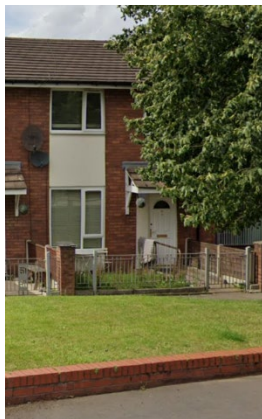
The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.4 **37 Bradford Road (B13)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.4.1 Vertical Sky Component (VSC)

The results in Appendix D show that none of the 3 windows fully pass the BRE criteria.

The reductions in VSC values to 2 of the 3 windows (67%) are between 21% and 30% (less than 10% above the permitted 20%) and are considered to be minor adverse.

The reductions in VSC values to the 1 remaining window (33%) is between 31% and 40% and is considered to be moderately adverse based on the percentage reduction. This window is to a bedroom which the guide deems to be less important than other habitable rooms. The moderate effects on the daylight to this window can therefore be considered to be of minor adverse significance.

All 3 of the 3 windows (100%) therefore either experience a minor adverse effect or serve bedrooms.

7.4.2 No-Sky Line (NSL)

The table in Appendix E shows that 1 of the 2 rooms analysed (50%) does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

The remaining 1 room (50%) has a reduction in NSL between 21% and 30% (less than 10% above the permitted 20%) and is considered to be minor adverse.

7.4.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.5 39 Bradford Road (B14)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.5.1 Vertical Sky Component (VSC)

The results in Appendix D show that none of the 3 windows fully pass the BRE criteria.

The reductions in VSC values to all 3 of the windows (100%) are between 21% and 30% (less than 10% above the permitted 20%) and are considered to be minor adverse. 2 of these 3 windows are also to bedrooms which the guide deems to be less important than other habitable rooms.

All 3 of the windows (100%) therefore either experience a minor adverse effect or serve bedrooms.

7.5.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.5.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.6 41 Bradford Road (B15)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.6.1 Vertical Sky Component (VSC)

The results in Appendix D show that 1 of the 3 windows (33%) to habitable rooms either exceeds the BRE target figure of 27% or its VSC values does not reduce more than 20% as a result of the proposed development and therefore fully passes the BRE criteria.

The reductions in VSC values to the remaining 2 windows (67%) are between 21% and 30% (less than 10% above the permitted 20%) and are considered to be minor adverse. Both these windows are to bedrooms which the guide deems to be less important than other habitable rooms.

All 3 of the windows (100%) therefore either pass the BRE guideline, experience a minor adverse effect or serve bedrooms.

7.6.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.6.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.7 **43 Bradford Road (B16)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details. All the results that follow are based on using the site as a baseline.

7.7.1 Vertical Sky Component (VSC)

The results in Appendix D show that 6 of the 7 windows (86%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values does not reduce more than 20% as a result of the proposed development and therefore fully passes the BRE criteria.

The reductions in VSC values to the 1 remaining room window (14%) is between 21% and 30% (less than 10% above the permitted 20%) and is considered to be minor adverse. This window is to a bedroom which the guide deems to be less important than other habitable rooms.

All 7 of the windows (100%) therefore either pass the BRE guideline, experience a minor adverse effect and serve a bedroom.

7.7.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.7.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 7 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 7 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 7 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.8 45 Bradford Road (B17)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.8.1 Vertical Sky Component (VSC)

The results in Appendix D show that 6 of the 7 windows (86%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values does not reduce more than 20% as a result of the proposed development and therefore fully passes the BRE criteria.

The reductions in VSC values to the 1 remaining room window (14%) is between 21% and 30% (less than 10% above the permitted 20%) and is considered to be minor adverse. This window is to a bedroom which the guide deems to be less important than other habitable rooms.

All 7 of the windows (100%) therefore either pass the BRE guideline, experience a minor adverse effect and serve a bedroom.

7.8.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.8.3 Annual Probable Sunlight Hours (APSH)

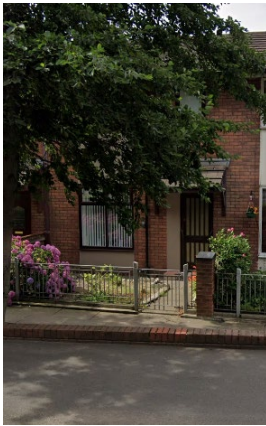
The results in Appendix F show that all of the 7 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 7 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 7 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.9 **47 Bradford Road (B18)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.9.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.9.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.9.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.10 **49 Bradford Road (B19)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.10.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.10.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.10.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.11 51 Bradford Road (B20)



Front Elevation



Side Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.11.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.11.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.11.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that 1 of the 3 windows does not fall within 90 degrees of due south, and it has therefore not been assessed.

The annual probable sunlight hours calculated to the remaining 2 windows assessed (67%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the remaining 2 windows assessed (67%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.12 53 Bradford Road (B21)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front and side elevations. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.12.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.12.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.12.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.13 **55 Bradford Road (B22)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.13.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.13.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.13.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.14 **57 Bradford Road (B23)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.14.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.14.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.14.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.15 59 Bradford Road (B24)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.15.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.15.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.15.3 Annual Probable Sunlight Hours (APSH)

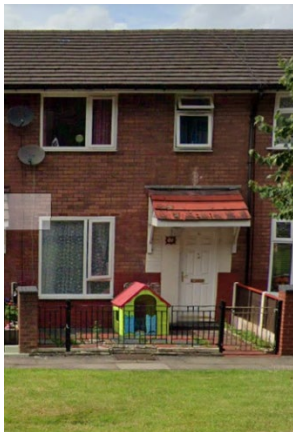
The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.16 61 Bradford Road (B25)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.16.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.16.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.16.3 Annual Probable Sunlight Hours (APSH)

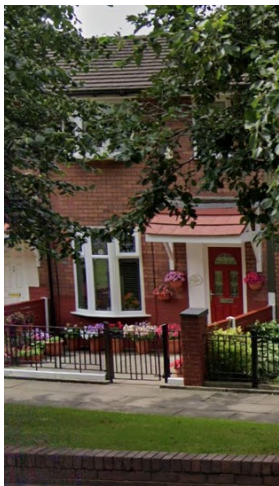
The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.17 **63 Bradford Road (B26)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.17.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 7 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.17.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.17.3 Annual Probable Sunlight Hours (APSH)

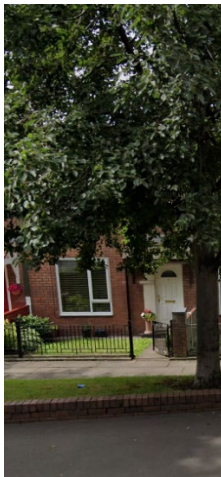
The results in Appendix F show that all of the 7 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 7 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 7 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.18 **65 Bradford Road (B27)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.18.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.18.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.18.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.19 **67 Bradford Road (B28)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.19.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.19.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.19.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.20 69 Bradford Road (B29)



Front Elevation



Side Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.20.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 2 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.20.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.20.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 2 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 2 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 2 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.21 8 Ridgeway Street (B31)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the rear elevation. The windows provide light into assumed kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.21.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.21.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 3 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.21.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.22 **10 Ridgeway Street (B32)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the rear elevation. The windows provide light into assumed kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.22.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.22.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 3 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.22.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.23 **12 Ridgeway Street (B33)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the rear elevation. The windows provide light into assumed kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.23.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.23.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 3 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.23.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.24 **14 Ridgeway Street (B34)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the rear elevation. The windows provide light into assumed kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.24.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.24.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 3 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.24.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.25 16 Ridgeway Street (B35)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the rear elevation. The windows provide light into assumed kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.25.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 2 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.25.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.25.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 2 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 2 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 2 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.26 18 Ridgeway Street (B36)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the rear elevation. The windows provide light into assumed kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.26.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.26.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 3 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.26.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.27 **20 Ridgeway Street (B37)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the rear elevation. The windows provide light into assumed kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.27.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.27.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 3 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.27.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.28 **22 Ridgeway Street (B38)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the rear elevation. The windows provide light into assumed kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.28.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 3 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.28.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 3 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.28.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.29 **1 Haltham Road (B39)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the side, front & rear elevations. The windows provide light into assumed living, kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.29.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 10 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.29.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 8 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.29.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that 4 of the 10 windows do not fall within 90 degrees of due south and have therefore not been assessed.

The annual probable sunlight hours calculated to the remaining 6 windows assessed (60%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the remaining 6 windows assessed (60%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.30 Land on the South side of Ridgway Street (B40)



Aerial View

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the side and front elevations. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.30.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 4 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.30.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 3 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.30.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 4 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 4 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 4 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.31 3 Halthmore Road (B41)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front & rear elevations. The windows provide light into assumed living, kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.31.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 8 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.31.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 8 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All of the rooms (100%) therefore pass the BRE guideline.

7.31.3 Annual Probable Sunlight Hours (APSH)

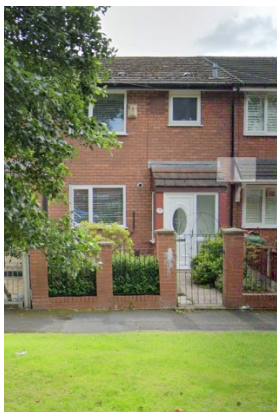
The results in Appendix F show that 4 of the 8 windows do not fall within 90 degrees of due south, and they have therefore not been assessed.

The annual probable sunlight hours calculated to the remaining 4 windows assessed (50%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the remaining 4 windows assessed (50%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.32 5 Halmore Road (B42)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front & rear elevations. The windows provide light into assumed living, kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.32.1 Vertical Sky Component (VSC)

The results in Appendix D show that the 1 window (100%) to habitable rooms either exceeds the BRE target figure of 27% or its VSC value does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.32.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL value for the 1 room analysed (100%) does not reduce by more than 20% as a result of the proposed development and it therefore passes the BRE criteria.

The room (100%) therefore pass the BRE guideline.

7.32.3 Annual Probable Sunlight Hours (APSH)

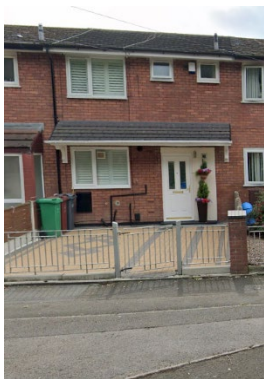
The results in Appendix F show that the 1 window falls within 90 degrees of due south and has therefore been assessed.

The annual probable sunlight hours calculated to the 1 window assessed (100%) is well above the BRE recommended levels of 5% in winter or does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 1 window assessed (100%) is well above the BRE recommended levels of 25% in summer or does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

The 1 window (100%) passes the BRE guideline in summer and winter.

7.33 **7 Haltham Road (B43)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front & rear elevations. The windows provide light into assumed living, kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.33.1 Vertical Sky Component (VSC)

The results in Appendix D show that the 1 window (100%) to habitable rooms either exceeds the BRE target figure of 27% or its VSC value does not reduce more than 20% as a result of the proposed development and it therefore passes the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.33.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL value for the 1 room analysed (100%) does not reduce by more than 20% as a result of the proposed development and therefore passes the BRE criteria.

The room (100%) therefore pass the BRE guideline.

7.33.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that the 1 window falls within 90 degrees of due south and has therefore been assessed.

The annual probable sunlight hours calculated to the 1 window assessed (100%) is well above the BRE recommended levels of 5% in winter or does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 1 window assessed (100%) is well above the BRE recommended levels of 25% in summer or does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

The 1 window (100%) passes the BRE guideline in summer and winter.

7.34 **9 Halmore Road (B44)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front & rear elevations. The windows provide light into assumed living, kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.34.1 Vertical Sky Component (VSC)

The results in Appendix D show that the 1 window (100%) to habitable rooms either exceeds the BRE target figure of 27% or its VSC value does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.34.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL value for the 1 room analysed (100%) does not reduce by more than 20% as a result of the proposed development and it therefore passes the BRE criteria.

The room (100%) therefore pass the BRE guideline.

7.34.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that the 1 window falls within 90 degrees of due south and has therefore been assessed.

The annual probable sunlight hours calculated to the 1 window assessed (100%) is well above the BRE recommended levels of 5% in winter or does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 1 window assessed (100%) is well above the BRE recommended levels of 25% in summer or does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

The 1 window (100%) passes the BRE guideline in summer and winter.

7.35 11 Halmore Road (B45)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front & rear elevations. The windows provide light into living, kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.35.1 Vertical Sky Component (VSC)

The results in Appendix D show that the 1 window (100%) to habitable rooms either exceeds the BRE target figure of 27% or its VSC value does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.35.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL value for the 1 room analysed (100%) does not reduce by more than 20% as a result of the proposed development and therefore passes the BRE criteria.

The room (100%) therefore passes the BRE guideline.

7.35.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that the 1 window falls within 90 degrees of due south and has therefore been assessed.

The annual probable sunlight hours calculated to the 1 window assessed (100%) is well above the BRE recommended levels of 5% in winter or does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 1 window assessed (100%) is well above the BRE recommended levels of 25% in summer or does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

The 1 window (100%) passes the BRE guideline in summer and winter.

7.36 13 Halmore Road (B46)



Front Elevation



Side Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front & rear elevations. The windows provide light into assumed living, kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.36.1 Vertical Sky Component (VSC)

The results in Appendix D show that the 1 window (100%) to habitable rooms either exceeds the BRE target figure of 27% or its VSC value does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.36.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL value for the 1 room analysed (100%) does not reduce by more than 20% as a result of the proposed development and it therefore passes the BRE criteria.

The room (100%) therefore pass the BRE guideline.

7.36.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that the 1 window falls within 90 degrees of due south and has therefore been assessed.

The annual probable sunlight hours calculated to the 1 window assessed (100%) is well above the BRE recommended levels of 5% in winter or does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 1 window assessed (100%) is well above the BRE recommended levels of 25% in summer or does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

The 1 window (100%) passes the BRE guideline in summer and winter.

7.37 **163 Butler Street (B47)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the side & rear elevations. The windows provide light into living, kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.37.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 4 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.37.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 3 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the rooms (100%) therefore pass the BRE guideline.

7.37.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that 0 of the 4 windows fall within 90 degrees of due south and have therefore not been assessed.

7.38 **161 Butler Street (B48)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the rear elevation. The windows provide light into assumed kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.38.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 4 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.38.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 3 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the rooms (100%) therefore pass the BRE guideline.

7.38.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that 0 of the 4 windows fall within 90 degrees of due south and have therefore not been assessed.

7.39 **159 Butler Street (B49)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the rear elevation. The windows provide light into assumed kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.39.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 4 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.39.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 3 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the rooms (100%) therefore pass the BRE guideline.

7.39.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that 0 of the 4 windows fall within 90 degrees of due south and have therefore not been assessed.

7.40 **157 Butler Street (B50)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the rear elevation. The windows provide light into assumed kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.40.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 4 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.40.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 3 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the rooms (100%) therefore pass the BRE guideline.

7.40.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that 0 of the 4 windows fall within 90 degrees of due south and have therefore not been assessed.

7.41 **155 Butler Street (B51 & B52)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the rear elevation. The windows provide light into assumed kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.41.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 7 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.41.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 5 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the rooms (100%) therefore pass the BRE guideline.

7.41.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that 0 of the 7 windows fall within 90 degrees of due south and have therefore not been assessed.

7.42 **Part of new development by Lovell Developments on Butler Street (B56)**



Front Elevation

This property is a three storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the rear elevation. The windows provide light into assumed kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.42.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 5 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.42.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 3 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the rooms (100%) therefore pass the BRE guideline.

7.42.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that 3 of the 5 windows do not fall within 90 degrees of due south, and they have therefore not been assessed.

The annual probable sunlight hours calculated to the remaining 2 windows assessed (40%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the remaining 2 windows assessed (40%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.43 **Part of new development by Lovell Developments on Butler Street (B57)**



Front Elevation

This property is a three storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the side and rear elevation. The windows provide light into assumed living, kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.43.1 Vertical Sky Component (VSC)

The results in Appendix D show that 9 of the 13 windows (70%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore fully pass the BRE criteria.

The reductions in VSC values to 1 of the remaining 4 windows (7%) are between 21% and 30% (less than 10% above the permitted 20%) and are considered to be minor adverse.

The reductions in VSC values to the remaining 3 windows (23%) are between 31% and 40% and are considered to be moderately adverse based on the percentage reduction. These windows however receive very high levels of VSC prior to development and in absolute terms the levels of VSC enjoyed by these windows post development is considered to be good (between 22.87% and 24.96% against a target of 27%). Also, one of these windows is also to a bedroom which the guide deems to be less important than other habitable rooms. The moderate effects on the daylight to these windows can therefore be considered to be of minor adverse significance.

11 of 13 windows (85%) therefore either pass the BRE guideline, experience a minor adverse effect or serve bedrooms. An additional 2 windows (15%) also continue to enjoy good absolute levels of VSC.

Overall, the effect on the daylight to this property is property can therefore consider to be classified as of minor adverse significance.

7.43.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 5 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the rooms (100%) therefore pass the BRE guideline.

7.43.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that 3 of the 13 windows do not fall within 90 degrees of due south, and they have therefore not been assessed.

The annual probable sunlight hours calculated to the remaining 10 windows assessed (77%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the remaining 10 windows assessed (77%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.44 Part of new development by Lovell Developments on Bradford Road (B58)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front and side elevations. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.44.1 Vertical Sky Component (VSC)

The results in Appendix D show that none of the 2 windows fully pass the BRE criteria.

The reductions in VSC values to the 2 windows (100%) are between 31% and 40% and are considered to be moderately adverse based on the percentage reduction. One of these windows serves a bedroom which the guide deems to be less important than other habitable rooms. The moderate effects on the daylight to this window can therefore be considered to be of minor adverse significance.

All 2 of the 2 windows (100%) therefore either experience a moderate adverse effect or serve bedrooms. However, daylight distribution to the room(s) served by these windows fully passes the BRE criteria, as noted below.

7.44.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 2 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the rooms (100%) therefore pass the BRE guideline.

7.44.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 2 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 2 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 2 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.45 **Part of new development by Lovell Developments on Bradford Road (B59)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.45.1 Vertical Sky Component (VSC)

The results in Appendix D show that none of the 3 windows to habitable rooms fully pass the BRE criteria.

The reductions in VSC values to 2 of the 3 windows (67%) are between 31% and 40% and are considered to be moderately adverse based on the percentage reduction. Both of these windows are to a bedroom which the guide deems to be less important than other habitable

rooms. The moderate effects on the daylight to these windows can therefore be considered to be of minor adverse significance.

The reductions in VSC values to remaining window (33%) is greater than 40% and considered to be major adverse based on the percentage reduction.

2 of 3 windows (67%) therefore serve bedrooms which the BRE guide indicates are to be treated with less importance. In addition, as noted below, the daylight distribution to one of the two rooms served by these windows fully passes the BRE criteria.

7.45.2 No-Sky Line (NSL)

The table in Appendix E shows that 1 of the 2 rooms analysed (50%) does not reduce more than 20% as a result of the proposed development and therefore passes the BRE criteria.

The remaining 1 room (50%) has a reduction in NSL between 31% and 40% (less than 20% above the permitted 20%) and is considered to be moderately adverse.

7.45.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 3 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 3 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.46 Part of new development by Lovell Developments on Bradford Road (B60)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.46.1 Vertical Sky Component (VSC)

The results in Appendix D show that none of the 2 windows to habitable rooms fully pass the BRE criteria.

The reductions in VSC values to the 2 windows (100%) are greater than 40% and are considered to be major adverse based on the percentage reduction. One of these windows serves a bedroom which the guide deems to be less important than other habitable rooms. The major effect on the daylight to this window can therefore be considered to be of minor adverse significance.

1 of 2 windows (50%) therefore experiences a minor adverse effect / serves a bedroom.

7.46.2 No-Sky Line (NSL)

The table in Appendix E shows 2 rooms analysed (100%) do not pass the BRE criteria.

Both 2 rooms (100%) have a reduction in NSL greater than 40% (more than 20% above the permitted 20%) and are considered to be major adverse. However, one of these rooms is also a bedroom which is deemed to be less important by the BRE Guide.

7.46.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 2 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 2 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 2 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.47 **Part of new development by Lovell Developments on Bradford Road (B61)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.47.1 Vertical Sky Component (VSC)

The results in Appendix D show that none of the 2 windows to habitable rooms fully pass the BRE criteria.

The reductions in VSC values to the 2 windows (100%) are greater than 40% and are considered to be major adverse based on the percentage reduction. One of these windows serves a bedroom which the guide deems to be less important than other habitable rooms. The major effect on the daylight to this window can therefore be considered to be of minor adverse significance.

1 of 2 windows (50%) therefore experiences a minor adverse effect / serves a bedroom.

7.47.2 No-Sky Line (NSL)

The table in Appendix E shows 2 rooms analysed (100%) do not pass the BRE criteria.

Both 2 rooms (100%) have a reduction in NSL greater than 40% (more than 20% above the permitted 20%) and are considered to be major adverse. However, one of these rooms is also a bedroom which is deemed to be less important by the BRE Guide.

7.47.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that all of the 2 windows fall within 90 degrees of due south, and they have all therefore been assessed.

The annual probable sunlight hours calculated to the 2 windows assessed (100%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the 2 windows assessed (100%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.48 **Part of new development by Lovell Developments on Bradford Road (B62)**



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.48.1 Vertical Sky Component (VSC)

The results in Appendix D show that none of the 3 windows to habitable rooms fully pass the BRE criteria.

The reductions in VSC values to the 3 windows (100%) are greater than 40% and are considered to be major adverse based on the percentage reduction. Two of these windows serves a bedroom which the guide deems to be less important than other habitable rooms. The major effect on the daylight to this window can therefore be considered to be of minor adverse significance.

2 of 3 windows (67%) therefore experiences a minor adverse effect / serves a bedroom.

7.48.2 No-Sky Line (NSL)

The table in Appendix E shows 2 rooms analysed (100%) do not pass the BRE criteria.

Both 2 rooms (100%) have a reduction in NSL greater than 40% (more than 20% above the permitted 20%) and are considered to be major adverse. However, one of these rooms is also a bedroom which is deemed to be less important by the BRE Guide.

7.48.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that 1 of the 3 windows does not fall within 90 degrees of due south, and it has therefore not been assessed.

The annual probable sunlight hours calculated to the remaining 2 windows assessed (67%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the remaining 2 windows assessed (67%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.49 Part of new development by Lovell Developments on Bradford Road (B63)



Front Elevation

This property is a two storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front elevation. The windows provide light into assumed living, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.49.1 Vertical Sky Component (VSC)

The results in Appendix D show that 1 of the 3 windows (33%) to habitable rooms either exceeds the BRE target figure of 27% or its VSC values does not reduce more than 20% as a result of the proposed development and therefore fully passes the BRE criteria.

The reductions in VSC values to the remaining 2 windows (67%) are greater than 40% and are considered to be major adverse based on the percentage reduction. One of these windows serves a bedroom which the guide deems to be less important than other habitable rooms. The major effect on the daylight to this window can therefore be considered to be of minor adverse significance.

2 of 3 windows (67%) therefore experiences a minor adverse effect / serves a bedroom.

7.49.2 No-Sky Line (NSL)

The table in Appendix E shows 2 rooms analysed (100%) do not pass the BRE criteria.

Both 2 rooms (100%) have a reduction in NSL greater than 40% (more than 20% above the permitted 20%) and are considered to be major adverse. However, one of these rooms is also a bedroom which is deemed to be less important by the BRE Guide.

7.49.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that 1 of the 3 windows does not fall within 90 degrees of due south, and it has therefore not been assessed.

The annual probable sunlight hours calculated to the remaining 2 windows assessed (67%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the remaining 2 windows assessed (67%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.50 **Part of new development by Lovell Developments on Halmore Road (B64)**



Front Elevation

Side Elevation

This property is a three storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front, side and rear elevations. The windows provide light into assumed living, kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.50.1 Vertical Sky Component (VSC)

The results in Appendix D show that 7 of the 13 windows (54%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore fully passes the BRE criteria.

The reductions in VSC values to 5 of the remaining 6 windows (38%) are between 21% and 30% (less than 10% above the permitted 20%) and are considered to be minor adverse. The reductions in VSC values to the 1 remaining window (8%) are between 31% and 40% and are considered to be moderately adverse based on the percentage reduction. This window however received very high levels of VSC prior to development and in absolute terms the

level of VSC enjoyed by these windows post development is considered to be good (21.21% against a target of 27%).

12 of 13 windows (92%) therefore either pass the BRE guideline, or experience minor adverse effect. An additional 1 window (8%) also continues to enjoy good absolute levels of VSC.

7.50.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 5 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the rooms (100%) therefore pass the BRE guideline.

7.50.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that 4 of the 13 windows do not fall within 90 degrees of due south, and they have therefore not been assessed.

The annual probable sunlight hours calculated to the remaining 9 windows assessed (69%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the remaining 9 windows assessed (69%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

7.51 **Part of new development by Lovell Developments on Halmore Road (B65)**



Front Elevation

This property is a three storey house of traditional brick construction with glazed windows facing the development site at all floor levels in the front and rear elevations. The windows provide light into assumed living, kitchen, dining and bedroom accommodation.

The floor layouts for this property used in the 3D model have been approximated as no information was available from the Planning Portal/web search or estate agent details.

All the results that follow are based on using the site as a baseline.

7.51.1 Vertical Sky Component (VSC)

The results in Appendix D show that all of the 5 windows (100%) to habitable rooms either exceed the BRE target figure of 27% or their VSC values do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) therefore pass the BRE guideline.

7.51.2 No-Sky Line (NSL)

The table in Appendix E shows that that the NSL values for the 3 rooms analysed (100%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the rooms (100%) therefore pass the BRE guideline.

7.51.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix F show that 2 of the 5 windows do not fall within 90 degrees of due south, and they have therefore not been assessed.

The annual probable sunlight hours calculated to the remaining 3 windows assessed (60%) are well above the BRE recommended levels of 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

Where measured, the annual probable sunlight hours calculated to the remaining 3 windows assessed (60%) are well above the BRE recommended levels of 25% in summer or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE criteria.

All the windows (100%) pass the BRE guideline in summer and winter.

8.0 **Summary & Conclusions**

We have considered the proposed development in relation to the BRE guidelines on daylight and sunlight for the selected windows to the adjacent residential accommodation and the results are tabulated in the Appendices and summarised above.

In respect of daylight, the results show 81% compliance with regard to Vertical Sky Component (the amount of light reaching a window) with a further 8% that would only experience minor adverse effect. Once the light reaches the windows, the results show that 91% of rooms would pass the BRE criteria for daylight distribution within those rooms with a further 2% experiencing a minor adverse effect.

In addition to the above, a proportion of the windows and rooms affected are bedrooms which the BRE guide states should be treated as less important than other habitable rooms and other windows would in reality retain good levels of absolute VSC (the measure of light reaching a window).

In respect of sunlight, the results show 100% compliance against the BRE criteria in both summer and winter.

Where there are deviations from the BRE guidelines, their significance is also offset by the following:

- It is inevitable when constructing buildings in an urban environment that alterations in daylight and sunlight to adjoining properties can occur
- Deviations from the BRE baseline are generally extremely marginal
- The BRE guidelines indicate that in interpreting the results of an assessment, a degree of flexibility is required, especially in a dense urban environment where neighbouring properties are located within narrow streetscapes and with design obstructions restricting the availability of daylight or sunlight
- The new NPPF 2019 states that “a flexible approach should be taken in applying policies relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site”
- The BRE tests are based on a typical (two storey) suburban model of development and it is reasonable to assume that expectations of levels of daylight sunlight will be different in developing larger properties such as this. This is noted in the guide itself

Given the existing built urban context, we feel that the impacts to the surrounding residential properties are entirely reasonable.

The proposed development would therefore have no material impact on either daylight or sunlight levels in neighbouring properties.

There is thus no reason why the proposed development should not be supported because of concerns over reductions in daylight or sunlight levels currently enjoyed by neighbouring properties.

We trust this report is of assistance and look forward to receiving your further instructions. In the meantime if you have any comments or queries, please do not hesitate to contact me.

9.0 Conditions of Use of This Report

This report is to be regarded as confidential to and for the sole use of the recipient. Consequently, no responsibility is accepted to any third party in respect of its contents in whole or in part.



APPENDIX A

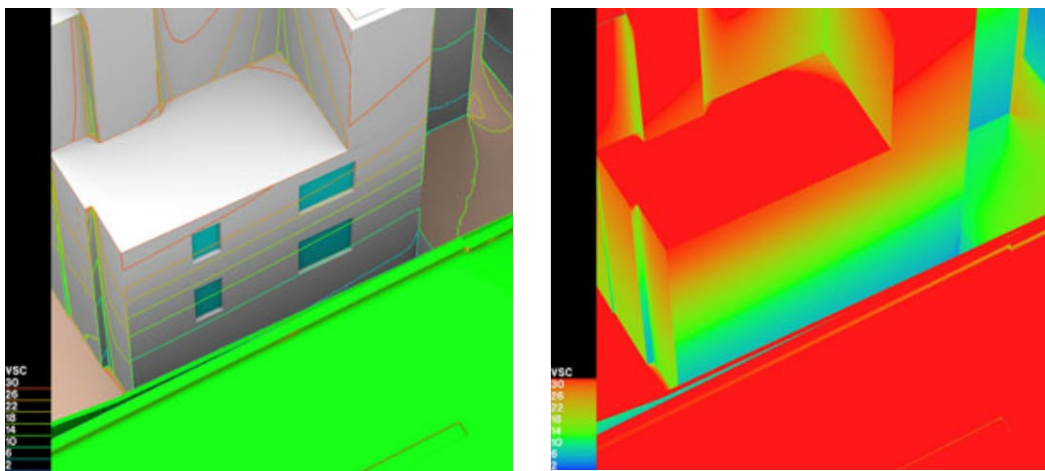
Vertical Sky Component (VSC)

APPENDIX A - Vertical Sky Component (VSC)

The Vertical Sky Component is a measure of the amount of skylight incident on a vertical plane (i.e. the sky factor on a Vertical Plane). It is most commonly applied to the light incident at the centre of a window and in this sense is a measure of the potential for good daylighting. The VSC is calculated by taking the ratio of the skylight incident at a point to the unobstructed skylight available on a horizontal plane. For a uniform sky, the maximum value is 50% (since the point is on a vertical plane, clearly only the half of the hemisphere which is in front of the plane can contribute). For a CIE sky, the maximum value is 39.6%.

Simple VSC Example

The frames below show 2 different ways of showing how the VSC varies across the face of a building:



Clearly in this case, the further down the windows are, the less light they receive, and therefore the lower the value of the VSC.

BRE Criterion

The guidelines state that if the VSC at the centre of a window is less than 27% and less than 0.8 times its former value, the diffuse daylighting of the existing building will be adversely affected. A value of 27% corresponds to an obstruction angle of 25 degrees over an infinite extent in plan.

This guideline (as with all the BRE guidelines) can be interpreted flexibly. The above criterion was developed in the case of suburban development where existing development was 2 storeys across an average street width. In city centre locations, the target VSC can be reduced to allow proposed buildings to match the height of other buildings in the neighbourhood.

APPENDIX B

No Sky Line (NSL)

APPENDIX B – No-Sky Line (NSL)

The No-Sky Line is a measure of the impact of development on the daylight distribution in a room. The No-Sky Line can be determined by examining a grid of points on the working plane of the room. Those from which the sky is visible lie within the No-Sky Line, and those from which it is not, lie outside. For a fine enough grid, the boundary between the two is the No-Sky Line. The BRE state that for residential properties, the working plane is to be taken at 850mm above floor level, and for commercial properties, 700mm above floor level.

BRE Criterion

The BRE state the following for the criterion to be used in comparing the No-Sky Line for the existing buildings with that for proposed development:

'If, following construction of a new development, the no-sky line moves so that the area of the existing room which does receive direct skylight is reduced to less than 0.8 times its former value, then this will be noticeable to the occupants, and more of the room will appear poorly lit. This is also true if the no-sky line encroaches on key areas like kitchen sinks and worktops.'

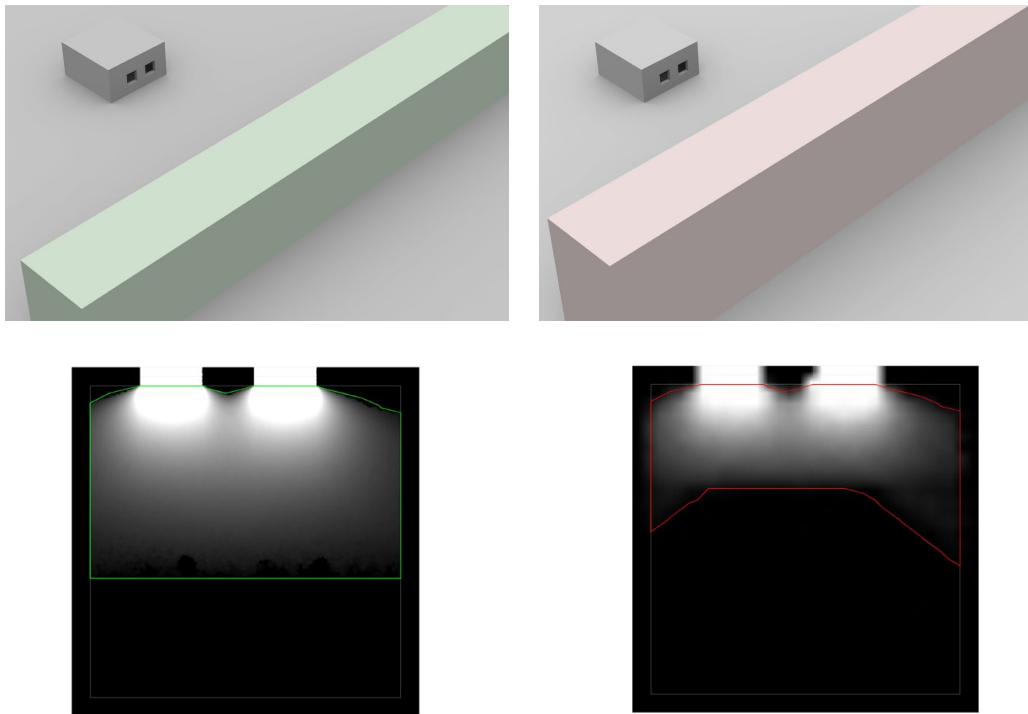
The BRE guide goes on to state that the guidelines need to be applied sensibly and flexibly. For instance, there is no point designing a proposed scheme with tiny gaps in it in order to safeguard the No-Sky line.

The above highlights a potential weakness in the method—in principle a point lies within the No-Sky Line no matter how small a patch of sky it can see—even if for instance there is only a keyhole allowing light in to the room. Clearly the method is intended to map out areas within a room which receive a significant amount of direct daylight from the sky, so that it would be better if a small but finite amount of direct daylight were used to divide the two regions. This would also reduce the tendency for the No-Sky Line position to vary wildly at the rear of a room, rather like when small variations in tidal height cause the tide line to move by large distances on a virtually level beach.

That said, the No-Sky line takes into account multiple windows serving the same room, which the VSC criterion does not. It also takes account of the size of the windows, and the size and layout of the room being served by the window(s). These two factors are also not accounted for in a VSC analysis.

VSC and No-Sky Line are in a sense complementary. VSC is a measure of the potential for good daylighting—does the front face of a window receive adequate daylight and by how much is it reduced? No-Sky Line on the other hand, by examining what happens to daylight when it enters a room through the windows serving it, attempts to answer the question, how is the daylight and its distribution impacted within a room?

Simple NSL Example



In the example above, we show a room served by 2 windows, in front of which a two storey building is having an additional storey added. The area of the room is 25 sq m, the area enclosed by the existing No-Sky Line is 15 sq m, and that enclosed by the proposed No-Sky Line is 9.4 sq m. The proposed area is 0.63 times its former value (37% reduction), and therefore this room would fail the BRE No-Sky Line test.

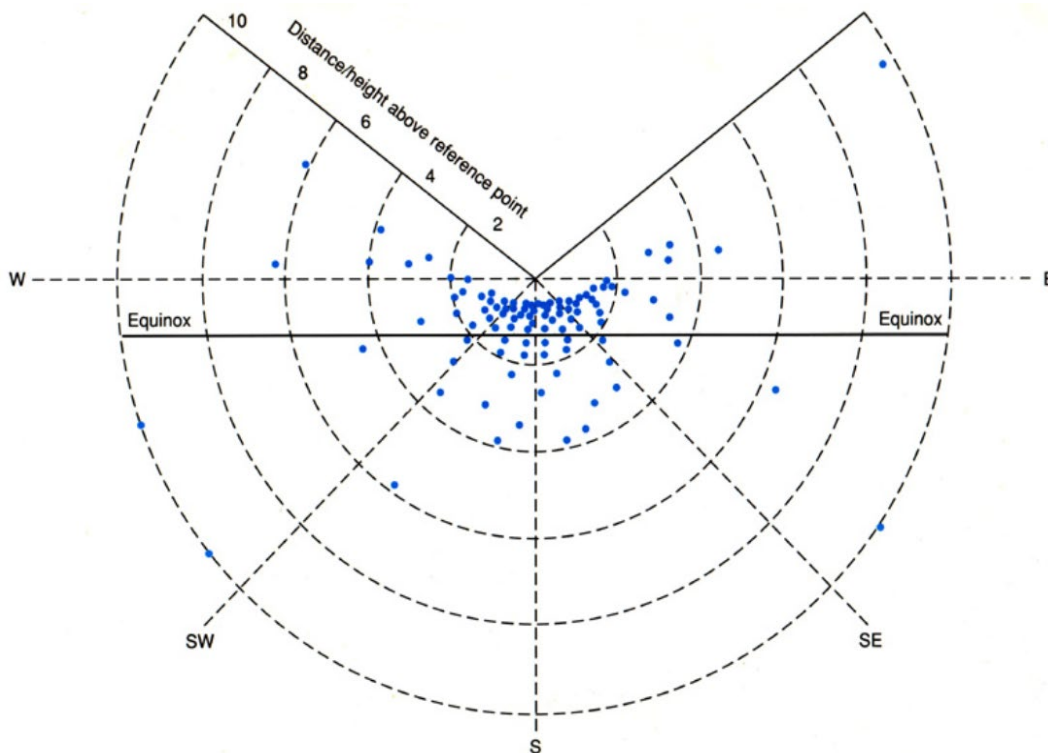


APPENDIX C

Annual Probable Sunlight Hours (APSH)

APPENDIX C – Annual Probable Sunlight Hours (APSH)

Annual probable sunlight hours (APSH) is a measure of the average number of hours of sunlight one would expect to receive at a given position, as a fraction of the unobstructed total number of hours at the same location. The BRE have compiled data sets consisting of a statistical sample of solar positions convolved with local meteorological data. Using these to calculate APSH, one would simply calculate the number of solar positions visible from a point, compared to the total number, expressed as a percentage. The diagram below, taken from the BRE report, shows the solar positions, relative to a reference point, used to calculate Sunlight Availability for London (51.5°N).



BRE Criterion

The BRE report states that for windows within a new development, if a point at the centre of a window on the plane of the inside surface of the wall "...can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable hours during the winter months between 21st September and 21st March, then the room should still receive enough sunlight."

For windows in surrounding properties which experience a change in APSH, it goes on to say that, "Any reduction in sunlight access below this level should be kept to a minimum. If the available sunlight hours are both less than the amount given and less than 0.8 times their former value, either over the whole year or just during the winter months, then the occupants will notice the loss of sunlight."

APPENDIX D

Vertical Sky Component Calculation Table

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
B10								
Ground	R1	Residential	Living Room	W1	Existing Proposed	36.82 35.41	0.96	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	37.45 36.25	0.97	YES
				W2	Existing Proposed	34.30 34.30	1.00	YES
B12								
Ground	R1	Residential	Living Room	W1	Existing Proposed	28.18 20.24	0.72	NO
First	R1	Residential	Bedroom	W1	Existing Proposed	22.44 14.42	0.64	NO
				W2	Existing Proposed	22.13 14.56	0.66	NO
B13								
Ground	R1	Residential	Living Room	W1	Existing Proposed	26.80 19.90	0.74	NO
First	R1	Residential	Bedroom	W1	Existing Proposed	21.81 14.82	0.68	NO
				W2	Existing Proposed	21.59 15.16	0.70	NO
B14								
Ground	R1	Residential	Living Room	W1	Existing Proposed	27.01 21.13	0.78	NO
First	R1	Residential	Bedroom	W1	Existing Proposed	20.98 15.01	0.72	NO
				W2	Existing Proposed	21.06 15.47	0.73	NO
B15								
Ground	R1	Residential	Living Room	W1	Existing Proposed	26.29 21.31	0.81	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	20.46 15.37	0.75	NO
				W2	Existing Proposed	19.96 15.33	0.77	NO
B16								
Ground	R1	Residential	Living Room	W1	Existing Proposed	19.04 15.28	0.80	YES
				W2	Existing Proposed	24.47 20.39	0.83	YES
				W3	Existing Proposed	15.44 13.44	0.87	YES
First	R1	Residential	Living Room	W1	Existing Proposed	22.60 17.39	0.77	NO
				W2	Existing Proposed	26.06 21.86	0.84	YES
				W3	Existing Proposed	17.97 15.92	0.89	YES
				W4	Existing Proposed	18.21 14.50	0.80	YES
B17								
Ground	R1	Residential	Living Room	W1	Existing Proposed	21.16 17.40	0.82	YES
				W2	Existing Proposed	22.87 19.56	0.86	YES
				W3	Existing Proposed	17.82 15.78	0.89	YES

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
First	R1	Residential	Bedroom	W1	Existing	19.30	0.79	NO
					Proposed	15.17		
				W2	Existing	20.91	0.84	YES
					Proposed	17.64		
				W3	Existing	16.07	0.88	YES
					Proposed	14.06		
				W4	Existing	16.09	0.82	YES
					Proposed	13.20		
B18								
Ground	R1	Residential	Living Room	W1	Existing	21.05	0.88	YES
					Proposed	18.43		
First	R1	Residential	Bedroom	W1	Existing	15.27	0.84	YES
					Proposed	12.75		
				W2	Existing	14.78	0.85	YES
					Proposed	12.54		
B19								
Ground	R1	Residential	Living Room	W1	Existing	19.85	0.90	YES
					Proposed	17.85		
First	R1	Residential	Bedroom	W1	Existing	14.69	0.87	YES
					Proposed	12.79		
				W2	Existing	14.36	0.89	YES
					Proposed	12.77		
B20								
Ground	R1	Residential	Living Room	W1	Existing	19.28	0.93	YES
					Proposed	17.91		
First	R1	Residential	Bedroom	W1	Existing	13.98	0.91	YES
					Proposed	12.67		
				W2	Existing	32.80	1.00	YES
					Proposed	32.80		
B21								
Ground	R1	Residential	Living Room	W1	Existing	19.99	1.00	YES
					Proposed	19.99		
First	R1	Residential	Bedroom	W1	Existing	16.62	1.00	YES
					Proposed	16.62		
				W2	Existing	16.96	0.99	YES
					Proposed	16.85		
B22								
Ground	R1	Residential	Living Room	W1	Existing	22.23	1.00	YES
					Proposed	22.21		
First	R1	Residential	Bedroom	W1	Existing	17.18	0.98	YES
					Proposed	16.78		
				W2	Existing	17.36	0.97	YES
					Proposed	16.90		
B23								
Ground	R1	Residential	Living Room	W1	Existing	22.86	0.99	YES
					Proposed	22.56		
First	R1	Residential	Bedroom	W1	Existing	17.32	0.97	YES
					Proposed	16.85		
				W2	Existing	17.44	0.97	YES
					Proposed	16.99		
B24								
Ground	R1	Residential	Living Room	W1	Existing	23.16	0.99	YES
					Proposed	22.82		
First	R1	Residential	Bedroom	W1	Existing	17.47	0.98	YES
					Proposed	17.07		
				W2	Existing	17.44	0.98	YES
					Proposed	17.07		

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
B25								
Ground	R1	Residential	Living Room	W1	Existing Proposed	22.74 22.42	0.99	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	17.33 17.00	0.98	YES
				W2	Existing Proposed	17.23 16.93	0.98	YES
B26								
Ground	R1	Residential	Bedroom	W1	Existing Proposed	20.16 19.67	0.98	YES
				W2	Existing Proposed	23.57 23.30	0.99	YES
				W3	Existing Proposed	19.01 18.98	1.00	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	18.93 18.45	0.97	YES
				W2	Existing Proposed	23.15 22.88	0.99	YES
				W3	Existing Proposed	18.34 18.31	1.00	YES
				W4	Existing Proposed	16.97 16.73	0.99	YES
B27								
Ground	R1	Residential	Living Room	W1	Existing Proposed	22.61 22.39	0.99	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	16.97 16.76	0.99	YES
				W2	Existing Proposed	16.77 16.58	0.99	YES
B28								
Ground	R1	Residential	Living Room	W1	Existing Proposed	22.21 22.04	0.99	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	16.59 16.42	0.99	YES
				W2	Existing Proposed	16.80 16.64	0.99	YES
B29								
Ground	R1	Residential	Living Room	W1	Existing Proposed	22.08 21.94	0.99	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	15.95 15.82	0.99	YES
B31								
Ground	R1	Residential	Dining Room	W1	Existing Proposed	12.56 11.80	0.94	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	28.18 27.51	0.98	YES
	R2	Residential	Bathroom	W2	Existing Proposed	27.76 26.92	0.97	YES
B32								
Ground	R1	Residential	Dining Room	W1	Existing Proposed	12.37 11.51	0.93	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	27.79 26.81	0.96	YES
	R2	Residential	Bathroom	W2	Existing Proposed	27.86 26.61	0.96	YES

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
B33								
Ground	R1	Residential	Dining Room	W1	Existing Proposed	12.46 11.71	0.94	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	28.00 26.72	0.95	YES
	R2	Residential	Bathroom	W2	Existing Proposed	28.05 26.72	0.95	YES
B34								
Ground	R1	Residential	Dining Room	W1	Existing Proposed	12.46 11.47	0.92	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	28.09 26.72	0.95	YES
	R2	Residential	Bathroom	W2	Existing Proposed	28.14 26.69	0.95	YES
B35								
Ground	R1	Residential	Dining Room	W1	Existing Proposed	33.63 32.09	0.95	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	28.24 26.74	0.95	YES
B36								
Ground	R1	Residential	Dining Room	W1	Existing Proposed	13.94 12.28	0.88	YES
First	R1	Residential	Bathroom	W1	Existing Proposed	28.19 26.62	0.94	YES
	R2	Residential	Bedroom	W2	Existing Proposed	28.26 26.61	0.94	YES
B37								
Ground	R1	Residential	Dining Room	W1	Existing Proposed	0.48 0.48	1.00	YES
First	R1	Residential	Bathroom	W1	Existing Proposed	28.25 26.56	0.94	YES
	R2	Residential	Bedroom	W2	Existing Proposed	28.31 26.54	0.94	YES
B38								
Ground	R1	Residential	Dining Room	W1	Existing Proposed	13.87 12.03	0.87	YES
First	R1	Residential	Bathroom	W1	Existing Proposed	28.28 26.46	0.94	YES
	R2	Residential	Bedroom	W2	Existing Proposed	28.46 26.56	0.93	YES
B39								
Ground	R1	Residential	KD	W1	Existing Proposed	33.59 33.13	0.99	YES
				W2	Existing Proposed	32.95 29.45		
	R2	Residential	Living Room	W3	Existing Proposed	33.66 33.40	0.99	YES
				W4	Existing Proposed	23.88 21.70		
	First	R1	Residential	Bathroom	W1	Existing Proposed	24.44 24.10	0.99
R2		Residential	WC	W2	Existing Proposed	24.51 24.13		
R3		Residential	Bedroom	W3	Existing Proposed	31.65 31.16	0.98	YES
				W4	Existing Proposed	35.28 31.26		
R4		Residential	Bedroom	W5	Existing Proposed	28.05 27.70	0.99	YES
R5		Residential	Bedroom	W6	Existing Proposed	28.12 27.81	0.99	YES

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
B40								
Ground	R1	Residential	Dining Room	W1	Existing	29.53	0.95	YES
					Proposed	27.99		
				W2	Existing	30.92	0.94	YES
					Proposed	29.00		
	R2	Residential	Bathroom	W3	Existing	31.01	0.94	YES
					Proposed	29.19		
First	R1	Residential	Bedroom	W1	Existing	33.39	0.93	YES
					Proposed	30.96		
B41								
Ground	R1	Residential	KD	W1	Existing	33.53	1.00	YES
					Proposed	33.53		
	R2	Residential	Living Room	W2	Existing	31.11	1.00	YES
					Proposed	31.11		
	R3	Residential	Lobby	W3	Existing	21.53	0.96	YES
					Proposed	20.72		
First	R1	Residential	Bathroom	W1	Existing	24.12	0.99	YES
					Proposed	23.84		
	R2	Residential	WC	W2	Existing	24.23	0.99	YES
					Proposed	23.94		
	R3	Residential	Bedroom	W3	Existing	31.66	0.99	YES
					Proposed	31.34		
	R4	Residential	Bedroom	W4	Existing	28.46	0.99	YES
					Proposed	28.16		
	R5	Residential	Bedroom	W5	Existing	28.57	0.99	YES
					Proposed	28.28		
B42								
Ground	R1	Residential	Lobby	W1	Existing	21.59	0.97	YES
					Proposed	20.94		
B43								
Ground	R1	Residential	Lobby	W1	Existing	21.74	0.97	YES
					Proposed	21.18		
B44								
Ground	R1	Residential	Lobby	W1	Existing	21.87	0.98	YES
					Proposed	21.39		
B45								
Ground	R1	Residential	Lobby	W1	Existing	21.77	0.98	YES
					Proposed	21.37		
B46								
Ground	R1	Residential	Lobby	W1	Existing	21.50	0.98	YES
					Proposed	21.14		
B47								
Ground	R1	Residential	KD	W1	Existing	33.58	0.96	YES
					Proposed	32.25		
				W2	Existing	35.26	0.96	YES
					Proposed	33.85		
First	R1	Residential	Bedroom	W1	Existing	30.18	0.94	YES
					Proposed	28.49		
	R2	Residential	Bathroom	W2	Existing	30.28	0.95	YES
					Proposed	28.64		
B48								
Ground	R1	Residential	KD	W1	Existing	35.57	0.96	YES
					Proposed	34.12		
				W2	Existing	35.54	0.96	YES
					Proposed	34.12		

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria
First	R1	Residential	Bedroom	W1	Existing Proposed	30.48 28.98	0.95 YES
	R2	Residential	Bathroom	W2	Existing Proposed	30.57 29.12	0.95 YES
B49							
Ground	R1	Residential	KD	W1	Existing Proposed	35.55 34.21	0.96 YES
				W2	Existing Proposed	35.46 34.19	0.96 YES
First	R1	Residential	Bedroom	W1	Existing Proposed	30.73 29.39	0.96 YES
	R2	Residential	Bathroom	W2	Existing Proposed	30.79 29.52	0.96 YES
B50							
Ground	R1	Residential	KD	W1	Existing Proposed	35.36 34.16	0.97 YES
				W2	Existing Proposed	35.25 34.09	0.97 YES
First	R1	Residential	Bedroom	W1	Existing Proposed	30.90 29.73	0.96 YES
	R2	Residential	Bathroom	W2	Existing Proposed	30.95 29.83	0.96 YES
B51							
Ground	R1	Residential	KD	W1	Existing Proposed	35.07 33.98	0.97 YES
				W2	Existing Proposed	34.49 33.43	0.97 YES
First	R1	Residential	Bedroom	W1	Existing Proposed	30.93 29.89	0.97 YES
	B52						
Ground	R1	Residential	KD	W1	Existing Proposed	34.59 33.59	0.97 YES
				W2	Existing Proposed	32.69 31.71	0.97 YES
First	R1	Residential	Bathroom	W1	Existing Proposed	31.08 30.11	0.97 YES
	R2	Residential	Bedroom	W2	Existing Proposed	31.11 30.18	0.97 YES
B56							
Ground	R1	Residential	Living Room	W1	Existing Proposed	34.99 31.86	0.91 YES
First	R1	Residential	Bedroom	W1	Existing Proposed	36.95 34.11	0.92 YES
Second	R1	Residential	Bedroom	W1	Existing Proposed	37.99 35.43	0.93 YES
				W2	Existing Proposed	39.47 39.43	1.00 YES
				W3	Existing Proposed	39.47 39.44	1.00 YES
B57							
Ground	R1	Residential	KD	W1	Existing Proposed	38.37 38.26	1.00 YES
				W2	Existing Proposed	36.06 24.11	0.67 NO
	R2	Residential	Living Room	W3	Existing Proposed	35.57 22.87	0.64 NO
				W4	Existing Proposed	34.73 31.00	0.89 YES

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	
First	R1	Residential	Bedroom	W1	Existing Proposed	38.96 38.86	1.00	YES
				W2	Existing Proposed	37.35 26.08	0.70	NO
	R2	Residential	Bedroom	W3	Existing Proposed	37.16 24.96	0.67	NO
				W4	Existing Proposed	36.82 32.93	0.89	YES
Second	R1	Residential	Bedroom	W1	Existing Proposed	39.45 39.40	1.00	YES
				W2	Existing Proposed	39.44 39.36	1.00	YES
				W3	Existing Proposed	38.06 28.24	0.74	YES
				W4	Existing Proposed	37.99 27.26	0.72	YES
				W5	Existing Proposed	38.04 34.48	0.91	YES
B58								
Ground	R1	Residential	KD	W1	Existing Proposed	33.83 21.92	0.65	NO
First	R1	Residential	Bedroom	W1	Existing Proposed	35.92 24.25	0.68	NO
B59								
Ground	R1	Residential	KD	W1	Existing Proposed	32.29 19.13	0.59	NO
First	R1	Residential	Bedroom	W1	Existing Proposed	34.91 22.31	0.64	NO
				W2	Existing Proposed	35.04 21.79	0.62	NO
B60								
Ground	R1	Residential	KD	W1	Existing Proposed	30.43 16.35	0.54	NO
First	R1	Residential	Bedroom	W1	Existing Proposed	34.38 19.40	0.56	NO
B61								
Ground	R1	Residential	KD	W1	Existing Proposed	31.32 13.77	0.44	NO
First	R1	Residential	Bedroom	W1	Existing Proposed	34.27 15.80	0.46	NO
				B62				
Ground	R1	Residential	KD	W1	Existing Proposed	29.98 13.37	0.45	NO
First	R1	Residential	Bedroom	W1	Existing Proposed	33.19 15.97	0.48	NO
				W2	Existing Proposed	33.28 16.07	0.48	NO
B63								
Ground	R1	Residential	KD	W1	Existing Proposed	30.05 13.10	0.44	NO
				W2	Existing Proposed	31.42 27.52	0.88	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	32.94 15.27	0.46	NO

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria						
B64														
Ground	R1	Residential	Living Room	W1	Existing	33.99	0.95	YES						
					Proposed	32.35								
				W2	Existing	30.58	0.69	NO						
					Proposed	21.21								
R2	Residential	KD	W3	Existing	30.78	0.70	NO							
									Proposed	21.50				
			W4	Existing	32.44	0.97	YES							
									Proposed	31.44				
First	R1	Residential	Bedroom	W1	Existing	36.84	0.94	YES						
										Proposed	34.60			
				W2	Existing	33.12	0.71	NO						
										Proposed	23.67			
R2	Residential	Bedroom	W3	Existing	33.00	0.72	NO							
											Proposed	23.72		
			W4	Existing	34.85	0.97	YES							
									Proposed	33.90				
Second	R1	Residential	Bedroom	W1	Existing	38.80	0.93	YES						
										Proposed	36.09			
									W2	Existing	35.24	0.74	NO	
									W3	Existing	34.86	0.74	NO	
							Proposed	25.84						
			W4	Existing	36.62	0.98	YES							
									Proposed	35.74				
			W5	Existing	36.78	0.98	YES							
									Proposed	36.01				
B65														
Ground	R1	Residential	Living Room	W1	Existing	34.78	0.96	YES						
										Proposed	33.49			
First	R1	Residential	Bedroom	W1	Existing	37.29	0.95	YES						
										Proposed	35.56			
Second	R1	Residential	Bedroom	W1	Existing	38.89	0.95	YES						
												Proposed	36.91	
									W2	Existing	37.13	0.99	YES	
							Proposed	36.58						
				W3	Existing	37.00	0.98	YES						
										Proposed	36.37			

APPENDIX E

No Sky Line Calculation Table & Contours

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
B10										
Ground	R1		Residential	Living Room	Area m2 % of room	10.90	10.37 95%	10.37 95%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	10.91	10.39 95%	10.39 95%	100.00%	YES
B12										
Ground	R1		Residential	Living Room	Area m2 % of room	13.32	13.27 100%	8.40 63%	63.00%	NO
First	R1		Residential	Bedroom	Area m2 % of room	17.61	17.25 98%	13.70 78%	79.00%	NO
B13										
Ground	R1		Residential	Living Room	Area m2 % of room	13.39	13.34 100%	9.69 72%	73.00%	NO
First	R1		Residential	Bedroom	Area m2 % of room	17.61	17.11 97%	15.24 87%	89.00%	YES
B14										
Ground	R1		Residential	Living Room	Area m2 % of room	13.39	13.33 100%	10.76 80%	81.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	17.61	17.18 98%	16.59 94%	97.00%	YES
B15										
Ground	R1		Residential	Living Room	Area m2 % of room	13.39	13.35 100%	11.88 89%	89.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	17.61	17.18 98%	16.53 94%	96.00%	YES
B16										
Ground	R1		Residential	Living Room	Area m2 % of room	13.39	13.21 99%	12.43 93%	94.00%	YES
First	R1		Residential	Living Room	Area m2 % of room	17.61	17.14 97%	16.02 91%	93.00%	YES
B17										
Ground	R1		Residential	Living Room	Area m2 % of room	13.32	11.76 88%	11.49 86%	98.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	17.61	15.79 90%	14.37 82%	91.00%	YES
B18										
Ground	R1		Residential	Living Room	Area m2 % of room	13.32	10.81 81%	10.81 81%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	17.61	14.35 81%	13.28 75%	93.00%	YES
B19										
Ground	R1		Residential	Living Room	Area m2 % of room	13.39	9.72 73%	9.19 69%	95.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	17.61	13.12 74%	11.69 66%	89.00%	YES
B20										
Ground	R1		Residential	Living Room	Area m2 % of room	13.39	8.75 65%	8.66 65%	99.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	17.61	15.63 89%	15.54 88%	99.00%	YES

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
B21										
Ground	R1		Residential	Living Room	Area m2 % of room	13.39	10.84 81%	10.84 81%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	17.61	13.85 79%	13.85 79%	100.00%	YES
B22										
Ground	R1		Residential	Living Room	Area m2 % of room	13.32	11.15 84%	11.15 84%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	17.61	13.62 77%	13.59 77%	100.00%	YES
B23										
Ground	R1		Residential	Living Room	Area m2 % of room	13.32	11.02 83%	11.02 83%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	17.61	13.64 77%	13.63 77%	100.00%	YES
B24										
Ground	R1		Residential	Living Room	Area m2 % of room	13.32	10.92 82%	10.92 82%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	17.61	13.56 77%	13.56 77%	100.00%	YES
B25										
Ground	R1		Residential	Living Room	Area m2 % of room	13.39	11.20 84%	11.20 84%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	17.61	13.59 77%	13.59 77%	100.00%	YES
B26										
Ground	R1		Residential	Bedroom	Area m2 % of room	13.32	10.74 81%	10.74 81%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	17.61	13.22 75%	13.22 75%	100.00%	YES
B27										
Ground	R1		Residential	Living Room	Area m2 % of room	13.39	10.58 79%	10.58 79%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	17.61	13.62 77%	13.62 77%	100.00%	YES
B28										
Ground	R1		Residential	Living Room	Area m2 % of room	13.39	10.40 78%	10.40 78%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	17.61	14.66 83%	14.66 83%	100.00%	YES
B29										
Ground	R1		Residential	Living Room	Area m2 % of room	13.32	10.10 76%	10.10 76%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	17.61	12.54 71%	12.54 71%	100.00%	YES
B31										
Ground	R1		Residential	Dining Room	Area m2 % of room	18.51	17.42 94%	17.40 94%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	12.03	11.78 98%	11.78 98%	100.00%	YES
	R2		Residential	Bathroom	Area m2 % of room	6.18	6.01 97%	6.01 97%	100.00%	YES

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
B32										
Ground	R1		Residential	Dining Room	Area m2 % of room	18.41	17.31 94%	17.31 94%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	12.02	11.64 97%	11.64 97%	100.00%	YES
	R2		Residential	Bathroom	Area m2 % of room	6.15	5.98 97%	5.98 97%	100.00%	YES
B33										
Ground	R1		Residential	Dining Room	Area m2 % of room	18.41	17.39 94%	17.39 94%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	12.03	11.68 97%	11.68 97%	100.00%	YES
	R2		Residential	Bathroom	Area m2 % of room	6.18	6.01 97%	6.01 97%	100.00%	YES
B34										
Ground	R1		Residential	Dining Room	Area m2 % of room	18.41	17.40 95%	17.40 95%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	12.03	11.66 97%	11.66 97%	100.00%	YES
	R2		Residential	Bathroom	Area m2 % of room	6.18	6.01 97%	6.01 97%	100.00%	YES
B35										
Ground	R1		Residential	Dining Room	Area m2 % of room	7.53	7.41 98%	7.41 98%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	7.53	7.37 98%	7.37 98%	100.00%	YES
B36										
Ground	R1		Residential	Dining Room	Area m2 % of room	18.42	17.21 93%	17.19 93%	100.00%	YES
First	R1		Residential	Bathroom	Area m2 % of room	5.67	5.55 98%	5.55 98%	100.00%	YES
	R2		Residential	Bedroom	Area m2 % of room	12.43	12.11 97%	12.11 97%	100.00%	YES
B37										
Ground	R1		Residential	Dining Room	Area m2 % of room	18.42	16.40 89%	13.79 75%	84.00%	YES
First	R1		Residential	Bathroom	Area m2 % of room	5.65	5.53 98%	5.53 98%	100.00%	YES
	R2		Residential	Bedroom	Area m2 % of room	12.46	12.12 97%	12.12 97%	100.00%	YES
B38										
Ground	R1		Residential	Dining Room	Area m2 % of room	18.42	17.17 93%	17.13 93%	100.00%	YES
First	R1		Residential	Bathroom	Area m2 % of room	5.65	5.52 98%	5.52 98%	100.00%	YES
	R2		Residential	Bedroom	Area m2 % of room	12.54	12.30 98%	12.30 98%	100.00%	YES
B39										
Ground	R1		Residential	KD	Area m2 % of room	16.75	16.74 100%	16.74 100%	100.00%	YES
	R2		Residential	Living Room	Area m2 % of room	16.75	16.12 96%	16.06 96%	100.00%	YES
	R3		Residential	Lobby	Area m2 % of room	2.56	2.19 86%	2.19 86%	100.00%	YES
First	R1		Residential	Bathroom	Area m2 % of room	2.44	1.68 69%	1.68 69%	100.00%	YES
	R2		Residential	WC	Area m2 % of room	2.72	1.87 69%	1.87 69%	100.00%	YES
	R3		Residential	Bedroom	Area m2 % of room	9.21	9.20 100%	9.20 100%	100.00%	YES
	R4		Residential	Bedroom	Area m2	12.40	12.13	12.12		

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R5		Residential	Bedroom	% of room	6.72	98%	98%	100.00%	YES
				Area m2	6.67		6.67	100.00%	YES	
				% of room			99%	99%	100.00%	YES
B40										
Ground	R1		Residential	Dining Room	Area m2	13.55	13.50	13.47	100.00%	YES
				% of room		100%	99%			
	R2		Residential	Bathroom	Area m2	5.35	5.35	5.23	98.00%	YES
				% of room		100%	98%			
First	R1		Residential	Bedroom	Area m2	11.66	11.60	11.60	100.00%	YES
				% of room		99%	99%			
B41										
Ground	R1		Residential	KD	Area m2	16.72	16.44	16.42	100.00%	YES
				% of room		98%	98%			
	R2		Residential	Living Room	Area m2	17.22	15.93	15.93	100.00%	YES
				% of room		92%	92%			
	R3		Residential	Lobby	Area m2	2.56	2.18	2.18	100.00%	YES
				% of room		85%	85%			
First	R1		Residential	Bathroom	Area m2	2.72	1.86	1.86	100.00%	YES
				% of room		68%	68%			
	R2		Residential	WC	Area m2	2.72	1.87	1.87	100.00%	YES
				% of room		69%	69%			
	R3		Residential	Bedroom	Area m2	9.20	9.18	9.18	100.00%	YES
				% of room		100%	100%			
	R4		Residential	Bedroom	Area m2	12.40	12.14	12.14	100.00%	YES
				% of room		98%	98%			
	R5		Residential	Bedroom	Area m2	7.19	7.11	7.11	100.00%	YES
				% of room		99%	99%			
B42										
Ground	R1		Residential	Lobby	Area m2	2.56	2.18	2.18	100.00%	YES
				% of room		85%	85%			
B43										
Ground	R1		Residential	Lobby	Area m2	2.56	2.19	2.19	100.00%	YES
				% of room		85%	85%			
B44										
Ground	R1		Residential	Lobby	Area m2	2.56	2.18	2.18	100.00%	YES
				% of room		85%	85%			
B45										
Ground	R1		Residential	Lobby	Area m2	2.58	2.18	2.18	100.00%	YES
				% of room		84%	84%			
B46										
Ground	R1		Residential	Lobby	Area m2	2.56	2.17	2.17	100.00%	YES
				% of room		85%	85%			
B47										
Ground	R1		Residential	KD	Area m2	14.36	13.96	13.96	100.00%	YES
				% of room		97%	97%			
First	R1		Residential	Bedroom	Area m2	9.17	9.05	9.05	100.00%	YES
				% of room		99%	99%			
	R2		Residential	Bathroom	Area m2	4.69	4.41	4.41	100.00%	YES
				% of room		94%	94%			
B48										
Ground	R1		Residential	KD	Area m2	14.36	13.99	13.99	100.00%	YES
				% of room		97%	97%			
First	R1		Residential	Bedroom	Area m2	9.17	9.04	9.04	100.00%	YES
				% of room		99%	99%			
	R2		Residential	Bathroom	Area m2	4.69	4.40	4.40	100.00%	YES
				% of room		94%	94%			

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
B49										
Ground	R1		Residential	KD	Area m2 % of room	14.36	14.01 98%	14.01 98%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	9.17	9.04 99%	9.04 99%	100.00%	YES
	R2		Residential	Bathroom	Area m2 % of room	4.69	4.41 94%	4.41 94%	100.00%	YES
B50										
Ground	R1		Residential	KD	Area m2 % of room	14.36	13.98 97%	13.98 97%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	9.17	9.04 99%	9.04 99%	100.00%	YES
	R2		Residential	Bathroom	Area m2 % of room	4.69	4.42 94%	4.42 94%	100.00%	YES
B51										
Ground	R1		Residential	KD	Area m2 % of room	9.10	8.92 98%	8.92 98%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	8.95	8.71 97%	8.71 97%	100.00%	YES
B52										
Ground	R1		Residential	KD	Area m2 % of room	14.36	13.98 97%	13.98 97%	100.00%	YES
First	R1		Residential	Bathroom	Area m2 % of room	4.69	4.40 94%	4.40 94%	100.00%	YES
	R2		Residential	Bedroom	Area m2 % of room	9.17	8.90 97%	8.90 97%	100.00%	YES
B56										
Ground	R1		Residential	Living Room	Area m2 % of room	17.14	17.08 100%	17.06 100%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	9.77	9.63 99%	9.63 99%	100.00%	YES
Second	R1		Residential	Bedroom	Area m2 % of room	28.96	28.96 100%	28.96 100%	100.00%	YES
B57										
Ground	R1		Residential	KD	Area m2 % of room	13.07	13.05 100%	13.01 100%	100.00%	YES
	R2		Residential	Living Room	Area m2 % of room	17.14	17.13 100%	17.08 100%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	10.56	10.51 99%	10.48 99%	100.00%	YES
	R2		Residential	Bedroom	Area m2 % of room	9.77	9.72 99%	9.72 99%	100.00%	YES
Second	R1		Residential	Bedroom	Area m2 % of room	28.96	28.96 100%	28.93 100%	100.00%	YES
B58										
Ground	R1		Residential	KD	Area m2 % of room	13.69	13.63 99%	12.16 89%	89.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	12.56	12.50 99%	11.38 91%	91.00%	YES
B59										
Ground	R1		Residential	KD	Area m2 % of room	14.74	14.65 99%	8.75 59%	60.00%	NO
First	R1		Residential	Bedroom	Area m2 % of room	14.49	14.14 98%	12.70 88%	90.00%	YES
B60										
Ground	R1		Residential	KD	Area m2 % of room	13.86	13.76 99%	5.40 39%	39.00%	NO
First	R1		Residential	Bedroom	Area m2 % of room	12.67	12.60 99%	5.95 47%	47.00%	NO

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
B61										
Ground	R1		Residential	KD	Area m2 % of room	13.69	12.59 92%	3.35 24%	27.00%	NO
First	R1		Residential	Bedroom	Area m2 % of room	12.56	12.50 99%	3.70 29%	30.00%	NO
B62										
Ground	R1		Residential	KD	Area m2 % of room	14.74	14.21 96%	3.02 21%	21.00%	NO
First	R1		Residential	Bedroom	Area m2 % of room	14.49	14.13 97%	5.70 39%	40.00%	NO
B63										
Ground	R1		Residential	KD	Area m2 % of room	13.86	12.59 91%	6.77 49%	54.00%	NO
First	R1		Residential	Bedroom	Area m2 % of room	12.67	12.39 98%	3.18 25%	26.00%	NO
B64										
Ground	R1		Residential	Living Room	Area m2 % of room	17.14	17.10 100%	17.07 100%	100.00%	YES
	R2		Residential	KD	Area m2 % of room	13.07	13.05 100%	13.01 100%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	9.77	9.71 99%	9.71 99%	100.00%	YES
	R2		Residential	Bedroom	Area m2 % of room	10.56	10.54 100%	10.52 100%	100.00%	YES
Second	R1		Residential	Bedroom	Area m2 % of room	28.96	28.96 100%	28.96 100%	100.00%	YES
B65										
Ground	R1		Residential	Living Room	Area m2 % of room	17.14	17.08 100%	17.05 99%	100.00%	YES
First	R1		Residential	Bedroom	Area m2 % of room	9.77	9.64 99%	9.64 99%	100.00%	YES
Second	R1		Residential	Bedroom	Area m2 % of room	28.96	28.96 100%	28.96 100%	100.00%	YES

APPENDIX F

Annual Probable Sunlight Hours Calculation Table

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
B10										
Ground	R1	Residential	Living Room	W1		*North*			*North*	
First	R1	Residential	Bedroom	W1		*North*			*North*	
				W2		*North*			*North*	
B12										
Ground	R1	Residential	Living Room	W1	66.00 52.00	0.79	YES	21.00 9.00	0.43	YES
First	R1	Residential	Bedroom	W1	56.00 42.00	0.75	YES	24.00 10.00	0.42	YES
				W2	53.00 39.00	0.74	YES	24.00 10.00	0.42	YES
B13										
Ground	R1	Residential	Living Room	W1	57.00 43.00	0.75	YES	19.00 6.00	0.32	YES
First	R1	Residential	Bedroom	W1	53.00 41.00	0.77	YES	24.00 12.00	0.50	YES
				W2	52.00 40.00	0.77	YES	24.00 12.00	0.50	YES
B14										
Ground	R1	Residential	Living Room	W1	59.00 48.00	0.81	YES	19.00 8.00	0.42	YES
First	R1	Residential	Bedroom	W1	50.00 39.00	0.78	YES	24.00 13.00	0.54	YES
				W2	51.00 42.00	0.82	YES	23.00 14.00	0.61	YES
B15										
Ground	R1	Residential	Living Room	W1	57.00 47.00	0.82	YES	21.00 11.00	0.52	YES
First	R1	Residential	Bedroom	W1	51.00 41.00	0.80	YES	23.00 13.00	0.57	YES
				W2	49.00 40.00	0.82	YES	22.00 13.00	0.59	YES
B16										
Ground	R1	Residential	Living Room	W1	42.00 33.00	0.79	YES	14.00 5.00	0.36	YES
				W2	54.00 43.00	0.80	YES	18.00 7.00	0.39	YES
				W3	40.00 30.00	0.75	YES	17.00 7.00	0.41	YES
First	R1	Residential	Living Room	W1	53.00 44.00	0.83	YES	21.00 12.00	0.57	YES
				W2	60.00 51.00	0.85	YES	22.00 13.00	0.59	YES
				W3	52.00 44.00	0.85	YES	17.00 9.00	0.53	YES
				W4	49.00 41.00	0.84	YES	21.00 13.00	0.62	YES

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
B17										
Ground	R1	Residential	Living Room	W1	46.00 38.00	0.83	YES	13.00 5.00	0.38	YES
				W2	52.00 44.00	0.85	YES	14.00 6.00	0.43	YES
				W3	41.00 34.00	0.83	YES	14.00 7.00	0.50	YES
First	R1	Residential	Bedroom	W1	48.00 41.00	0.85	YES	19.00 12.00	0.63	YES
				W2	54.00 47.00	0.87	YES	18.00 11.00	0.61	YES
				W3	45.00 38.00	0.84	YES	15.00 8.00	0.53	YES
				W4	43.00 36.00	0.84	YES	17.00 10.00	0.59	YES
B18										
Ground	R1	Residential	Living Room	W1	50.00 45.00	0.90	YES	13.00 8.00	0.62	YES
First	R1	Residential	Bedroom	W1	44.00 38.00	0.86	YES	16.00 10.00	0.63	YES
				W2	37.00 33.00	0.89	YES	13.00 9.00	0.69	YES
B19										
Ground	R1	Residential	Living Room	W1	48.00 43.00	0.90	YES	10.00 5.00	0.50	YES
First	R1	Residential	Bedroom	W1	40.00 36.00	0.90	YES	13.00 9.00	0.69	YES
				W2	39.00 35.00	0.90	YES	13.00 9.00	0.69	YES
B20										
Ground	R1	Residential	Living Room	W1	48.00 44.00	0.92	YES	9.00 5.00	0.56	YES
First	R1	Residential	Bedroom	W1	37.00 34.00	0.92	YES	12.00 9.00	0.75	YES
				W2		*North*		*North*		
B21										
Ground	R1	Residential	Living Room	W1	48.00 48.00	1.00	YES	3.00 3.00	1.00	YES
First	R1	Residential	Bedroom	W1	44.00 44.00	1.00	YES	12.00 12.00	1.00	YES
				W2	46.00 45.00	0.98	YES	13.00 12.00	0.92	YES
B22										
Ground	R1	Residential	Living Room	W1	52.00 52.00	1.00	YES	8.00 8.00	1.00	YES
First	R1	Residential	Bedroom	W1	45.00 45.00	1.00	YES	13.00 13.00	1.00	YES
				W2	45.00 45.00	1.00	YES	13.00 13.00	1.00	YES
B23										
Ground	R1	Residential	Living Room	W1	51.00 51.00	1.00	YES	9.00 9.00	1.00	YES
First	R1	Residential	Bedroom	W1	46.00 45.00	0.98	YES	15.00 14.00	0.93	YES
				W2	47.00 46.00	0.98	YES	15.00 14.00	0.93	YES

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
B24										
Ground	R1	Residential	Living Room	W1	53.00 53.00	1.00	YES	10.00 10.00	1.00	YES
First	R1	Residential	Bedroom	W1	47.00 46.00	0.98	YES	15.00 14.00	0.93	YES
				W2	46.00 45.00	0.98	YES	14.00 13.00	0.93	YES
B25										
Ground	R1	Residential	Living Room	W1	49.00 48.00	0.98	YES	9.00 8.00	0.89	YES
First	R1	Residential	Bedroom	W1	45.00 44.00	0.98	YES	14.00 13.00	0.93	YES
				W2	46.00 45.00	0.98	YES	15.00 14.00	0.93	YES
B26										
Ground	R1	Residential	Bedroom	W1	45.00 44.00	0.98	YES	10.00 9.00	0.90	YES
				W2	52.00 51.00	0.98	YES	10.00 9.00	0.90	YES
				W3	41.00 40.00	0.98	YES	9.00 8.00	0.89	YES
First	R1	Residential	Bedroom	W1	47.00 46.00	0.98	YES	16.00 15.00	0.94	YES
				W2	54.00 53.00	0.98	YES	16.00 15.00	0.94	YES
				W3	47.00 46.00	0.98	YES	12.00 11.00	0.92	YES
				W4	44.00 43.00	0.98	YES	16.00 15.00	0.94	YES
B27										
Ground	R1	Residential	Living Room	W1	53.00 52.00	0.98	YES	12.00 11.00	0.92	YES
First	R1	Residential	Bedroom	W1	45.00 44.00	0.98	YES	15.00 14.00	0.93	YES
				W2	44.00 43.00	0.98	YES	15.00 14.00	0.93	YES
B28										
Ground	R1	Residential	Living Room	W1	50.00 49.00	0.98	YES	10.00 9.00	0.90	YES
First	R1	Residential	Bedroom	W1	44.00 43.00	0.98	YES	15.00 14.00	0.93	YES
				W2	44.00 43.00	0.98	YES	15.00 14.00	0.93	YES
B29										
Ground	R1	Residential	Living Room	W1	51.00 50.00	0.98	YES	12.00 11.00	0.92	YES
First	R1	Residential	Bedroom	W1	44.00 43.00	0.98	YES	16.00 15.00	0.94	YES
B31										
Ground	R1	Residential	Dining Room	W1	22.00 20.00	0.91	YES	17.00 15.00	0.88	YES
First	R1	Residential	Bedroom	W1	65.00 64.00	0.98	YES	27.00 26.00	0.96	YES
	R2	Residential	Bathroom	W2	64.00 62.00	0.97	YES	26.00 24.00	0.92	YES
B32										
Ground	R1	Residential	Dining Room	W1	21.00 20.00	0.95	YES	16.00 15.00	0.94	YES

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
First	R1	Residential	Bedroom	W1	64.00 62.00	0.97	YES	26.00 24.00	0.92	YES
	R2	Residential	Bathroom	W2	64.00 62.00	0.97	YES	26.00 24.00	0.92	YES
B33										
Ground	R1	Residential	Dining Room	W1	20.00 20.00	1.00	YES	15.00 15.00	1.00	YES
First	R1	Residential	Bedroom	W1	65.00 63.00	0.97	YES	27.00 25.00	0.93	YES
	R2	Residential	Bathroom	W2	65.00 63.00	0.97	YES	27.00 25.00	0.93	YES
B34										
Ground	R1	Residential	Dining Room	W1	22.00 21.00	0.95	YES	17.00 16.00	0.94	YES
First	R1	Residential	Bedroom	W1	65.00 63.00	0.97	YES	27.00 25.00	0.93	YES
	R2	Residential	Bathroom	W2	65.00 63.00	0.97	YES	27.00 25.00	0.93	YES
B35										
Ground	R1	Residential	Dining Room	W1	77.00 76.00	0.99	YES	25.00 24.00	0.96	YES
First	R1	Residential	Bedroom	W1	66.00 64.00	0.97	YES	27.00 25.00	0.93	YES
B36										
Ground	R1	Residential	Dining Room	W1	25.00 24.00	0.96	YES	20.00 19.00	0.95	YES
First	R1	Residential	Bathroom	W1	65.00 63.00	0.97	YES	27.00 25.00	0.93	YES
	R2	Residential	Bedroom	W2	65.00 63.00	0.97	YES	27.00 25.00	0.93	YES
B37										
Ground	R1	Residential	Dining Room	W1	0.00 0.00	1.00	YES	0.00 0.00	1.00	YES
First	R1	Residential	Bathroom	W1	65.00 63.00	0.97	YES	27.00 25.00	0.93	YES
	R2	Residential	Bedroom	W2	65.00 63.00	0.97	YES	27.00 25.00	0.93	YES
B38										
Ground	R1	Residential	Dining Room	W1	23.00 22.00	0.96	YES	19.00 18.00	0.95	YES
First	R1	Residential	Bathroom	W1	65.00 63.00	0.97	YES	27.00 25.00	0.93	YES
	R2	Residential	Bedroom	W2	65.00 63.00	0.97	YES	27.00 25.00	0.93	YES
B39										
Ground	R1	Residential	KD	W1		*North*			*North*	
				W2	76.00 72.00	0.95	YES	24.00 20.00	0.83	YES
	R2	Residential	Living Room	W3	61.00 59.00	0.97	YES	22.00 20.00	0.91	YES
				W4	56.00 53.00	0.95	YES	23.00 20.00	0.87	YES

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
First	R1	Residential	Bathroom	W1		*North*			*North*	
	R2	Residential	WC	W2		*North*			*North*	
	R3	Residential	Bedroom	W3		*North*			*North*	
				W4	79.00 75.00	0.95	YES	26.00 22.00	0.85	YES
	R4	Residential	Bedroom	W5	47.00 46.00	0.98	YES	18.00 17.00	0.94	YES
	R5	Residential	Bedroom	W6	46.00 46.00	1.00	YES	17.00 17.00	1.00	YES
B40										
Ground	R1	Residential	Dining Room	W1	73.00 69.00	0.95	YES	18.00 14.00	0.78	YES
				W2	76.00 72.00	0.95	YES	21.00 17.00	0.81	YES
	R2	Residential	Bathroom	W3	76.00 73.00	0.96	YES	21.00 18.00	0.86	YES
				W1	81.00 79.00	0.98	YES	26.00 24.00	0.92	YES
B41										
Ground	R1	Residential	KD	W1		*North*			*North*	
	R2	Residential	Living Room	W2	47.00 47.00	1.00	YES	11.00 11.00	1.00	YES
				W3	52.00 50.00	0.96	YES	21.00 19.00	0.90	YES
First	R1	Residential	Bathroom	W1		*North*			*North*	
	R2	Residential	WC	W2		*North*			*North*	
	R3	Residential	Bedroom	W3		*North*			*North*	
	R4	Residential	Bedroom	W4	46.00 46.00	1.00	YES	17.00 17.00	1.00	YES
				W5	46.00 46.00	1.00	YES	17.00 17.00	1.00	YES
B42										
Ground	R1	Residential	Lobby	W1	52.00 50.00	0.96	YES	21.00 19.00	0.90	YES
B43										
Ground	R1	Residential	Lobby	W1	52.00 50.00	0.96	YES	21.00 19.00	0.90	YES
B44										
Ground	R1	Residential	Lobby	W1	52.00 52.00	1.00	YES	21.00 21.00	1.00	YES
B45										
Ground	R1	Residential	Lobby	W1	53.00 53.00	1.00	YES	22.00 22.00	1.00	YES
B46										
Ground	R1	Residential	Lobby	W1	52.00 52.00	1.00	YES	21.00 21.00	1.00	YES
B47										
Ground	R1	Residential	KD	W1		*North*			*North*	
				W2		*North*			*North*	

Project Name: Brunswick Mill Project No: BS/10226 Report Title: Daylight & Sunlight - Neighbour Analysis Date of Analysis: 26/03/2021										
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
First	R1	Residential	Bedroom	W1		*North*			*North*	
	R2	Residential	Bathroom	W2		*North*			*North*	
B48										
Ground	R1	Residential	KD	W1		*North*			*North*	
				W2		*North*			*North*	
First	R1	Residential	Bedroom	W1		*North*			*North*	
	R2	Residential	Bathroom	W2		*North*			*North*	
B49										
Ground	R1	Residential	KD	W1		*North*			*North*	
				W2		*North*			*North*	
First	R1	Residential	Bedroom	W1		*North*			*North*	
	R2	Residential	Bathroom	W2		*North*			*North*	
B50										
Ground	R1	Residential	KD	W1		*North*			*North*	
				W2		*North*			*North*	
First	R1	Residential	Bedroom	W1		*North*			*North*	
	R2	Residential	Bathroom	W2		*North*			*North*	
B51										
Ground	R1	Residential	KD	W1		*North*			*North*	
				W2		*North*			*North*	
First	R1	Residential	Bedroom	W1		*North*			*North*	
	R2	Residential	Bathroom	W2		*North*			*North*	
B52										
Ground	R1	Residential	KD	W1		*North*			*North*	
				W2		*North*			*North*	
First	R1	Residential	Bathroom	W1		*North*			*North*	
	R2	Residential	Bedroom	W2		*North*			*North*	
B56										
Ground	R1	Residential	Living Room	W1		*North*			*North*	
First	R1	Residential	Bedroom	W1		*North*			*North*	
Second	R1	Residential	Bedroom	W1		*North*			*North*	
				W2	69.00	0.99	YES	25.00	0.96	YES
				W3	68.00	0.99	YES	25.00	0.96	YES
					68.00				24.00	

Project Name: Brunswick Mill Project No: BS/10226 Report Title: Daylight & Sunlight - Neighbour Analysis Date of Analysis: 26/03/2021										
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
B57										
Ground	R1	Residential	KD	W1	69.00 68.00	0.99	YES	25.00 24.00	0.96	YES
				W2	78.00 53.00	0.68	YES	28.00 20.00	0.71	YES
	R2	Residential	Living Room	W3	76.00 51.00	0.67	YES	26.00 18.00	0.69	YES
				W4		*North*			*North*	
First	R1	Residential	Bedroom	W1	69.00 68.00	0.99	YES	25.00 24.00	0.96	YES
				W2	78.00 57.00	0.73	YES	28.00 20.00	0.71	YES
	R2	Residential	Bedroom	W3	78.00 55.00	0.71	YES	28.00 18.00	0.64	YES
				W4		*North*			*North*	
Second	R1	Residential	Bedroom	W1	69.00 68.00	0.99	YES	25.00 24.00	0.96	YES
				W2	69.00 68.00	0.99	YES	25.00 24.00	0.96	YES
				W3	78.00 62.00	0.79	YES	28.00 20.00	0.71	YES
				W4	78.00 60.00	0.77	YES	28.00 18.00	0.64	YES
				W5		*North*			*North*	
B58										
Ground	R1	Residential	KD	W1	74.00 42.00	0.57	YES	25.00 15.00	0.60	YES
First	R1	Residential	Bedroom	W1	76.00 49.00	0.64	YES	26.00 17.00	0.65	YES
B59										
Ground	R1	Residential	KD	W1	67.00 40.00	0.60	YES	22.00 10.00	0.45	YES
First	R1	Residential	Bedroom	W1	72.00 49.00	0.68	YES	22.00 13.00	0.59	YES
				W2	74.00 48.00	0.65	YES	24.00 13.00	0.54	YES
B60										
Ground	R1	Residential	KD	W1	69.00 38.00	0.55	YES	25.00 12.00	0.48	YES
First	R1	Residential	Bedroom	W1	72.00 44.00	0.61	YES	26.00 12.00	0.46	YES
B61										
Ground	R1	Residential	KD	W1	71.00 30.00	0.42	YES	24.00 10.00	0.42	YES
First	R1	Residential	Bedroom	W1	75.00 37.00	0.49	YES	26.00 11.00	0.42	YES
B62										
Ground	R1	Residential	KD	W1	66.00 25.00	0.38	YES	21.00 4.00	0.19	NO
First	R1	Residential	Bedroom	W1	69.00 33.00	0.48	YES	20.00 4.00	0.20	NO
				W2	71.00 36.00	0.51	YES	22.00 6.00	0.27	YES

Project Name: Brunswick Mill
 Project No: BS/10226
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 26/03/2021

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
B63										
Ground	R1	Residential	KD	W1	71.00 31.00	0.44	YES	24.00 7.00	0.29	YES
				W2		*North*		*North*		
First	R1	Residential	Bedroom	W1	73.00 34.00	0.47	YES	25.00 7.00	0.28	YES
B64										
Ground	R1	Residential	Living Room	W1	64.00 58.00	0.91	YES	21.00 15.00	0.71	YES
				W2	70.00 51.00	0.73	YES	22.00 9.00	0.41	YES
	R2	Residential	KD	W3	68.00 52.00	0.76	YES	22.00 10.00	0.45	YES
				W4		*North*		*North*		
First	R1	Residential	Bedroom	W1	69.00 61.00	0.88	YES	25.00 17.00	0.68	YES
				W2	75.00 60.00	0.80	YES	26.00 15.00	0.58	YES
	R2	Residential	Bedroom	W3	75.00 59.00	0.79	YES	26.00 13.00	0.50	YES
				W4		*North*		*North*		
Second	R1	Residential	Bedroom	W1	69.00 61.00	0.88	YES	25.00 17.00	0.68	YES
				W2	76.00 63.00	0.83	YES	27.00 15.00	0.56	YES
				W3	76.00 63.00	0.83	YES	27.00 15.00	0.56	YES
				W4		*North*		*North*		
				W5		*North*		*North*		
B65										
Ground	R1	Residential	Living Room	W1	65.00 59.00	0.91	YES	23.00 17.00	0.74	YES
First	R1	Residential	Bedroom	W1	68.00 62.00	0.91	YES	25.00 19.00	0.76	YES
Second	R1	Residential	Bedroom	W1	67.00 63.00	0.94	YES	24.00 20.00	0.83	YES
				W2		*North*		*North*		
				W3		*North*		*North*		



APPENDIX G

Results Summary Spreadsheets

		VSC									
		VSC - Existing Site as Baseline									
Building No.	Address	Meet or Exceed BRE Guidelines			Below BRE Guidelines						
		Total no. of Windows	No. Windows that Meet or Exceed BRE Guidelines		21-30% Reduction - Minor		31-40% Reduction - Moderate		>40% Reduction - Major		Total
B10	166 Old Mill Street	3	3	100%	0	0%	0	0%	0	0%	0
B12	35 Bradford Road	3	0	0%	1	33%	2	67%	0	0%	3
B13	37 Bradford Road	3	0	0%	2	67%	1	33%	0	0%	3
B14	39 Bradford Road	3	0	0%	3	100%	0	0%	0	0%	3
B15	41 Bradford Road	3	1	33%	2	67%	0	0%	0	0%	2
B16	43 Bradford Road	7	6	86%	1	14%	0	0%	0	0%	1
B17	45 Bradford Road	7	6	86%	1	14%	0	0%	0	0%	1
B18	47 Bradford Road	3	3	100%	0	0%	0	0%	0	0%	0
B19	49 Bradford Road	3	3	100%	0	0%	0	0%	0	0%	0
B20	51 Bradford Road	3	3	100%	0	0%	0	0%	0	0%	0
B21	53 Bradford Road	3	3	100%	0	0%	0	0%	0	0%	0
B22	55 Bradford Road	3	3	100%	0	0%	0	0%	0	0%	0
B23	57 Bradford Road	3	3	100%	0	0%	0	0%	0	0%	0
B24	59 Bradford Road	3	3	100%	0	0%	0	0%	0	0%	0
B25	61 Bradford Road	3	3	100%	0	0%	0	0%	0	0%	0
B26	63 Bradford Road	7	7	100%	0	0%	0	0%	0	0%	0
B27	65 Bradford Road	3	3	100%	0	0%	0	0%	0	0%	0
B28	67 Bradford Road	3	3	100%	0	0%	0	0%	0	0%	0
B29	69 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B31	8 Ridgeway Street	3	3	100%	0	0%	0	0%	0	0%	0
B32	10 Ridgeway Street	3	3	100%	0	0%	0	0%	0	0%	0
B33	12 Ridgeway Street	3	3	100%	0	0%	0	0%	0	0%	0
B34	14 Ridgeway Street	3	3	100%	0	0%	0	0%	0	0%	0
B35	16 Ridgeway Street	2	2	100%	0	0%	0	0%	0	0%	0
B36	18 Ridgeway Street	3	3	100%	0	0%	0	0%	0	0%	0
B37	20 Ridgeway Street	3	3	100%	0	0%	0	0%	0	0%	0
B38	22 Ridgeway Street	3	3	100%	0	0%	0	0%	0	0%	0
B39	1 Halmore Road	10	10	100%	0	0%	0	0%	0	0%	0
B40	Land on the South side of Ridgeway Street	4	4	100%	0	0%	0	0%	0	0%	0
B41	3 Halmore Road	8	8	100%	0	0%	0	0%	0	0%	0
B42	5 Halmore Road	1	1	100%	0	0%	0	0%	0	0%	0
B43	7 Halmore Road	1	1	100%	0	0%	0	0%	0	0%	0
B44	9 Halmore Road	1	1	100%	0	0%	0	0%	0	0%	0
B45	11 Halmore Road	1	1	100%	0	0%	0	0%	0	0%	0
B46	13 Halmore Road	1	1	100%	0	0%	0	0%	0	0%	0

B47	163 Butler Street	4	4	100%	0	0%	0	0%	0	0%	0
B48	161 Butler Street	4	4	100%	0	0%	0	0%	0	0%	0
B49	159 Butler Street	4	4	100%	0	0%	0	0%	0	0%	0
B50	157 Butler Street	4	4	100%	0	0%	0	0%	0	0%	0
B51 & B52	155 Butler Street	7	7	100%	0	0%	0	0%	0	0%	0
B56	Part of new development by Lovell Developments on Butler Street	5	5	100%	0	0%	0	0%	0	0%	0
B57	Part of new development by Lovell Developments on Butler Street	13	9	69%	1	8%	3	23%	0	0%	4
B58	Part of new development by Lovell Developments on Bradford Road	2	0	0%	0	0%	2	100%	0	0%	2
B59	Part of new development by Lovell Developments on Bradford Road	3	0	0%	0	0%	2	67%	1	33%	3
B60	Part of new development by Lovell Developments on Bradford Road	2	0	0%	0	0%	0	0%	2	100%	2
B61	Part of new development by Lovell Developments on Bradford Road	2	0	0%	0	0%	0	0%	2	100%	2
B62	Part of new development by Lovell Developments on Bradford Road	3	0	0%	0	0%	0	0%	3	100%	3
B63	Part of new development by Lovell Developments on Bradford Road	3	1	33%	0	0%	0	0%	2	67%	2
B64	Part of new development by Lovell Developments on Halmore Road	13	7	54%	5	38%	1	8%	0	0%	6
B65	Part of new development by Lovell Developments on Halmore Road	5	5	100%	0	0%	0	0%	0	0%	0
	Total	192	155	81%	16	8%	11	6%	10	5%	37

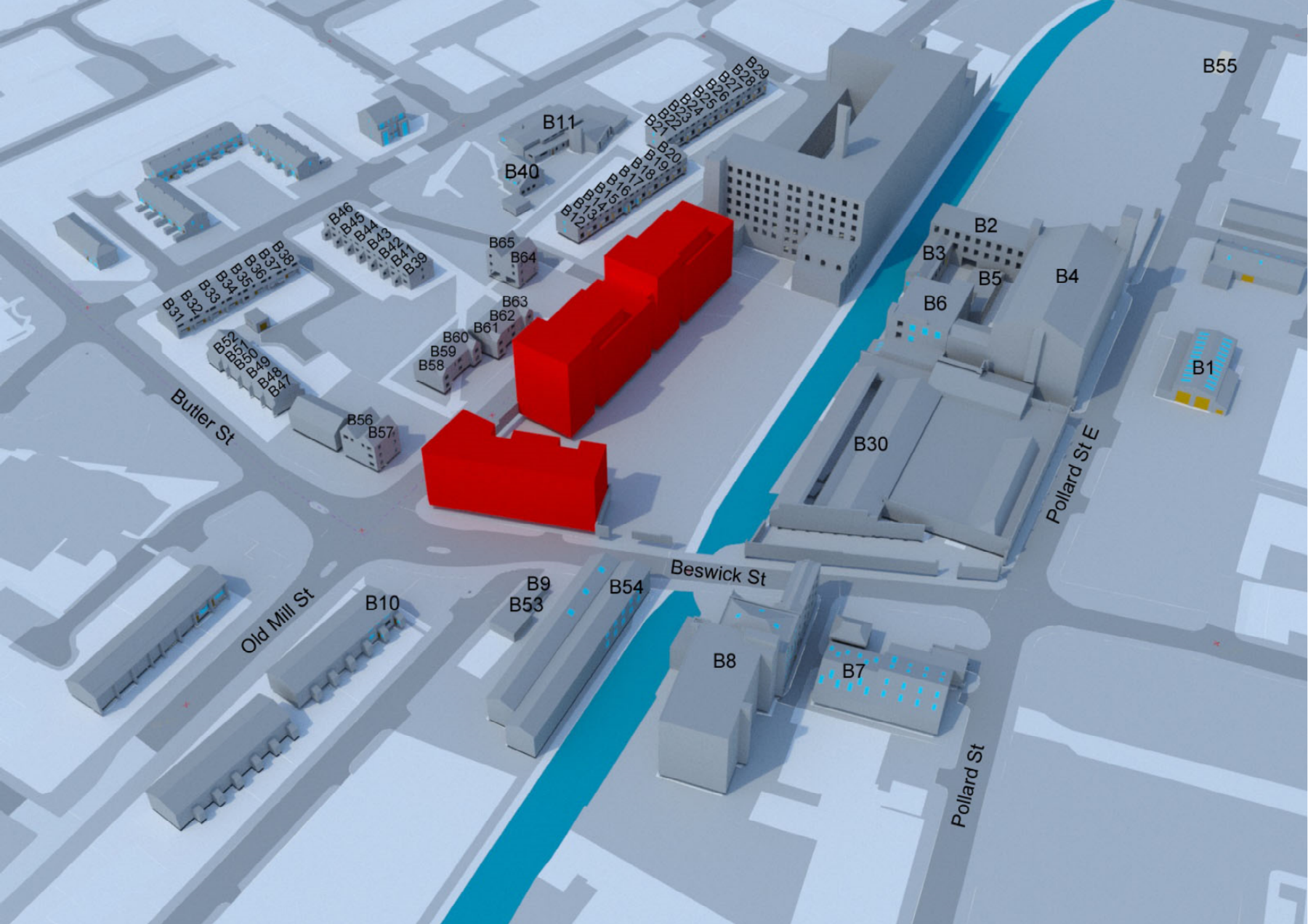
		NSL - Existing Site as Baseline									
		Meet or Exceed BRE Guidelines			Below BRE Guidelines						
Building No.	Address	Total no. of Rooms	No. Rooms that Meet or Exceed BRE Guidelines		21%-30% Reduction - Minor	31%-40% Reduction - Moderate	>40% Reduction - Major				Total
B10	166 Old Mill Street	2	2	100%	0	0%	0	0%	0	0%	0
B12	35 Bradford Road	2	0	0%	1	50%	1	50%	0	0%	2
B13	37 Bradford Road	2	1	50%	1	50%	0	0%	0	0%	1
B14	39 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B15	41 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B16	43 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B17	45 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B18	47 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B19	49 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B20	51 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B21	53 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B22	55 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B23	57 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B24	59 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B25	61 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B26	63 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B27	65 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B28	67 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B29	69 Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B31	8 Ridgeway Street	3	3	100%	0	0%	0	0%	0	0%	0
B32	10 Ridgeway Street	3	3	100%	0	0%	0	0%	0	0%	0
B33	12 Ridgeway Street	3	3	100%	0	0%	0	0%	0	0%	0
B34	14 Ridgeway Street	3	3	100%	0	0%	0	0%	0	0%	0
B35	16 Ridgeway Street	2	2	100%	0	0%	0	0%	0	0%	0
B36	18 Ridgeway Street	3	3	100%	0	0%	0	0%	0	0%	0
B37	20 Ridgeway Street	3	3	100%	0	0%	0	0%	0	0%	0
B38	22 Ridgeway Street	3	3	100%	0	0%	0	0%	0	0%	0
B39	1 Halmore Road	8	8	100%	0	0%	0	0%	0	0%	0
B40	Ridgeway Street	3	3	100%	0	0%	0	0%	0	0%	0
B41	171 Butler street	8	8	100%	0	0%	0	0%	0	0%	0
B42	173 Butler street	1	1	100%	0	0%	0	0%	0	0%	0
B43	23 Bradford Road	1	1	100%	0	0%	0	0%	0	0%	0
B44	25 Bradford Road	1	1	100%	0	0%	0	0%	0	0%	0
B45	27 Bradford Road	1	1	100%	0	0%	0	0%	0	0%	0
B46	29 Bradford Road	1	1	100%	0	0%	0	0%	0	0%	0

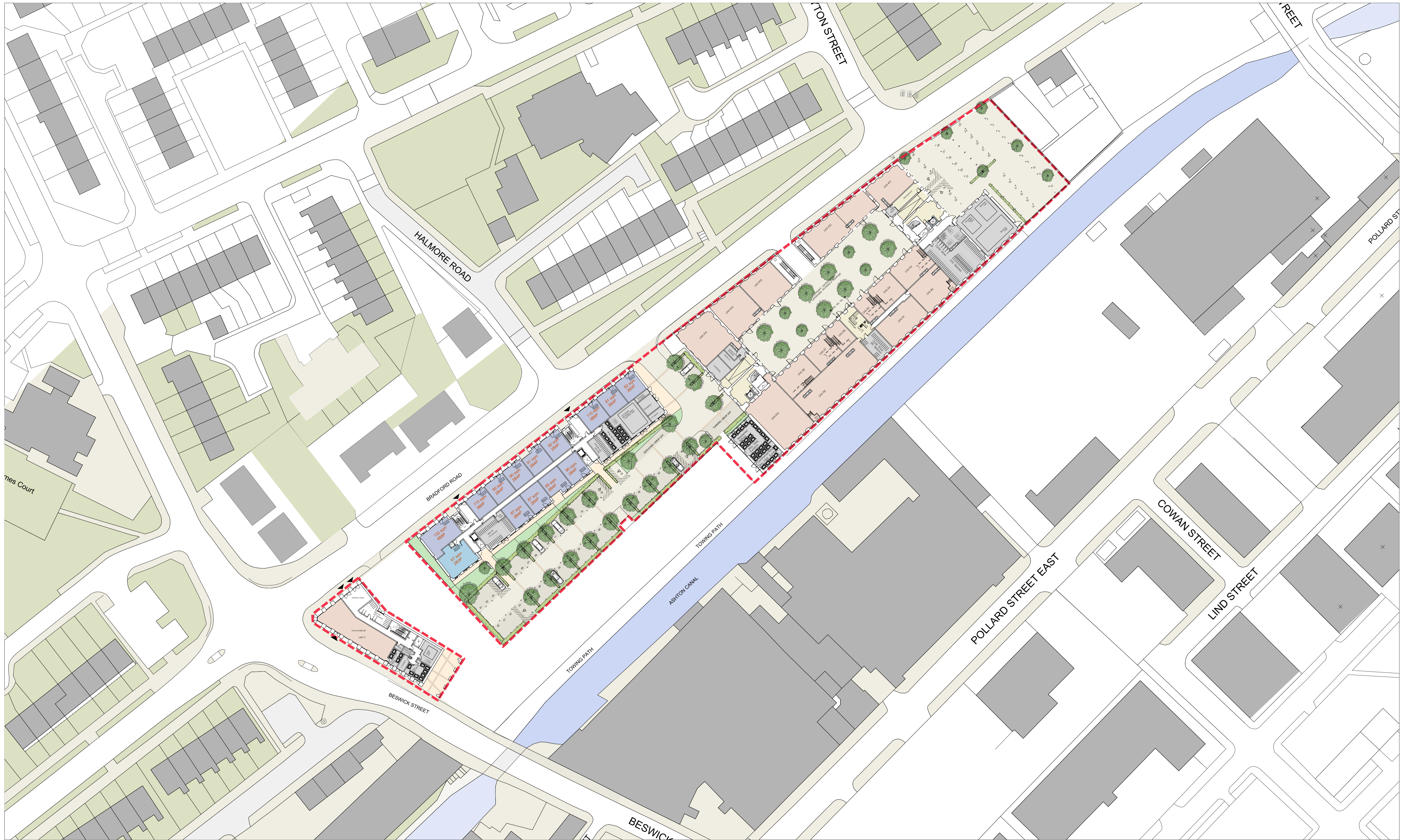
B47	31 Bradford Road	3	3	100%	0	0%	0	0%	0	0%	0
B48	33 Bradford Road	3	3	100%	0	0%	0	0%	0	0%	0
B49	1a Halmore Road	3	3	100%	0	0%	0	0%	0	0%	0
B50	1b Halmore Road	3	3	100%	0	0%	0	0%	0	0%	0
B51 & B52	155 Butler Street	5	5	100%	0	0%	0	0%	0	0%	0
B56	Part of new development by Lovell Developments on Butler Street	3	3	100%	0	0%	0	0%	0	0%	0
B57	Part of new development by Lovell Developments on Butler Street	5	5	100%	0	0%	0	0%	0	0%	0
B58	Part of new development by Lovell Developments on Bradford Road	2	2	100%	0	0%	0	0%	0	0%	0
B59	Part of new development by Lovell Developments on Bradford Road	2	1	50%	0	0%	1	50%	0	0%	1
B60	Part of new development by Lovell Developments on Bradford Road	2	0	0%	0	0%	0	0%	2	100%	2
B61	Part of new development by Lovell Developments on Bradford Road	2	0	0%	0	0%	0	0%	2	100%	2
B62	Part of new development by Lovell Developments on Bradford Road	2	0	0%	0	0%	0	0%	2	100%	2
B63	Part of new development by Lovell Developments on Bradford Road	2	0	0%	0	0%	0	0%	2	100%	2
B64	Part of new development by Lovell Developments on Halmore Road	5	5	100%	0	0%	0	0%	0	0%	0
B65	Part of new development by Lovell Developments on Halmore Road	3	3	100%	0	0%	0	0%	0	0%	0
	Total	130	118	91%	2	2%	2	2%	8	6%	12

Building No.	Address	Summer APSH - Existing Site as Baseline										Winter APSH - Existing Site as Baseline									
		Meet or Exceed Summer BRE Guidelines				Below Threshold for Summer APSH						Meet or Exceed Winter BRE Guidelines				Below Threshold for Winter APSH					
		Total no. of Windows	No. Windows that Pass BRE Criteria			21%-30% Reduction - Minor		31%-40% Reduction - Moderate		>40% Reduction - Major		Total no. of Windows	No. Windows that Pass BRE Criteria			21%-30% Reduction - Minor		31%-40% Reduction - Moderate		>40% Reduction - Major	
			Not Within 90 Degrees of South	Pass	%								Not Within 90 Degrees of South	Pass	%						
B10	166 Old Mill Street	3	3	0	100%	0	0%	0	0%	0	0%	3	3	0	100%	0	0%	0	0%	0	0%
B12	35 Bradford Road	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B13	37 Bradford Road	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B14	39 Bradford Road	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B15	41 Bradford Road	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B16	43 Bradford Road	7	0	7	100%	0	0%	0	0%	0	0%	7	0	7	100%	0	0%	0	0%	0	0%
B17	45 Bradford Road	7	0	7	100%	0	0%	0	0%	0	0%	7	0	7	100%	0	0%	0	0%	0	0%
B18	47 Bradford Road	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B19	49 Bradford Road	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B20	51 Bradford Road	3	1	2	100%	0	0%	0	0%	0	0%	3	1	2	100%	0	0%	0	0%	0	0%
B21	53 Bradford Road	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B22	55 Bradford Road	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B23	57 Bradford Road	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B24	59 Bradford Road	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B25	61 Bradford Road	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B26	63 Bradford Road	7	0	7	100%	0	0%	0	0%	0	0%	7	0	7	100%	0	0%	0	0%	0	0%
B27	65 Bradford Road	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B28	67 Bradford Road	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B29	69 Bradford Road	2	0	2	100%	0	0%	0	0%	0	0%	2	0	2	100%	0	0%	0	0%	0	0%
B31	8 Ridgeway Street	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B32	10 Ridgeway Street	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B33	12 Ridgeway Street	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B34	14 Ridgeway Street	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B35	16 Ridgeway Street	2	0	2	100%	0	0%	0	0%	0	0%	2	0	2	100%	0	0%	0	0%	0	0%
B36	18 Ridgeway Street	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B37	20 Ridgeway Street	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B38	22 Ridgeway Street	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B39	1 Halmore Road	10	4	6	100%	0	0%	0	0%	0	0%	10	4	6	100%	0	0%	0	0%	0	0%
B40	Ridgeway Street	4	0	4	100%	0	0%	0	0%	0	0%	4	0	4	100%	0	0%	0	0%	0	0%
B41	171 Butler street	8	4	4	100%	0	0%	0	0%	0	0%	8	4	4	100%	0	0%	0	0%	0	0%
B42	173 Butler street	1	0	1	100%	0	0%	0	0%	0	0%	1	0	1	100%	0	0%	0	0%	0	0%
B43	23 Bradford Road	1	0	1	100%	0	0%	0	0%	0	0%	1	0	1	100%	0	0%	0	0%	0	0%
B44	25 Bradford Road	1	0	1	100%	0	0%	0	0%	0	0%	1	0	1	100%	0	0%	0	0%	0	0%
B45	27 Bradford Road	1	0	1	100%	0	0%	0	0%	0	0%	1	0	1	100%	0	0%	0	0%	0	0%
B46	29 Bradford Road	1	0	1	100%	0	0%	0	0%	0	0%	1	0	1	100%	0	0%	0	0%	0	0%
B47	31 Bradford Road	4	4	0	100%	0	0%	0	0%	0	0%	4	4	0	100%	0	0%	0	0%	0	0%
B48	33 Bradford Road	4	4	0	100%	0	0%	0	0%	0	0%	4	4	0	100%	0	0%	0	0%	0	0%
B49	1a Halmore Road	4	4	0	100%	0	0%	0	0%	0	0%	4	4	0	100%	0	0%	0	0%	0	0%
B50	1b Halmore Road	4	4	0	100%	0	0%	0	0%	0	0%	4	4	0	100%	0	0%	0	0%	0	0%
B51 & B52	155 Butler Street	7	7	0	100%	0	0%	0	0%	0	0%	7	7	0	100%	0	0%	0	0%	0	0%
B56	Part of new development by Lovell Developments on Butler Street	5	3	2	100%	0	0%	0	0%	0	0%	5	3	2	100%	0	0%	0	0%	0	0%
B57	Part of new development by Lovell Developments on Butler Street	13	3	10	100%	0	0%	0	0%	0	0%	13	3	10	100%	0	0%	0	0%	0	0%
B58	Part of new development by Lovell Developments on Bradford Road	2	0	2	100%	0	0%	0	0%	0	0%	2	0	2	100%	0	0%	0	0%	0	0%
B59	Part of new development by Lovell Developments on Bradford Road	3	0	3	100%	0	0%	0	0%	0	0%	3	0	3	100%	0	0%	0	0%	0	0%
B60	Part of new development by Lovell Developments on Bradford Road	2	0	2	100%	0	0%	0	0%	0	0%	2	0	2	100%	0	0%	0	0%	0	0%
B61	Part of new development by Lovell Developments on Bradford Road	2	0	2	100%	0	0%	0	0%	0	0%	2	0	2	100%	0	0%	0	0%	0	0%
B62	Part of new development by Lovell Developments on Bradford Road	3	1	2	100%	0	0%	0	0%	0	0%	3	1	2	100%	0	0%	0	0%	0	0%
B63	Part of new development by Lovell Developments on Bradford Road	3	1	2	100%	0	0%	0	0%	0	0%	3	1	2	100%	0	0%	0	0%	0	0%
B64	Part of new development by Lovell Developments on Halmore Road	13	4	9	100%	0	0%	0	0%	0	0%	13	4	9	100%	0	0%	0	0%	0	0%
B65	Part of new development by Lovell Developments on Halmore Road	5	2	3	100%	0	0%	0	0%	0	0%	5	2	3	100%	0	0%	0	0%	0	0%
	Total	192	49	143	100%	0	0%	0	0%	0	0%	192	49	143	100%	0	0%	0	0%	0	0%

APPENDIX H

Drawings & Model Views





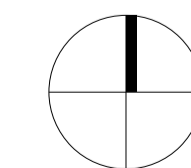
hoddlerpartners
 SCI Studios
 1 Kelso Place
 Manchester M15 4LE

t: +44(0)161 832 9842
 e: mail@hoddlerandpartners.com
 w: www.hoddlerandpartners.com

DO NOT SCALE
 Work to annotated dimensions only.
 Read drawing in conjunction with relevant specification,
 Structural Engineers' and Services Engineers' drawings.
 Confirm all dimensions before commencement of any
 work on site or fabrication.

revisions + notes:
 REV. P3 02/03/2021
 REV. P4 10/03/2021

Boundary adjusted. Extent of outbuilding demolition in NE car park amended
 Plant rooms updated in line with Clancy layouts issued 08/03/2021



client:
 MARYLAND SECURITIES

date:
 FEBRUARY 2021

project:
 BRUNSWICK MILL DEVELOPMENT

scale:
 1:500 @A1
 1:1000 @A3

drawn by:
 TG

title:
 SITE WIDE DEVELOPMENT PLAN
 GROUND LEVEL

drawing number:
 L(-)000

status:
 PLANNING

job number:
 0586

revision:
 P4

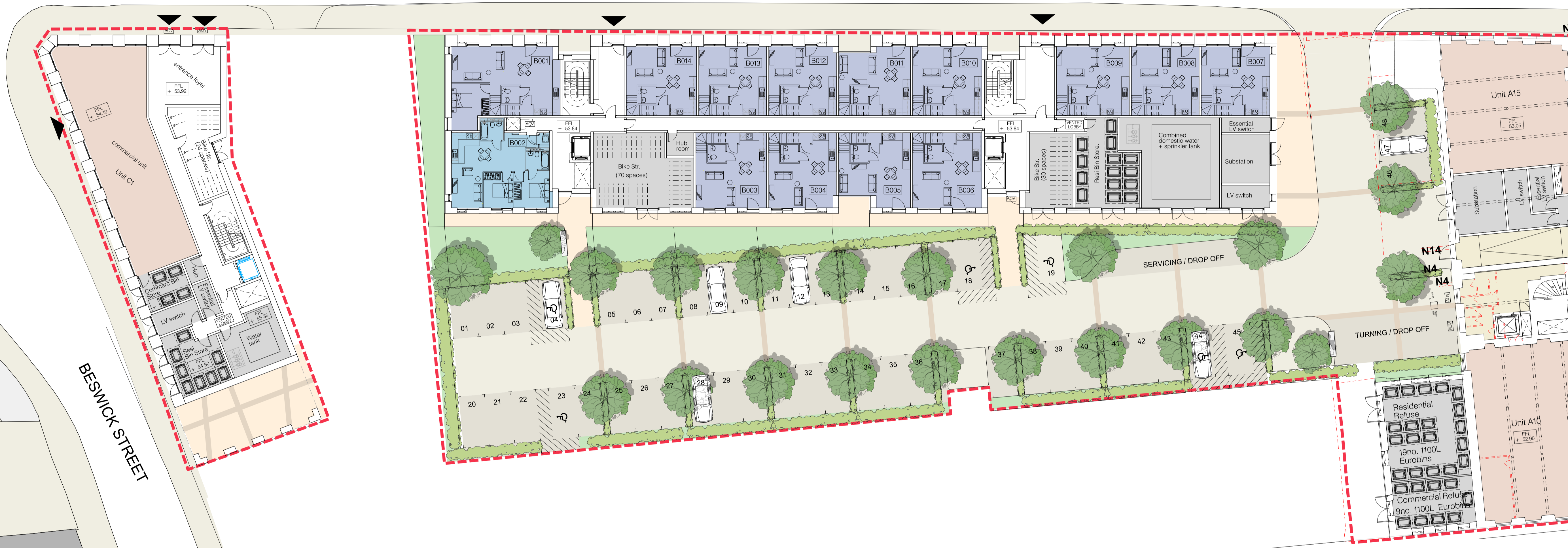
BRADFORD ROAD

BESWICK STREET

TOWING PATH

TOWING PATH

ASHTON CANAL



hoddler+partners
 SCI Studios
 1 Kelso Place
 Manchester M15 4LE

t: +44(0)161 832 9842
 e: ma@hoddlerandpartners.com
 w: www.hoddlerandpartners.com

DO NOT SCALE
 Work to annotated dimensions only.
 Read drawing in conjunction with relevant specification,
 Structural Engineers' and Services Engineers' drawings.
 Confirm all dimensions before commencement of any
 work on site or fabrication.

revisions + notes:

REV. P3 01/03/2021 Apartment numbers added
 REV. P4 02/03/2021 Ground floor levels added. Boundary amended to match Land Registry plan.
 REV. P5 10/03/2021 Loading bay extended. Cycle store, bin store and plant rooms re-configured.
 Plant rooms updated in line with Clancy layouts issued 08/03/2021

client:
 MARYLAND SECURITIES

date:
 FEBRUARY 2021

project:
 BRUNSWICK MILL DEVELOPMENT

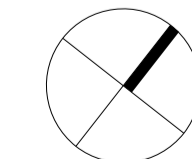
scale: 1:200 @A1
drawn by:

title:
 NEW BUILD RESIDENTIAL
 GROUND FLOOR PLAN

drawing number:
 L(-)100

status:
 PLANNING

job number: 0586
revision: P5



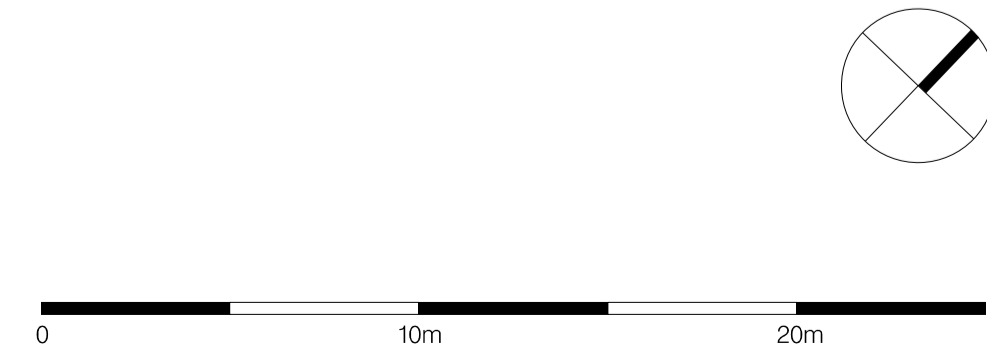
hoddler+partners



hoddlerpartners
 SCI Studios
 1 Kelso Place
 Manchester M15 4LE
 t: +44(0)161 832 9842
 e: mail@hoddlerandpartners.com
 w: www.hoddlerandpartners.com

revisions + notes:
 REV_P3 01/03/2021 Apartment numbers added.
 REV_P4 02/03/2021 Ground floor levels added. Boundary amended. Extent of out-building demolition amended and car park layout adjusted accordingly. Cycle store, bin store and plant rooms re-configured.
 REV_P5 10/03/2021 Plant rooms updated in line with Clancy layouts issued 08/03/2021. Ground floor finished floor levels amended.

DO NOT SCALE
 Work to annotated dimensions only.
 Read drawing in conjunction with relevant specification, Structural Engineers' and Services Engineers' drawings.
 Confirm all dimensions before commencement of any work on site or fabrication.



client: MARYLAND SECURITIES
date: FEBRUARY 2021
project: BRUNSWICK MILL DEVELOPMENT
scale: 1:200 @A1
drawn by: TG
title: EXISTING MILL LEVEL 2: AS-PROPOSED PLAN
drawing number: L(-)202
status: PLANNING
job number: 0586
revision: P4

hoddler+partners



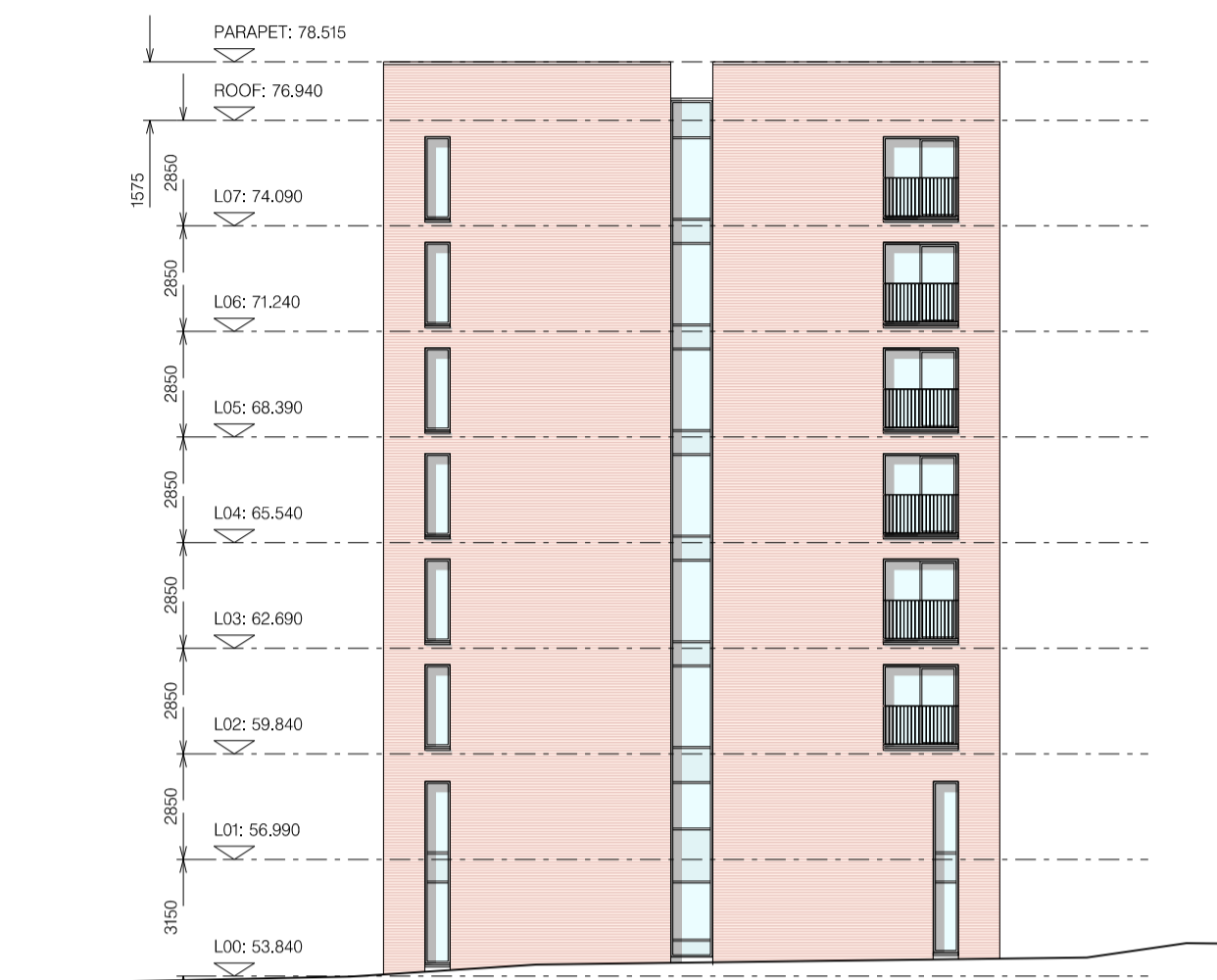
BRADFORD ROAD ELEVATION



CANAL ELEVATION



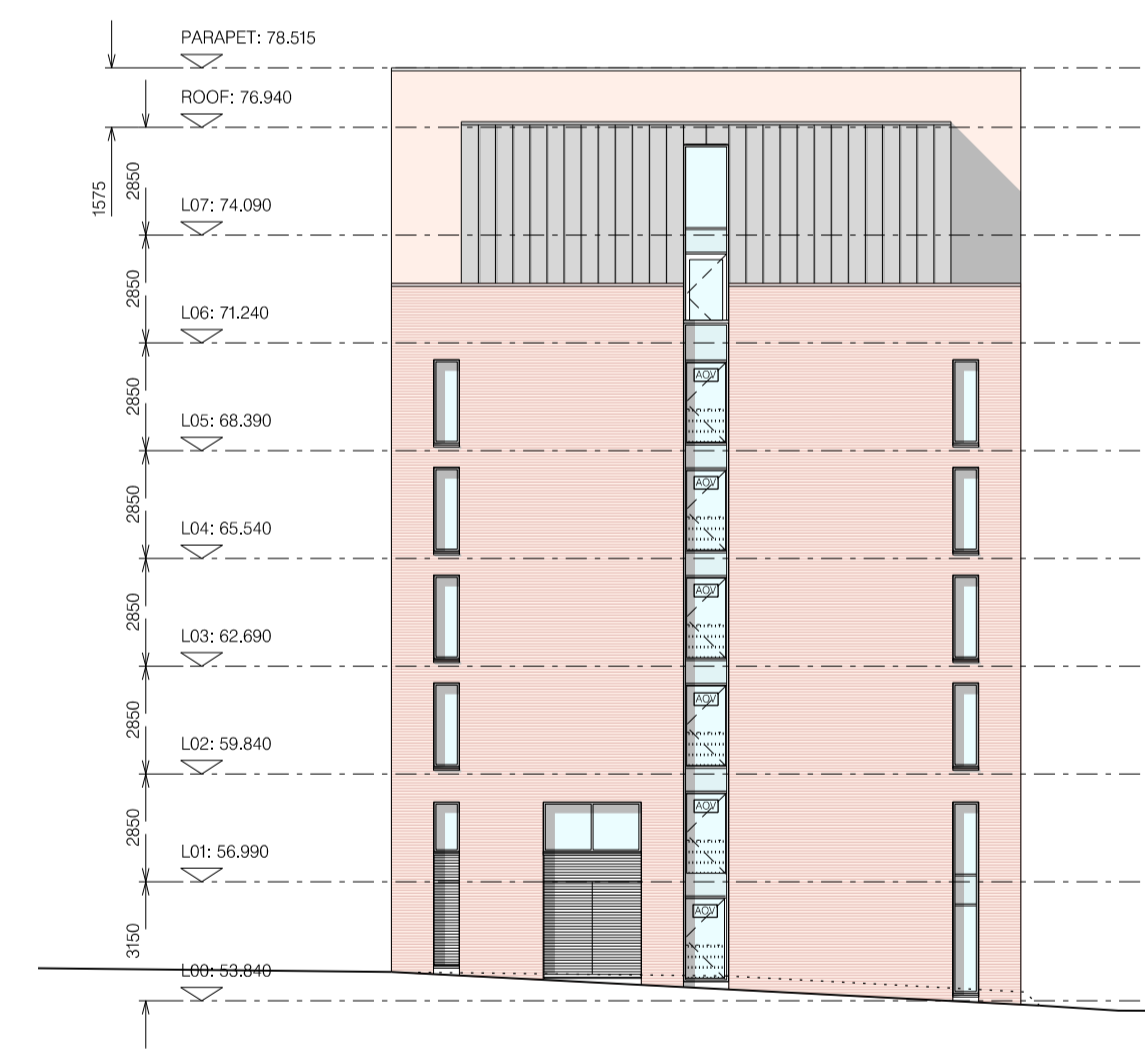
BRADFORD ROAD ELEVATION



SOUTH WEST ELEVATION



CANAL FACING ELEVATION



NORTH EAST ELEVATION

hodd+partners
 SCI Studios
 1 Kelso Place
 Manchester M15 4LE
 t: +44(0)161 832 9842
 e: mail@hoddandpartners.com
 w: www.hoddandpartners.com

revisions + notes:

DO NOT SCALE
 Work to annotated dimensions only.
 Read drawing in conjunction with relevant specification,
 Structural Engineers' and Services Engineers' drawings.
 Confirm all dimensions before commencement of any
 work on site or fabrication.

client: MARYLAND SECURITIES
 date: FEBRUARY 2021

project: BRUNSWICK MILL DEVELOPMENT
 scale: 1:200 @A1
 drawn by: TG

title: MID BUILDING ELEVATIONS
 drawing number: L(-)420

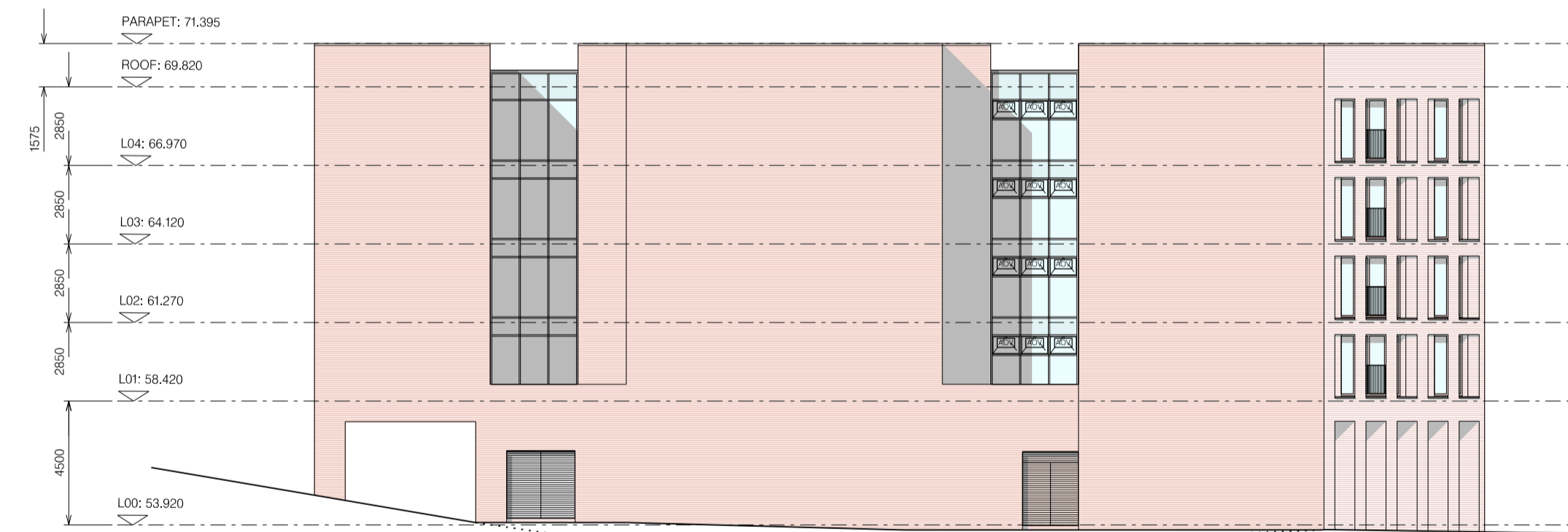
status: PLANNING
 job number: 0586
 revision: P2



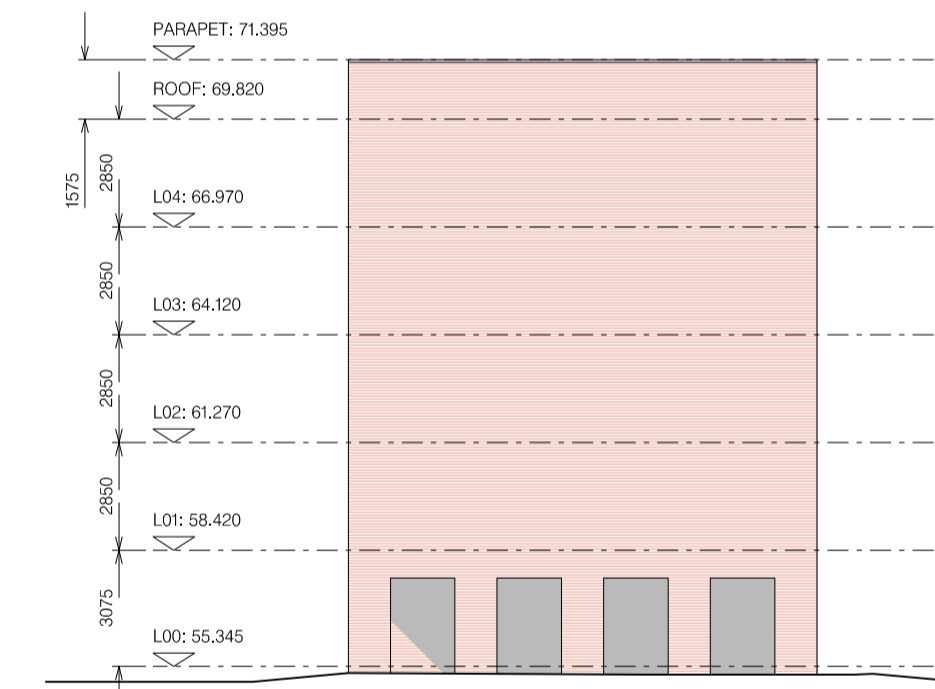
BESWICK STREET ELEVATION



BRADFORD ROAD ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION