

aaprojects

**Great Stone Road
Stretford**

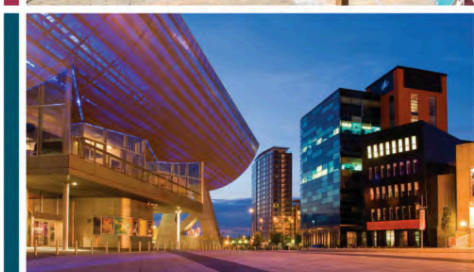
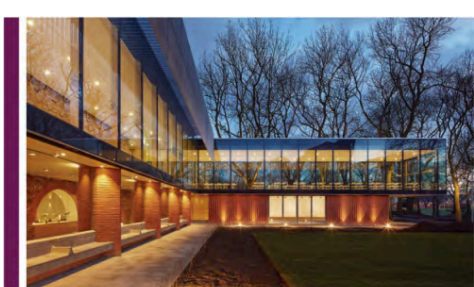
**Daylight Sunlight
Report Rev 2
Private & Confidential**

for

Accrue (Forum) 1 LLP

February 2020

**vision into
reality**



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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 and within the proposed development itself.

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. Other commercial/retail surrounding properties 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 an historic planning permission and there are no specific guidelines in the Strategic Regeneration Framework. This analysis has therefore been based on using the existing site massing as the baseline.

Overall, our detailed technical assessment results for the surrounding properties using the existing massing as a baseline as shown below:

Building No.	Address	Percentage of Windows Compliant for VSC daylight	Percentage of Rooms Compliant for NSL	Percentage of Rooms Compliant for APSH sunlight
B1	21 Trent Bridge Walk	1/1 (100%)	1/1 (100%)	1/1 (100%)
B2	20 Trent Bridge Walk	2/2 (100%)	2/2 (100%)	2/2 (100%)
B3	19 Trent Bridge Walk	2/2 (100%)	2/2 (100%)	2/2 (100%)
B4	18 Trent Bridge Walk	1/1 (100%)	1/1 (100%)	1/1 (100%)
B5	17 Trent Bridge Walk	1/1 (100%)	1/1 (100%)	1/1 (100%)
B6	16 Trent Bridge Walk	1/1 (100%)	1/1 (100%)	1/1 (100%)
B7	15 Trent Bridge Walk	1/1 (100%)	1/1 (100%)	1/1 (100%)
B8	14 Trent Bridge Walk	2/2 (100%)	1/2 (50%)	2/2 (100%)
B9	13 Trent Bridge Walk	1/1 (100%)	0/1 (0%)	1/1 (100%)
B10	12 Trent Bridge Walk	1/1 (100%)	1/1 (100%)	1/1 (100%)
B11	11 Trent Bridge Walk	1/1 (100%)	1/1 (100%)	1/1 (100%)
B12	10 Trent Bridge Walk	1/1 (100%)	1/1 (100%)	1/1 (100%)
B13	9 Trent Bridge Walk	3/3 (100%)	3/3 (100%)	3/3 (100%)
B14	61 Gorse Crescent	6/6 (100%)	4/4 (100%)	6/6 (100%)
B15	59 Gorse Crescent	7/7 (100%)	5/5 (100%)	7/7 (100%)
B16	57 Gorse Crescent	6/6 (100%)	4/4 (100%)	6/6 (100%)
B17	55 Gorse Crescent	6/6 (100%)	4/4 (100%)	6/6 (100%)
B18	53 Gorse Crescent	4/4 (100%)	4/4 (100%)	4/4 (100%)
B19	51 Gorse Crescent	5/5 (100%)	5/5 (100%)	5/5 (100%)
B20	49 Gorse Crescent	5/5 (100%)	4/4 (100%)	5/5 (100%)
B21	47 Gorse Crescent	4/4 (100%)	4/4 (100%)	4/4 (100%)
B22	58 Great Stone Road	3/3 (100%)	1/3 (33%)	3/3 (100%)
B23	56 Great Stone Road	4/4 (100%)	2/4 (50%)	4/4 (100%)
B24	54 Great Stone Road	3/3 (100%)	1/3 (33%)	3/3 (100%)
B25	55 Great Stone Road	3/3 (100%)	1/3 (33%)	3/3 (100%)
B26	50 Great Stone Road	3/3 (100%)	3/3 (100%)	3/3 (100%)
B27	48 Great Stone Road	4/4 (100%)	4/4 (100%)	4/4 (100%)
B28	46 Great Stone Road	3/3 (100%)	3/3 (100%)	3/3 (100%)
B29	44 Great Stone Road	3/3 (100%)	3/3 (100%)	3/3 (100%)
B30	1 Gorse Avenue	2/2 (100%)	1/1 (100%)	2/2 (100%)
B31	3 Gorse Avenue	1/1 (100%)	1/1 (100%)	1/1 (100%)
B32	2 Gorse Avenue	3/3 (100%)	3/3 (100%)	3/3 (100%)
B33	4 Gorse Avenue	3/3 (100%)	3/3 (100%)	3/3 (100%)
B34	6 Gorse Avenue	3/3 (100%)	3/3 (100%)	3/3 (100%)
B35	8 Gorse Avenue	3/3 (100%)	3/3 (100%)	3/3 (100%)
Average		102/102(100%)	83/92(90%)	102/102(100%)

The results against the BRE criteria demonstrate very high levels of compliance, with only isolated windows/rooms that do not meet the base line target. Where the base line target values are not met, it is only by a negligible to minor degree to bedrooms, which are deemed by the BRE guide to be less significant than other rooms. In addition, some windows and rooms will receive significantly greater levels of daylight sunlight than recommended in the BRE guide.

Given the complexities of the site and the existing built urban context, we feel that the impacts to the surrounding residential properties when compared to the existing site massing are entirely reasonable.

Whilst there are some measures of daylight sunlight to the windows/rooms examined in the surrounding properties which do not fully meet the individual BRE criteria, we find that on the whole the calculations are acceptable. 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 guidelines are generally very minor/marginal and good levels of natural light are retained by most properties/windows when taking into account the existing environment
- The BRE guide states that “bedrooms should be analysed although they are less important” and the majority of rooms that experience any impact are bedrooms
- 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 2018 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

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.

In respect of the proposed development, the BRE guide recognises that in developments of this nature the target values may not be appropriate “natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable”.

Substantial parts of the new development fully pass the BRE guidelines (based on the 25-degree rule of thumb) and the only areas that were therefore assessed were the courtyard areas. Even in the areas assessed where good levels of daylight would not be expected in a high-rise development, a very high proportion passed the BRE guidelines. Overall, the daylight sunlight results for a high-rise development are excellent, this is due to the carefully considered design.

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 and within the proposed development itself.

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. Other commercial/retail surrounding properties have not been considered by this report.

The revision 1 report has been updated following general minor comments from the design team.

This revision 2 report has been updated following revised drawings received from the design team on 17 January 2020.

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 three measures of diffuse daylight in this study, namely Vertical Sky Component (VSC), No-Sky Line (NSL) and Average Daylight Factor (ADF). 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 D.

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...."*

The development site in question is in a reasonably open up area and in developing the site, some windows in the immediately adjacent property 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.

2.2 Diffuse Daylight

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

2.3 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 E.

2.4 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 F.

2.5 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.

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.

The ADF figures are tabulated in Appendix G.

2.6 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 H.

2.7 Sources of Information

Various drawings prepared by Oconnell East Architects were provided to allow us to carry out this report as follows:

1664_PL_101 - Level -1 Plan
1664_PL_102 - Level 0 Plan
1664_PL_103 - Level 1 Plan
1664_PL_104 - Level 2 Plan
1664_PL_105 - Level 3 Plan
1664_PL_106 - Level 4 Plan
1664_PL_107 - Level 5 Plan
1664_PL_108 - Level 6 Plan

1664_PL_109 - Level 7 Plan
1664_PL_110 - Level 8 Plan
1664_PL_111 - Level 9 Roof Plan
1664_PL_200 - S-W Elevation
1664_PL_201 - N-W Elevation
1664_PL_202 - N-E Elevation
1664_PL_203 - S-E Elevation

3.0 Site and Surrounding Properties

The existing site area is roughly rectangular in plan and sits between a car park to the North West, Old Trafford cricket ground to the North East, Trent Bridge Walk and a railway line to the South East and Great Stone Road to the South West.

The existing site is occupied by a two to three storey commercial building formerly used by B&Q to the North West and a ground level carpark to the South East.

The proposed development involves the construction of a new basement, ground + Eight storey residential development covering the majority of the site.

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

Aerial Photograph



Site Plan



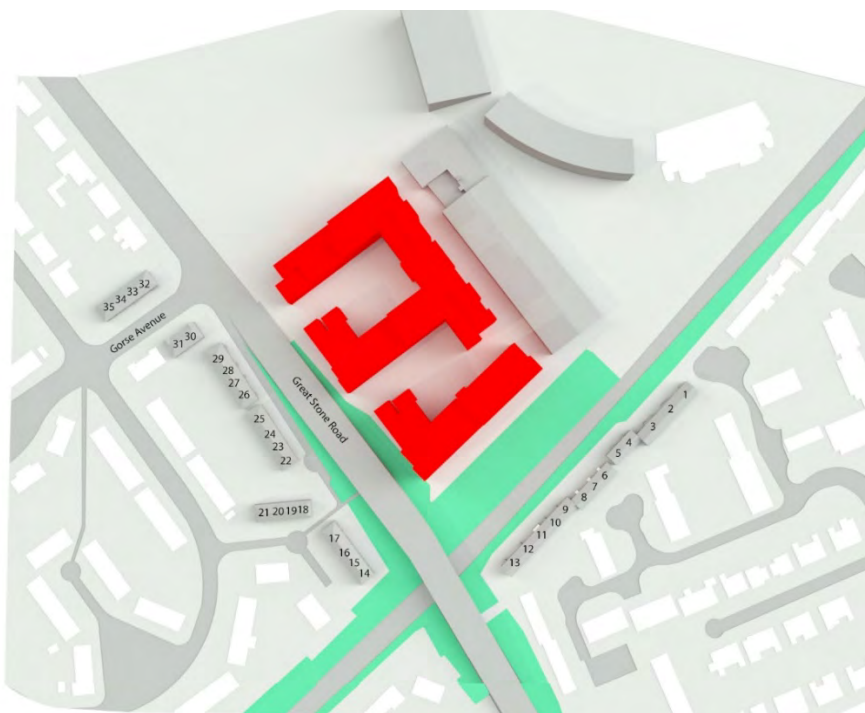
In accordance with BRE guidelines, we have assessed the impact of the proposed development on the daylight sunlight levels to the principal adjacent residential properties as follows (the impact on commercial properties has not been considered):

- 21 Trent Bridge Walk (B1)
- 20 Trent Bridge Walk (B2)
- 19 Trent Bridge Walk (B3)
- 9, 10, 12, 14, 17, 18 & 22, Trent Bridge Walk (B4, B5, B8, B10, B12, B13)
- 16 Trent Bridge Walk (B6)
- 15 Trent Bridge Walk (B7)
- 13 Trent Bridge Walk (B9)
- 11 Trent Bridge Walk (B11)
- 61 Gorse Crescent (B14)
- 47, 49, 55-59 Gorse Crescent (B15-B17 & B20-21)
- 53 Gorse Crescent (B18)
- 51 Gorse Crescent (B19)
- 58 Great Stone Road (B22)
- 44, 48, 50, 54 & 56 Great Stone Road (B23, B24, B26, B27 & B29)
- 55 Great Stone Road (B25)
- 46 Great Stone Road (B28)
- 1 Gorse Avenue (B30)
- 3 & 2-8 Gorse Avenue (B31 & B32-B34)
- 8 Gorse Avenue (B35)

The above properties have been grouped based on ownership as obtained from Land Registry title searches.

A site plan marked up to show the location of the above properties (amongst others) is included below:

Building Identification Plan



4.0 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 but have used floor plans obtained from the web or where these are not available, reasonable assumptions have been made. Floor levels have been determined using the architectural form of the building.

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

We have assumed that the surrounding properties will be double glazed with a window transmittance of 0.64, and average internal surface reflectance of 0.6. 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 and ADF 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.

5.0 Results and Discussion

5.1 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 E - VSC table for information and record purposes

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

Appendix G - ADF table for information and record purposes

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).

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.
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 be often been 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.

The BRE guidelines also 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.

The criteria to be met when assessing the light within a proposed development are 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%. Multiple windows serving a room can be averaged.
ADF	Rooms within a proposed development should achieve ADF values of 2% (Kitchens), 1.5% (Living Rooms), 1% (Bedrooms).
APSH	A window may be adversely affected if a point at the centre of the window received for the whole year is less than 25% of the APSH including at least 5% of the APSH during the winter months (21st September to 21st March)

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.

5.2 21 Trent Bridge Walk (B1)



Front Elevation



Front Elevation

This property is a two storey residential house of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms and a bedroom all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.2.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.2.2 No-Sky Line (NSL)

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

5.2.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.3 **20 Trent Bridge Walk (B2)**



Front Elevation

This property is a two storey residential house of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms, a kitchen and a bedroom all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.3.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.3.2 No-Sky Line (NSL)

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

5.3.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.4 **19 Trent Bridge Walk (B3)**



Front Elevation



Rear Elevation

This property is a two storey residential house of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms, a kitchen and a bedroom all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.4.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.4.2 No-Sky Line (NSL)

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

5.4.3 Annual Probable Sunlight Hours (APSH)

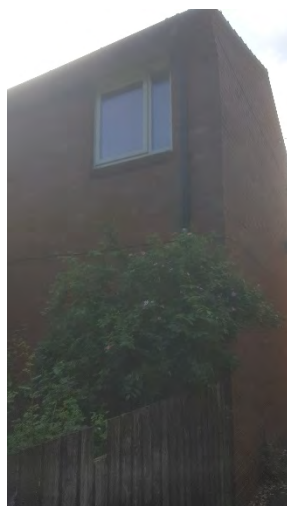
The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.5 **9, 10, 12, 14, 17, 18 & 22, Trent Bridge Walk (B4, B5, B8, B10, B12, B13)**



B4 - Front Elevation



B5 – Rear Elevation



B8 - Front Elevation



B10 - Front Elevation



B12 – Front Elevation



B13 - Front Elevation

These properties are two storey residential houses of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms, living rooms and bedrooms all as shown in the photos above.

The floor plan layout for these properties has been informed by details obtained from a web based search.

5.5.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.5.2 No-Sky Line (NSL)

The table in Appendix F shows that that the NSL values for 8 of the 9 rooms analysed (89%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

The remaining 1 room (11%) is a bedroom which is classified by the BRE as less important.

All rooms (100%) therefore fully pass the BRE guideline or are bedrooms.

5.5.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.6 **16 Trent Bridge Walk (B6)**



Front Elevation



Rear Elevation

This property is a two storey residential house of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms and a bedroom all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.6.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.6.2 No-Sky Line (NSL)

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

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

5.6.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.7 **15 Trent Bridge Walk (B7)**



Front Elevation

This property is a two storey residential house of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms and a bedroom all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.7.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.7.2 No-Sky Line (NSL)

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

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

5.7.3 Annual Probable Sunlight Hours (APSH)

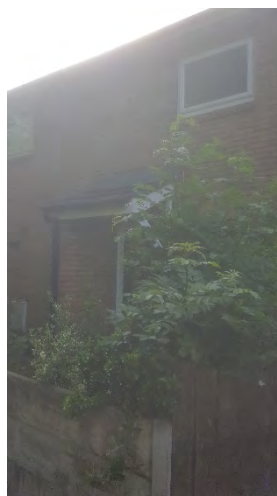
The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.8 **13 Trent Bridge Walk (B9)**



Front Elevation



Rear Elevation

This property is a two storey residential house of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms and a bedroom all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.8.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.8.2 No-Sky Line (NSL)

The 1 room analysed (100%) does not pass the BRE criteria but it is only by a very minor amount (a 22% reduction as opposed to the allowed 20%). Also, it is a bedroom, classified by the BRE as less important.

The room that doesn't pass the BRE criteria (100%), only experiences a very minor adverse effect and is a bedroom which is deemed less important by the BRE.

5.8.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.9 **11 Trent Bridge Walk (B11)**



Front Elevation

This property is a two storey residential house of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms and a bedroom all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.9.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.9.2 No-Sky Line (NSL)

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

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

5.9.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.10 **61 Gorse Crescent (B14)**



Front Elevation

This property is a two storey residential house of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms, a living room, kitchen and bedrooms all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.10.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.10.2 No-Sky Line (NSL)

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

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

5.10.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.11 **47, 49, 55-59 Gorse Crescent (B15-B17 & B20-21)**



Rear Elevation



Rear Elevation

These properties are two storey residential houses of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms, living rooms, kitchens and bedrooms all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.11.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.11.2 No-Sky Line (NSL)

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

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

5.11.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.12 **53 Gorse Crescent (B18)**



Rear Elevation

This property is a two storey residential house of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms, a living room, kitchen and bedrooms all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.12.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.12.2 No-Sky Line (NSL)

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

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

5.12.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.13 **51 Gorse Crescent (B19)**



Rear Elevation

This property is a two storey residential house of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms, a living room, kitchen and bedrooms all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.13.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.13.2 No-Sky Line (NSL)

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

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

5.13.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.14 **58 Great Stone Road (B22)**



Front Elevation

This property is a two storey residential house of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms, a living room, kitchen and bedrooms all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.14.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.14.2 No-Sky Line (NSL)

The table in Appendix F shows that that the NSL values for 1 of the 3 rooms analysed (33%) does not reduce by more than 20% as a result of the proposed development and therefore passes the BRE criteria.

The remaining 2 room (67%) is a bedroom which is classified by the BRE as less important. In addition, 1 of these two rooms only experiences a minor adverse effect (a 22% reduction as opposed to the allowed 20%).

All rooms (100%) therefore fully pass the BRE guideline, experience minor adverse effects or are bedrooms.

5.14.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.15 **44, 48, 50, 54 & 56 Great Stone Road (B23, B24, B26, B27 & B29)**



B23 - Front Elevation



B24 - Front Elevation



B26 - Front Elevation



B27 - Front Elevation



B29 - Front Elevation

These properties are two storey residential houses of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms, living rooms and bedrooms all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.15.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.15.2 No-Sky Line (NSL)

The table in Appendix F shows that that the NSL values for 11 of the 17 rooms analysed (65%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

The remaining 6 rooms (35%) are bedrooms which are classified by the BRE as less important.

All rooms (100%) therefore either fully pass the BRE guideline or are bedrooms.

5.15.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.16 **52 Great Stone Road (B25)**



Front Elevation

This property is a two storey residential house of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms, a living room and bedrooms all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.16.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.16.2 No-Sky Line (NSL)

The table in Appendix F shows that that the NSL values for 1 of the 3 rooms analysed (33%) do not reduce by more than 20% as a result of the proposed development and therefore pass the BRE criteria.

The remaining 2 rooms (66%) are bedrooms which are classified by the BRE as less important.

All rooms (100%) therefore either fully pass the BRE guideline or are bedrooms.

5.16.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.17 **46 Great Stone Road (B28)**



Front Elevation

This property is a two storey residential house of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable, living room and bedrooms all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.17.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.17.2 No-Sky Line (NSL)

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

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

5.17.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows (100%) do not fall within 90 degrees of due south, all windows are therefore exempt from this measure and have not been assessed further.

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

5.18 **1 Gorse Avenue (B30)**



Front Elevation

This property is a two storey residential house of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms and a bedroom all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.18.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.18.2 No-Sky Line (NSL)

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

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

5.18.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that 1 of the 2 windows (50%) do not fall within 90 degrees of due south and these windows have therefore not been assessed.

The annual probable sunlight hours calculated to all of the 6 windows (100%) are well above the BRE recommended levels of 25% in summer and 5% in winter or do not reduce more than 20% as a result of the proposed development and therefore pass the BRE summer and winter criteria.

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

5.19 3 & 2-8 Gorse Avenue (B31 & B32-B34)



Front Elevation



Rear Elevation

These properties are two storey residential houses of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms, living rooms and bedrooms all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.19.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.19.2 No-Sky Line (NSL)

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

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

5.19.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows fall within 90 degrees of due south and have therefore been assessed.

The annual probable sunlight hours calculations for all windows are well above the BRE recommended levels of 25% in summer (ranging between 66% and 75%) and 5% in winter (ranging between 24% and 26%) and therefore easily pass the BRE criteria.

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

5.20 8 Gorse Avenue (B35)



Front Elevation

This property is a two storey residential house of traditional construction with various windows/window openings facing the development site at ground and first floor levels, which provide light to non-habitable rooms, a living room and bedrooms all as shown in the photos above.

The floor plan layout for this property has been informed by details obtained from a web based search.

5.20.1 Vertical Sky Component (VSC)

The results in Appendix E show that all 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 windows (100%) therefore pass the BRE guideline.

5.20.2 No-Sky Line (NSL)

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

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

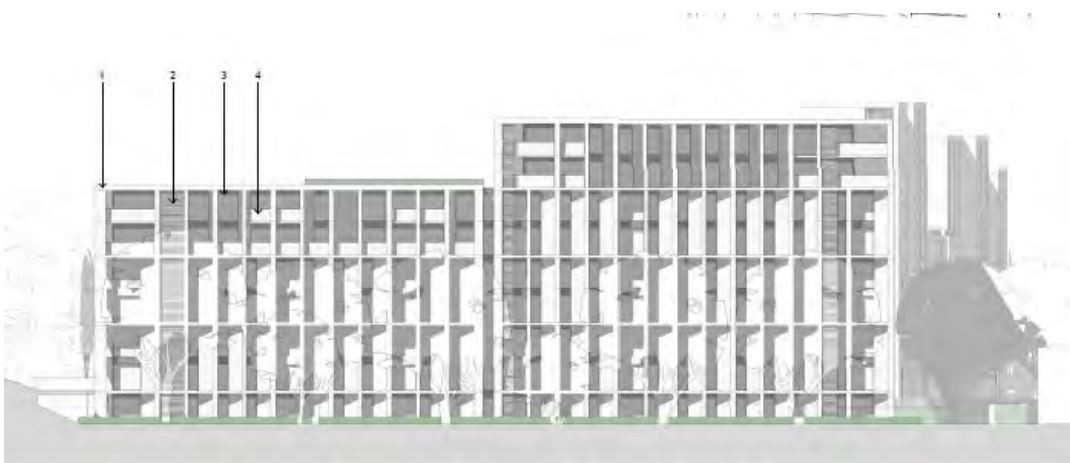
5.20.3 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that all windows fall within 90 degrees of due south and have therefore been assessed.

The annual probable sunlight hours calculations for all windows are well above the BRE recommended levels of 25% in summer (ranging between 66% and 75%) and 5% in winter (ranging between 24% and 26%) and therefore easily pass the BRE criteria.

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

5.21 **Great Stone Road (Proposed Development)**



Side Elevation

The proposed development involves the demolition of the existing building on the site and the construction of a new basement, ground plus eight storey residential building.

The floor plan layouts for this property have been taken from the Architects plans.

Only windows/rooms to potentially sensitive courtyard elevations have been assessed.

All other windows and rooms of the proposed development fully pass the BRE guidelines 25° rule, where any obstruction is unlikely to have any detrimental effect on daylight sunlight levels.

5.21.1 Vertical Sky Component (VSC)

The results in Appendix E show that 192 of the 513 windows (37%) to habitable rooms exceed the BRE target figure of 27% and therefore pass the BRE criteria.

122 of the remaining 321 windows (24%) are just 20% below the required value of 27% which is classed as negligibly below the required figure (when considering the impact of a development on an adjacent property the BRE guide allows a 20% reduction as being negligible).

117 of the remaining 299 windows (23%) serve bedrooms which the guide states are less important than other habitable rooms.

34 of the remaining 82 windows (7%) have a VSC value that is 21% to 30% below the required VSC value (10% below the permitted 20%) and are considered to be minor adverse.

27 of the remaining 48 windows (5%) have a VSC value that is 31% to 40% below the required VSC value (20% below the permitted 20%) and are considered to be moderate adverse.

The remaining 21 windows (4%) have a VSC value that is over 40% below the required VSC value and are considered to be major adverse.

As noted above, only those windows that did not pass the general rule of thumb were assessed, meaning all other windows in the development do by definition pass the BRE tests. This means that a further 599 windows in the development pass the BRE target VSC value of 27%.

As a result, 1064 of the 1112 windows (96%) therefore either fully pass the BRE guidelines, serve bedrooms which are deemed to be less important by the BRE guide or are negligibly or a minor amount below the required level.

5.21.2 No-Sky Line (NSL) (or Daylight Distribution)

The BRE guide does not recommend a minimum figure to be achieved for Daylight Distribution, merely a maximum reduction of 20%. No reductions are noted in the figures as this assessment measures the proposed NSL within the proposed building itself and this measure of daylight is therefore not considered further.

5.21.3 Average Daylight Factor (ADF)

Please refer to results in Appendix G.

The BRE guidelines for ADF are Kitchens (2%), Living Rooms (1.5%) and Bedrooms (1%).

The ADF value for 319 of the 428 rooms analysed (75%) meet or exceed the BRE target value and therefore fully pass the BRE criteria.

The ADF value to 57 of the remaining 109 rooms (13%) is less than 14% below the target value and classified as negligibly below the target value.

24 of the other remaining 52 rooms (6%) are bedrooms which the guide states are less important than other habitable rooms.

The ADF values to 10 of the remaining 28 rooms (2%) are less than 22% below the target value and classified as minor adverse.

The ADF values to 8 of the remaining 18 rooms (2%) are less than 28% below the target value and classified as moderate adverse.

The ADF values to the remaining 10 rooms (1%) are more than 28% below the target value and classified as major adverse.

As noted above, only those windows and rooms that did not pass the general rule of thumb were assessed, meaning all other rooms in the development do by definition pass the BRE tests. This means that a further 362 rooms in the development pass the BRE ADF target.

As a result, 762 of the 790 rooms (96%) therefore fully pass the BRE guideline, return a negligible or minor adverse result or are bedrooms which are deemed to be less important by the BRE.

5.21.4 Annual Probable Sunlight Hours (APSH)

The results in Appendix H show that 258 of the 513 windows (50%) do not fall within 90 degrees of due south and these windows have therefore not been assessed.

The annual probable sunlight hours calculated to 253 of the remaining 255 windows (49%) are well above the BRE recommended levels of 25% in summer therefore pass the BRE summer criteria.

The annual probable sunlight hours calculated to the remaining 2 windows (1%) are less than 20% below the BRE recommended levels of 25% in summer therefore are negligible adverse.

The annual probable sunlight hours calculated to 243 of the remaining 255 windows (47%) are well above the BRE recommended levels of 5% in winter therefore pass the BRE summer criteria.

9 of the remaining 12 windows (1.5%) serve bedrooms which the BRE guide states are less important than other habitable rooms.

The annual probable sunlight hours calculated to 2 of the remaining 3 windows (1%) are less than 20% below the BRE recommended levels of 5% in winter therefore are negligible adverse.

The annual probable sunlight hours calculated to the remaining 1 window (0.5%) is less than 40% below the BRE recommended levels of 5% in winter and therefore is moderate adverse.

As noted above, only those windows that did not pass the general rule of thumb were assessed, meaning all other windows in the development do by definition pass the BRE tests. This means that a further 599 windows in the development pass the BRE APSH targets.

As a result, all windows (100%) therefore pass the BRE guide APSH summer criteria and 1111 of the 1112 windows (99.5%) either fully pass the BRE guide APSH winter criteria, are negligible adverse or serve bedrooms which are deemed less important by the BRE.

6.0 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 within the proposed development itself and the results are tabulated in the Appendices and summarised above.

The results against the BRE criteria demonstrate very high levels of compliance, with only isolated windows/rooms that do not meet the base line target. Where the base line target values are not met, it is only by a minor or negligible degree. In addition, some windows and rooms will receive significantly greater levels of daylight sunlight than recommended in the BRE guide.

Whilst there are some measures of daylight sunlight to the windows/rooms examined in the surrounding properties which do not fully meet the individual BRE criteria, we find that overall the calculations are acceptable. 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 guidelines are generally very minor/marginal and good levels of natural light are retained by most properties/windows when taking into account the existing environment
- The BRE guide states that “bedrooms should be analysed although they are less important” and the majority of rooms that experience any impact are bedrooms
- 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 2018 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

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.

In respect of the proposed development, the BRE guide recognises that in developments of this nature the target values may not be appropriate “natural lighting is only one of many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable”.

Substantial parts of the new development fully pass the BRE guidelines (based on the 25-degree rule of thumb) and the only areas that were therefore assessed were the courtyard areas. Even in the areas assessed where good levels of daylight would not be expected in a high-rise development, a very high proportion passed the BRE guidelines. Overall, the daylight sunlight results for a high-rise development are excellent, this is due to the carefully considered design.

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.

7.0 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.

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Great Stone Road, Stretford
Daylight Sunlight Report Rev 2



APPENDIX A

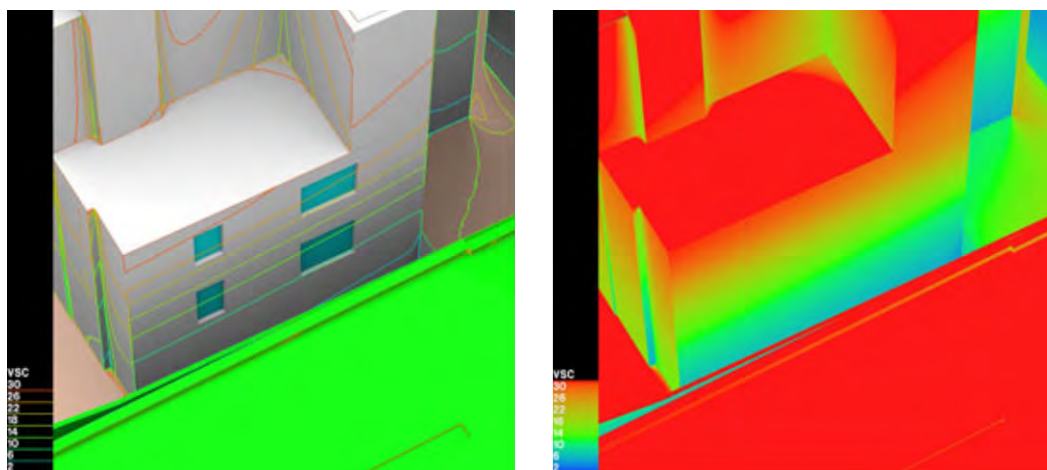
Vertical Sky Component (VSC)

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.

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Daylight Sunlight Report Rev 2



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.'

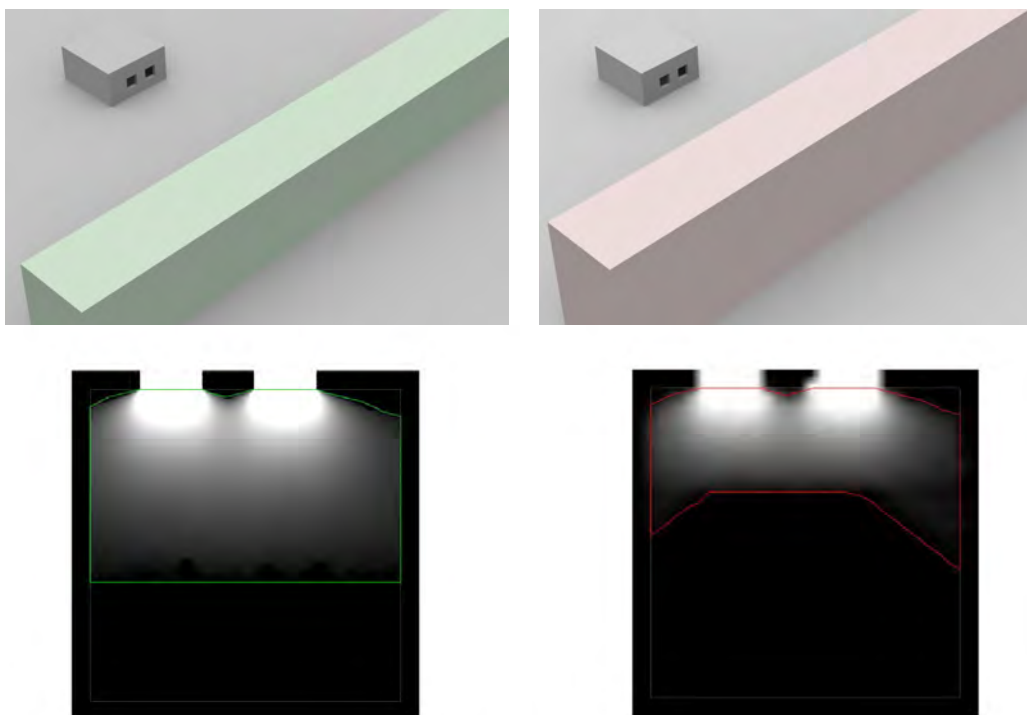
The BRE guide goes on to state that the guidelines need to be applied sensibly and flexibly. For instance, there is no point designing a proposed scheme with tiny gaps in it in order to safeguard the No-Sky line.

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.

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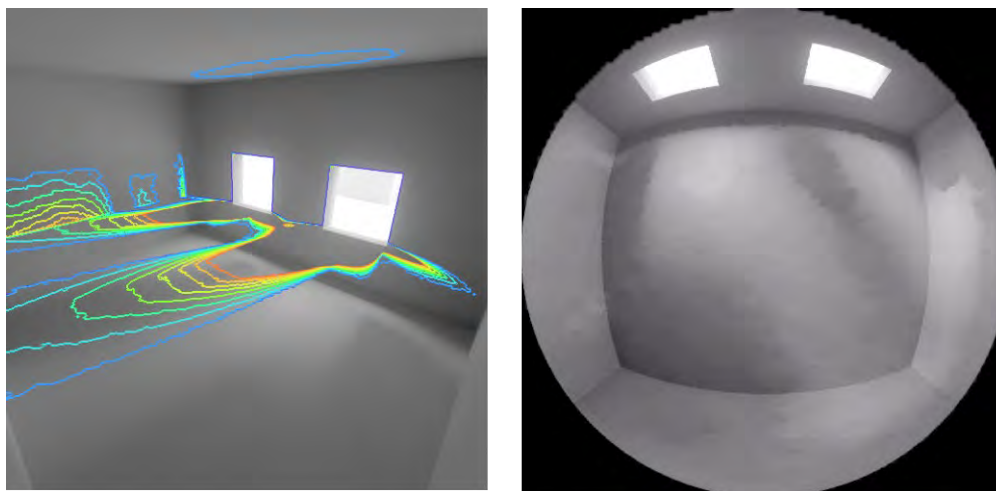


APPENDIX C

Average Daylight Factor (ADF)

APPENDIX C – Average Daylight Factor (ADF)

The Average Daylight Factor (ADF) is a measure of interior daylight. It can be used to establish whether a room will have a predominantly daylit appearance and if not, and it can provide levels below which a room should not fall even if supplementary electric lighting is provided.



ADF values can be calculated for rooms within a proposed development, and checked against the recommended value. Existing and Proposed ADF values can also be calculated for properties which overlook a site.

Factors on which the ADF depend are: VSC at the face of each window, the Total Window Area, Total Wall Area, Wall Reflectivity and Window Transmission.

There are no specific BRE criteria for reduction in ADF if a proposed development were to be implemented, but in Appendix C it states that *'if the VSC is reduced from 30% to 24% (0.8 times its former value)...the ADF is reduced to 0.86 times its former value'*. This implies that if up to a 20% reduction in VSC is acceptable, then up to a 14% reduction in ADF is also acceptable. In practice, the relationship between VSC and ADF is more complicated but the above holds to be approximately true over a range of values.

BRE Criterion

The BRE states that for a predominantly daylit appearance the ADF should be 5% or more if there is no supplementary electric lighting, or 2% or more if there is supplementary electric lighting. There are additional recommendations for dwellings. These are: 2.0% - Kitchens, 1.5% - Living Rooms, 1.0% - Bedrooms.

These figures are also recommended in BS 8206 Part 2 1992 entitled 'Code of Practice for Daylighting'. There are no specific guidelines for comparing figures before and after development, but it is possible to infer that a reduction in ADF of over 14% would constitute a material loss, corresponding to a 20% loss of VSC.

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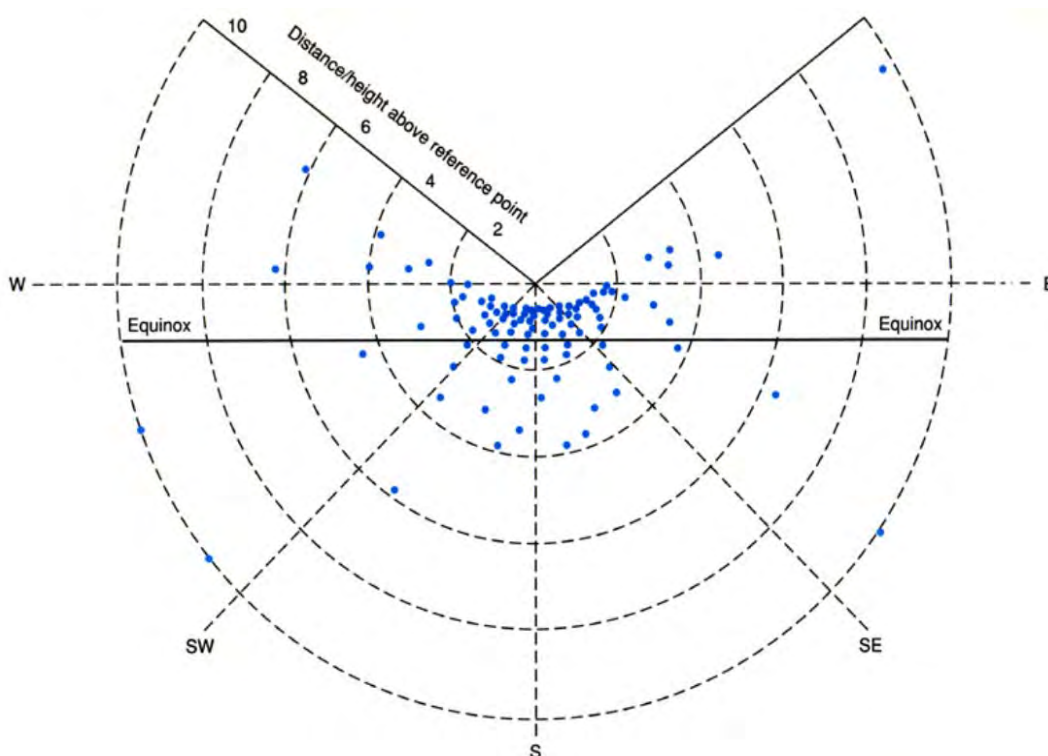


APPENDIX D

Annual Probable Sunlight Hours (APSH)

APPENDIX D – 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."

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APPENDIX E

Vertical Sky Component Calculation Table

Project Name: Great Stone Road, Stretford - Surrounding									
Project No: BS/12736									
Report Title: Daylight & Sunlight - Neighbour Analysis									
Date of Analysis: 14/02/2020									
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation
B1									
First	R1	Residential	Bedroom	W1	Existing	33.81	0.92	YES	313°N
					Proposed	31.06			
B2									
Ground	R1	Residential	Kitchen	W1	Existing	36.06	0.91	YES	313°N
					Proposed	32.67			
First	R1	Residential	Bedroom	W1	Existing	35.03	0.90	YES	313°N
					Proposed	31.65			
B3									
Ground	R1	Residential	Kitchen	W1	Existing	27.28	0.91	YES	313°N
					Proposed	24.73			
First	R1	Residential	Bedroom	W1	Existing	33.67	0.89	YES	313°N
					Proposed	29.96			
B4									
First	R1	Residential	Bedroom	W1	Existing	36.70	0.87	YES	313°N
					Proposed	31.95			
B5									
First	R1	Residential	Bedroom	W1	Existing	37.34	0.85	YES	313°N
					Proposed	31.74			
B6									
First	R1	Residential	Bedroom	W1	Existing	35.42	0.84	YES	313°N
					Proposed	29.78			
B7									
First	R1	Residential	Bedroom	W1	Existing	37.10	0.83	YES	313°N
					Proposed	30.75			

Project Name: Great Stone Road, Stretford - Surrounding									
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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation
B8									
First	R1	Residential	Bedroom	W1	Existing Proposed	36.55 30.22	0.83	YES	313°N
	R2	Residential	Bedroom	W2	Existing Proposed	27.67 22.07	0.80	YES	313°N
B9									
First	R1	Residential	Bedroom	W1	Existing Proposed	36.96 30.30	0.82	YES	313°N
B10									
First	R1	Residential	Bedroom	W1	Existing Proposed	37.24 30.84	0.83	YES	313°N
B11									
First	R1	Residential	Bedroom	W1	Existing Proposed	37.09 31.71	0.85	YES	313°N
B12									
First	R1	Residential	Bedroom	W1	Existing Proposed	37.01 31.84	0.86	YES	313°N
B13									
Ground	R1	Residential	Living Room	W1	Existing Proposed	36.64 31.97	0.87	YES	313°N
First	R1	Residential	Bedroom	W1	Existing Proposed	36.36 32.06	0.88	YES	313°N
	R2	Residential	Bedroom	W2	Existing Proposed	36.32 32.26	0.89	YES	313°N

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	
B14										
Ground	R1	Residential	Living Room	W1	Existing	31.43	0.97	YES	52°N	
					Proposed	30.48				
		W2	Existing	31.74	0.97	YES	52°N			
		Proposed	30.69							
	R2	Residential	Kitchen	W3	Existing	31.67	0.96	YES	52°N	
					Proposed	30.56				
First	R1	Residential	Bedroom	W1	Existing	35.99	0.95	YES	52°N	
					Proposed	34.10				
		W2	Existing	36.10	0.94	YES	52°N			
		Proposed	34.11							
	R2	Residential	Bedroom	W3	Existing	36.23	0.94	YES	52°N	
					Proposed	34.12				
B15										
Ground	R1	Residential	Kitchen	W1	Existing	31.89	0.96	YES	52°N	
					Proposed	30.64				
		R2	Residential	Living Room	W2	Existing	32.37	0.95	YES	52°N
					Proposed	30.91				
				W3	Existing	32.22	0.95	YES	52°N	
					Proposed	30.76				
First	R1	Residential	Bedroom	W1	Existing	36.45	0.94	YES	52°N	
					Proposed	34.14				
		R2	Residential	Bedroom	W2	Existing	36.60	0.93	YES	52°N
					Proposed	34.16				
				W3	Existing	36.70	0.93	YES	52°N	
					Proposed	34.16				
	R3	Residential	Bedroom	W4	Existing	36.86	0.93	YES	52°N	
					Proposed	34.17				

Project Name: Great Stone Road, Stretford - Surrounding										
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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	
B16										
Ground	R1	Residential	Living Room	W1	Existing	32.62	0.94	YES	52°N	
					Proposed	30.82				
				W2	Existing	32.91	0.94	YES	52°N	
					Proposed	30.97				
		R2	Residential	Kitchen	W3	Existing	32.84	0.94	YES	52°N
						Proposed	30.77			
First	R1	Residential	Bedroom	W1	Existing	37.03	0.92	YES	52°N	
					Proposed	34.08				
				W2	Existing	37.12	0.92	YES	52°N	
					Proposed	34.02				
		R2	Residential	Bedroom	W3	Existing	37.25	0.91	YES	52°N
						Proposed	33.90			
B17										
Ground	R1	Residential	Kitchen	W1	Existing	33.11	0.93	YES	52°N	
					Proposed	30.75				
		R2	Residential	Living Room	W2	Existing	33.58	0.92	YES	52°N
						Proposed	30.90			
				W3	Existing	33.44	0.92	YES	52°N	
					Proposed	30.75				
First	R1	Residential	Bedroom	W1	Existing	37.47	0.90	YES	52°N	
					Proposed	33.69				
		R2	Residential	Bedroom	W2	Existing	37.59	0.89	YES	52°N
						Proposed	33.58			
				W3	Existing	37.65	0.89	YES	52°N	
					Proposed	33.51				
B18										
Ground	R1	Residential	Living Room	W1	Existing	36.01	0.92	YES	354°N	
					Proposed	33.29				
		R2	Residential	Kitchen	W2	Existing	35.98	0.93	YES	354°N
						Proposed	33.38			

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation
First	R1	Residential	Bedroom	W1	Existing Proposed	38.09 34.99	0.92	YES	354°N
	R2	Residential	Bedroom	W2	Existing Proposed	37.96 35.12	0.93	YES	354°N
B19									
Ground	R1	Residential	Kitchen	W1	Existing Proposed	35.95 33.50	0.93	YES	354°N
	R2	Residential	Living Room	W2	Existing Proposed	35.99 33.73	0.94	YES	354°N
First	R1	Residential	Bedroom	W1	Existing Proposed	37.84 35.37	0.93	YES	354°N
	R2	Residential	Bedroom	W2	Existing Proposed	37.70 35.58	0.94	YES	354°N
	R3	Residential	Bedroom	W3	Existing Proposed	37.67 35.79	0.95	YES	354°N
B20									
Ground	R1	Residential	Living Room	W1	Existing Proposed	35.89 34.42	0.96	YES	354°N
				W2	Existing Proposed	36.04 34.73	0.96	YES	354°N
	R2	Residential	Kitchen	W3	Existing Proposed	36.14 35.00	0.97	YES	354°N
First	R1	Residential	Bedroom	W1	Existing Proposed	37.66 36.05	0.96	YES	354°N
	R2	Residential	Bedroom	W2	Existing Proposed	37.69 36.34	0.96	YES	354°N

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation
B21									
Ground	R1	Residential	Kitchen	W1	Existing Proposed	36.22 35.19	0.97	YES	354°N
	R2	Residential	Living Room	W2	Existing Proposed	36.35 35.44	0.98	YES	354°N
First	R1	Residential	Bedroom	W1	Existing Proposed	37.77 36.60	0.97	YES	354°N
	R2	Residential	Bedroom	W2	Existing Proposed	37.86 36.80	0.97	YES	354°N
B22									
Ground	R1	Residential	Living Room	W1	Existing Proposed	34.09 29.90	0.88	YES	56°N
First	R1	Residential	Bedroom	W1	Existing Proposed	36.83 30.60	0.83	YES	56°N
	R2	Residential	Bedroom	W2	Existing Proposed	36.97 30.76	0.83	YES	56°N
B23									
Ground	R1	Residential	Living Room	W1	Existing Proposed	34.28 29.95	0.87	YES	56°N
First	R1	Residential	Bedroom	W1	Existing Proposed	37.18 31.03	0.83	YES	56°N
	R2	Residential	Bedroom	W2	Existing Proposed	37.18 31.05	0.83	YES	56°N
	R3	Residential	Bedroom	W3	Existing Proposed	37.25 31.09	0.83	YES	56°N

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation
B24									
Ground	R1	Residential	Living Room	W1	Existing	35.11	0.86	YES	56°N
					Proposed	30.05			
First	R1	Residential	Bedroom	W1	Existing	37.33	0.83	YES	56°N
					Proposed	31.16			
	R2	Residential	Bedroom	W2	Existing	37.45	0.83	YES	56°N
					Proposed	31.25			
B25									
Ground	R1	Residential	Living Room	W1	Existing	35.51	0.85	YES	56°N
					Proposed	30.09			
First	R1	Residential	Living Room	W1	Existing	37.50	0.83	YES	56°N
					Proposed	31.24			
	R2	Residential	Living Room	W2	Existing	37.52	0.84	YES	56°N
					Proposed	31.34			
B26									
Ground	R1	Residential	Living Room	W1	Existing	36.09	0.84	YES	56°N
					Proposed	30.19			
First	R1	Residential	Bedroom	W1	Existing	36.93	0.84	YES	56°N
					Proposed	31.02			
	R2	Residential	Bedroom	W2	Existing	36.91	0.84	YES	56°N
					Proposed	31.14			
B27									
Ground	R1	Residential	Living Room	W1	Existing	36.27	0.84	YES	56°N
					Proposed	30.43			
First	R1	Residential	Bedroom	W1	Existing	36.95	0.85	YES	56°N
					Proposed	31.38			

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation
	R2	Residential	Bedroom	W2	Existing Proposed	36.96 31.57	0.85	YES	56°N
	R3	Residential	Bedroom	W3	Existing Proposed	37.00 31.83	0.86	YES	56°N
B28									
Ground	R1	Residential	Living Room	W1	Existing Proposed	36.76 31.66	0.86	YES	56°N
First	R1	Residential	Bedroom	W1	Existing Proposed	37.01 32.13	0.87	YES	56°N
	R2	Residential	Bedroom	W2	Existing Proposed	37.01 32.38	0.87	YES	56°N
B29									
Ground	R1	Residential	Living Room	W1	Existing Proposed	36.89 32.07	0.87	YES	56°N
First	R1	Residential	Bedroom	W1	Existing Proposed	37.02 32.69	0.88	YES	56°N
	R2	Residential	Bedroom	W2	Existing Proposed	37.01 32.91	0.89	YES	56°N
B30									
First	R1	Residential	Bedroom	W1	Existing Proposed	33.78 33.01	0.98	YES	144°
				W2	Existing Proposed	38.07 35.38	0.93	YES	54°N
B31									
First	R1	Residential	Bedroom	W1	Existing Proposed	35.52 35.12	0.99	YES	144°

Project Name: Great Stone Road, Stretford - Surrounding									
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Report Title: Daylight & Sunlight - Neighbour Analysis									
Date of Analysis: 14/02/2020									
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation
B32									
Ground	R1	Residential	Living Room	W1	Existing Proposed	36.00 34.57	0.96	YES	144°
First	R1	Residential	Bedroom	W1	Existing Proposed	36.28 34.93	0.96	YES	144°
	R2	Residential	Bedroom	W2	Existing Proposed	36.77 35.33	0.96	YES	144°
B33									
Ground	R1	Residential	Living Room	W1	Existing Proposed	36.29 35.18	0.97	YES	144°
First	R1	Residential	Bedroom	W1	Existing Proposed	36.54 35.59	0.97	YES	144°
	R2	Residential	Bedroom	W2	Existing Proposed	36.66 35.54	0.97	YES	144°
B34									
Ground	R1	Residential	Living Room	W1	Existing Proposed	37.32 36.74	0.98	YES	144°
First	R1	Residential	Bedroom	W1	Existing Proposed	37.15 36.46	0.98	YES	144°
	R2	Residential	Bedroom	W2	Existing Proposed	36.61 35.82	0.98	YES	144°
B35									
Ground	R1	Residential	Living Room	W1	Existing Proposed	37.64 37.18	0.99	YES	144°
First	R1	Residential	Bedroom	W1	Existing Proposed	37.11 36.58	0.99	YES	144°
	R2	Residential	Bedroom	W2	Existing Proposed	36.92 36.36	0.98	YES	144°

Project Name: Great Stone Road, Stretford - Surrounding
 Project No: BS/12736
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 14/02/2020

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria
Proposed								
Ground	R1		Residential	LKD	W1	Proposed 20.97	1.00	NO
	R2		Residential	Bedroom	W2	Proposed 21.14	1.00	NO
	R3		Residential	LKD	W3	Proposed 21.25	1.00	NO
	R4		Residential	Bedroom	W4	Proposed 20.90	1.00	NO
	R5		Residential	LKD	W5	Proposed 20.65	1.00	NO
					W6	Proposed 20.14	1.00	NO
	R6		Residential	Bedroom	W7	Proposed 19.24	1.00	NO
	R7		Residential	LKD	W8	Proposed 17.48	1.00	NO
	R8		Residential	Bedroom	W9	Proposed 16.19	1.00	NO
	R9		Residential	Bedsit	W10	Proposed 11.67	1.00	NO
	R10		Residential	Bedroom	W11	Proposed 15.16	1.00	NO
	R11		Residential	Bedroom	W12	Proposed 18.24	1.00	NO
	R12		Residential	LKD	W13	Proposed 19.34	1.00	NO
	R13		Residential	Bedroom	W14	Proposed 20.68	1.00	NO
	R14		Residential	Bedroom	W15	Proposed 20.50	1.00	NO
	R15		Residential	LKD	W16	Proposed 19.98	1.00	NO
	R16		Residential	Bedroom	W17	Proposed 11.28	1.00	NO
	R17		Residential	LKD	W18	Proposed 14.41	1.00	NO
	R18		Residential	Bedroom	W19	Proposed 17.35	1.00	NO
	R19		Residential	LKD	W20	Proposed 18.54	1.00	NO
	R20		Residential	Bedroom	W21	Proposed 20.01	1.00	NO
	R21		Residential	LKD	W22	Proposed 20.59	1.00	NO
	R22		Residential	Bedroom	W23	Proposed 20.64	1.00	NO
	R23		Residential	Bedroom	W24	Proposed 20.10	1.00	NO
	R24		Residential	LKD	W25	Proposed 18.23	1.00	NO
	R25		Residential	LKD	W26	Proposed 17.40	1.00	NO
	R26		Residential	Bedroom	W27	Proposed 17.34	1.00	NO
	R27		Residential	Bedroom	W28	Proposed 17.12	1.00	NO
	R28		Residential	LKD	W29	Proposed 16.80	1.00	NO
					W30	Proposed 16.46	1.00	NO
	R29		Residential	Bedroom	W31	Proposed 15.82	1.00	NO
	R30		Residential	LKD	W32	Proposed 14.80	1.00	NO
					W33	Proposed 14.00	1.00	NO
	R31		Residential	Bedroom	W34	Proposed 12.87	1.00	NO
	R32		Residential	LKD	W35	Proposed 11.67	1.00	NO
	R33		Residential	Bedroom	W36	Proposed 10.11	1.00	NO
	R34		Residential	Bedroom	W37	Proposed 14.69	1.00	NO
	R35		Residential	Bedroom	W38	Proposed 16.42	1.00	NO
	R36		Residential	LKD	W39	Proposed 17.42	1.00	NO
	R37		Residential	Bedroom	W40	Proposed 18.28	1.00	NO
	R38		Residential	Bedroom	W41	Proposed 18.42	1.00	NO
	R39		Residential	LKD	W42	Proposed 16.45	1.00	NO
					W43	Proposed 24.41	1.00	NO
	R40		Residential	LKD	W44	Proposed 22.47	1.00	NO
					W45	Proposed 16.05	1.00	NO
	R41		Residential	Bedroom	W46	Proposed 14.64	1.00	NO
	R42		Residential	Bedroom	W47	Proposed 14.35	1.00	NO
	R43		Residential	Bedroom	W48	Proposed 16.25	1.00	NO
	R44		Residential	LKD	W49	Proposed 16.65	1.00	NO
	R45		Residential	Bedroom	W50	Proposed 17.11	1.00	NO
					W51	Proposed 17.14	1.00	NO
	R46		Residential	Bedroom	W52	Proposed 10.69	1.00	NO
	R47		Residential	LKD	W53	Proposed 15.78	1.00	NO
					W54	Proposed 15.68	1.00	NO
	R48		Residential	Bedroom	W55	Proposed 12.55	1.00	NO
	R49		Residential	Bedroom	W56	Proposed 16.19	1.00	NO
R50		Residential	LKD	W57	Proposed 15.45	1.00	NO	
				W58	Proposed 14.43	1.00	NO	
R51		Residential	Bedroom	W59	Proposed 12.52	1.00	NO	
				W60	Proposed 11.06	1.00	NO	
R52		Residential	Bedroom	W61	Proposed 9.53	1.00	NO	
R53		Residential	LKD	W62	Proposed 13.36	1.00	NO	
R54		Residential	Bedroom	W63	Proposed 13.90	1.00	NO	
R55		Residential	Bedroom	W64	Proposed 9.98	1.00	NO	
R56		Residential	LKD	W65	Proposed 14.49	1.00	NO	

Project Name: Great Stone Road, Stretford - Surrounding
 Project No: BS/12736
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 14/02/2020

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria
First	R1	Residential	Residential	LKD	W1	Proposed 17.13	1.00	NO
					W2	Proposed 32.03	1.00	YES
					W3	Proposed 26.81	1.00	NO
	R2	Residential	Bedroom	W4	Proposed 24.67	1.00	NO	
	R3	Residential	Bedroom	W5	Proposed 23.91	1.00	NO	
	R4	Residential	Bedroom	W6	Proposed 23.75	1.00	NO	
	R5	Residential	LKD	W7	Proposed 24.27	1.00	NO	
	R6	Residential	Bedroom	W8	Proposed 24.41	1.00	NO	
	R7	Residential	LKD	W9	Proposed 24.37	1.00	NO	
	R8	Residential	Bedroom	W10	Proposed 23.86	1.00	NO	
	R9	Residential	Residential	LKD	W11	Proposed 23.58	1.00	NO
					W12	Proposed 22.98	1.00	NO
	R10	Residential	Bedroom	W13	Proposed 22.00	1.00	NO	
	R11	Residential	LKD	W14	Proposed 19.99	1.00	NO	
	R12	Residential	Bedroom	W15	Proposed 18.49	1.00	NO	
	R13	Residential	Bedroom	W16	Proposed 13.03	1.00	NO	
	R14	Residential	Bedroom	W17	Proposed 16.34	1.00	NO	
	R15	Residential	Bedroom	W18	Proposed 20.17	1.00	NO	
	R16	Residential	LKD	W19	Proposed 21.52	1.00	NO	
	R17	Residential	Bedroom	W20	Proposed 23.10	1.00	NO	
	R18	Residential	Bedroom	W21	Proposed 22.82	1.00	NO	
	R19	Residential	LKD	W22	Proposed 22.31	1.00	NO	
	R20	Residential	Residential	LKD	W23	Proposed 12.59	1.00	NO
					W24	Proposed 16.48	1.00	NO
	R21	Residential	Bedroom	W25	Proposed 20.14	1.00	NO	
	R22	Residential	LKD	W26	Proposed 21.51	1.00	NO	
	R23	Residential	Bedroom	W27	Proposed 23.10	1.00	NO	
	R24	Residential	LKD	W28	Proposed 23.77	1.00	NO	
	R25	Residential	Bedroom	W29	Proposed 23.90	1.00	NO	
	R26	Residential	Bedroom	W30	Proposed 23.41	1.00	NO	
	R27	Residential	LKD	W31	Proposed 21.40	1.00	NO	
	R28	Residential	LKD	W32	Proposed 20.10	1.00	NO	
	R29	Residential	Bedroom	W33	Proposed 20.07	1.00	NO	
	R30	Residential	Bedroom	W34	Proposed 19.82	1.00	NO	
	R31	Residential	Residential	LKD	W35	Proposed 19.43	1.00	NO
					W36	Proposed 19.03	1.00	NO
	R32	Residential	Bedroom	W37	Proposed 18.30	1.00	NO	
	R33	Residential	Residential	LKD	W38	Proposed 17.11	1.00	NO
					W39	Proposed 16.16	1.00	NO
	R34	Residential	Bedroom	W40	Proposed 14.80	1.00	NO	
	R35	Residential	LKD	W41	Proposed 13.24	1.00	NO	
	R36	Residential	Bedroom	W42	Proposed 11.38	1.00	NO	
	R37	Residential	Bedroom	W43	Proposed 16.05	1.00	NO	
	R38	Residential	Bedroom	W44	Proposed 18.03	1.00	NO	
	R39	Residential	LKD	W45	Proposed 19.23	1.00	NO	
	R40	Residential	Bedroom	W46	Proposed 20.60	1.00	NO	
	R41	Residential	Bedroom	W47	Proposed 20.70	1.00	NO	
	R42	Residential	Residential	LKD	W48	Proposed 18.92	1.00	NO
					W49	Proposed 30.66	1.00	YES
	R43	Residential	Residential	LKD	W50	Proposed 28.23	1.00	YES
					W51	Proposed 18.10	1.00	NO
	R44	Residential	Bedroom	W52	Proposed 16.34	1.00	NO	
	R45	Residential	Bedroom	W53	Proposed 15.93	1.00	NO	
	R46	Residential	Bedroom	W54	Proposed 18.23	1.00	NO	
	R47	Residential	LKD	W55	Proposed 18.75	1.00	NO	
	R48	Residential	Residential	Bedroom	W56	Proposed 19.34	1.00	NO
					W57	Proposed 19.40	1.00	NO
R49	Residential	Bedroom	W58	Proposed 12.27	1.00	NO		
R50	Residential	Residential	LKD	W59	Proposed 18.12	1.00	NO	
				W60	Proposed 17.93	1.00	NO	
R51	Residential	Bedroom	W61	Proposed 14.50	1.00	NO		
R52	Residential	Bedroom	W62	Proposed 18.80	1.00	NO		
R53	Residential	Residential	LKD	W63	Proposed 17.93	1.00	NO	
				W64	Proposed 16.73	1.00	NO	
R54	Residential	Residential	LKD	W65	Proposed 14.40	1.00	NO	
				W66	Proposed 12.60	1.00	NO	
R55	Residential	Bedroom	W67	Proposed 10.74	1.00	NO		
R56	Residential	Bedroom	W68	Proposed 12.15	1.00	NO		
R57	Residential	LKD	W69	Proposed 15.03	1.00	NO		

Project Name: Great Stone Road, Stretford - Surrounding									
Project No: BS/12736									
Report Title: Daylight & Sunlight - Neighbour Analysis									
Date of Analysis: 14/02/2020									
Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	
	R58		Residential	Bedroom	W70	Proposed	15.79	1.00	NO
	R59		Residential	Bedroom	W71	Proposed	11.37	1.00	NO
	R60		Residential	LKD	W72	Proposed	16.54	1.00	NO
Second	R1		Residential	LKD	W1	Proposed	17.07	1.00	NO
					W2	Proposed	31.96	1.00	YES
					W3	Proposed	30.66	1.00	YES
	R2		Residential	Bedroom	W4	Proposed	28.75	1.00	YES
	R3		Residential	Bedroom	W5	Proposed	27.99	1.00	YES
	R4		Residential	Bedroom	W6	Proposed	27.73	1.00	YES
	R5		Residential	LKD	W7	Proposed	27.88	1.00	YES
	R6		Residential	Bedroom	W8	Proposed	27.91	1.00	YES
	R7		Residential	LKD	W9	Proposed	27.70	1.00	YES
	R8		Residential	Bedroom	W10	Proposed	27.06	1.00	YES
	R9		Residential	LKD	W11	Proposed	26.73	1.00	NO
					W12	Proposed	26.07	1.00	NO
	R10		Residential	Bedroom	W13	Proposed	25.01	1.00	NO
	R11		Residential	LKD	W14	Proposed	22.79	1.00	NO
	R12		Residential	Bedroom	W15	Proposed	21.08	1.00	NO
	R13		Residential	Bedroom	W16	Proposed	14.47	1.00	NO
	R14		Residential	Bedroom	W17	Proposed	17.52	1.00	NO
	R15		Residential	Bedroom	W18	Proposed	22.30	1.00	NO
	R16		Residential	LKD	W19	Proposed	23.93	1.00	NO
	R17		Residential	Bedroom	W20	Proposed	25.76	1.00	NO
	R18		Residential	Bedroom	W21	Proposed	25.35	1.00	NO
	R19		Residential	LKD	W22	Proposed	24.89	1.00	NO
	R20		Residential	LKD	W23	Proposed	23.72	1.00	NO
	R21		Residential	Bedroom	W24	Proposed	19.21	1.00	NO
	R22		Residential	Bedroom	W25	Proposed	18.22	1.00	NO
	R23		Residential	Bedroom	W26	Proposed	16.30	1.00	NO
	R24		Residential	LKD	W27	Proposed	20.36	1.00	NO
	R25		Residential	Bedroom	W28	Proposed	24.13	1.00	NO
	R26		Residential	LKD	W29	Proposed	25.32	1.00	NO
	R27		Residential	Bedroom	W30	Proposed	26.69	1.00	NO
	R28		Residential	LKD	W31	Proposed	27.29	1.00	YES
	R29		Residential	Bedroom	W32	Proposed	27.36	1.00	YES
	R30		Residential	Bedroom	W33	Proposed	26.82	1.00	NO
	R31		Residential	LKD	W34	Proposed	24.84	1.00	NO
					W35	Proposed	23.03	1.00	NO
	R32		Residential	LKD	W36	Proposed	18.06	1.00	NO
	R33		Residential	Bedroom	W37	Proposed	17.70	1.00	NO
	R34		Residential	LKD	W38	Proposed	20.03	1.00	NO
	R35		Residential	Bedroom	W39	Proposed	21.70	1.00	NO
	R36		Residential	Bedroom	W40	Proposed	15.58	1.00	NO
	R37		Residential	LKD	W41	Proposed	20.48	1.00	NO
					W42	Proposed	27.18	1.00	YES
					W43	Proposed	27.69	1.00	YES
	R38		Residential	LKD	W44	Proposed	38.80	1.00	YES
					W45	Proposed	29.06	1.00	YES
					W46	Proposed	29.95	1.00	YES
	R39		Residential	Bedroom	W47	Proposed	27.36	1.00	YES
	R40		Residential	Bedroom	W48	Proposed	24.81	1.00	NO
	R41		Residential	Bedroom	W49	Proposed	23.24	1.00	NO
	R42		Residential	LKD	W50	Proposed	22.62	1.00	NO
	R43		Residential	LKD	W51	Proposed	22.74	1.00	NO
	R44		Residential	Bedroom	W52	Proposed	23.18	1.00	NO
	R45		Residential	Bedroom	W53	Proposed	23.16	1.00	NO
	R46		Residential	Bedroom	W54	Proposed	22.96	1.00	NO
	R47		Residential	LKD	W55	Proposed	22.61	1.00	NO
					W56	Proposed	22.19	1.00	NO
	R48		Residential	Bedroom	W57	Proposed	21.43	1.00	NO
	R49		Residential	Bedroom	W58	Proposed	20.51	1.00	NO
	R50		Residential	LKD	W59	Proposed	18.84	1.00	NO
					W60	Proposed	17.64	1.00	NO
	R51		Residential	Bedroom	W61	Proposed	15.91	1.00	NO
	R52		Residential	Bedroom	W62	Proposed	13.55	1.00	NO
	R53		Residential	Bedroom	W63	Proposed	17.42	1.00	NO
	R54		Residential	Bedroom	W64	Proposed	19.87	1.00	NO
	R55		Residential	LKD	W65	Proposed	21.39	1.00	NO
	R56		Residential	Bedroom	W66	Proposed	23.03	1.00	NO

Project Name: Great Stone Road, Stretford - Surrounding

Project No: BS/12736

Report Title: Daylight & Sunlight - Neighbour Analysis

Date of Analysis: 14/02/2020

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	
	R57		Residential	Bedroom	W67	Proposed	23.29	1.00	NO
	R58		Residential	LKD	W68	Proposed	21.02	1.00	NO
					W69	Proposed	33.46	1.00	YES
	R59		Residential	LKD	W70	Proposed	30.98	1.00	YES
					W71	Proposed	19.60	1.00	NO
	R60		Residential	Bedroom	W72	Proposed	17.88	1.00	NO
	R61		Residential	Bedroom	W73	Proposed	17.52	1.00	NO
	R62		Residential	Bedroom	W74	Proposed	20.49	1.00	NO
	R63		Residential	LKD	W75	Proposed	21.15	1.00	NO
	R64		Residential	Bedroom	W76	Proposed	21.92	1.00	NO
					W77	Proposed	21.99	1.00	NO
	R65		Residential	Bedroom	W78	Proposed	14.15	1.00	NO
	R66		Residential	LKD	W79	Proposed	20.77	1.00	NO
					W80	Proposed	20.44	1.00	NO
	R67		Residential	Bedroom	W81	Proposed	16.74	1.00	NO
	R68		Residential	Bedroom	W82	Proposed	21.89	1.00	NO
	R69		Residential	LKD	W83	Proposed	20.93	1.00	NO
					W84	Proposed	19.56	1.00	NO
	R70		Residential	LKD	W85	Proposed	16.72	1.00	NO
					W86	Proposed	14.47	1.00	NO
	R71		Residential	Bedroom	W87	Proposed	12.14	1.00	NO
	R72		Residential	Bedroom	W88	Proposed	13.42	1.00	NO
	R73		Residential	LKD	W89	Proposed	17.07	1.00	NO
	R74		Residential	Bedroom	W90	Proposed	18.09	1.00	NO
	R75		Residential	Bedroom	W91	Proposed	13.09	1.00	NO
	R76		Residential	LKD	W92	Proposed	18.94	1.00	NO
Third	R1		Residential	LKD	W1	Proposed	12.06	1.00	NO
					W2	Proposed	24.72	1.00	NO
					W3	Proposed	34.39	1.00	YES
	R2		Residential	Bedroom	W4	Proposed	33.03	1.00	YES
	R3		Residential	Bedroom	W5	Proposed	32.31	1.00	YES
	R4		Residential	Bedroom	W6	Proposed	31.88	1.00	YES
	R5		Residential	LKD	W7	Proposed	31.57	1.00	YES
	R6		Residential	Bedroom	W8	Proposed	31.45	1.00	YES
	R7		Residential	LKD	W9	Proposed	31.08	1.00	YES
	R8		Residential	Bedroom	W10	Proposed	30.34	1.00	YES
	R9		Residential	LKD	W11	Proposed	29.96	1.00	YES
					W12	Proposed	29.27	1.00	YES
	R10		Residential	Bedroom	W13	Proposed	28.20	1.00	YES
	R11		Residential	LKD	W14	Proposed	25.90	1.00	NO
	R12		Residential	Bedroom	W15	Proposed	24.04	1.00	NO
	R13		Residential	Bedroom	W16	Proposed	15.92	1.00	NO
	R14		Residential	Bedroom	W17	Proposed	18.65	1.00	NO
	R15		Residential	Bedroom	W18	Proposed	24.72	1.00	NO
	R16		Residential	LKD	W19	Proposed	26.68	1.00	NO
	R17		Residential	Bedroom	W20	Proposed	28.75	1.00	YES
	R18		Residential	Bedroom	W21	Proposed	28.06	1.00	YES
	R19		Residential	LKD	W22	Proposed	27.55	1.00	YES
	R20		Residential	LKD	W23	Proposed	26.35	1.00	NO
	R21		Residential	Bedroom	W24	Proposed	21.04	1.00	NO
	R22		Residential	Bedroom	W25	Proposed	19.89	1.00	NO
	R23		Residential	Bedroom	W26	Proposed	19.41	1.00	NO
	R24		Residential	LKD	W27	Proposed	24.66	1.00	NO
	R25		Residential	Bedroom	W28	Proposed	27.98	1.00	YES
	R26		Residential	LKD	W29	Proposed	28.98	1.00	YES
	R27		Residential	Bedroom	W30	Proposed	30.19	1.00	YES
	R28		Residential	LKD	W31	Proposed	30.82	1.00	YES
	R29		Residential	Bedroom	W32	Proposed	31.02	1.00	YES
	R30		Residential	Bedroom	W33	Proposed	30.77	1.00	YES
	R31		Residential	LKD	W34	Proposed	29.30	1.00	YES
					W35	Proposed	27.67	1.00	YES
	R32		Residential	LKD	W36	Proposed	21.80	1.00	NO
	R33		Residential	Bedroom	W37	Proposed	20.80	1.00	NO
	R34		Residential	LKD	W38	Proposed	23.82	1.00	NO
	R35		Residential	Bedroom	W39	Proposed	25.27	1.00	NO
	R36		Residential	Bedroom	W40	Proposed	21.50	1.00	NO
	R37		Residential	LKD	W41	Proposed	22.41	1.00	NO
					W42	Proposed	31.76	1.00	YES
					W43	Proposed	32.24	1.00	YES

Project Name: Great Stone Road, Stretford - Surrounding									
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Date of Analysis: 14/02/2020									
Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	
	R38		Residential	LKD	W44	Proposed 38.71	1.00	YES	
					W45	Proposed 31.17	1.00	YES	
					W46	Proposed 32.39	1.00	YES	
	R39		Residential	Bedroom	W47	Proposed 30.34	1.00	YES	
	R40		Residential	Bedroom	W48	Proposed 28.24	1.00	YES	
	R41		Residential	Bedroom	W49	Proposed 26.86	1.00	NO	
	R42		Residential	LKD	W50	Proposed 26.27	1.00	NO	
	R43		Residential	LKD	W51	Proposed 26.30	1.00	NO	
	R44		Residential	Bedroom	W52	Proposed 26.60	1.00	NO	
	R45		Residential	Bedroom	W53	Proposed 26.55	1.00	NO	
	R46		Residential	Bedroom	W54	Proposed 26.29	1.00	NO	
	R47		Residential	LKD	W55	Proposed 25.89	1.00	NO	
					W56	Proposed 25.43	1.00	NO	
	R48		Residential	Bedroom	W57	Proposed 24.59	1.00	NO	
	R49		Residential	Bedroom	W58	Proposed 23.57	1.00	NO	
	R50		Residential	LKD	W59	Proposed 21.72	1.00	NO	
					W60	Proposed 20.31	1.00	NO	
	R51		Residential	Bedroom	W61	Proposed 18.18	1.00	NO	
	R52		Residential	Bedroom	W62	Proposed 15.25	1.00	NO	
	R53		Residential	Bedroom	W63	Proposed 18.88	1.00	NO	
	R54		Residential	Bedroom	W64	Proposed 21.90	1.00	NO	
	R55		Residential	LKD	W65	Proposed 23.81	1.00	NO	
	R56		Residential	Bedroom	W66	Proposed 25.75	1.00	NO	
	R57		Residential	Bedroom	W67	Proposed 26.06	1.00	NO	
	R58		Residential	LKD	W68	Proposed 22.69	1.00	NO	
					W69	Proposed 34.33	1.00	YES	
	R59		Residential	LKD	W70	Proposed 31.68	1.00	YES	
					W71	Proposed 21.33	1.00	NO	
	R60		Residential	Bedroom	W72	Proposed 19.76	1.00	NO	
	R61		Residential	Bedroom	W73	Proposed 19.50	1.00	NO	
	R62		Residential	Bedroom	W74	Proposed 23.11	1.00	NO	
	R63		Residential	LKD	W75	Proposed 23.91	1.00	NO	
	R64		Residential	Bedroom	W76	Proposed 24.80	1.00	NO	
					W77	Proposed 24.86	1.00	NO	
	R65		Residential	Bedroom	W78	Proposed 16.28	1.00	NO	
	R66		Residential	LKD	W79	Proposed 23.67	1.00	NO	
					W80	Proposed 23.17	1.00	NO	
	R67		Residential	Bedroom	W81	Proposed 19.19	1.00	NO	
	R68		Residential	Bedroom	W82	Proposed 25.42	1.00	NO	
	R69		Residential	LKD	W83	Proposed 24.46	1.00	NO	
					W84	Proposed 23.00	1.00	NO	
	R70		Residential	LKD	W85	Proposed 19.63	1.00	NO	
					W86	Proposed 16.79	1.00	NO	
	R71		Residential	Bedroom	W87	Proposed 13.75	1.00	NO	
	R72		Residential	Bedroom	W88	Proposed 14.90	1.00	NO	
	R73		Residential	LKD	W89	Proposed 19.66	1.00	NO	
	R74		Residential	Bedroom	W90	Proposed 20.92	1.00	NO	
	R75		Residential	Bedroom	W91	Proposed 15.14	1.00	NO	
	R76		Residential	LKD	W92	Proposed 21.58	1.00	NO	
Fourth	R1		Residential	LKD	W1	Proposed 34.88	1.00	YES	
	R2		Residential	Bedroom	W2	Proposed 34.63	1.00	YES	
	R3		Residential	LKD	W3	Proposed 34.16	1.00	YES	
	R4		Residential	Bedroom	W4	Proposed 33.43	1.00	YES	
	R5		Residential	LKD	W5	Proposed 33.04	1.00	YES	
					W6	Proposed 32.42	1.00	YES	
	R6		Residential	Bedroom	W7	Proposed 31.45	1.00	YES	
	R7		Residential	LKD	W8	Proposed 29.34	1.00	YES	
	R8		Residential	Bedroom	W9	Proposed 27.51	1.00	YES	
	R9		Residential	Bedroom	W10	Proposed 17.44	1.00	NO	
	R10		Residential	Bedroom	W11	Proposed 19.85	1.00	NO	
	R11		Residential	Bedroom	W12	Proposed 27.71	1.00	YES	
	R12		Residential	LKD	W13	Proposed 29.90	1.00	YES	
	R13		Residential	Bedroom	W14	Proposed 32.09	1.00	YES	
	R14		Residential	Bedroom	W15	Proposed 31.66	1.00	YES	
	R15		Residential	LKD	W16	Proposed 30.97	1.00	YES	
	R16		Residential	LKD	W17	Proposed 29.51	1.00	YES	
	R17		Residential	Bedroom	W18	Proposed 23.75	1.00	NO	
	R18		Residential	Bedroom	W19	Proposed 21.74	1.00	NO	
	R19		Residential	Bedroom	W20	Proposed 25.80	1.00	NO	

Project Name: Great Stone Road, Stretford - Surrounding									
Project No: BS/12736									
Report Title: Daylight & Sunlight - Neighbour Analysis									
Date of Analysis: 14/02/2020									
Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	
	R20		Residential	LKD	W21	Proposed	30.06	1.00	YES
	R21		Residential	Bedroom	W22	Proposed	32.00	1.00	YES
	R22		Residential	LKD	W23	Proposed	32.70	1.00	YES
	R23		Residential	Bedroom	W24	Proposed	33.66	1.00	YES
	R24		Residential	LKD	W25	Proposed	34.25	1.00	YES
	R25		Residential	Bedroom	W26	Proposed	34.58	1.00	YES
	R26		Residential	Bedroom	W27	Proposed	34.72	1.00	YES
	R27		Residential	LKD	W28	Proposed	34.31	1.00	YES
					W29	Proposed	33.63	1.00	YES
	R28		Residential	LKD	W30	Proposed	29.02	1.00	YES
	R29		Residential	Bedroom	W31	Proposed	26.52	1.00	NO
	R30		Residential	LKD	W32	Proposed	28.89	1.00	YES
	R31		Residential	Bedroom	W33	Proposed	29.64	1.00	YES
	R32		Residential	Bedroom	W34	Proposed	20.71	1.00	NO
	R33		Residential	LKD	W35	Proposed	26.90	1.00	NO
					W36	Proposed	35.89	1.00	YES
					W37	Proposed	36.88	1.00	YES
	R34		Residential	LKD	W38	Proposed	37.47	1.00	YES
					W39	Proposed	33.31	1.00	YES
					W40	Proposed	35.05	1.00	YES
	R35		Residential	Bedroom	W41	Proposed	33.71	1.00	YES
	R36		Residential	Bedroom	W42	Proposed	32.23	1.00	YES
	R37		Residential	Bedroom	W43	Proposed	31.09	1.00	YES
	R38		Residential	LKD	W44	Proposed	30.45	1.00	YES
	R39		Residential	LKD	W45	Proposed	30.31	1.00	YES
	R40		Residential	Bedroom	W46	Proposed	30.29	1.00	YES
	R41		Residential	Bedroom	W47	Proposed	30.14	1.00	YES
	R42		Residential	Bedroom	W48	Proposed	29.82	1.00	YES
	R43		Residential	LKD	W49	Proposed	29.39	1.00	YES
					W50	Proposed	28.91	1.00	YES
	R44		Residential	Bedroom	W51	Proposed	28.06	1.00	YES
	R45		Residential	Bedroom	W52	Proposed	26.98	1.00	NO
	R46		Residential	LKD	W53	Proposed	25.01	1.00	NO
					W54	Proposed	23.44	1.00	NO
	R47		Residential	Bedroom	W55	Proposed	20.85	1.00	NO
	R48		Residential	Bedroom	W56	Proposed	17.15	1.00	NO
	R49		Residential	Bedroom	W57	Proposed	20.42	1.00	NO
	R50		Residential	Bedroom	W58	Proposed	24.29	1.00	NO
	R51		Residential	LKD	W59	Proposed	26.68	1.00	NO
	R52		Residential	Bedroom	W60	Proposed	28.77	1.00	YES
	R53		Residential	Bedroom	W61	Proposed	29.13	1.00	YES
	R54		Residential	LKD	W62	Proposed	24.76	1.00	NO
					W63	Proposed	34.74	1.00	YES
	R55		Residential	LKD	W64	Proposed	32.00	1.00	YES
					W65	Proposed	23.58	1.00	NO
	R56		Residential	Bedroom	W66	Proposed	22.24	1.00	NO
	R57		Residential	Bedroom	W67	Proposed	22.09	1.00	NO
	R58		Residential	Bedroom	W68	Proposed	26.10	1.00	NO
	R59		Residential	LKD	W69	Proposed	27.01	1.00	YES
	R60		Residential	Bedroom	W70	Proposed	27.95	1.00	YES
					W71	Proposed	27.95	1.00	YES
	R61		Residential	Bedroom	W72	Proposed	18.55	1.00	NO
	R62		Residential	LKD	W73	Proposed	26.63	1.00	NO
					W74	Proposed	25.95	1.00	NO
	R63		Residential	Bedroom	W75	Proposed	21.76	1.00	NO
	R64		Residential	Bedroom	W76	Proposed	29.27	1.00	YES
	R65		Residential	LKD	W77	Proposed	28.59	1.00	YES
					W78	Proposed	27.24	1.00	YES
	R66		Residential	LKD	W79	Proposed	23.57	1.00	NO
					W80	Proposed	19.93	1.00	NO
	R67		Residential	Bedroom	W81	Proposed	15.67	1.00	NO
	R68		Residential	Bedroom	W82	Proposed	16.84	1.00	NO
	R69		Residential	LKD	W83	Proposed	23.17	1.00	NO
	R70		Residential	Bedroom	W84	Proposed	24.50	1.00	NO
	R71		Residential	Bedroom	W85	Proposed	17.61	1.00	NO
	R72		Residential	LKD	W86	Proposed	24.54	1.00	NO
Fifth	R1		Residential	LKD	W1	Proposed	35.52	1.00	YES
					W2	Proposed	35.09	1.00	YES
	R2		Residential	Bedroom	W3	Proposed	34.45	1.00	YES

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Date of Analysis: 14/02/2020									
Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	
	R3		Residential	LKD	W4	Proposed	32.96	1.00	YES
	R4		Residential	Bedroom	W5	Proposed	31.54	1.00	YES
	R5		Residential	Bedroom	W6	Proposed	19.06	1.00	NO
	R6		Residential	Bedroom	W7	Proposed	21.15	1.00	NO
	R7		Residential	Bedroom	W8	Proposed	31.45	1.00	YES
	R8		Residential	LKD	W9	Proposed	33.47	1.00	YES
	R9		Residential	Bedroom	W10	Proposed	35.15	1.00	YES
	R10		Residential	Bedroom	W11	Proposed	35.40	1.00	YES
	R11		Residential	LKD	W12	Proposed	33.40	1.00	YES
	R12		Residential	Bedroom	W13	Proposed	32.73	1.00	YES
	R13		Residential	Bedroom	W14	Proposed	32.77	1.00	YES
	R14		Residential	Bedroom	W15	Proposed	33.20	1.00	YES
	R15		Residential	Bedroom	W16	Proposed	33.85	1.00	YES
	R16		Residential	LKD	W17	Proposed	34.39	1.00	YES
	R17		Residential	Bedroom	W18	Proposed	35.22	1.00	YES
	R18		Residential	LKD	W19	Proposed	35.64	1.00	YES
	R19		Residential	Bedroom	W20	Proposed	36.32	1.00	YES
	R20		Residential	LKD	W21	Proposed	36.78	1.00	YES
	R21		Residential	LKD	W22	Proposed	32.71	1.00	YES
					W23	Proposed	32.21	1.00	YES
	R22		Residential	Bedroom	W24	Proposed	31.33	1.00	YES
	R23		Residential	LKD	W25	Proposed	29.87	1.00	YES
					W26	Proposed	28.51	1.00	YES
	R24		Residential	Bedroom	W27	Proposed	26.20	1.00	NO
	R25		Residential	LKD	W28	Proposed	21.96	1.00	NO
	R26		Residential	Bedroom	W29	Proposed	17.59	1.00	NO
	R27		Residential	Bedroom	W30	Proposed	22.32	1.00	NO
	R28		Residential	Bedroom	W31	Proposed	27.35	1.00	YES
	R29		Residential	LKD	W32	Proposed	29.98	1.00	YES
	R30		Residential	Bedroom	W33	Proposed	32.00	1.00	YES
	R31		Residential	Bedroom	W34	Proposed	32.34	1.00	YES
	R32		Residential	LKD	W35	Proposed	27.56	1.00	YES
					W36	Proposed	35.11	1.00	YES
	R33		Residential	LKD	W37	Proposed	32.31	1.00	YES
					W38	Proposed	26.55	1.00	NO
	R34		Residential	Bedroom	W39	Proposed	25.55	1.00	NO
	R35		Residential	Bedroom	W40	Proposed	25.52	1.00	NO
	R36		Residential	Bedroom	W41	Proposed	29.52	1.00	YES
	R37		Residential	LKD	W42	Proposed	30.40	1.00	YES
	R38		Residential	Bedroom	W43	Proposed	31.27	1.00	YES
					W44	Proposed	31.09	1.00	YES
	R39		Residential	Bedroom	W45	Proposed	20.93	1.00	NO
	R40		Residential	LKD	W46	Proposed	29.44	1.00	YES
					W47	Proposed	28.58	1.00	YES
	R41		Residential	Bedroom	W48	Proposed	24.12	1.00	NO
	R42		Residential	Bedroom	W49	Proposed	33.10	1.00	YES
	R43		Residential	LKD	W50	Proposed	33.06	1.00	YES
					W51	Proposed	32.26	1.00	YES
	R44		Residential	LKD	W52	Proposed	29.35	1.00	YES
					W53	Proposed	25.28	1.00	NO
	R45		Residential	Bedroom	W54	Proposed	18.62	1.00	NO
	R46		Residential	Bedroom	W55	Proposed	20.24	1.00	NO
	R47		Residential	LKD	W56	Proposed	28.01	1.00	YES
	R48		Residential	Bedroom	W57	Proposed	28.85	1.00	YES
	R49		Residential	Bedroom	W58	Proposed	20.33	1.00	NO
	R50		Residential	LKD	W59	Proposed	27.87	1.00	YES
Sixth	R1		Residential	LKD	W1	Proposed	36.24	1.00	YES
	R2		Residential	Bedroom	W2	Proposed	36.07	1.00	YES
	R3		Residential	Bedroom	W3	Proposed	36.16	1.00	YES
	R4		Residential	Bedroom	W4	Proposed	36.42	1.00	YES
	R5		Residential	Bedroom	W5	Proposed	36.77	1.00	YES
	R6		Residential	LKD	W6	Proposed	37.07	1.00	YES
	R7		Residential	Bedroom	W7	Proposed	37.52	1.00	YES
	R8		Residential	LKD	W8	Proposed	37.72	1.00	YES
	R9		Residential	Bedroom	W9	Proposed	38.05	1.00	YES
	R10		Residential	LKD	W10	Proposed	38.28	1.00	YES
	R11		Residential	LKD	W11	Proposed	35.99	1.00	YES
					W12	Proposed	35.62	1.00	YES
	R12		Residential	Bedroom	W13	Proposed	34.97	1.00	YES

Project Name: Great Stone Road, Stretford - Surrounding
 Project No: BS/12736
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 14/02/2020

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria
	R13		Residential	LKD	W14	Proposed 33.87	1.00	YES
					W15	Proposed 32.80	1.00	YES
	R14		Residential	Bedroom	W16	Proposed 30.77	1.00	YES
	R15		Residential	LKD	W17	Proposed 25.83	1.00	NO
	R16		Residential	Bedroom	W18	Proposed 19.53	1.00	NO
	R17		Residential	Bedroom	W19	Proposed 24.95	1.00	NO
	R18		Residential	Bedroom	W20	Proposed 31.14	1.00	YES
	R19		Residential	LKD	W21	Proposed 33.63	1.00	YES
	R20		Residential	Bedroom	W22	Proposed 35.25	1.00	YES
	R21		Residential	Bedroom	W23	Proposed 35.42	1.00	YES
	R22		Residential	LKD	W24	Proposed 31.16	1.00	YES
					W25	Proposed 35.17	1.00	YES
	R23		Residential	LKD	W26	Proposed 32.41	1.00	YES
					W27	Proposed 30.17	1.00	YES
	R24		Residential	Bedroom	W28	Proposed 29.62	1.00	YES
	R25		Residential	Bedroom	W29	Proposed 29.73	1.00	YES
	R26		Residential	Bedroom	W30	Proposed 33.06	1.00	YES
	R27		Residential	LKD	W31	Proposed 33.75	1.00	YES
	R28		Residential	Bedroom	W32	Proposed 34.34	1.00	YES
					W33	Proposed 33.86	1.00	YES
	R29		Residential	Bedroom	W34	Proposed 23.13	1.00	NO
	R30		Residential	LKD	W35	Proposed 31.72	1.00	YES
					W36	Proposed 30.66	1.00	YES
Seventh	R1		Residential	LKD	W1	Proposed 33.00	1.00	YES
					W2	Proposed 34.39	1.00	YES
	R2		Residential	Bedroom	W3	Proposed 34.37	1.00	YES
	R3		Residential	Bedroom	W4	Proposed 34.62	1.00	YES
	R4		Residential	Bedroom	W5	Proposed 36.56	1.00	YES
	R5		Residential	LKD	W6	Proposed 36.91	1.00	YES
	R6		Residential	Bedroom	W7	Proposed 37.14	1.00	YES
					W8	Proposed 36.40	1.00	YES
	R7		Residential	Bedroom	W9	Proposed 25.16	1.00	NO
	R8		Residential	LKD	W10	Proposed 33.70	1.00	YES
					W11	Proposed 32.66	1.00	YES

Accrue (Forum) 1 LLP
Great Stone Road, Stretford
Daylight Sunlight Report Rev 2



APPENDIX F

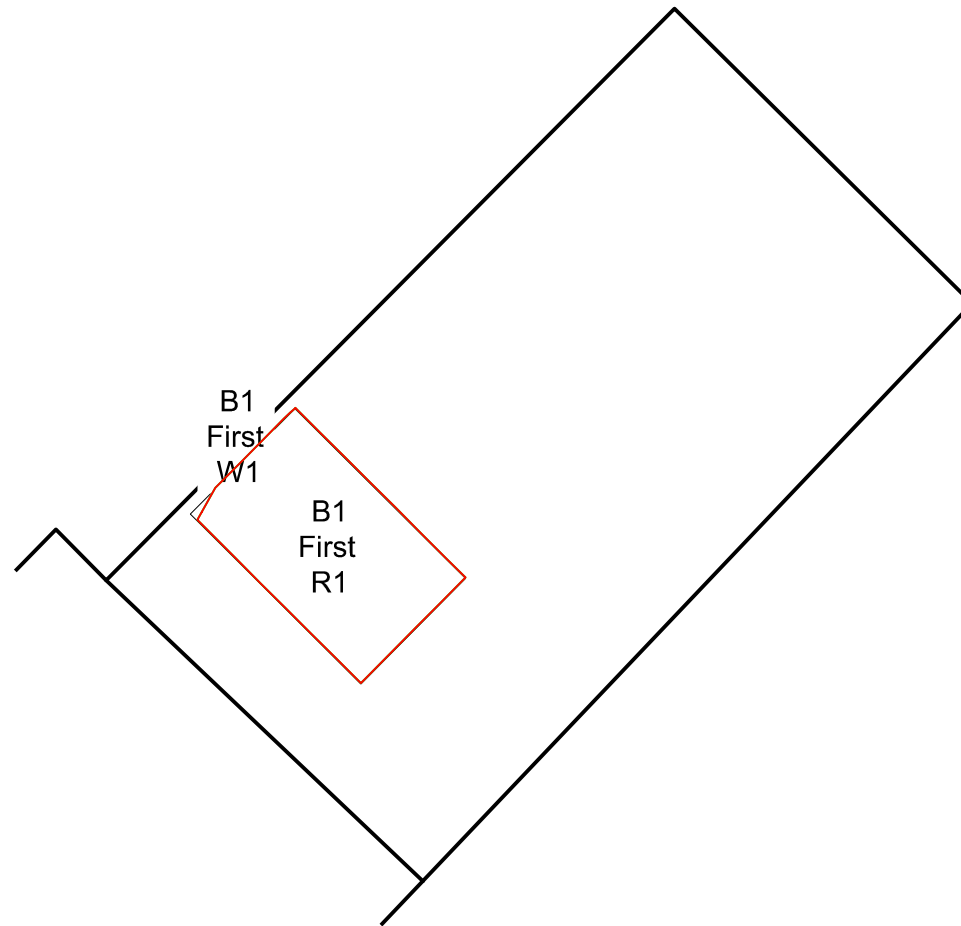
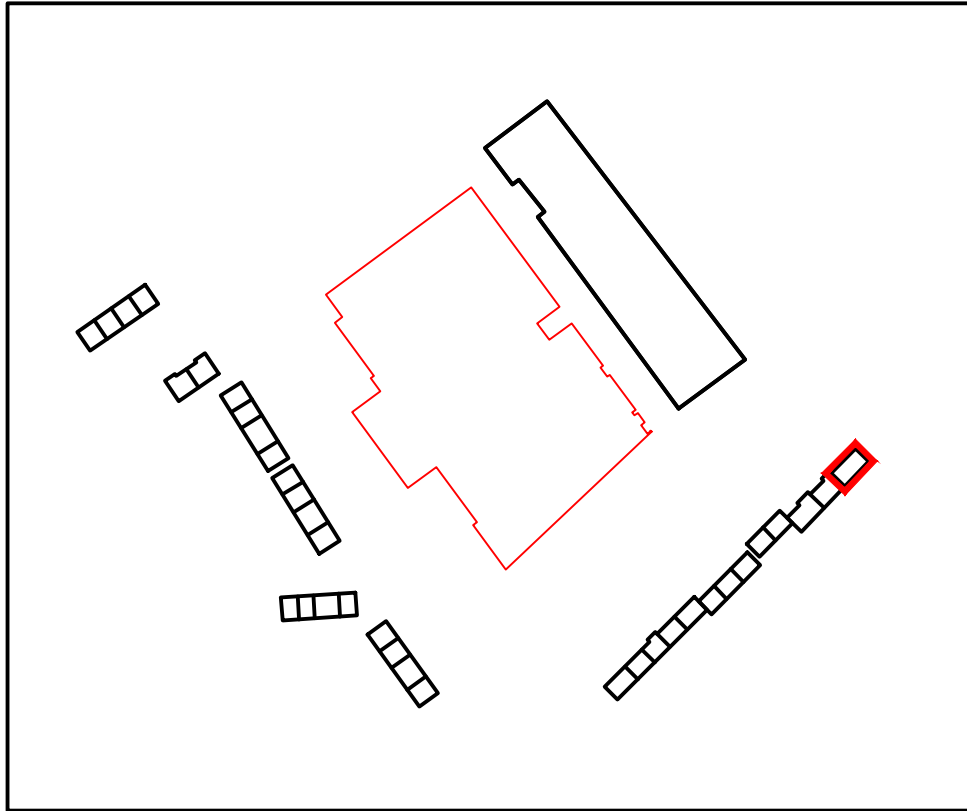
No Sky Line Calculation Table & Contours

Project Name: Great Stone Road, Stretford - Surrounding										
Project No: BS/12736										
Report Title: Daylight & Sunlight - Neighbour Analysis										
Date of Analysis: 14/02/2020										
Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
B1										
First	R1		Residential	Bedroom	Area m2 % of room	7.14	7.10 100%	7.10 100%	1.00	YES
B2										
Ground	R1		Residential	Kitchen	Area m2 % of room	11.97	10.44 87%	10.44 87%	1.00	YES
First	R1		Residential	Bedroom	Area m2 % of room	11.97	11.12 93%	10.31 86%	0.93	YES
B3										
Ground	R1		Residential	Kitchen	Area m2 % of room	11.97	8.63 72%	8.42 70%	0.98	YES
First	R1		Residential	Bedroom	Area m2 % of room	11.97	11.26 94%	11.26 94%	1.00	YES
B4										
First	R1		Residential	Bedroom	Area m2 % of room	7.14	7.11 100%	7.02 98%	0.99	YES
B5										
First	R1		Residential	Bedroom	Area m2 % of room	7.14	7.10 99%	5.96 83%	0.84	YES
B6										
First	R1		Residential	Bedroom	Area m2 % of room	7.14	7.10 99%	6.23 87%	0.88	YES
B7										
First	R1		Residential	Bedroom	Area m2 % of room	7.14	7.11 100%	6.03 84%	0.85	YES
B8										
First	R1		Residential	Bedroom	Area m2 % of room	7.14	7.01 98%	5.02 70%	0.72	NO
	R2		Residential	Bedroom	Area m2 % of room	7.14	6.80 95%	5.44 76%	0.80	YES
B9										
First	R1		Residential	Bedroom	Area m2 % of room	7.14	7.11 100%	5.53 77%	0.78	NO
B10										
First	R1		Residential	Bedroom	Area m2 % of room	7.14	7.11 100%	6.58 92%	0.93	YES
B11										
First	R1		Residential	Bedroom	Area m2 % of room	7.14	7.11 100%	7.08 99%	1.00	YES
B12										
First	R1		Residential	Bedroom	Area m2 % of room	7.14	7.11 100%	7.03 98%	0.99	YES
B13										
Ground	R1		Residential	Living Room	Area m2 % of room	16.96	15.95 94%	14.20 84%	0.89	YES
First	R1		Residential	Bedroom	Area m2 % of room	11.66	11.56 99%	9.26 79%	0.80	YES
	R2		Residential	Bedroom	Area m2 % of room	7.14	7.13 100%	6.92 97%	0.97	YES

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B14										
Ground	R1		Residential	Living Room	Area m2	13.86	11.81	11.68	0.99	YES
		R2	Residential	Kitchen	% of room	10.77	85%	84%		
	R1		Residential	Bedroom	Area m2	12.65	12.43	12.42	1.00	YES
		R2	Residential	Bedroom	% of room	11.91	98%	98%		
B15										
Ground	R1		Residential	Kitchen	Area m2	10.23	9.92	9.73	0.98	YES
		R2	Residential	Living Room	% of room	13.86	97%	95%		
First	R1		Residential	Bedroom	Area m2	11.37	11.24	11.03	0.98	YES
		R2	Residential	Bedroom	% of room	12.65	99%	97%		
		R3	Residential	Bedroom	Area m2	9.43	9.07	8.30		
			Residential	Bedroom	% of room	12.65	98%	98%	1.00	YES
B16										
Ground	R1		Residential	Living Room	Area m2	13.86	13.40	12.12	0.90	YES
		R2	Residential	Kitchen	% of room	12.11	97%	87%		
	R1		Residential	Bedroom	Area m2	12.65	12.43	11.77	0.95	YES
		R2	Residential	Bedroom	% of room	13.25	99%	90%		
B17										
Ground	R1		Residential	Kitchen	Area m2	11.88	11.78	9.91	0.84	YES
		R2	Residential	Living Room	% of room	13.86	99%	83%		
	R1		Residential	Bedroom	Area m2	13.02	12.78	10.90	0.85	YES
		R2	Residential	Bedroom	% of room	12.65	97%	81%		
B18										
Ground	R1		Residential	Living Room	Area m2	13.86	13.30	13.30	1.00	YES
		R2	Residential	Kitchen	% of room	6.22	96%	96%		
	R1		Residential	Bedroom	Area m2	7.60	7.60	7.60	1.00	YES
		R2	Residential	Bedroom	% of room	12.45	100%	100%		
B19										
Ground	R1		Residential	Kitchen	Area m2	6.22	6.02	6.02	1.00	YES
		R2	Residential	Living Room	% of room	13.86	97%	97%		
First	R1		Residential	Bedroom	Area m2	10.18	10.10	10.10	1.00	YES
		R2	Residential	Bedroom	% of room	9.49	99%	99%		
		R3	Residential	Bedroom	Area m2	12.19	11.41	11.41		
			Residential	Bedroom	% of room	12.19	100%	100%	1.00	YES
			Residential	Bedroom	Area m2	12.19	94%	94%	1.00	YES

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B20										
Ground	R1		Residential	Living Room	Area m2	13.86	13.42	13.42	1.00	YES
					% of room		97%	97%		
	R2		Residential	Kitchen	Area m2	6.22	6.00	6.00	1.00	YES
					% of room		96%	96%		
First	R1		Residential	Bedroom	Area m2	9.49	9.43	9.43	1.00	YES
					% of room		99%	99%		
	R2		Residential	Bedroom	Area m2	10.18	10.10	10.10	1.00	YES
					% of room		99%	99%		
B21										
Ground	R1		Residential	Kitchen	Area m2	6.22	6.02	6.02	1.00	YES
					% of room		97%	97%		
	R2		Residential	Living Room	Area m2	13.86	13.31	13.31	1.00	YES
					% of room		96%	96%		
First	R1		Residential	Bedroom	Area m2	12.45	12.30	12.30	1.00	YES
					% of room		99%	99%		
	R2		Residential	Bedroom	Area m2	7.60	7.59	7.59	1.00	YES
					% of room		100%	100%		
B22										
Ground	R1		Residential	Living Room	Area m2	16.23	16.13	15.65	0.97	YES
					% of room		99%	96%		
First	R1		Residential	Bedroom	Area m2	14.83	14.46	7.24	0.50	NO
					% of room		97%	49%		
	R2		Residential	Bedroom	Area m2	8.05	7.90	6.20	0.78	NO
					% of room		98%	77%		
B23										
Ground	R1		Residential	Living Room	Area m2	13.63	13.60	13.50	0.99	YES
					% of room		100%	99%		
First	R1		Residential	Bedroom	Area m2	6.46	6.38	5.11	0.80	YES
					% of room		99%	79%		
	R2		Residential	Bedroom	Area m2	14.83	14.56	8.79	0.60	NO
					% of room		98%	59%		
	R3		Residential	Bedroom	Area m2	8.99	8.75	4.15	0.47	NO
					% of room		97%	46%		
B24										
Ground	R1		Residential	Living Room	Area m2	16.45	16.32	15.70	0.96	YES
					% of room		99%	95%		
First	R1		Residential	Bedroom	Area m2	14.83	14.56	8.21	0.56	NO
					% of room		98%	55%		
	R2		Residential	Bedroom	Area m2	8.19	7.84	5.40	0.69	NO
					% of room		96%	66%		
B25										
Ground	R1		Residential	Living Room	Area m2	13.40	13.35	12.65	0.95	YES
					% of room		100%	94%		
First	R1		Residential	Living Room	Area m2	6.32	6.28	3.92	0.62	NO
					% of room		99%	62%		
	R2		Residential	Living Room	Area m2	14.83	14.46	5.67	0.39	NO
					% of room		97%	38%		
B26										
Ground	R1		Residential	Living Room	Area m2	13.17	12.98	12.98	1.00	YES
					% of room		99%	99%		
First	R1		Residential	Bedroom	Area m2	14.83	14.50	12.07	0.83	YES
					% of room		98%	81%		
	R2		Residential	Bedroom	Area m2	6.13	6.11	6.11	1.00	YES
					% of room		100%	100%		

Project Name: Great Stone Road, Stretford - Surrounding										
Project No: BS/12736										
Report Title: Daylight & Sunlight - Neighbour Analysis										
Date of Analysis: 14/02/2020										
Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
B27										
Ground	R1		Residential	Living Room	Area m2 % of room	18.08	17.74 98%	17.74 98%	1.00	YES
First	R1		Residential	Bedroom	Area m2 % of room	14.83	14.55 98%	12.50 84%	0.86	YES
	R2		Residential	Bedroom	Area m2 % of room	6.13	6.10 100%	6.10 100%	1.00	YES
	R3		Residential	Bedroom	Area m2 % of room	9.77	8.54 87%	8.53 87%	1.00	YES
B28										
Ground	R1		Residential	Living Room	Area m2 % of room	18.08	17.75 98%	17.75 98%	1.00	YES
First	R1		Residential	Bedroom	Area m2 % of room	6.13	6.08 99%	6.08 99%	1.00	YES
	R2		Residential	Bedroom	Area m2 % of room	14.81	14.51 98%	12.90 87%	0.89	YES
B29										
Ground	R1		Residential	Living Room	Area m2 % of room	18.08	17.63 98%	17.63 98%	1.00	YES
First	R1		Residential	Bedroom	Area m2 % of room	6.13	6.10 100%	6.10 100%	1.00	YES
	R2		Residential	Bedroom	Area m2 % of room	14.83	14.48 98%	13.14 89%	0.91	YES
B30										
First	R1		Residential	Bedroom	Area m2 % of room	11.60	11.46 99%	11.46 99%	1.00	YES
B31										
First	R1		Residential	Bedroom	Area m2 % of room	11.60	11.43 99%	11.43 99%	1.00	YES
B32										
Ground	R1		Residential	Living Room	Area m2 % of room	18.08	17.75 98%	17.75 98%	1.00	YES
First	R1		Residential	Bedroom	Area m2 % of room	14.83	14.74 99%	14.74 99%	1.00	YES
	R2		Residential	Bedroom	Area m2 % of room	6.13	6.09 99%	6.09 99%	1.00	YES
B33										
Ground	R1		Residential	Living Room	Area m2 % of room	18.08	17.72 98%	17.72 98%	1.00	YES
First	R1		Residential	Bedroom	Area m2 % of room	6.13	6.09 99%	6.09 99%	1.00	YES
	R2		Residential	Bedroom	Area m2 % of room	14.83	14.72 99%	14.72 99%	1.00	YES
B34										
Ground	R1		Residential	Living Room	Area m2 % of room	18.08	17.68 98%	17.68 98%	1.00	YES
First	R1		Residential	Bedroom	Area m2 % of room	14.83	14.74 99%	14.73 99%	1.00	YES
	R2		Residential	Bedroom	Area m2 % of room	6.13	6.10 99%	6.10 99%	1.00	YES
B35										
Ground	R1		Residential	Living Room	Area m2 % of room	18.08	17.66 98%	17.66 98%	1.00	YES
First	R1		Residential	Bedroom	Area m2 % of room	6.13	6.10 99%	6.10 99%	1.00	YES
	R2		Residential	Bedroom	Area m2 % of room	14.83	14.73 99%	14.73 99%	1.00	YES



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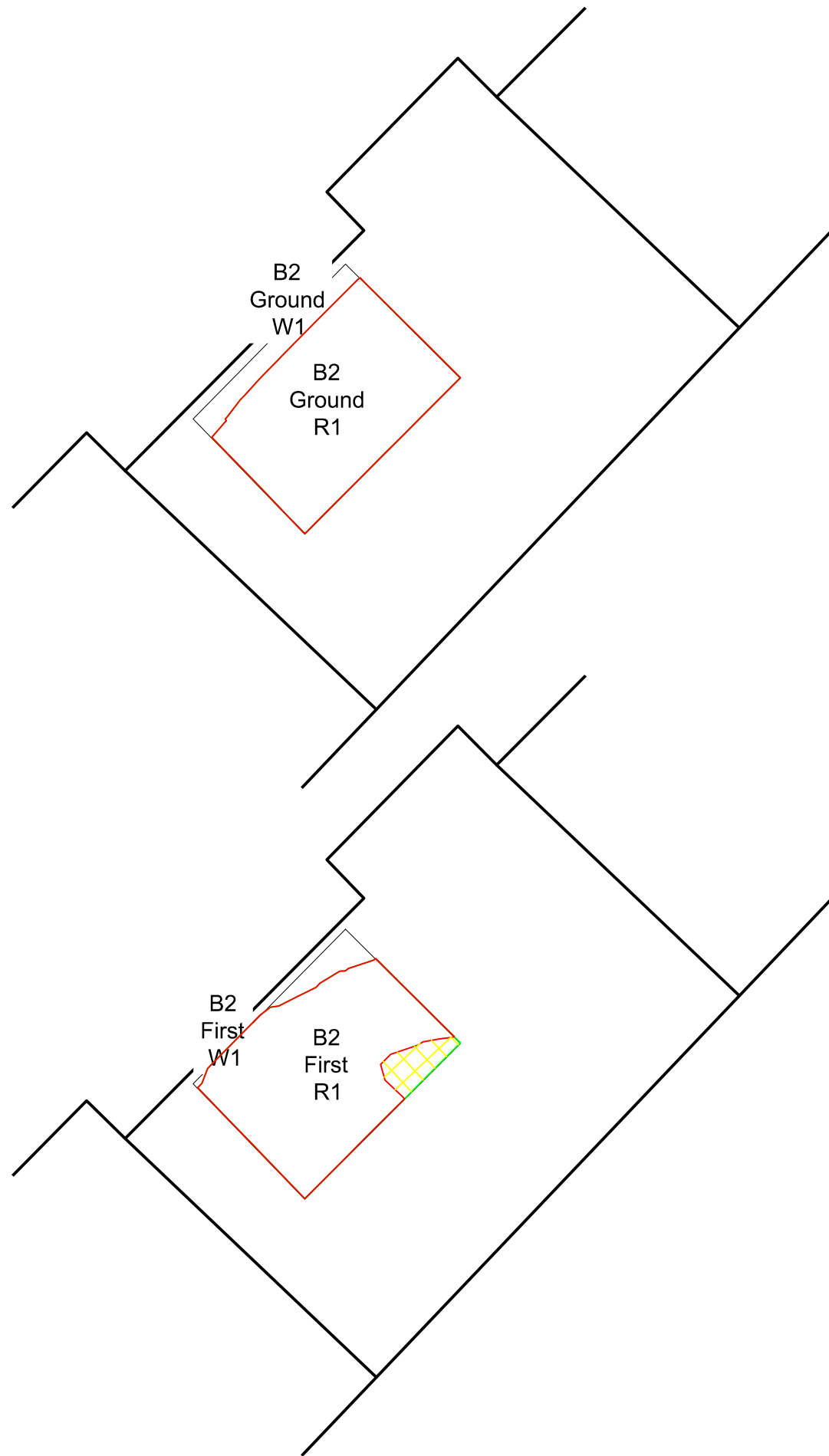
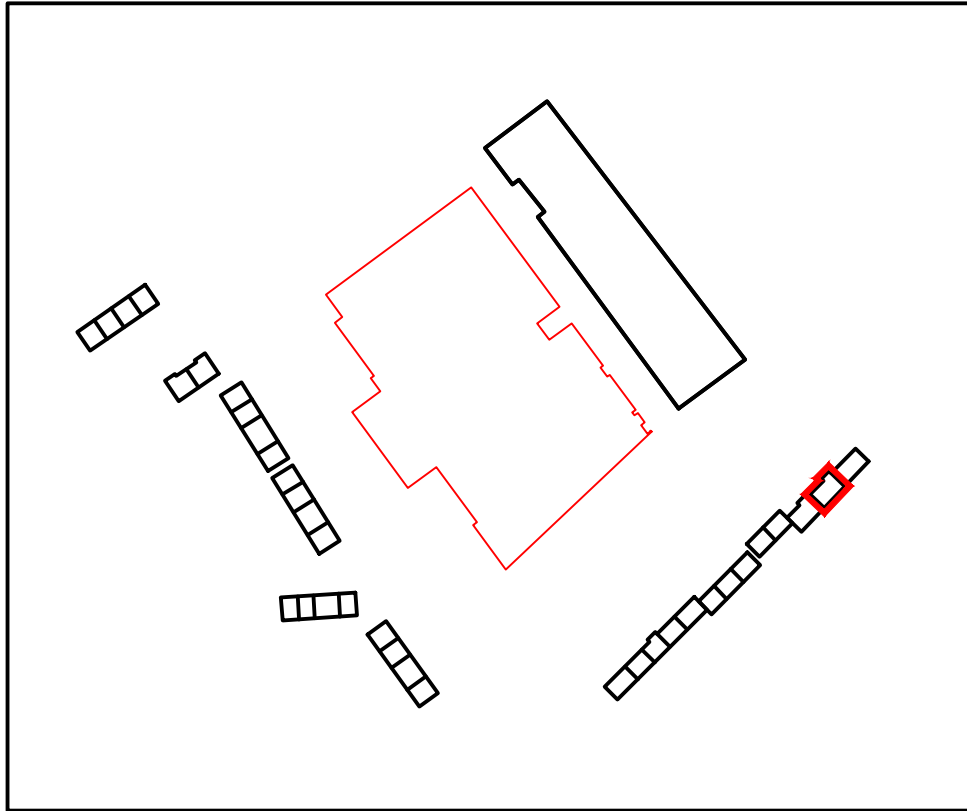
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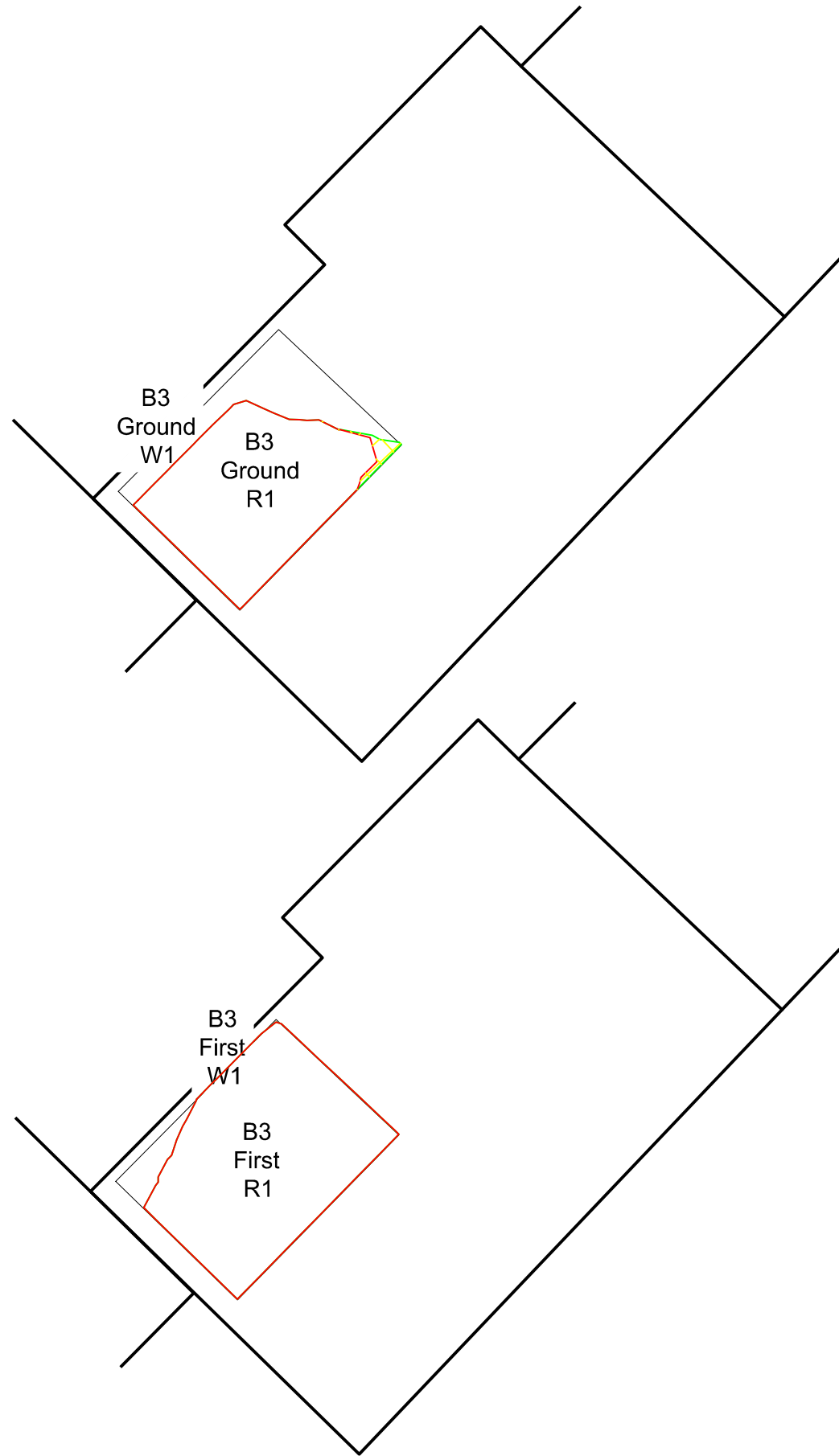
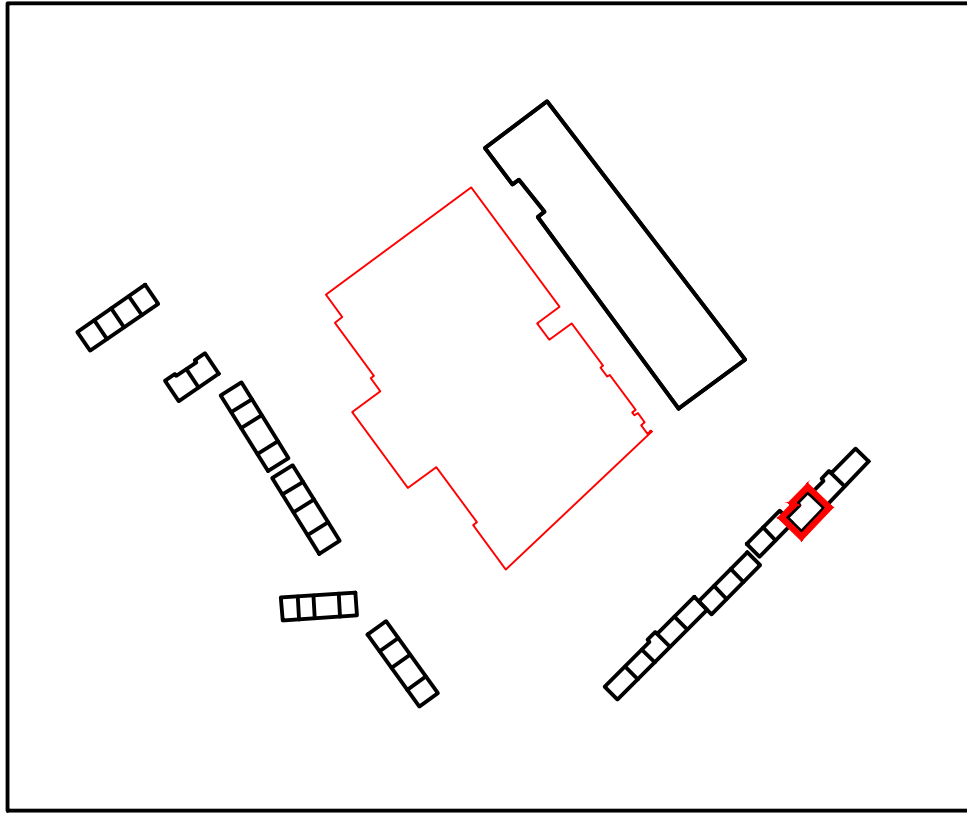
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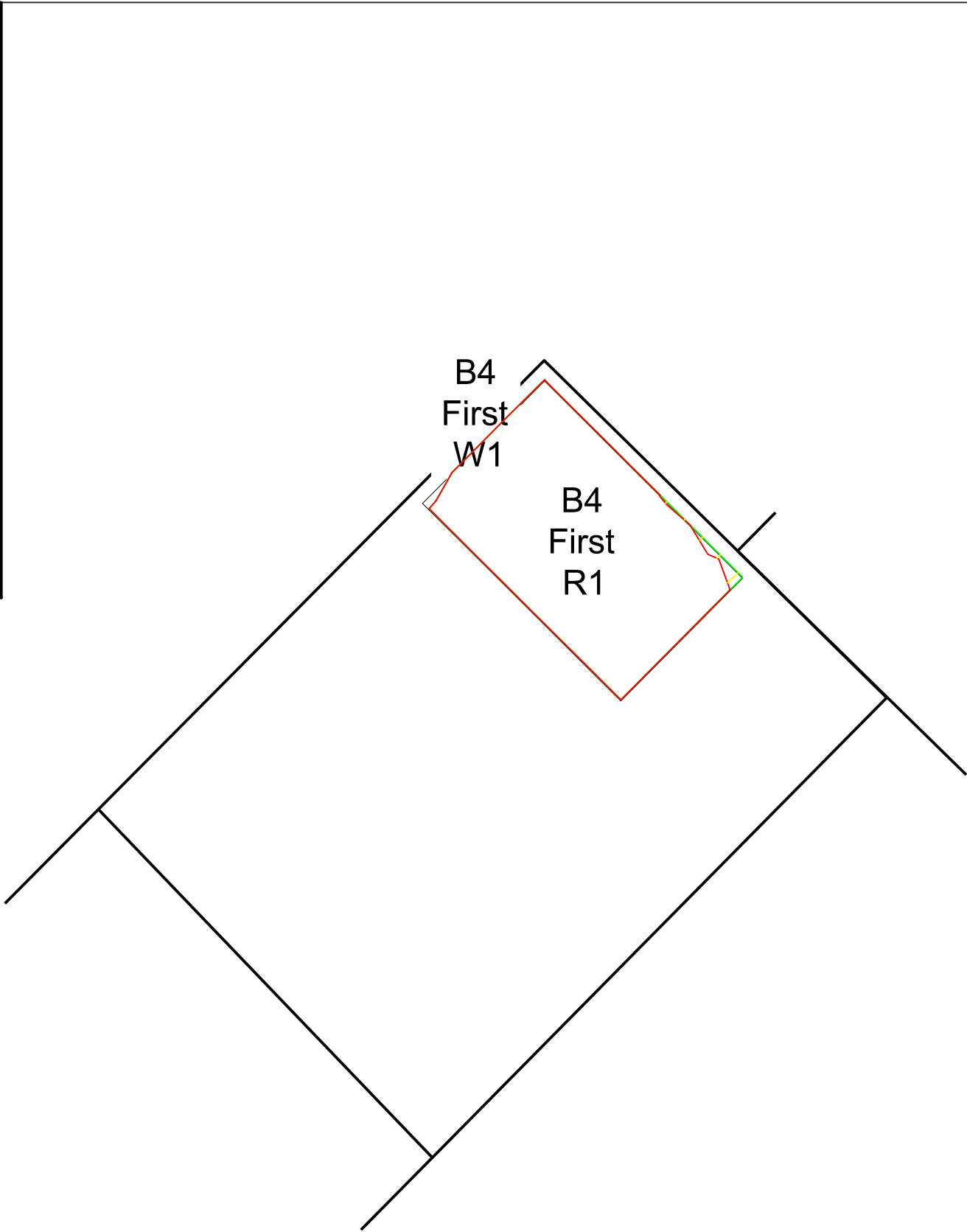
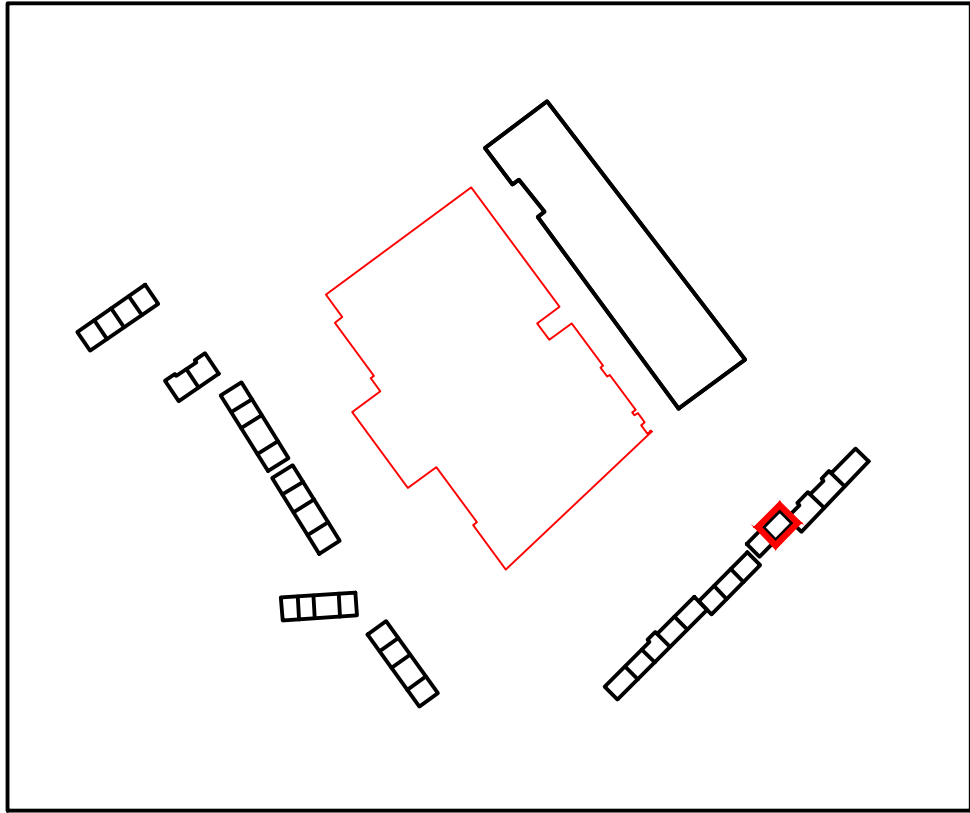
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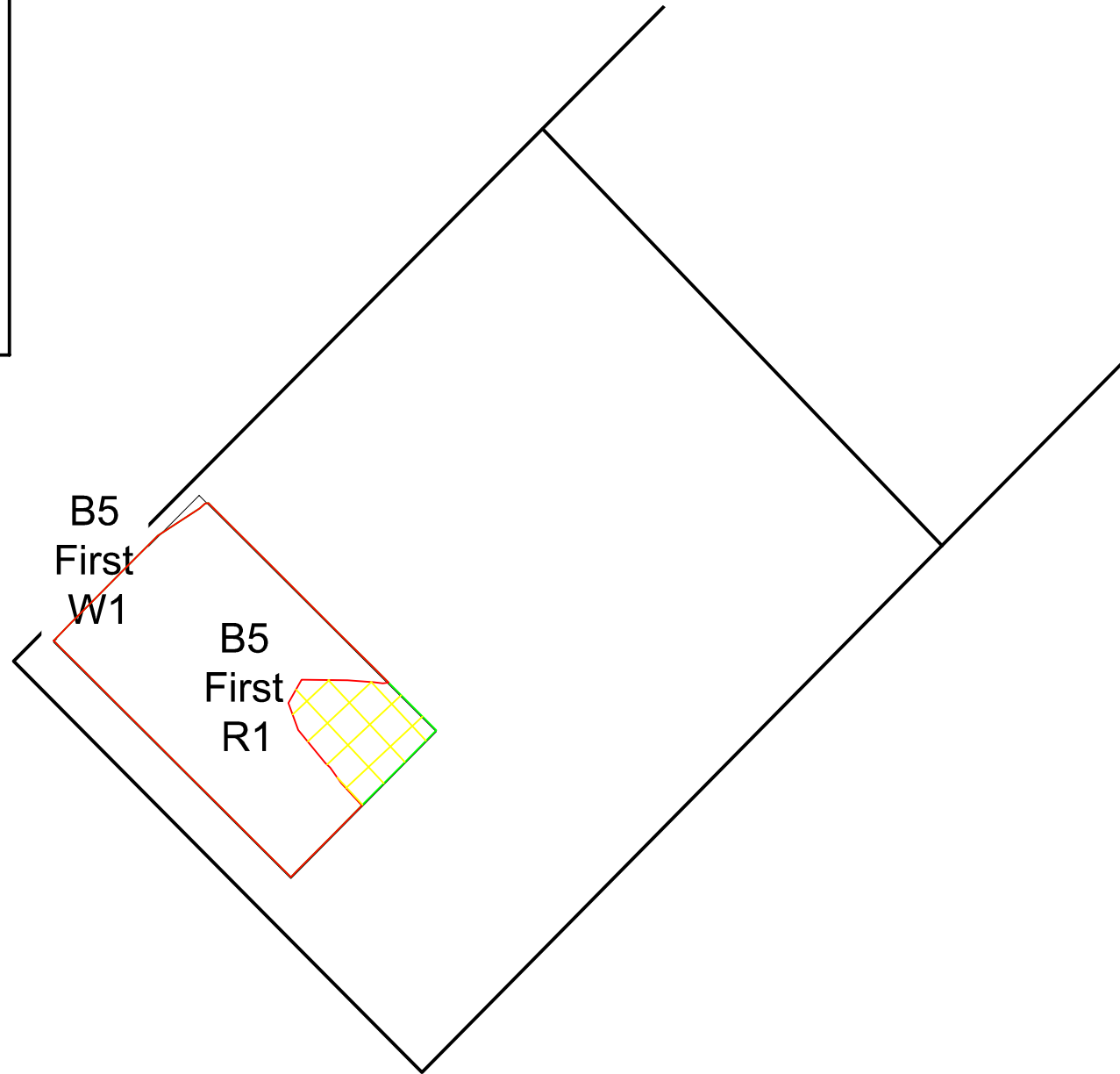
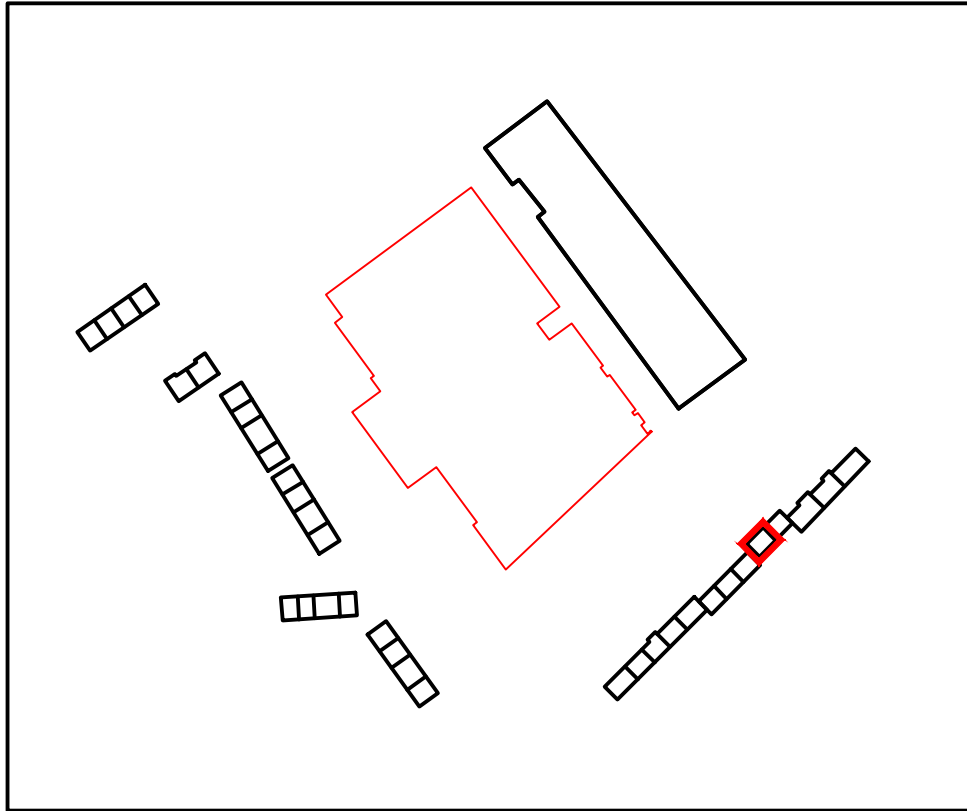
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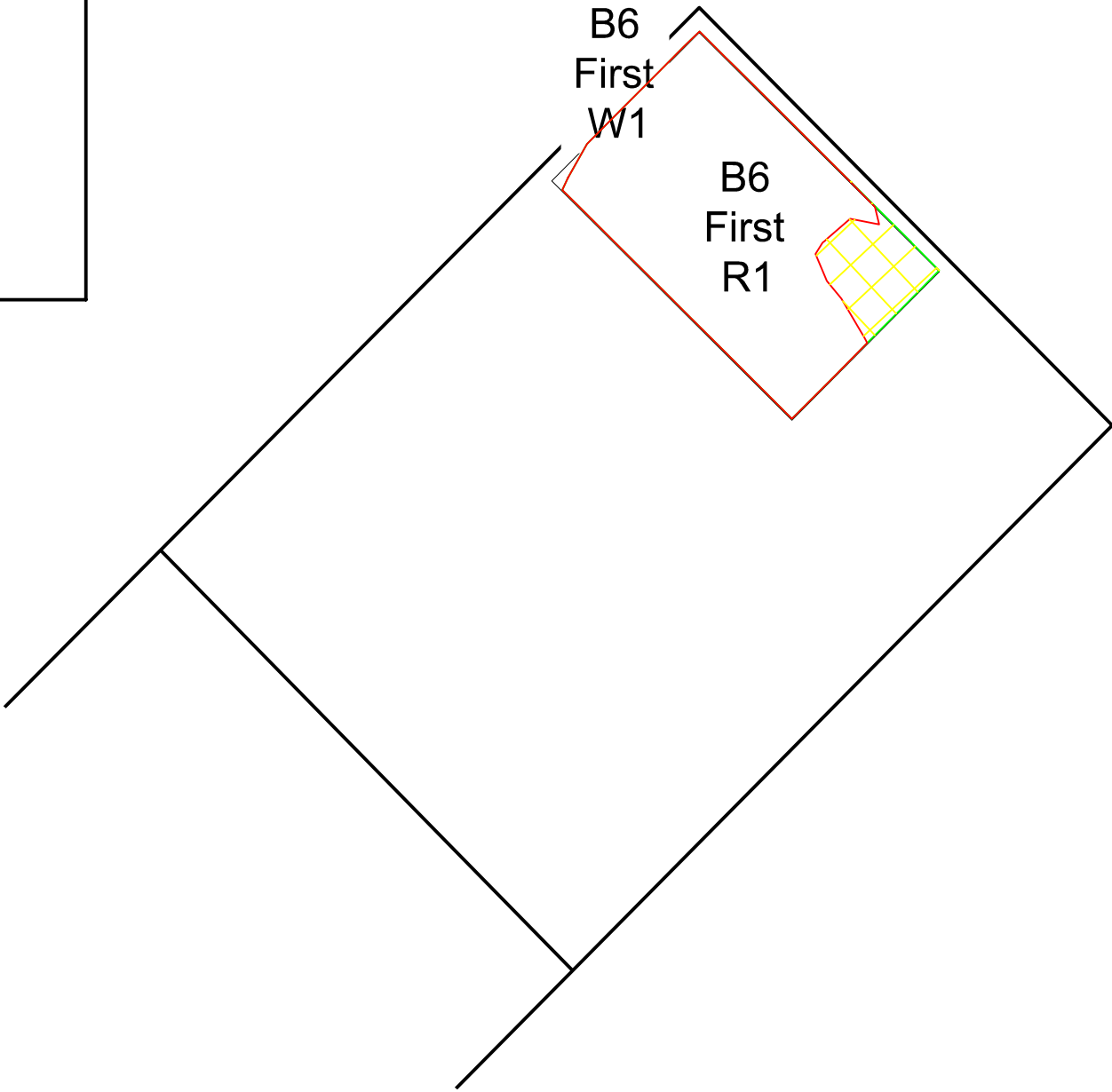
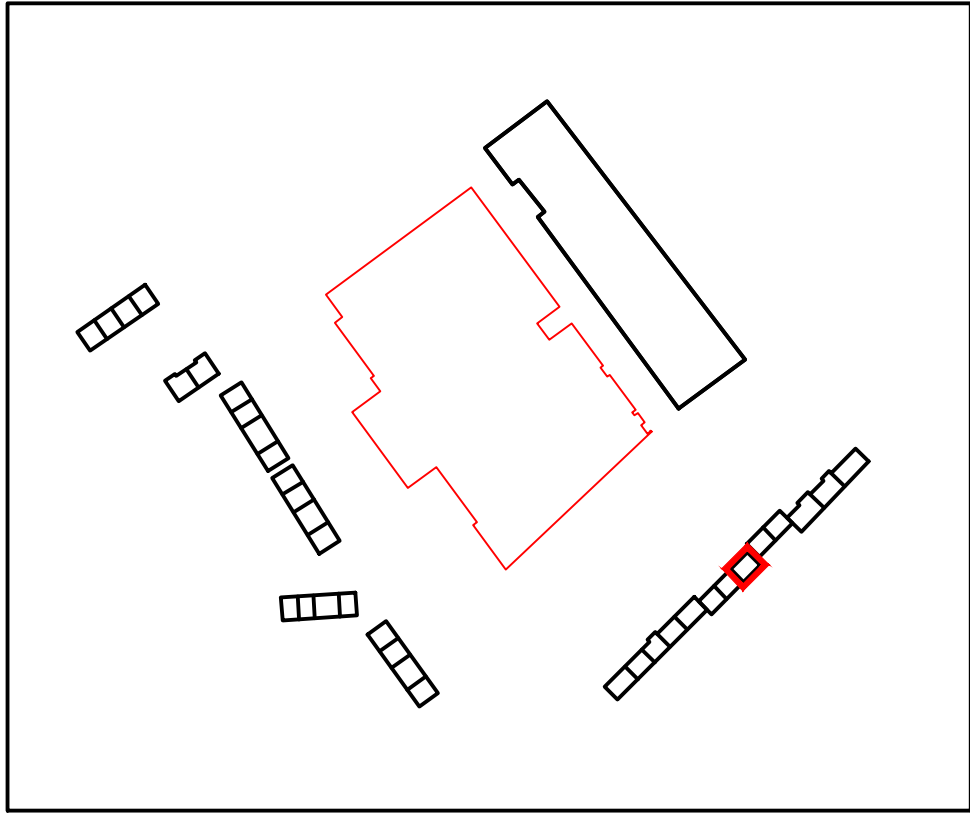
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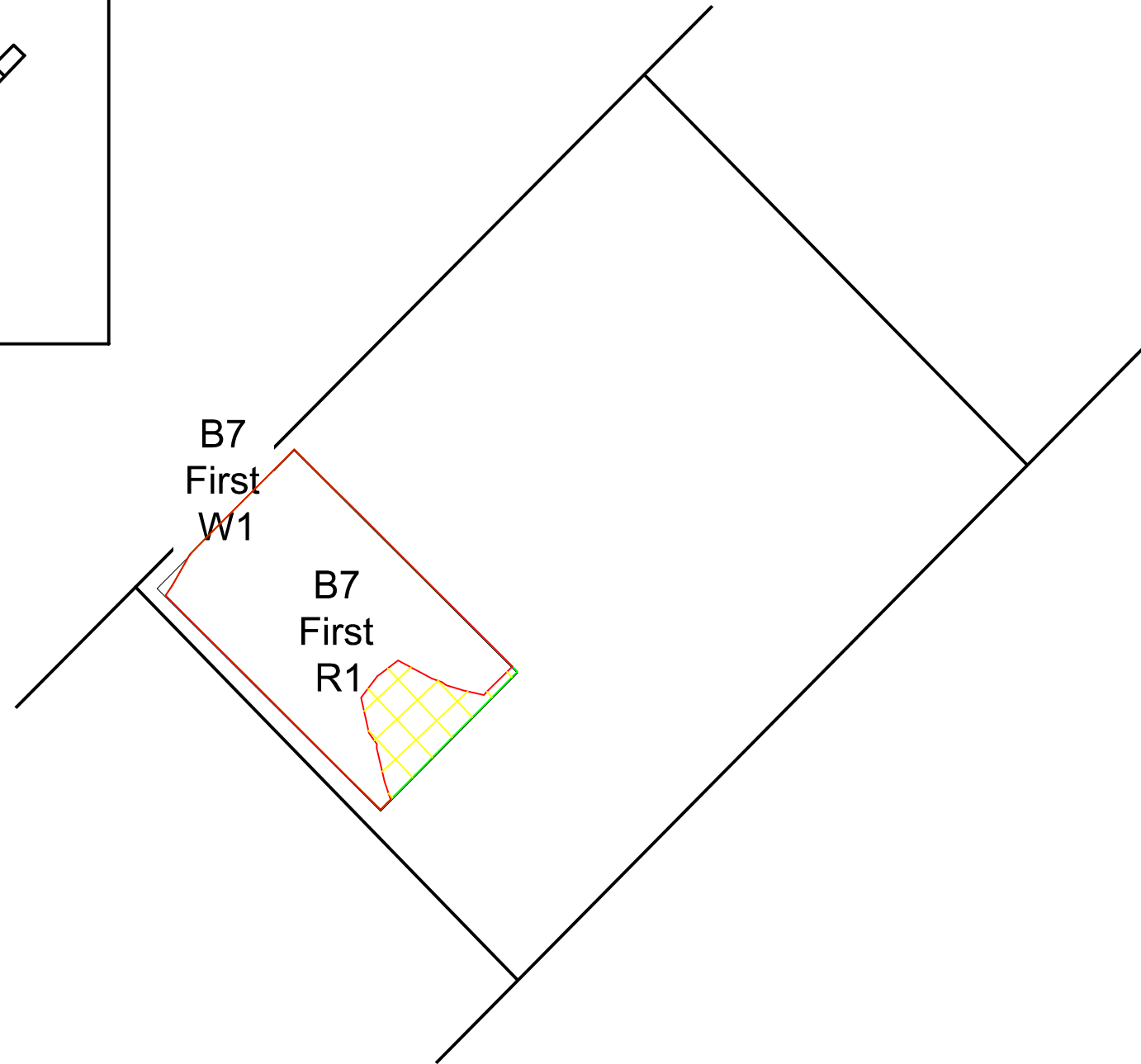
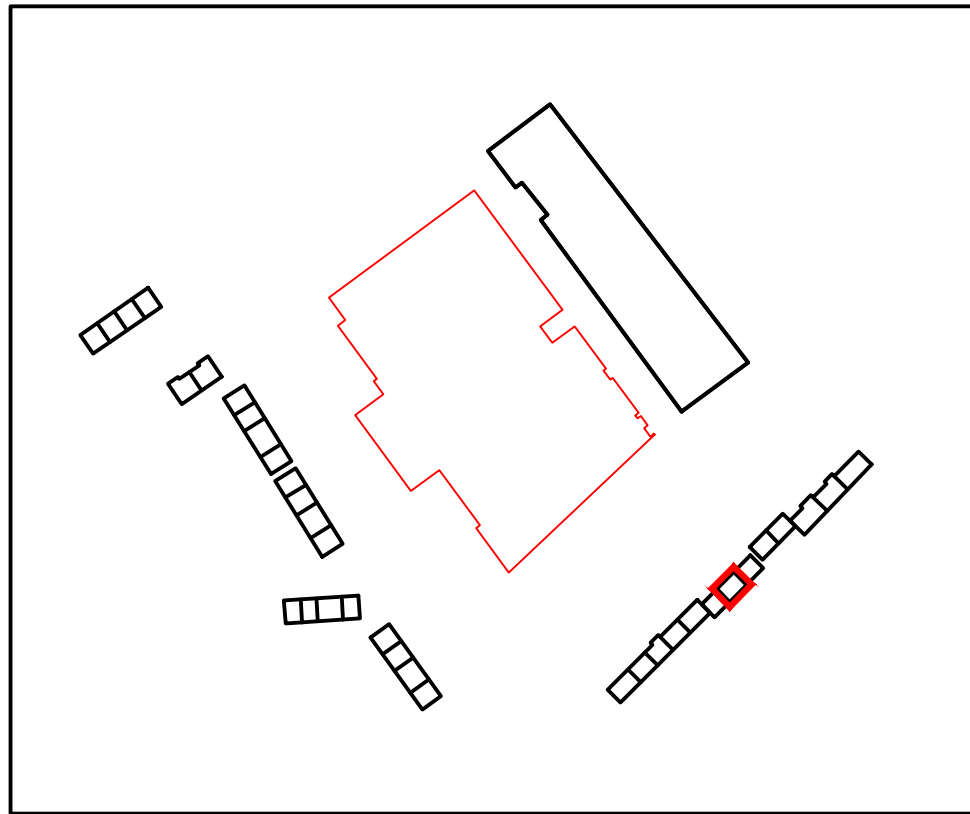
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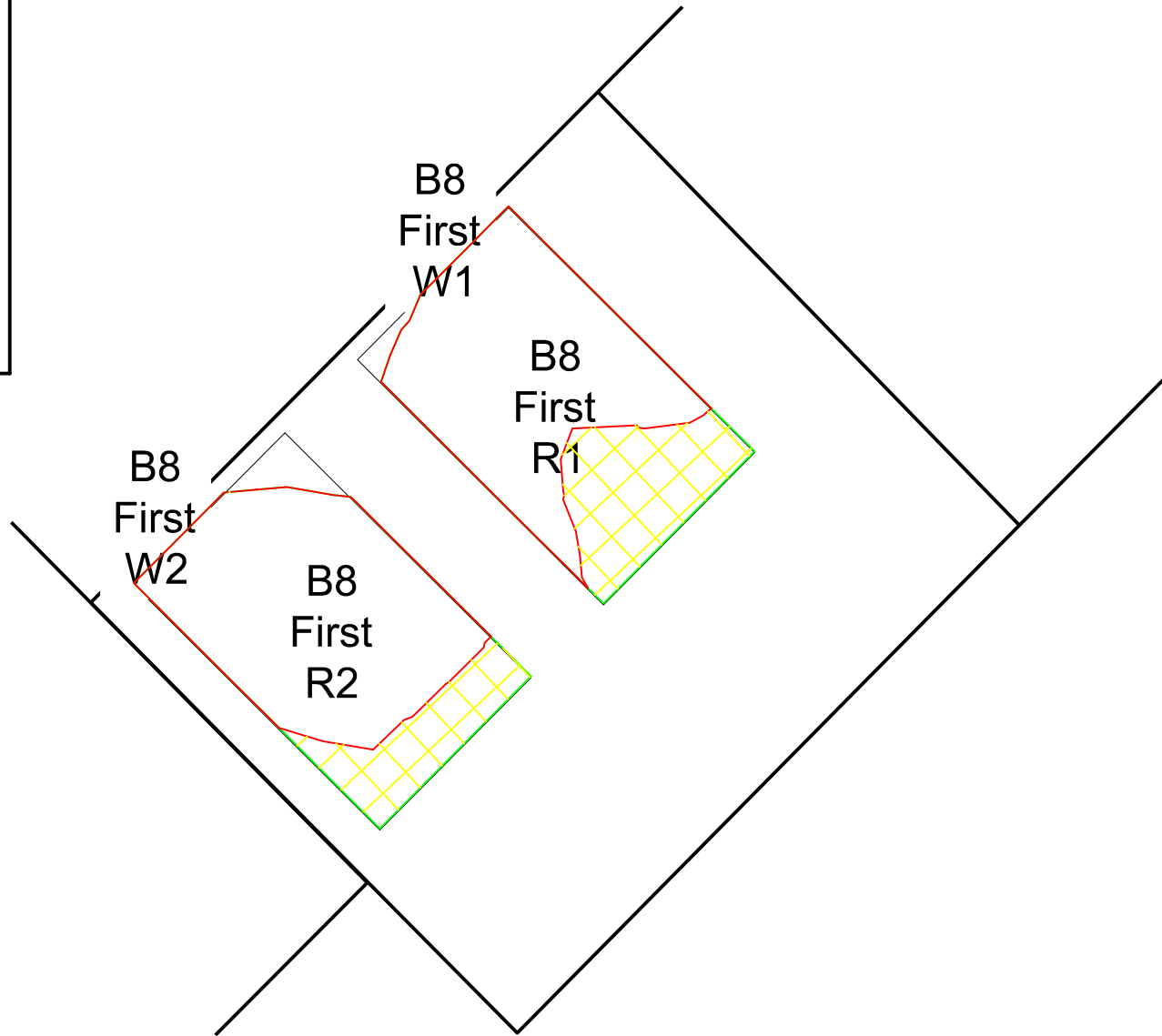
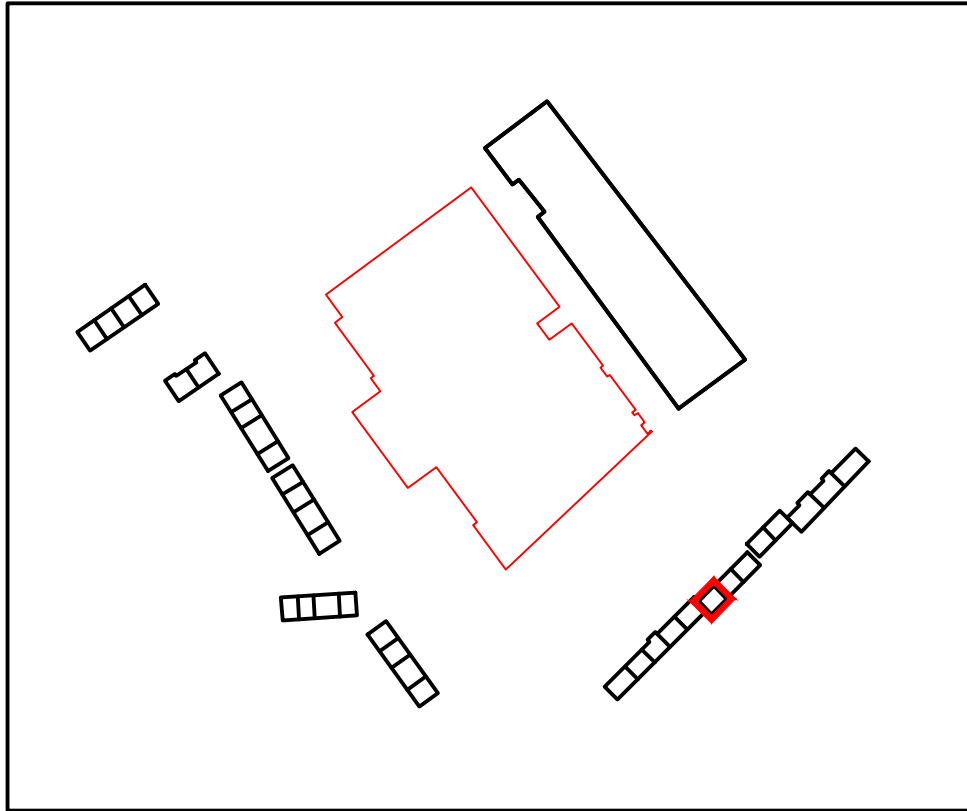
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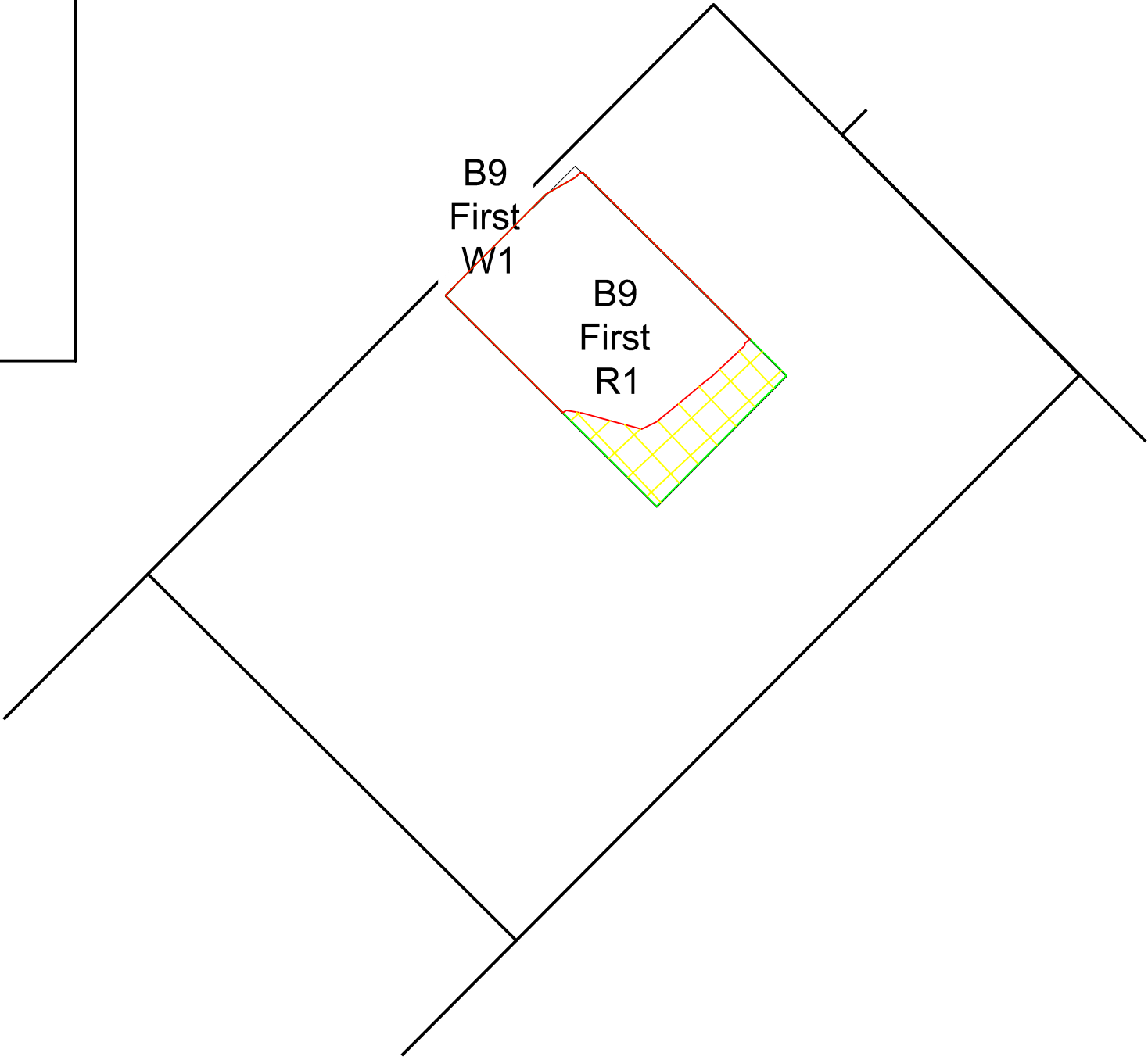
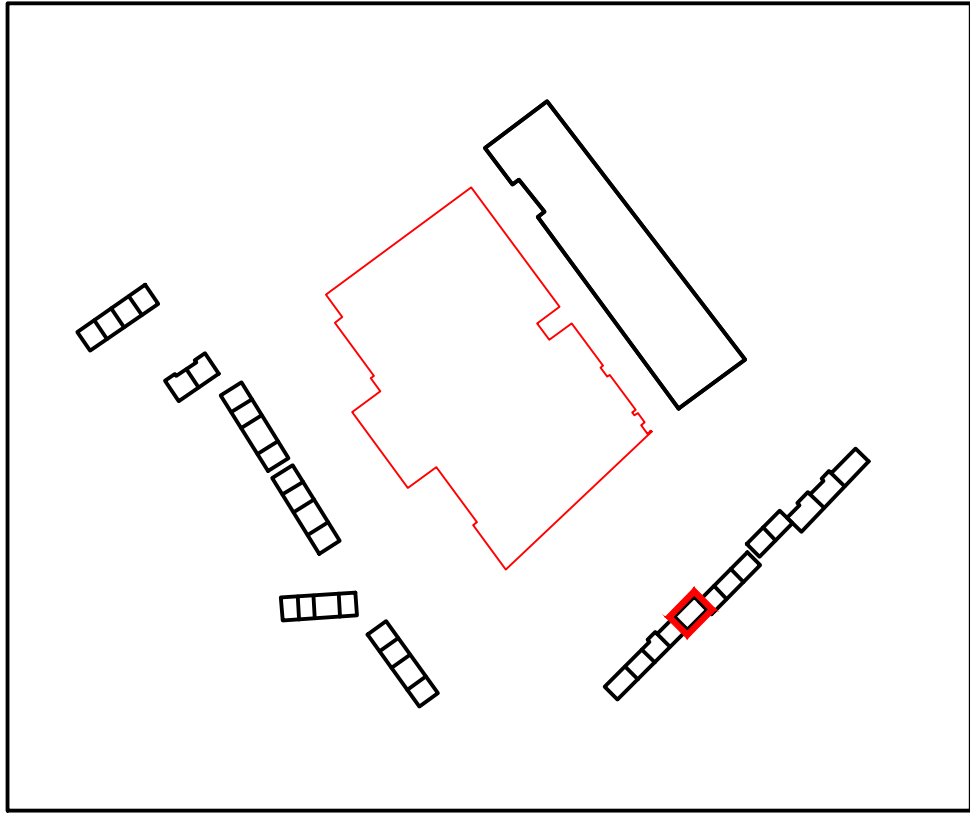
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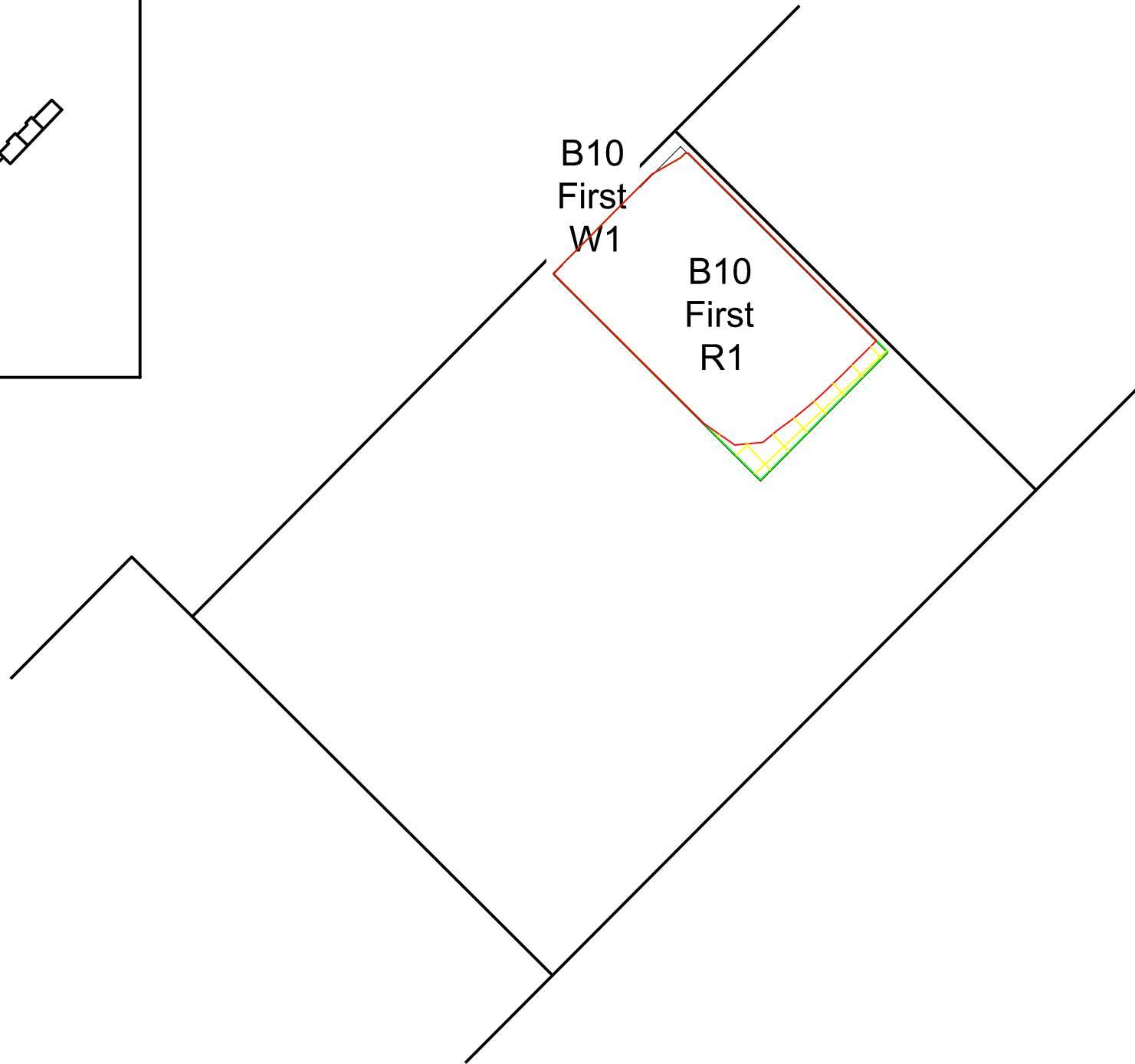
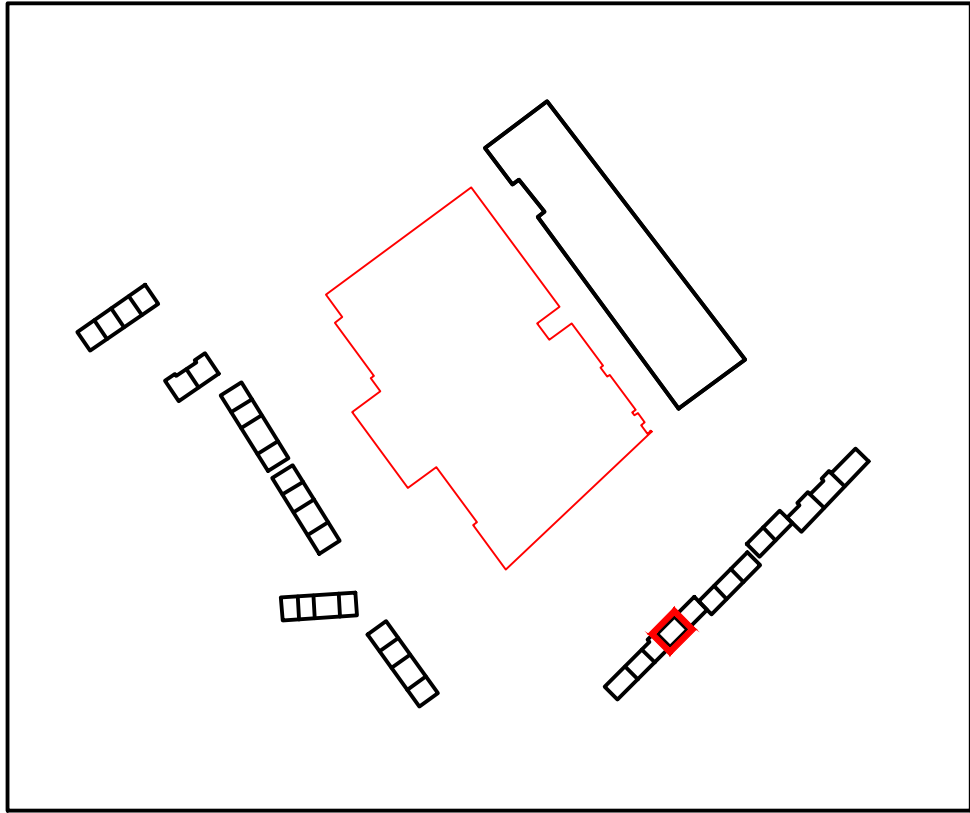
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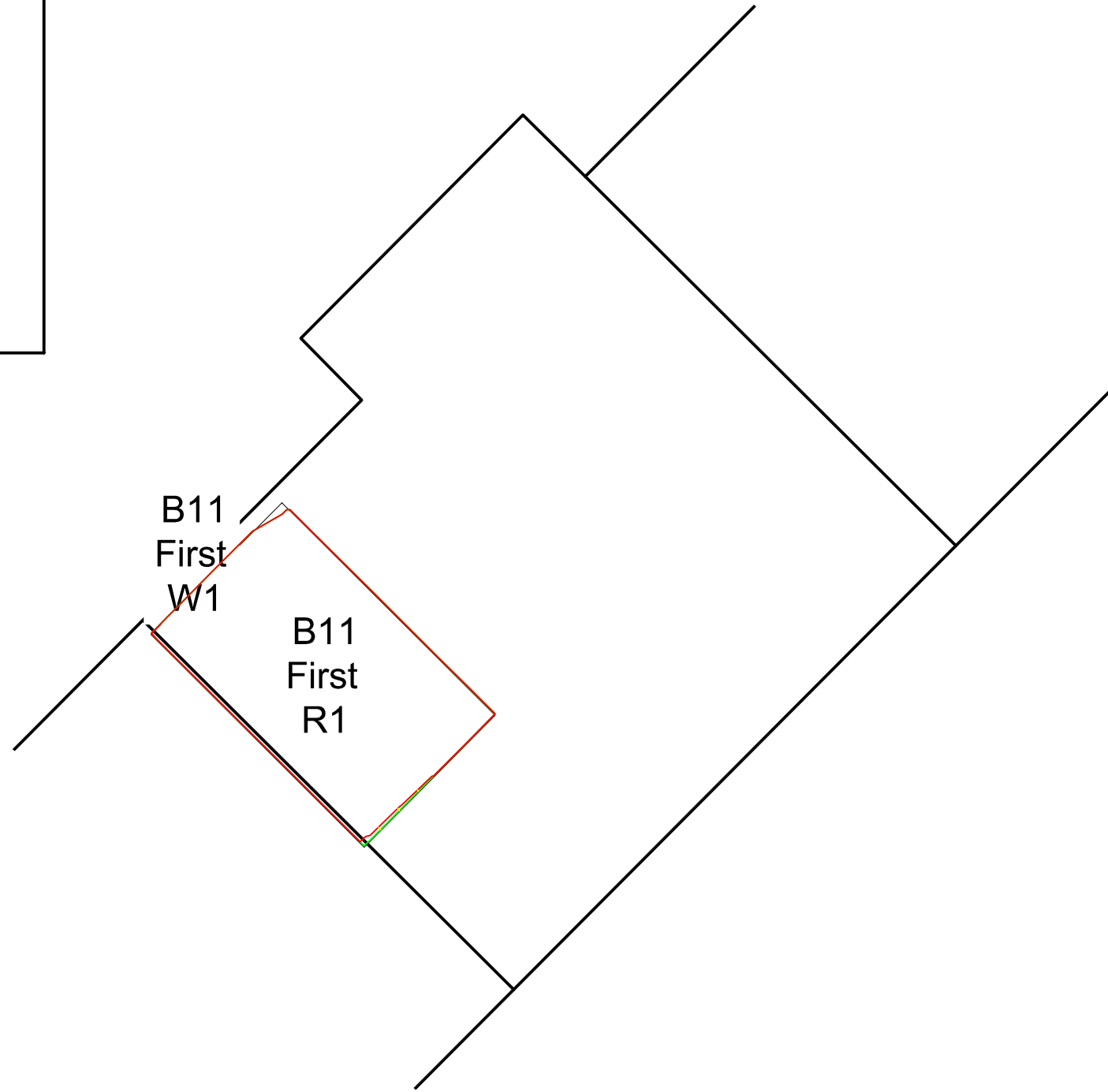
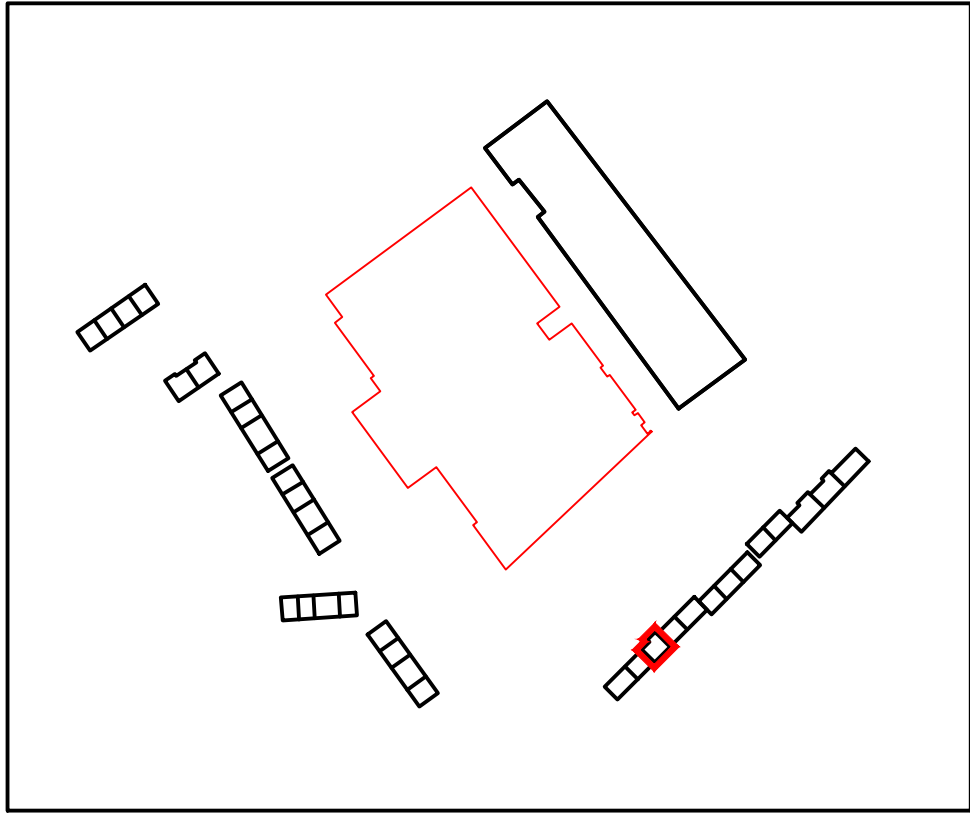
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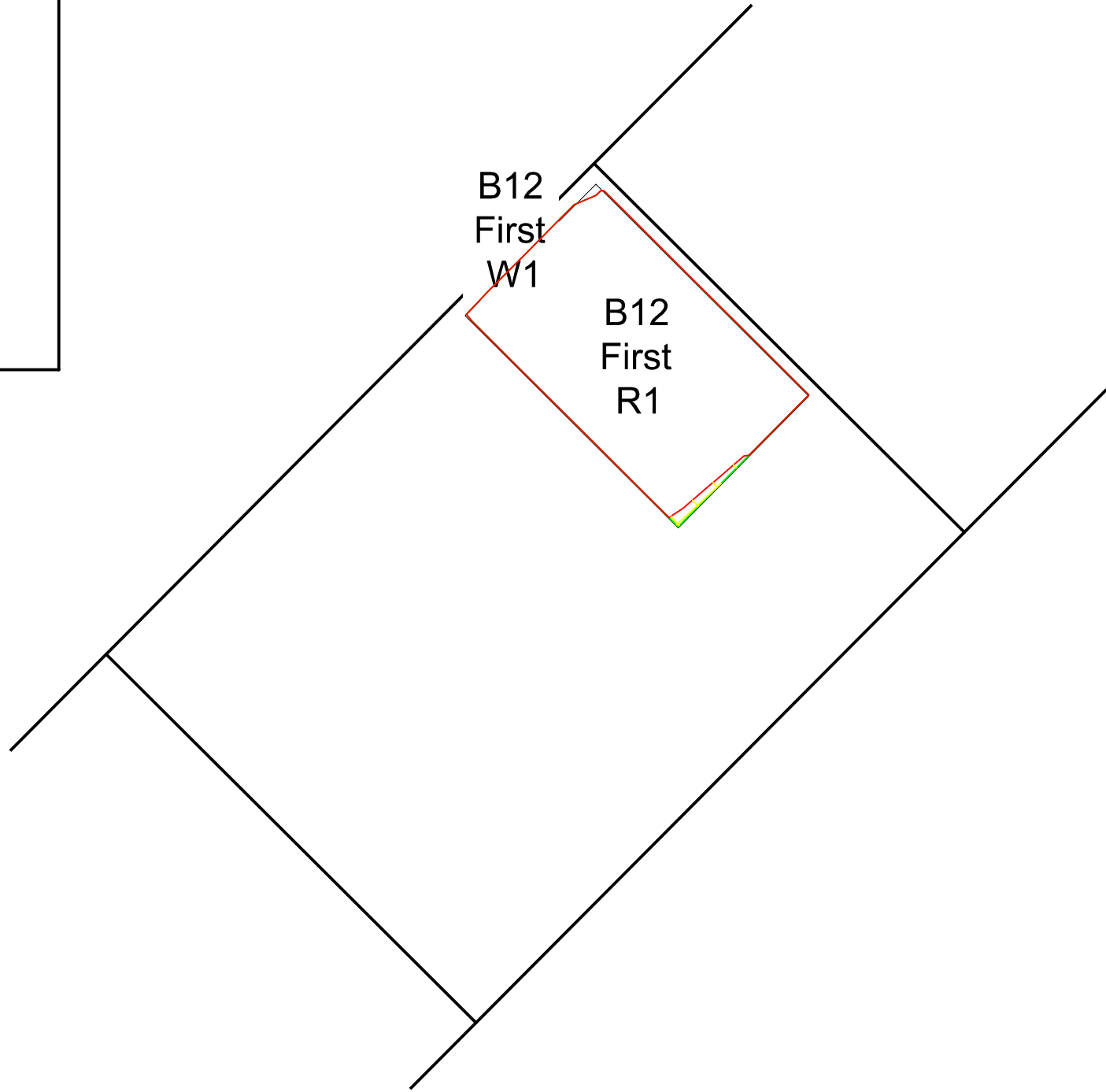
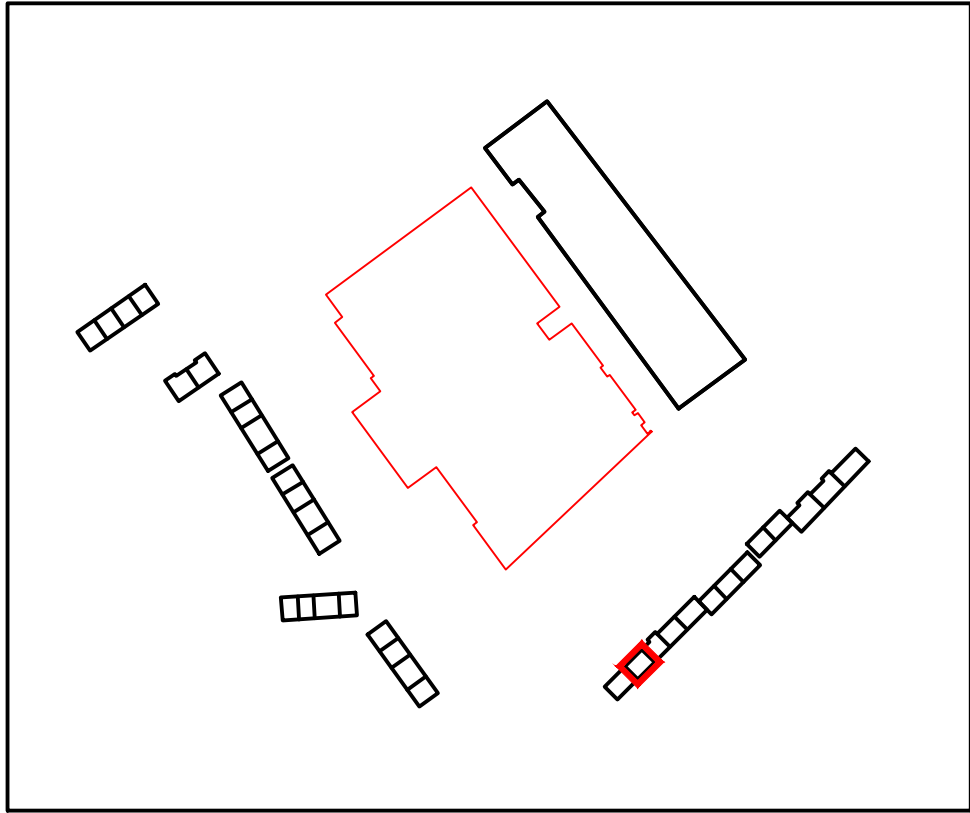
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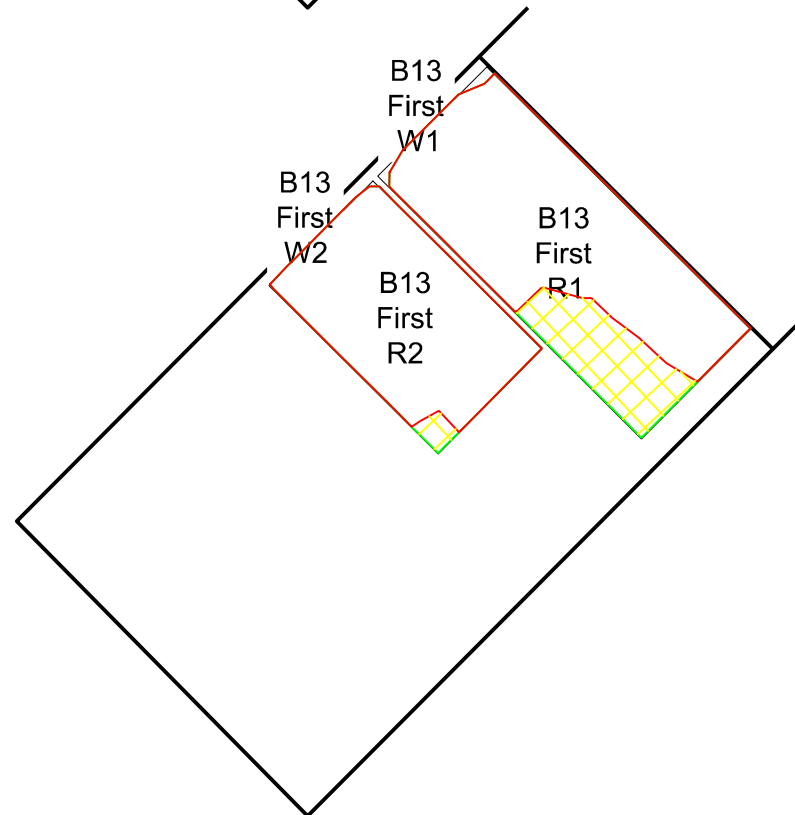
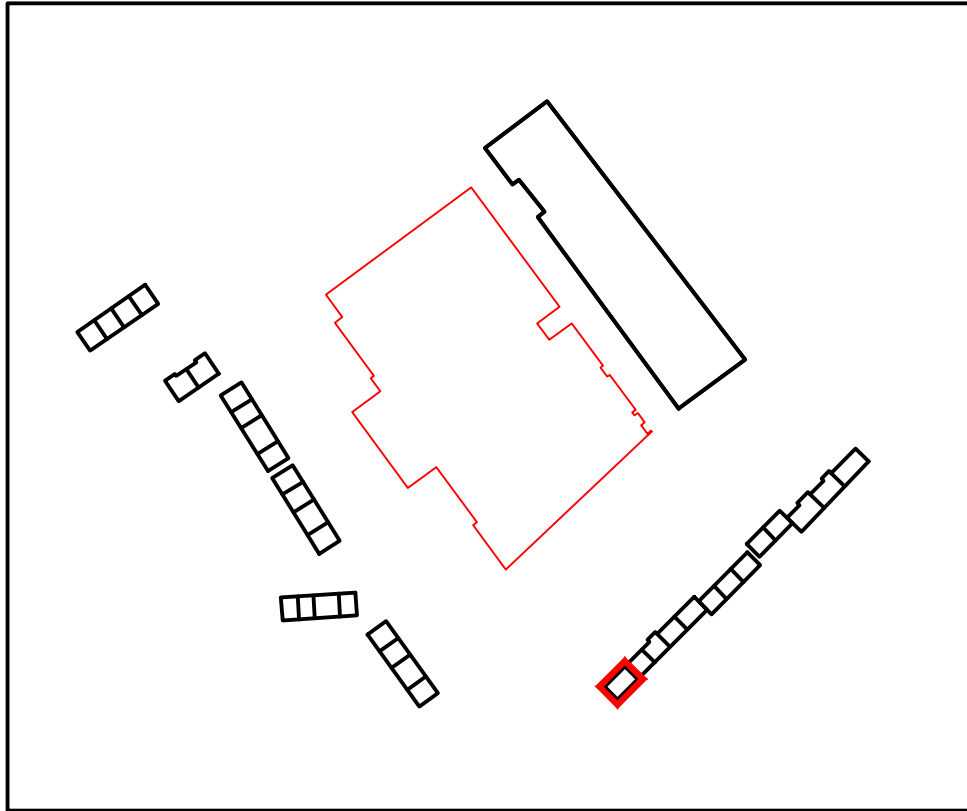
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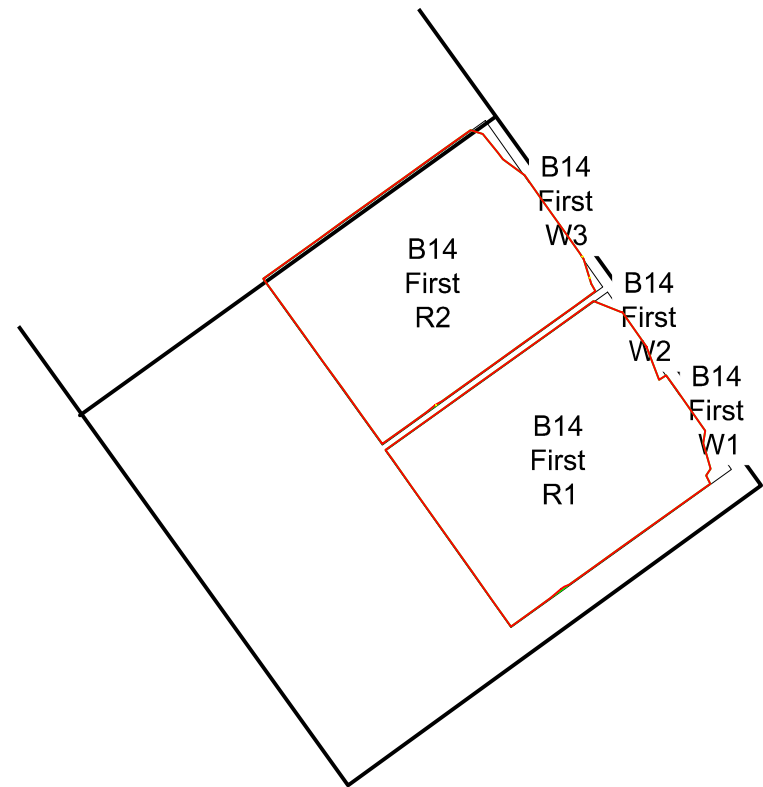
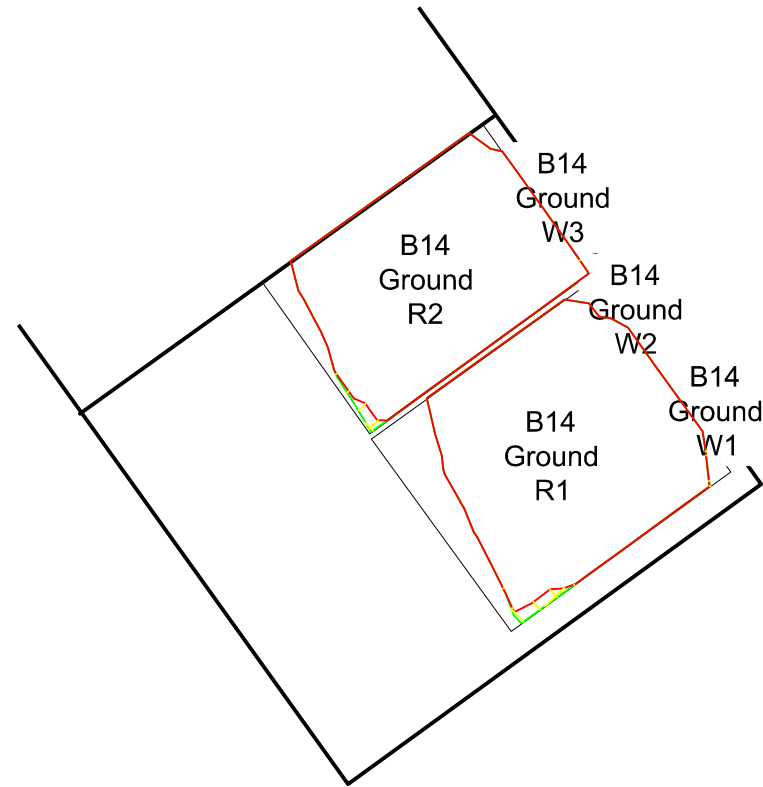
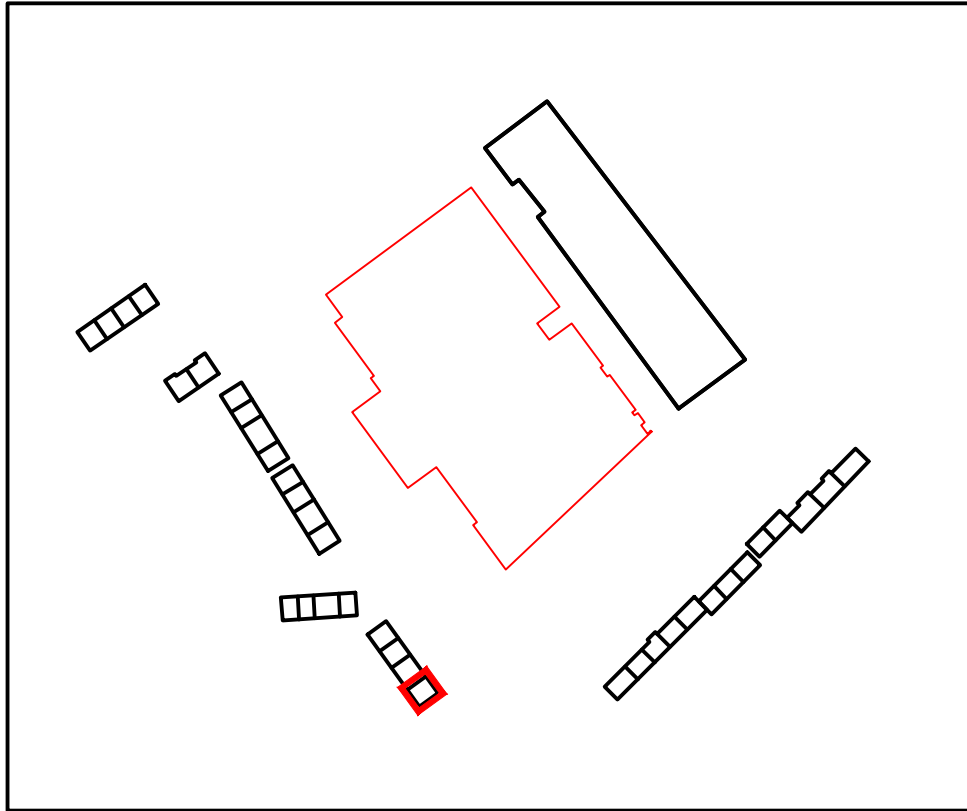
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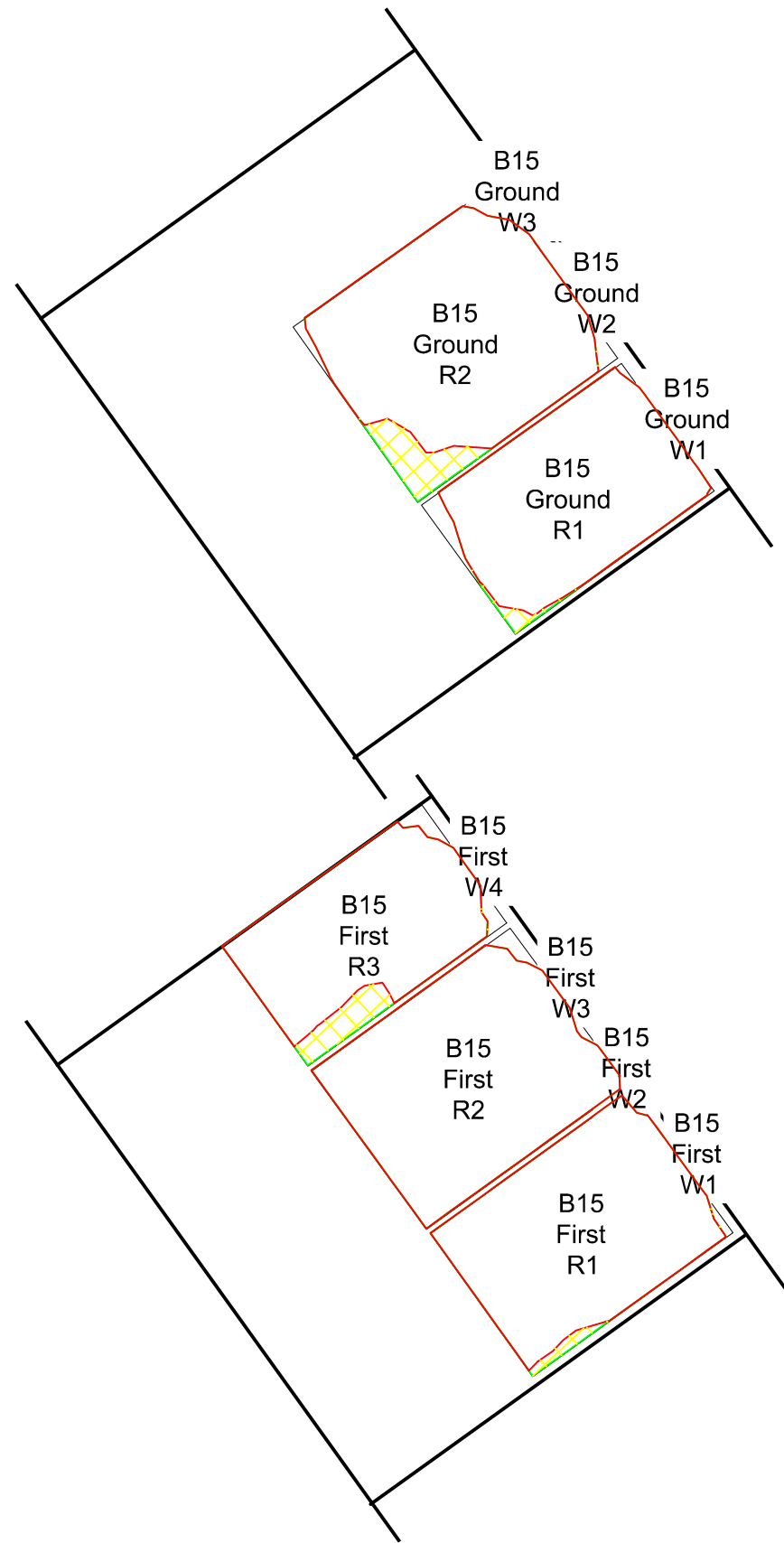
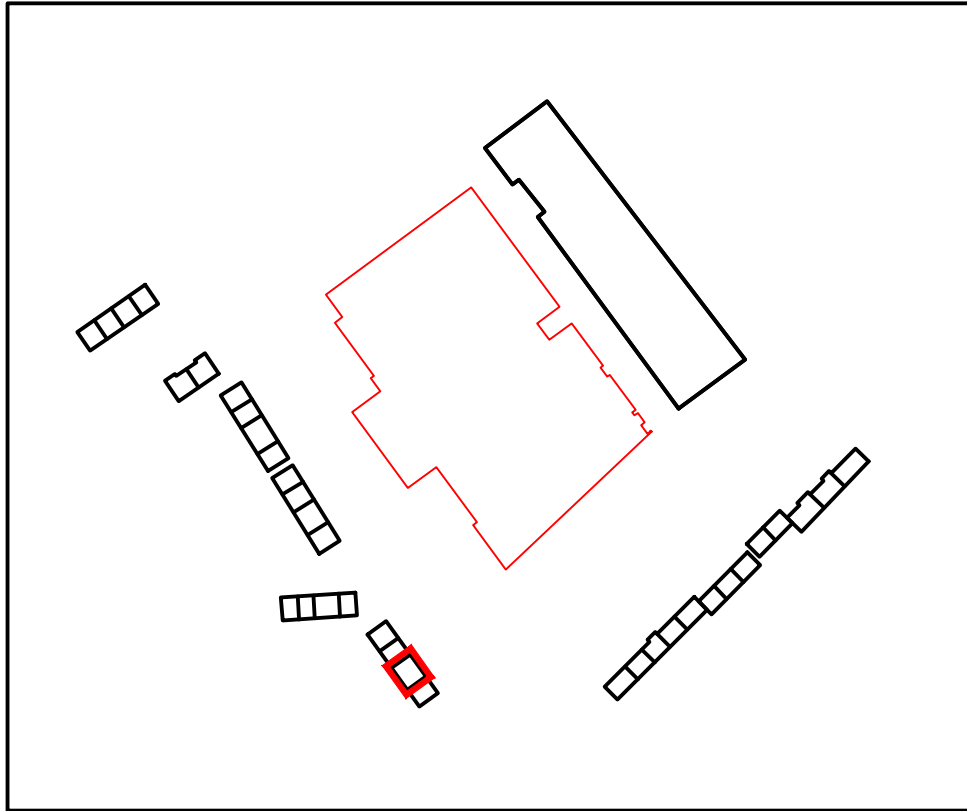
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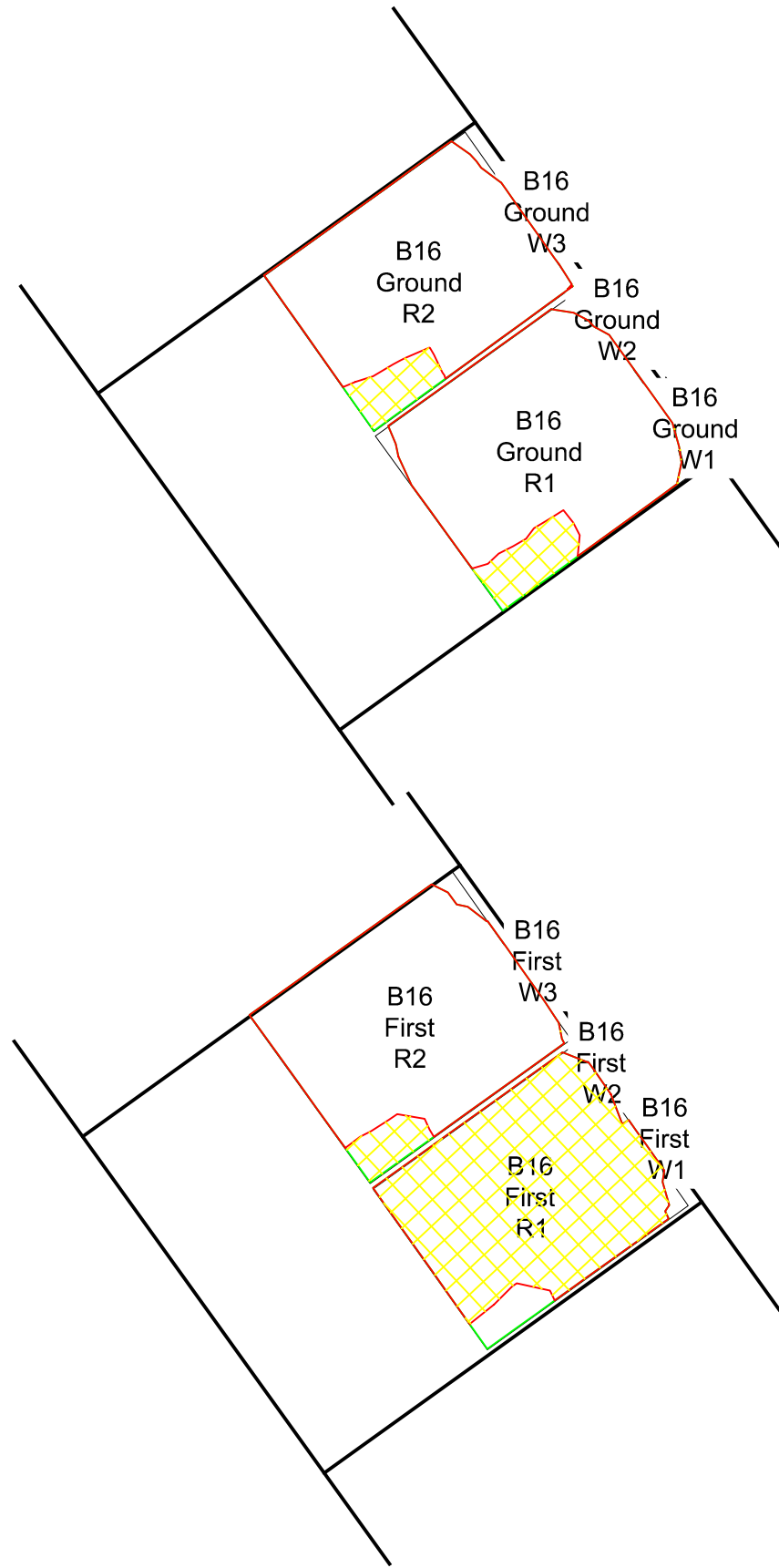
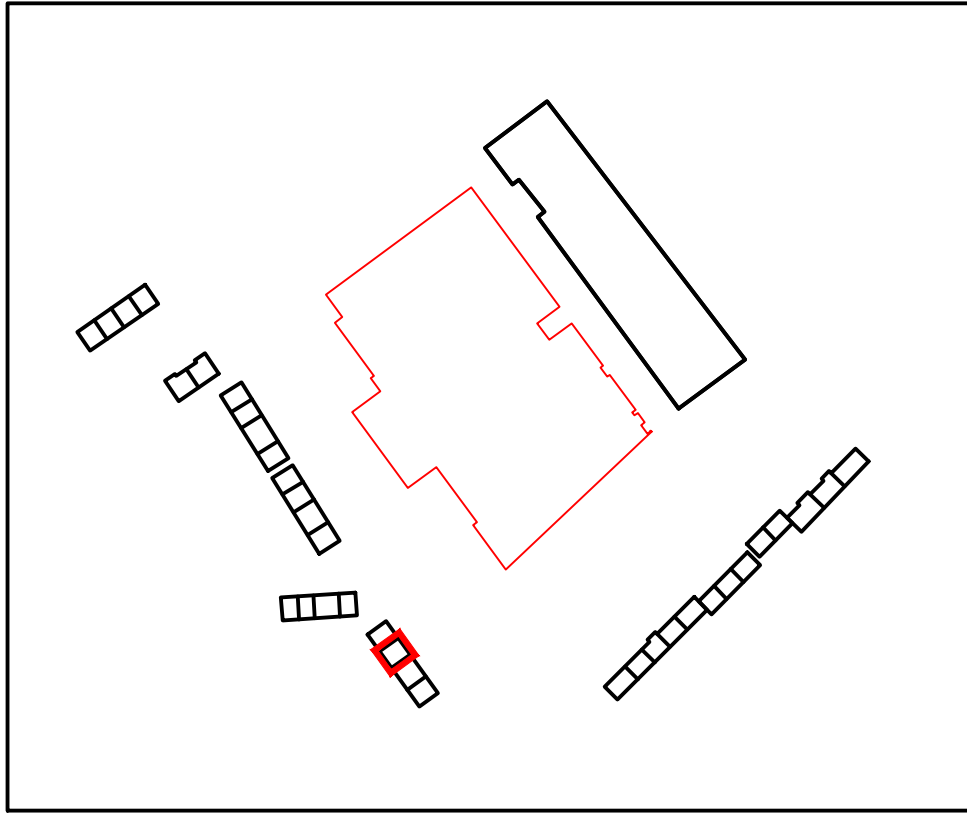
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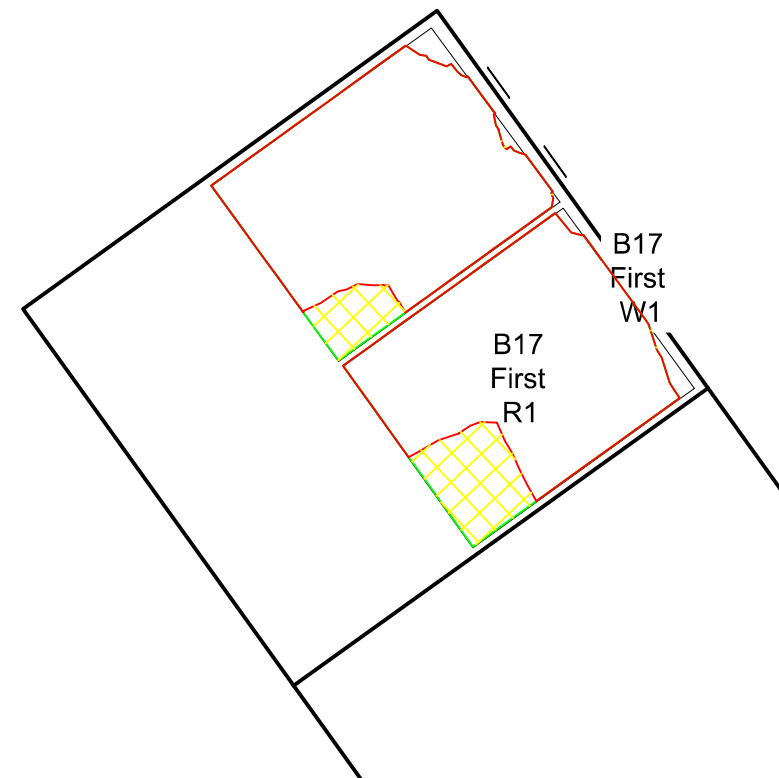
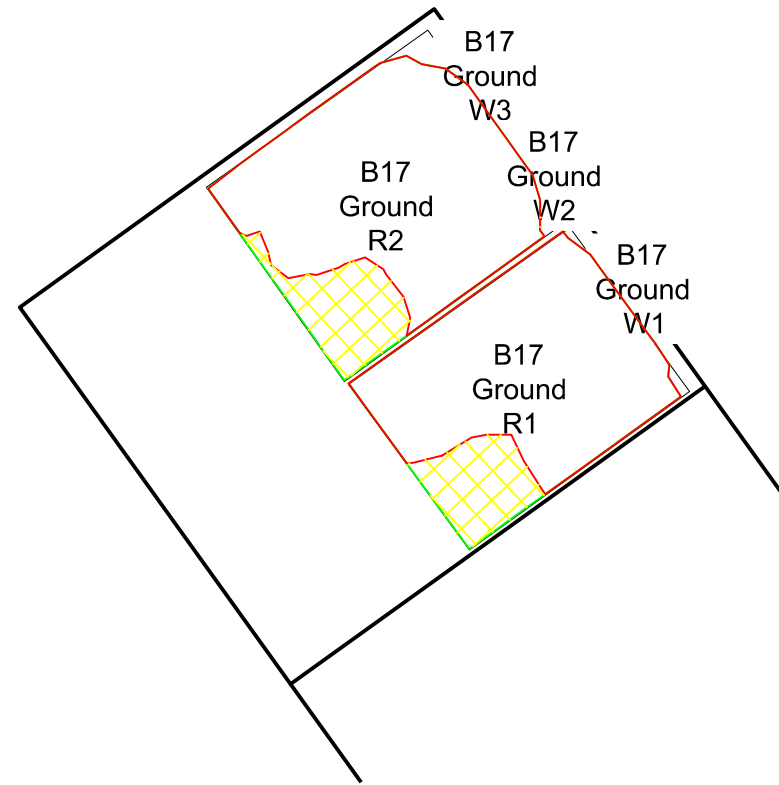
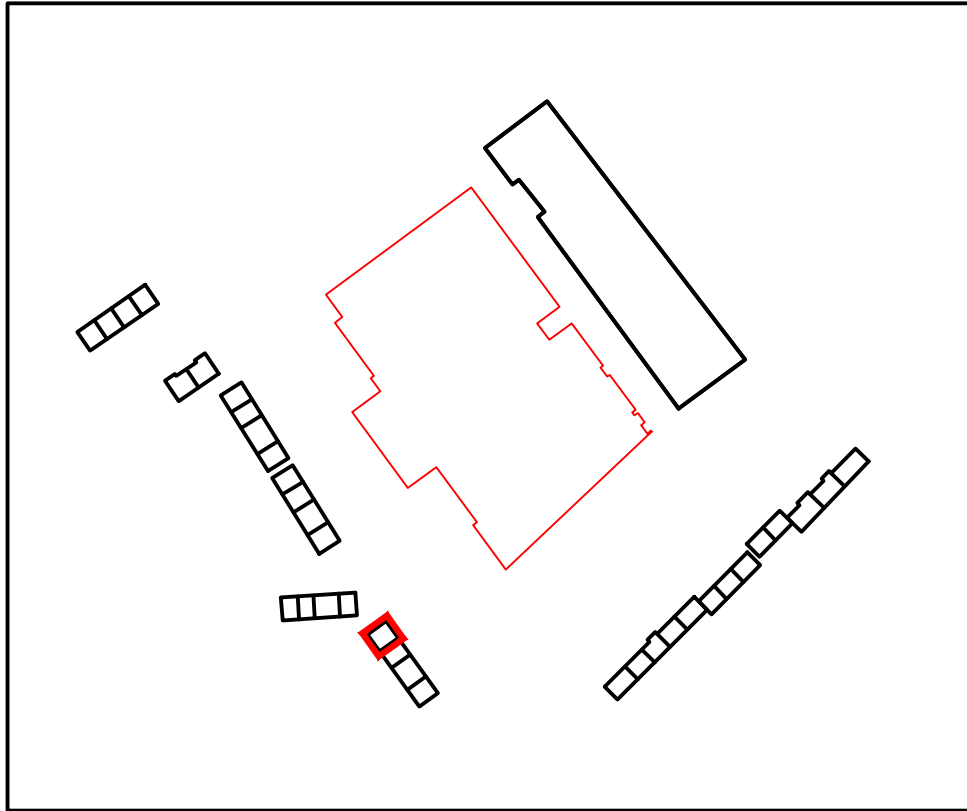
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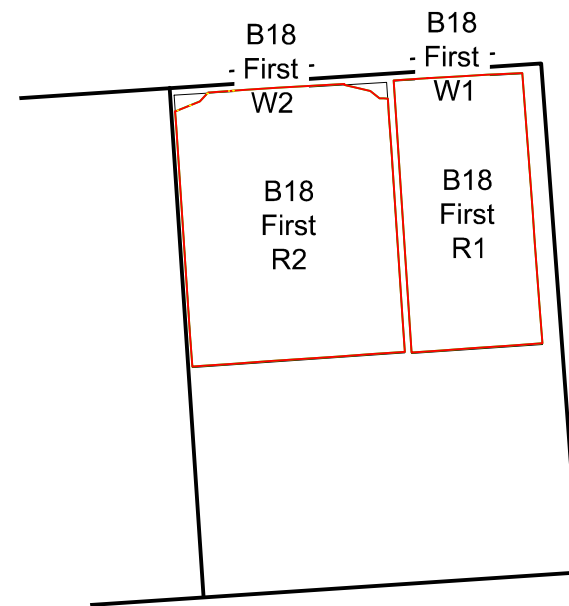
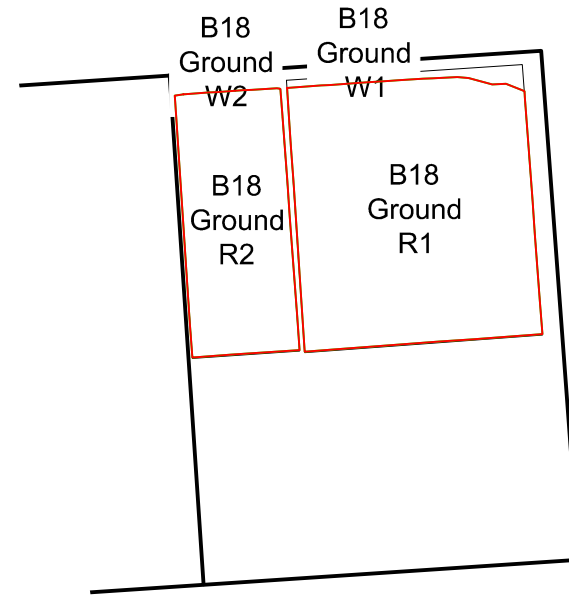
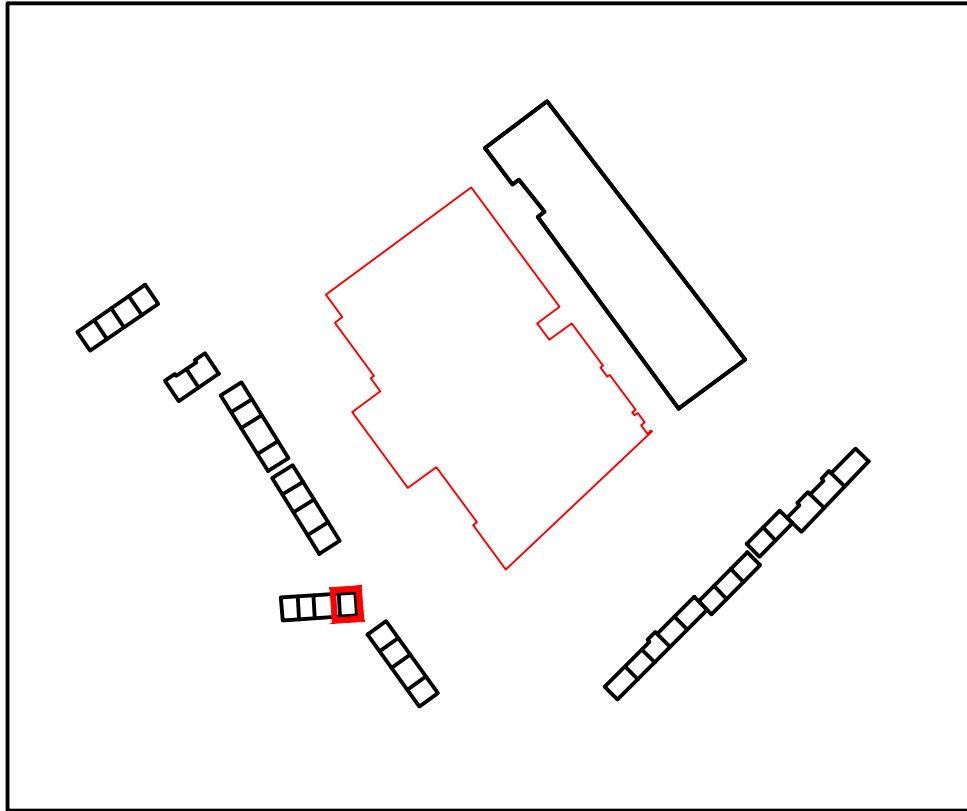
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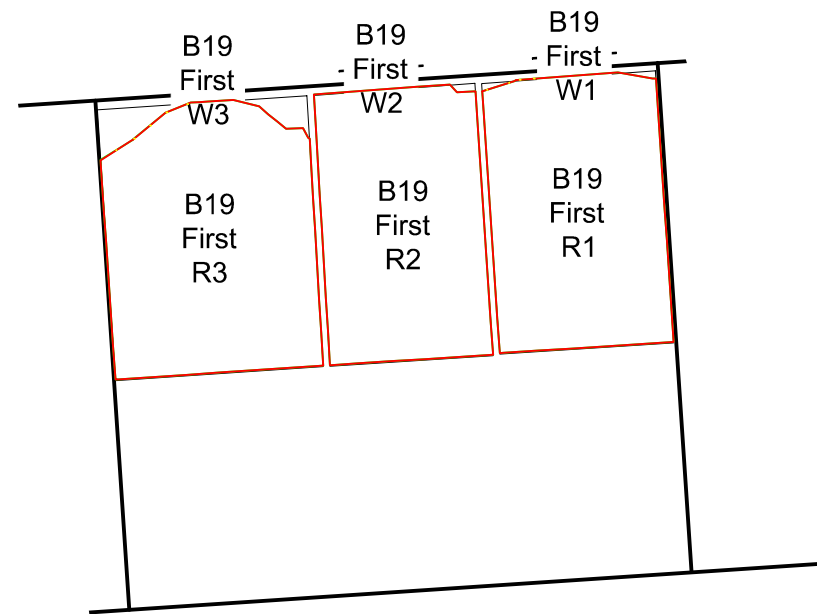
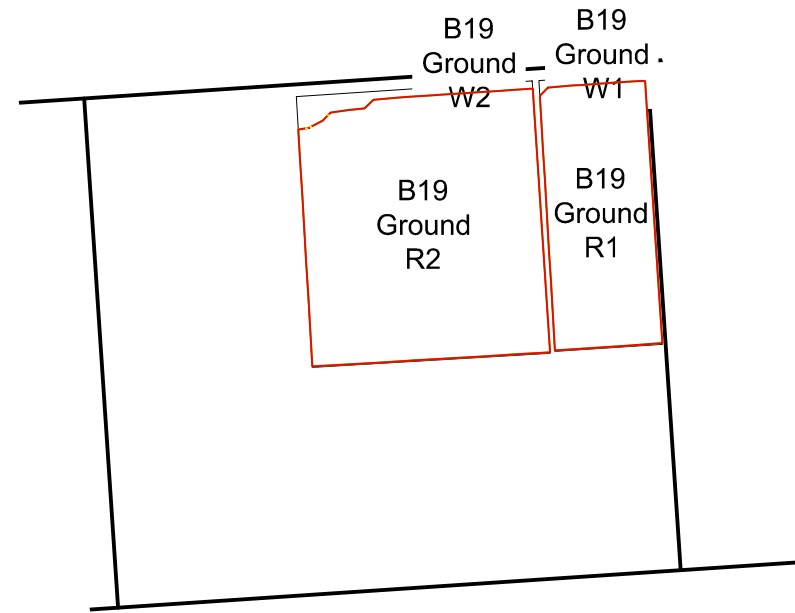
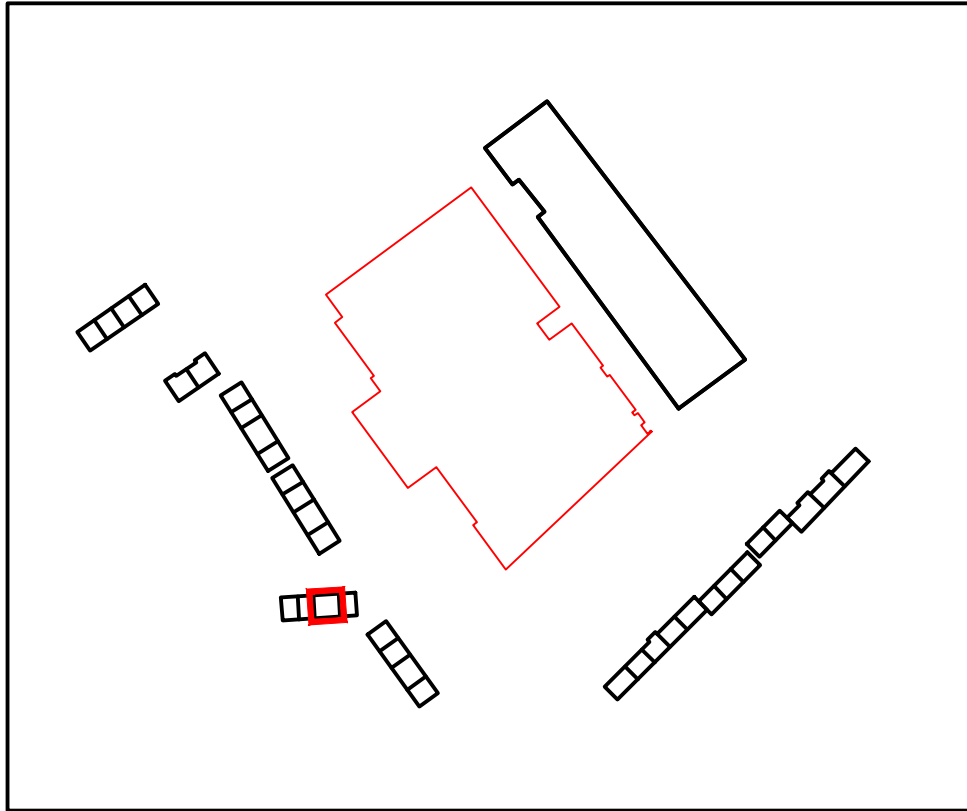
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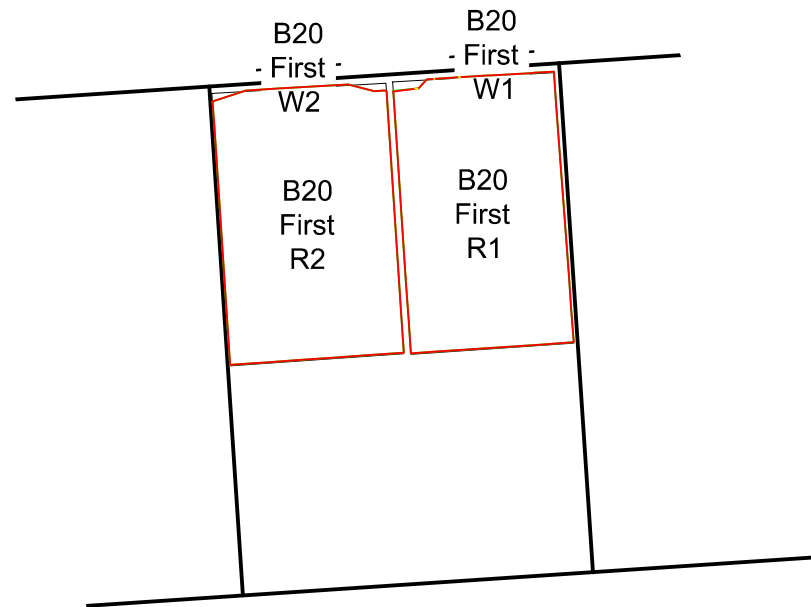
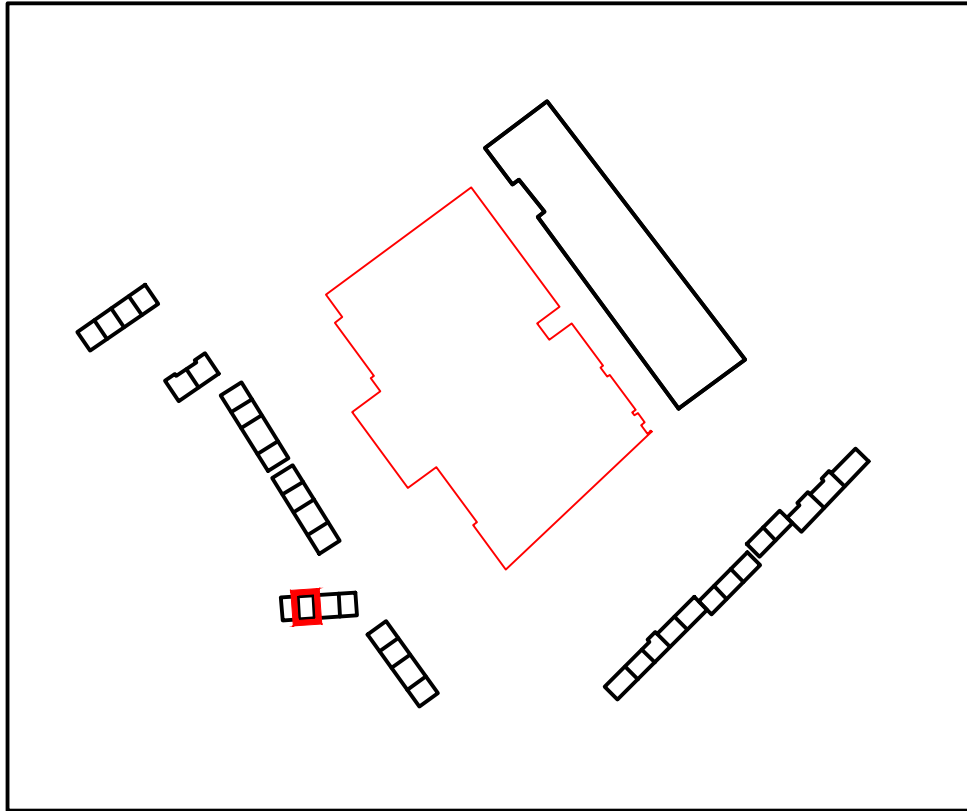
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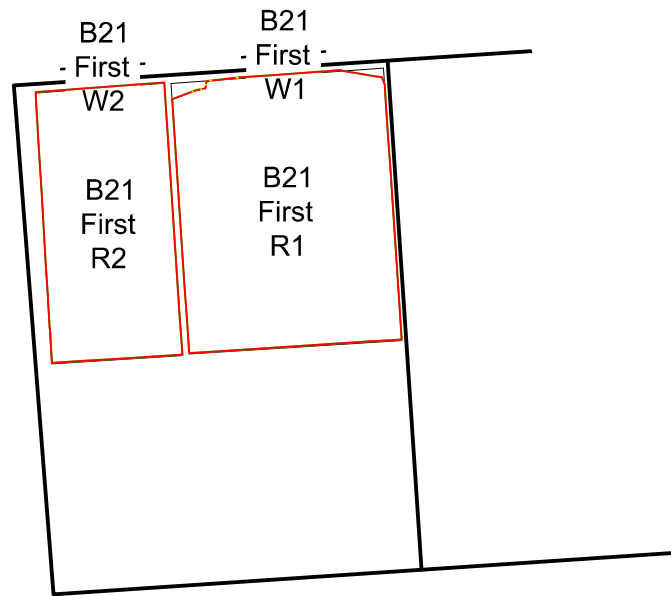
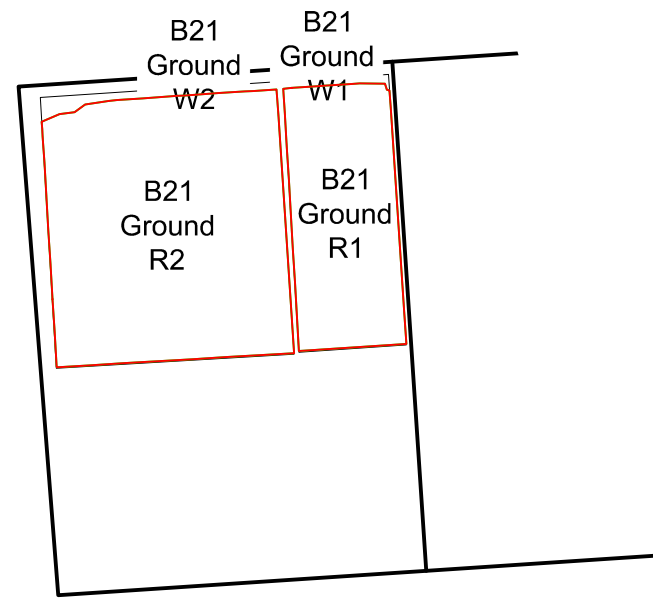
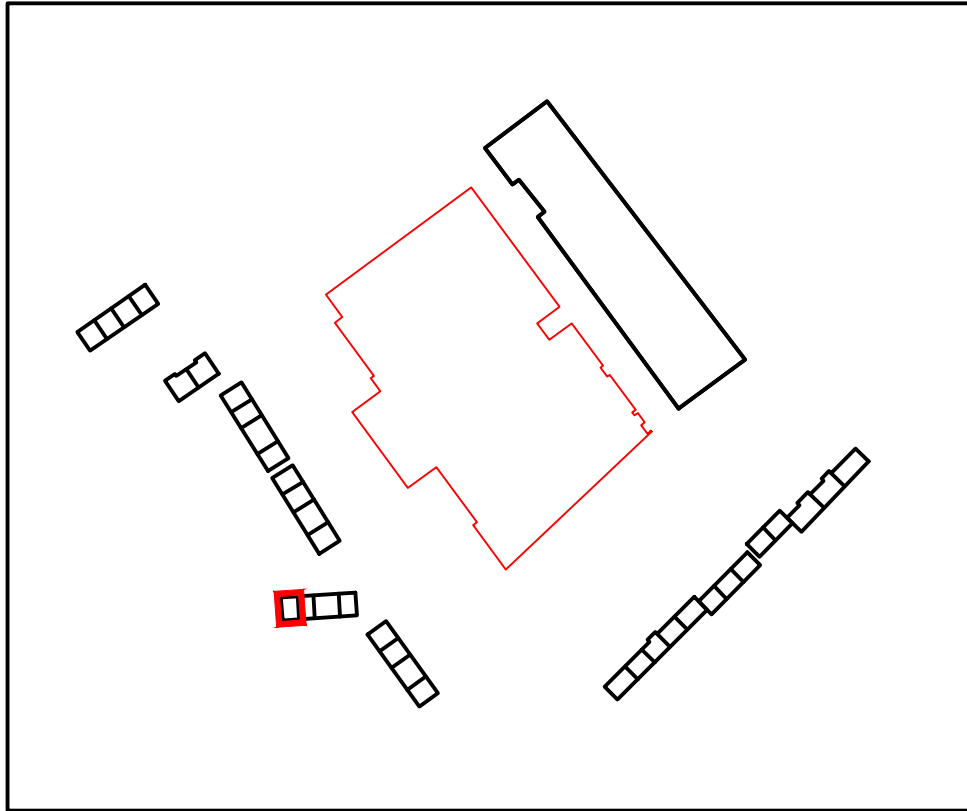
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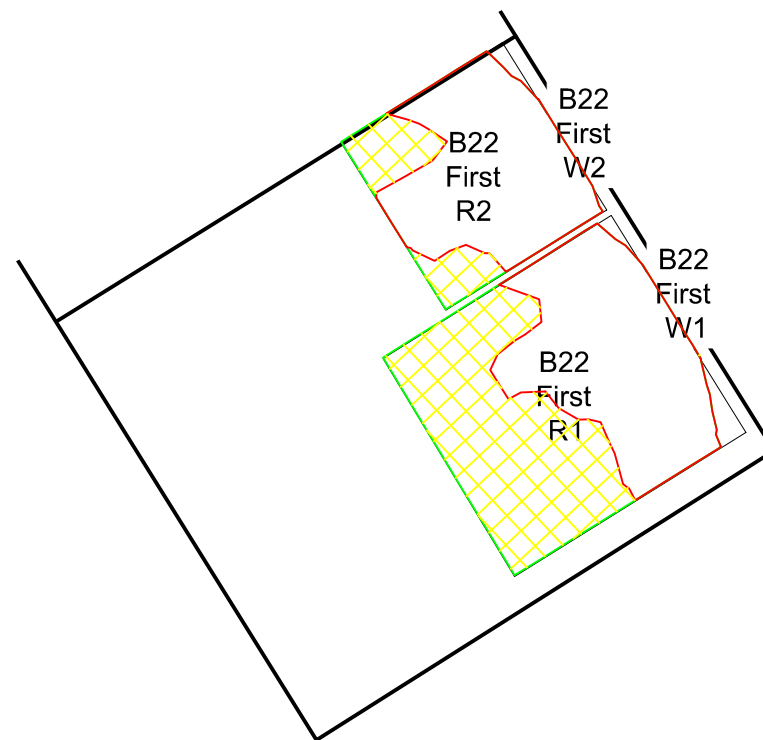
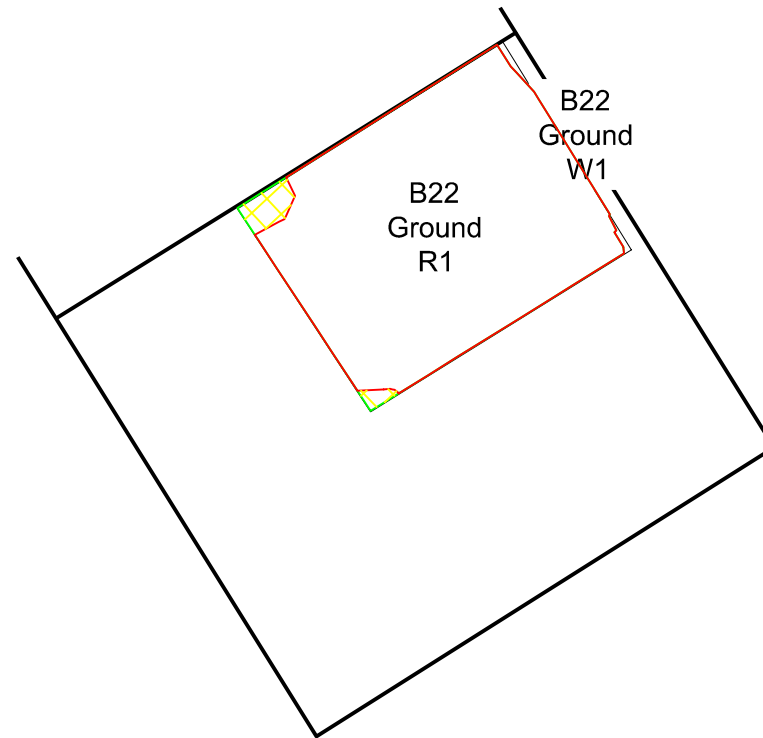
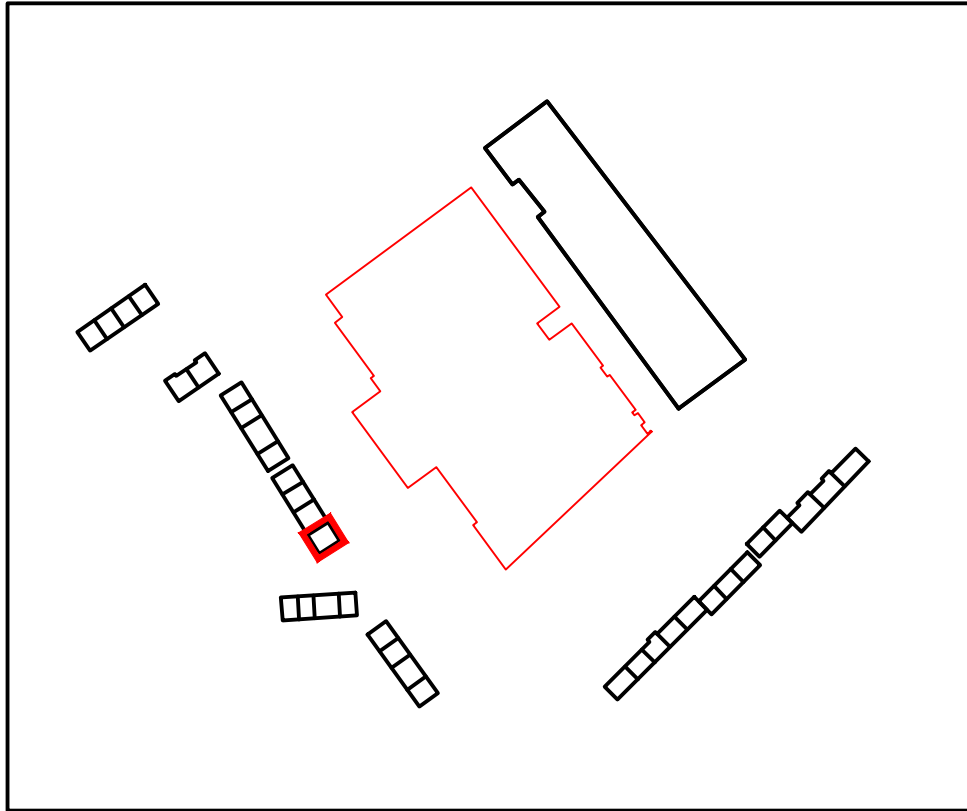
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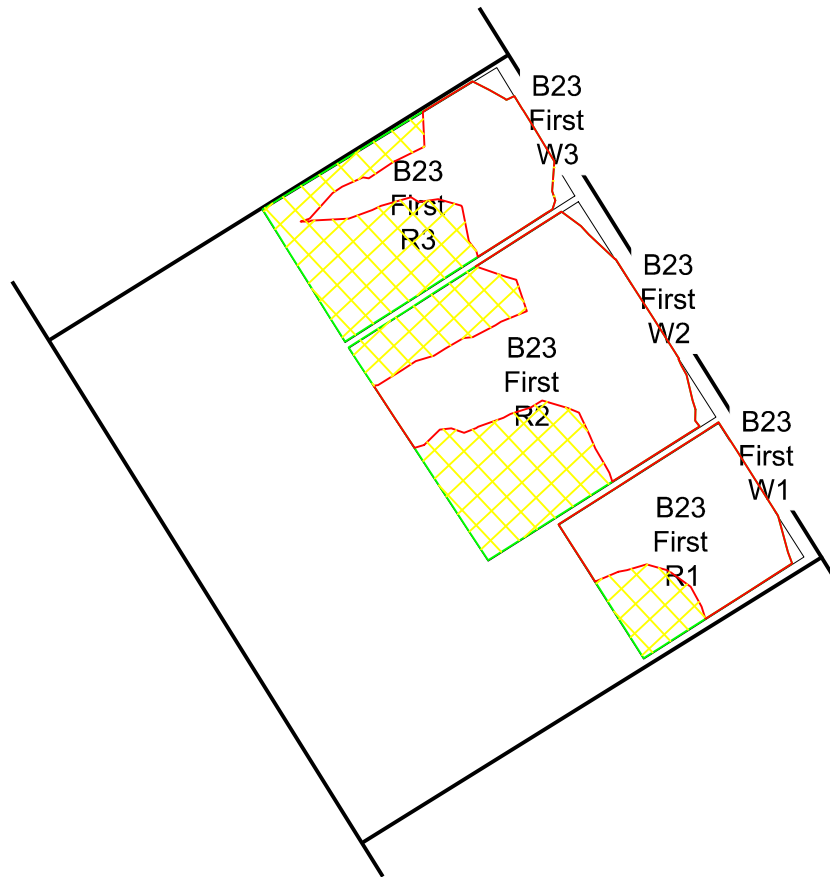
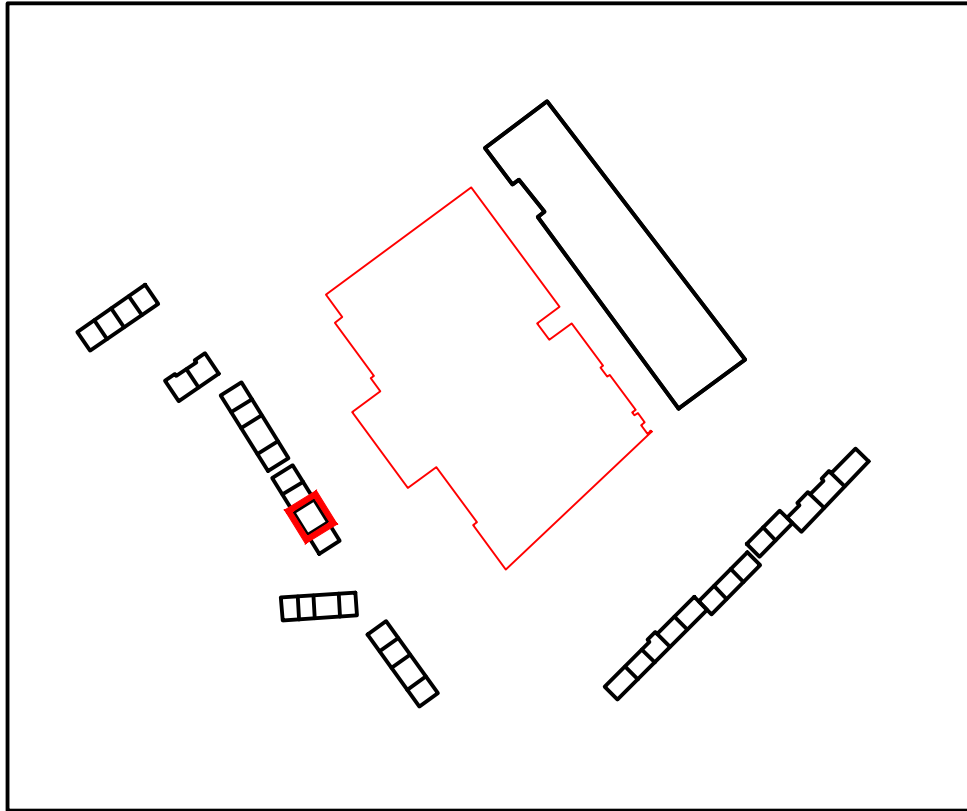
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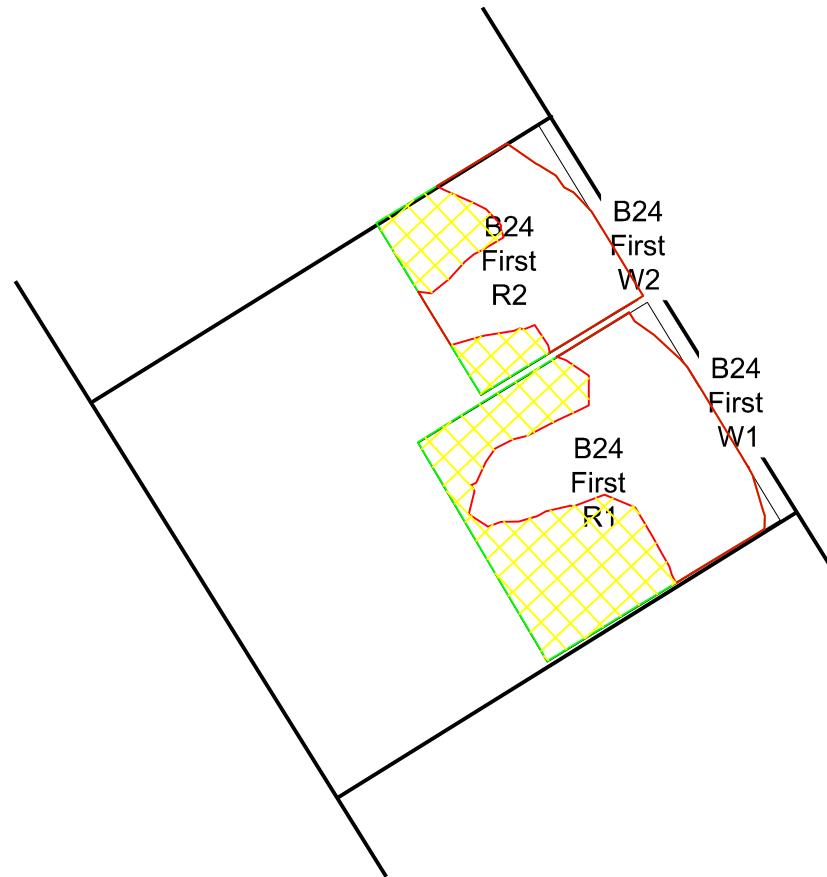
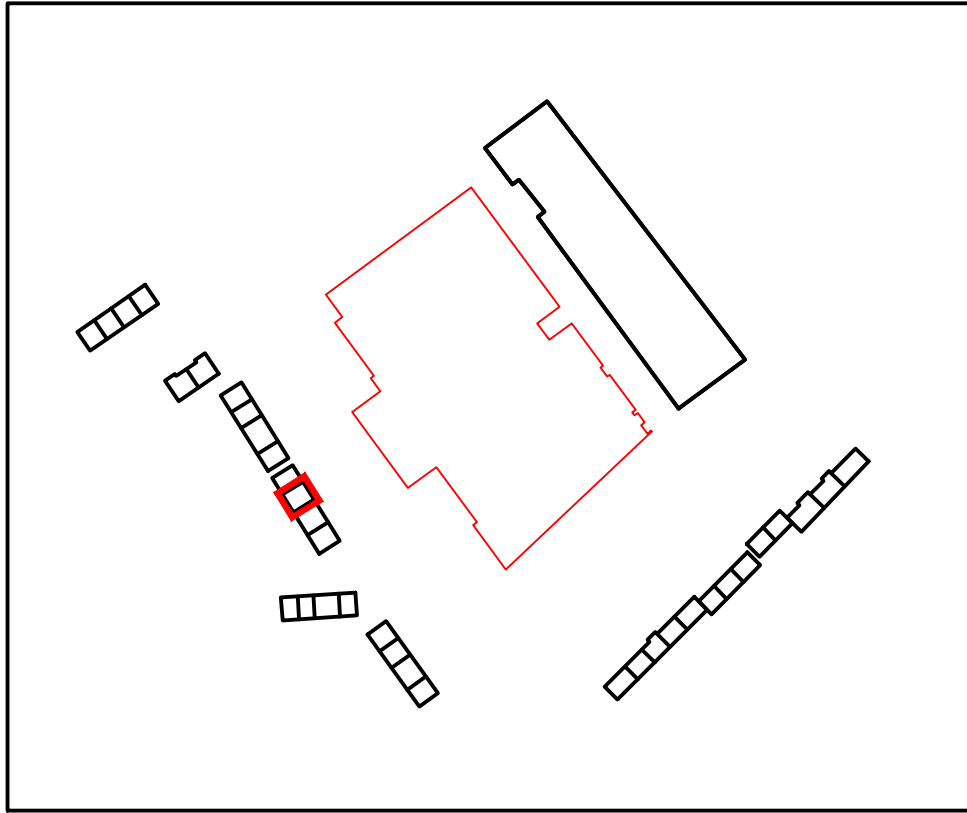
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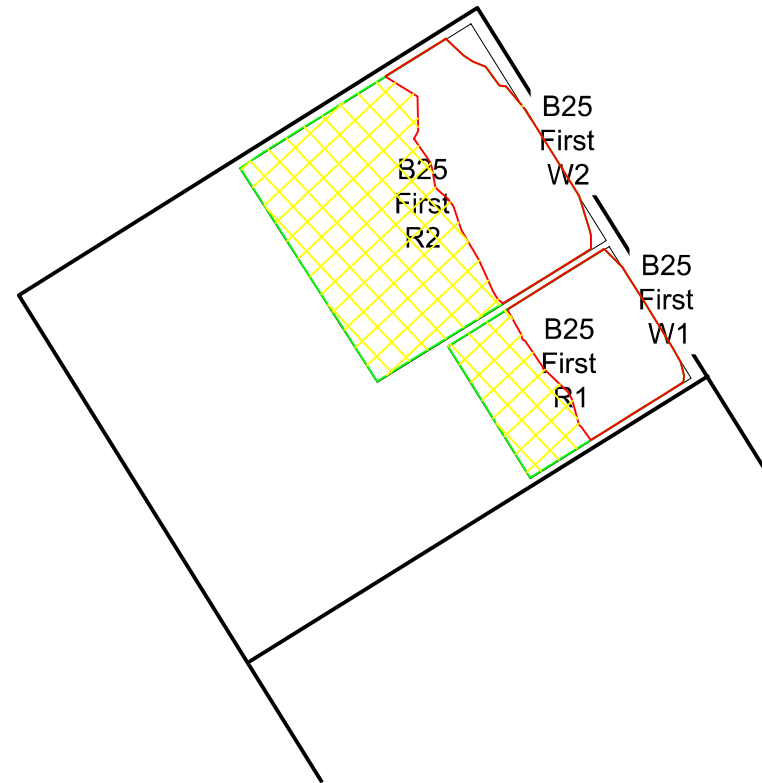
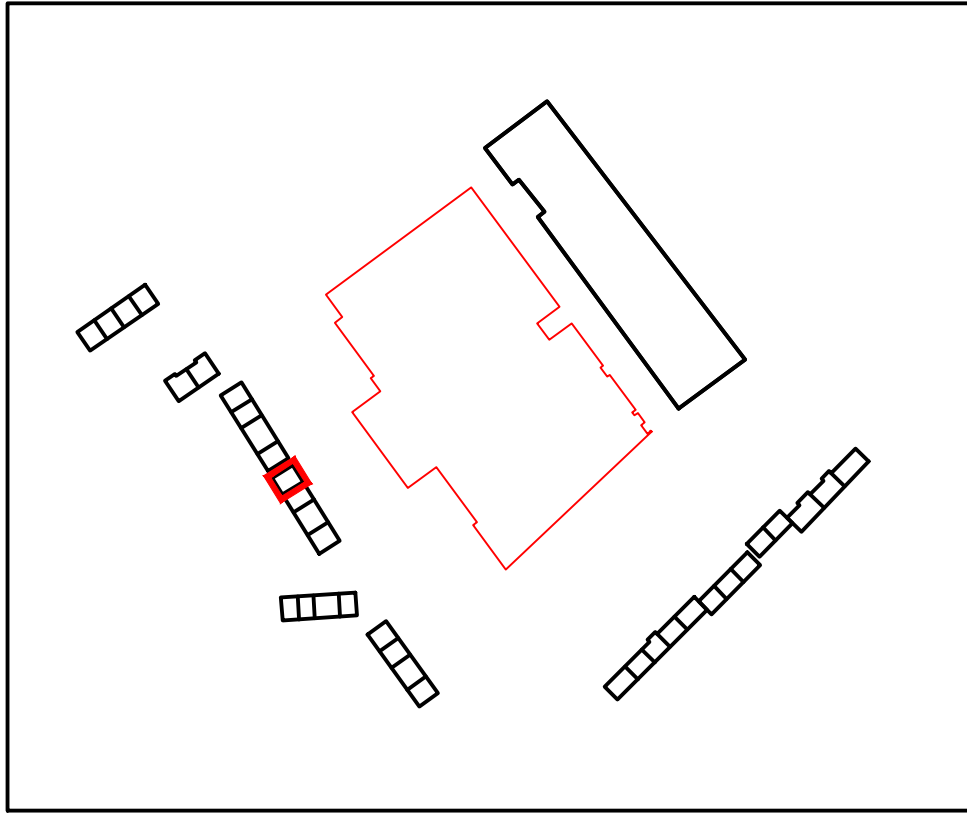
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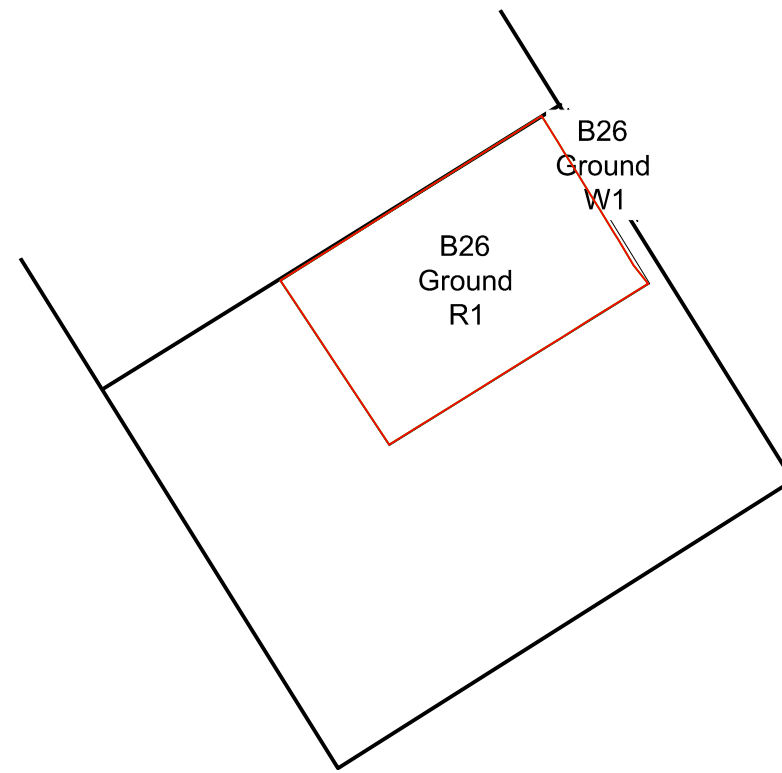
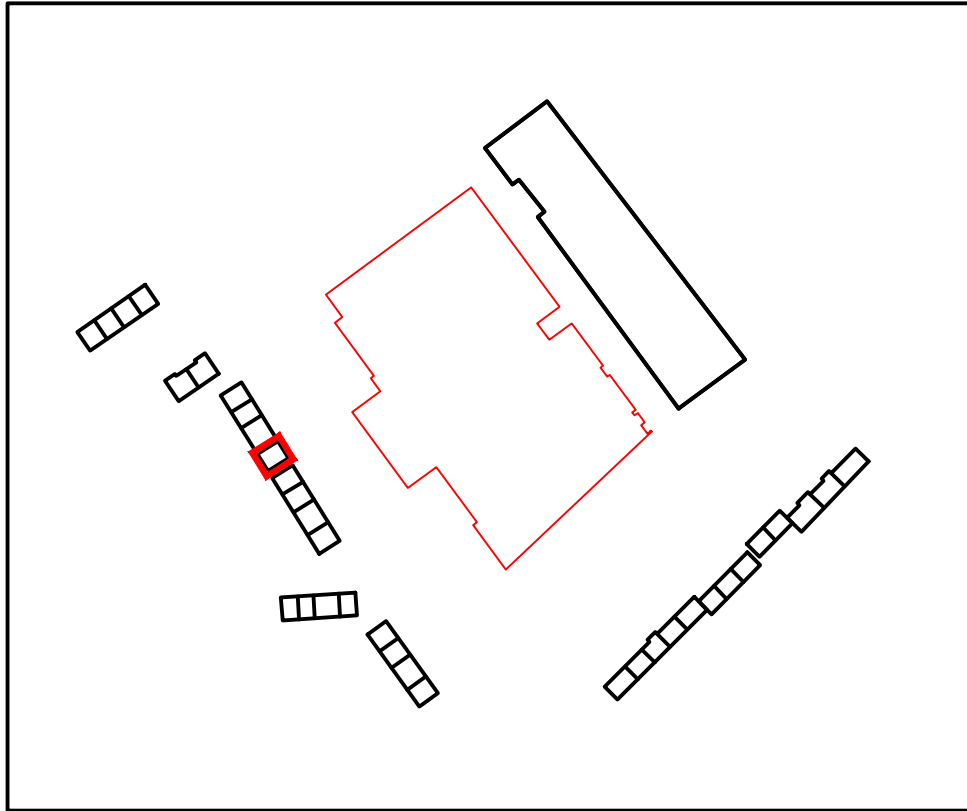
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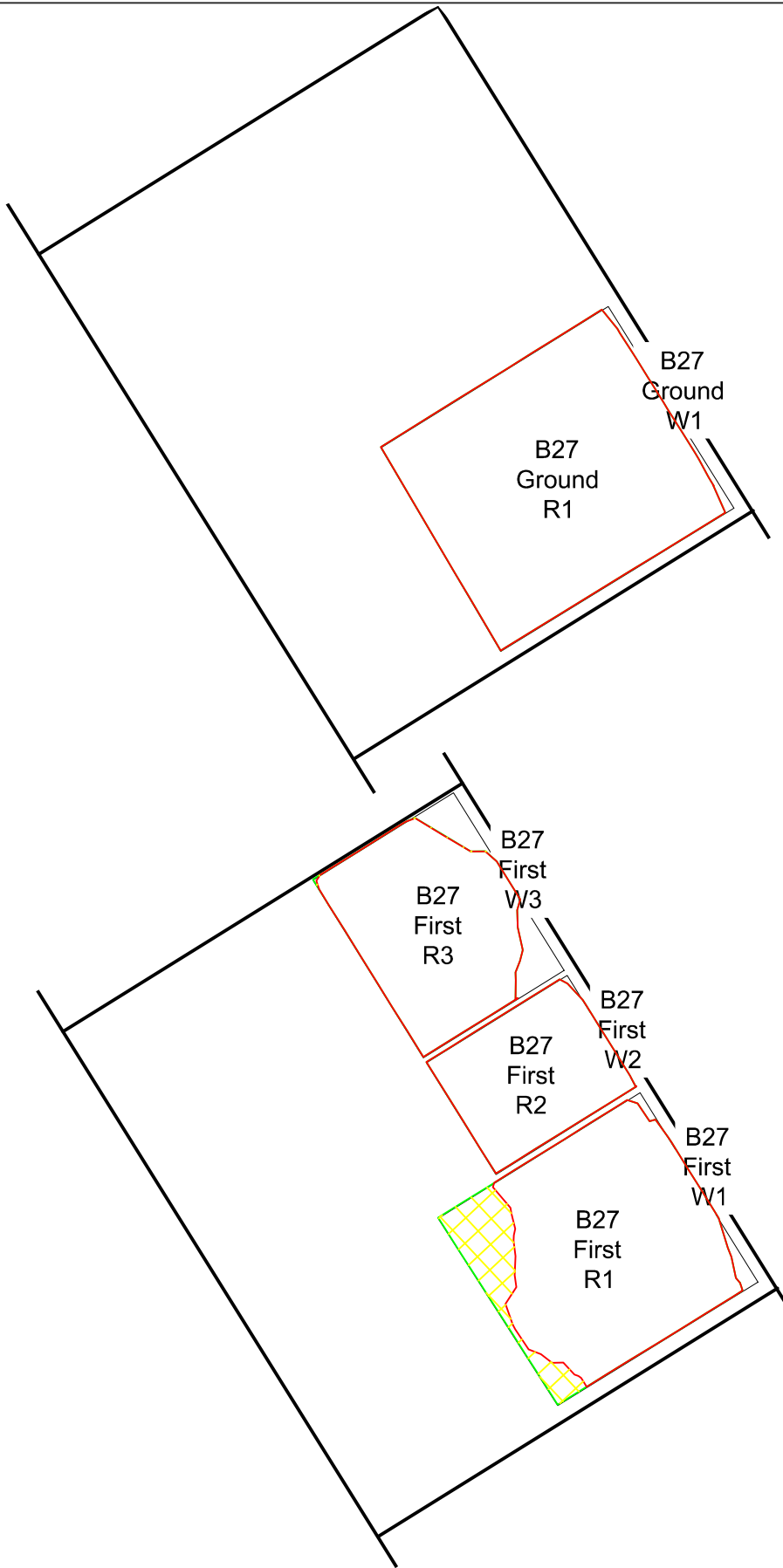
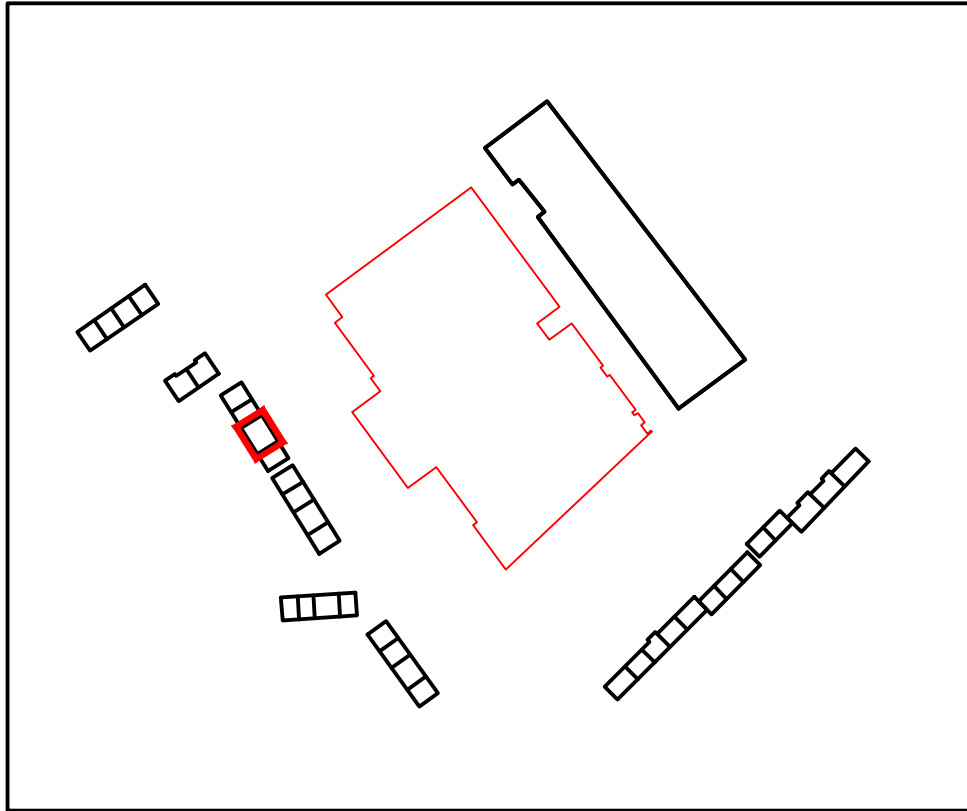
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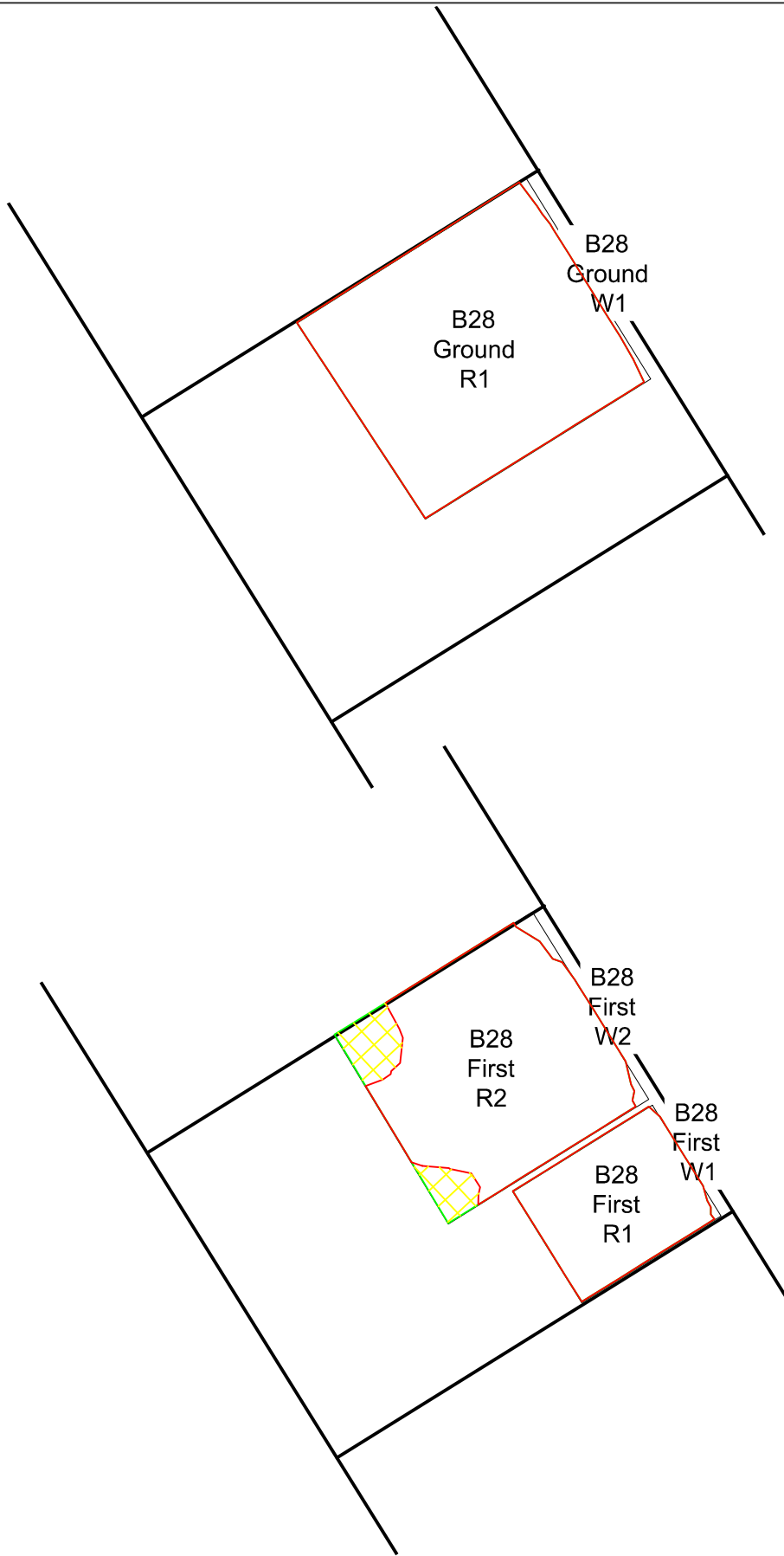
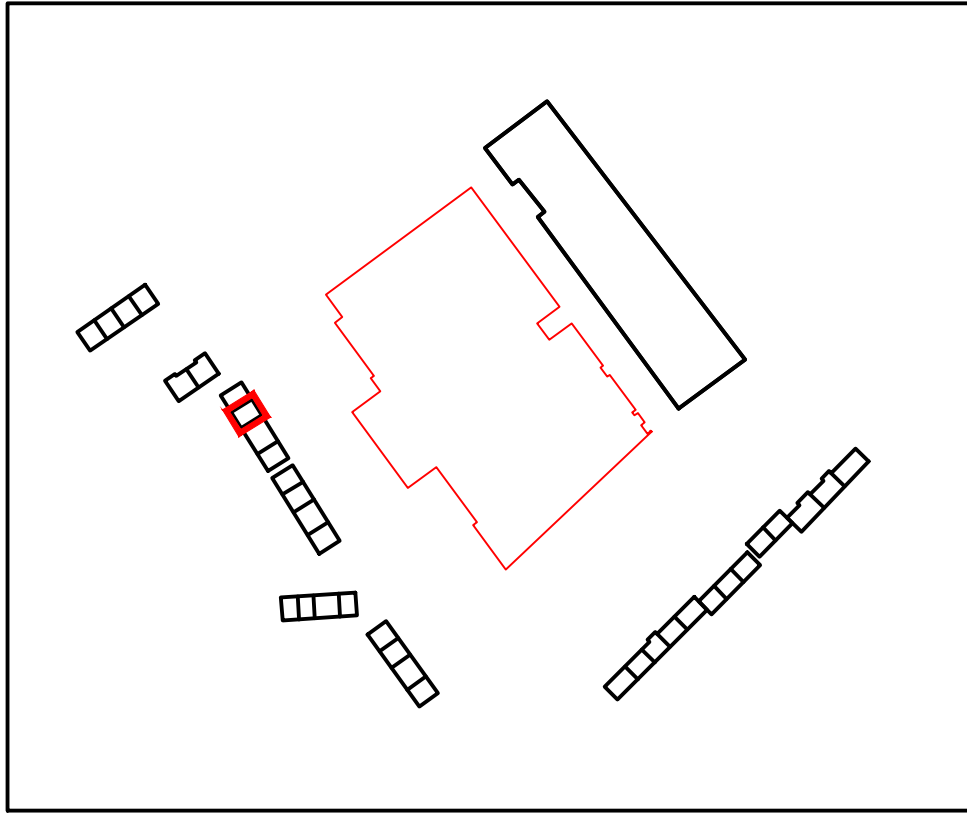
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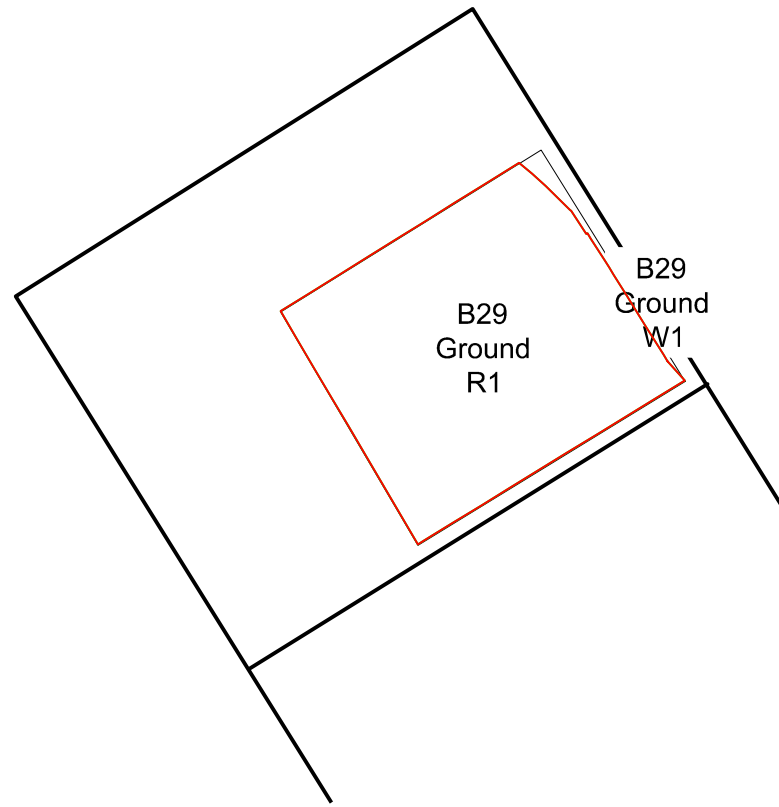
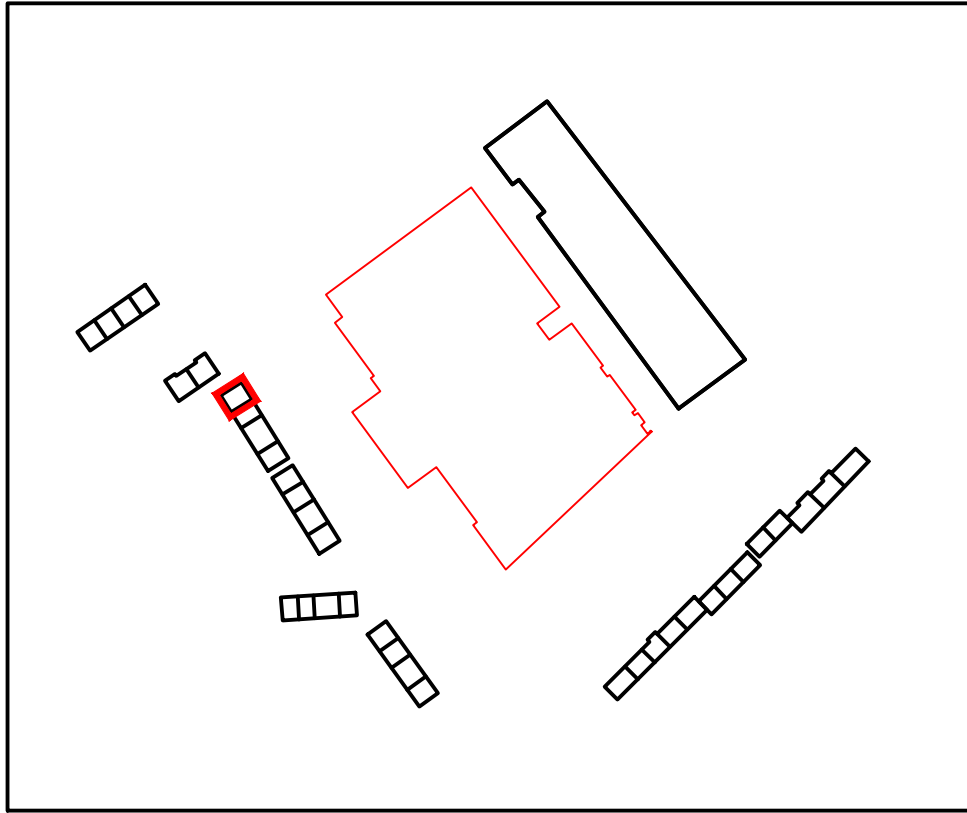
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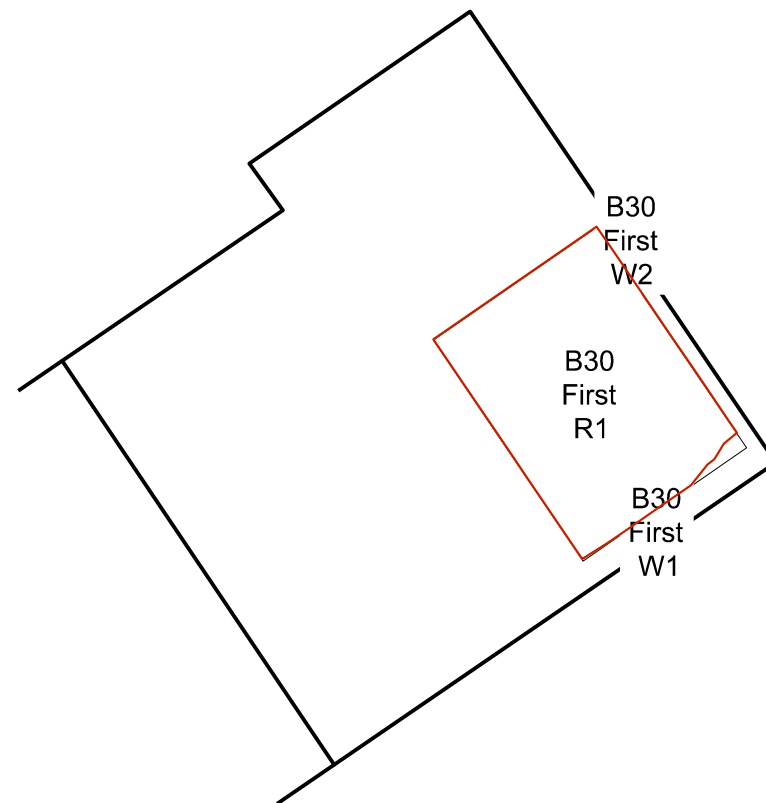
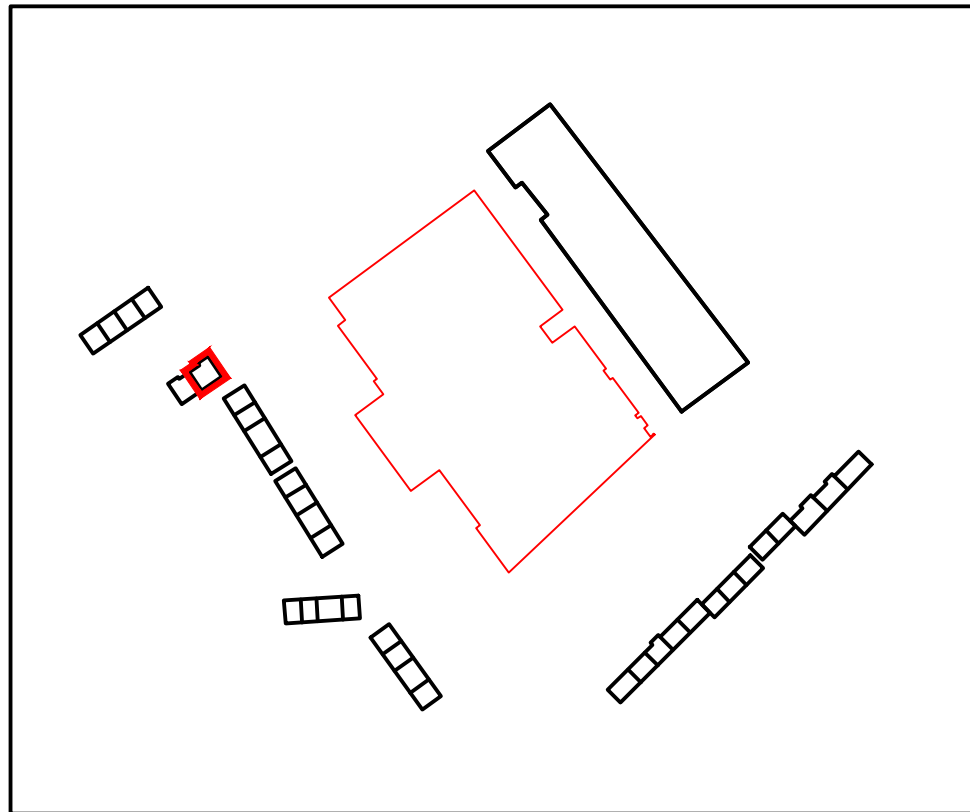
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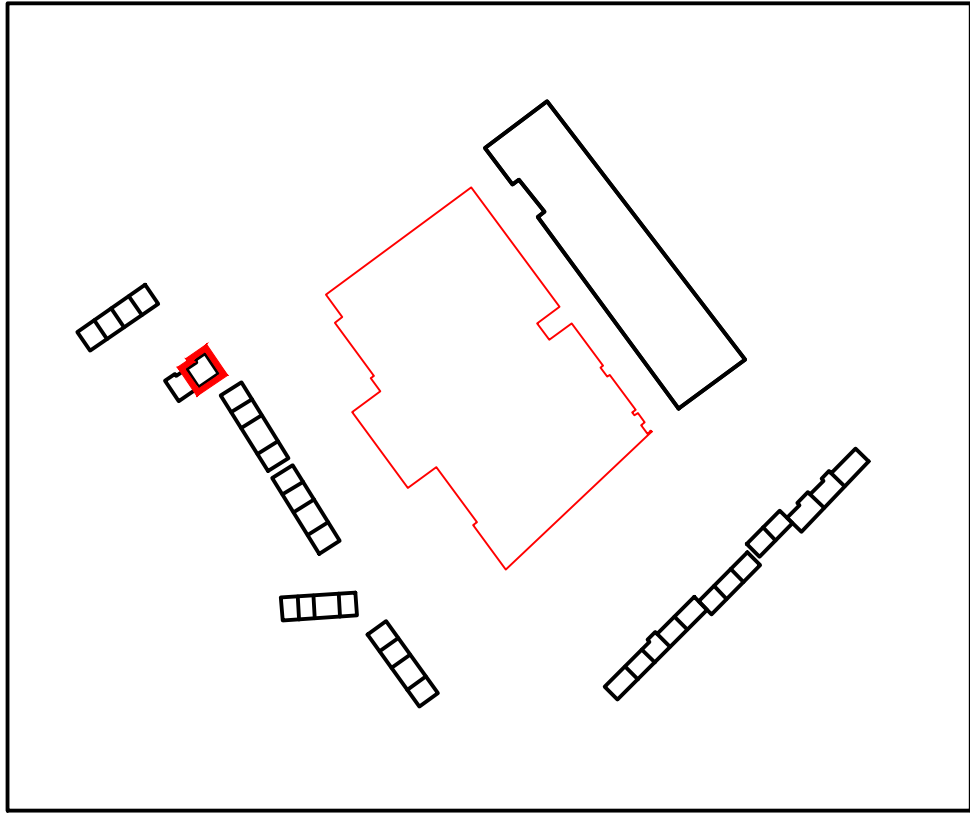
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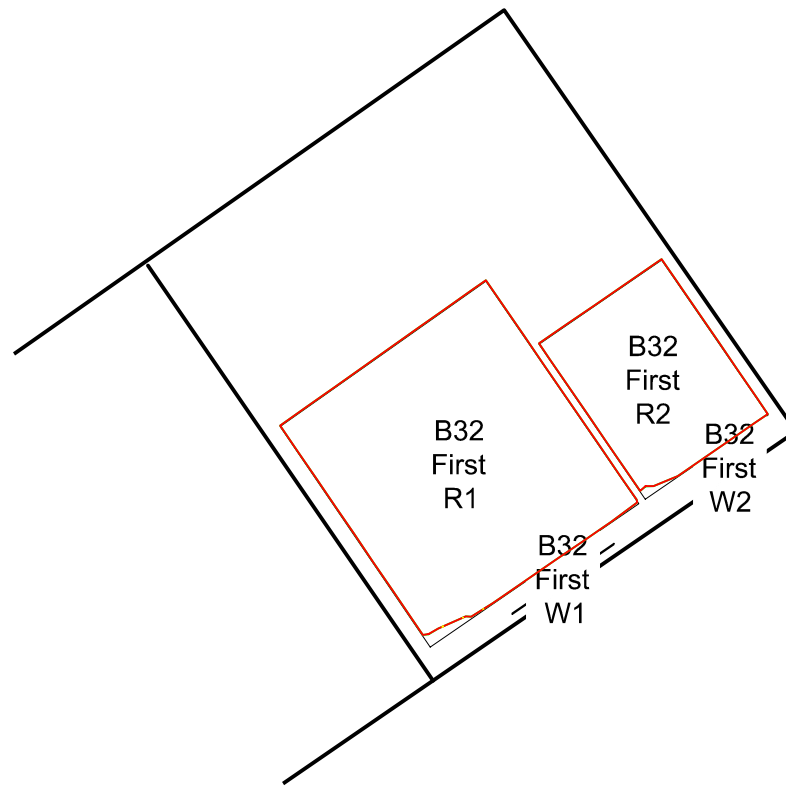
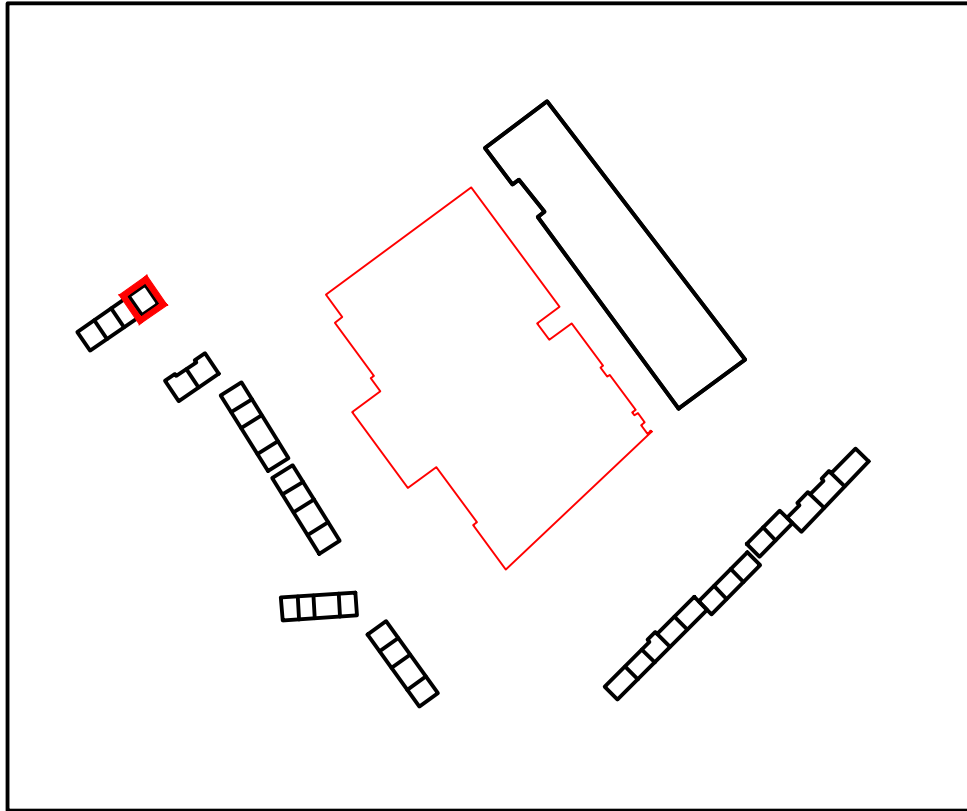
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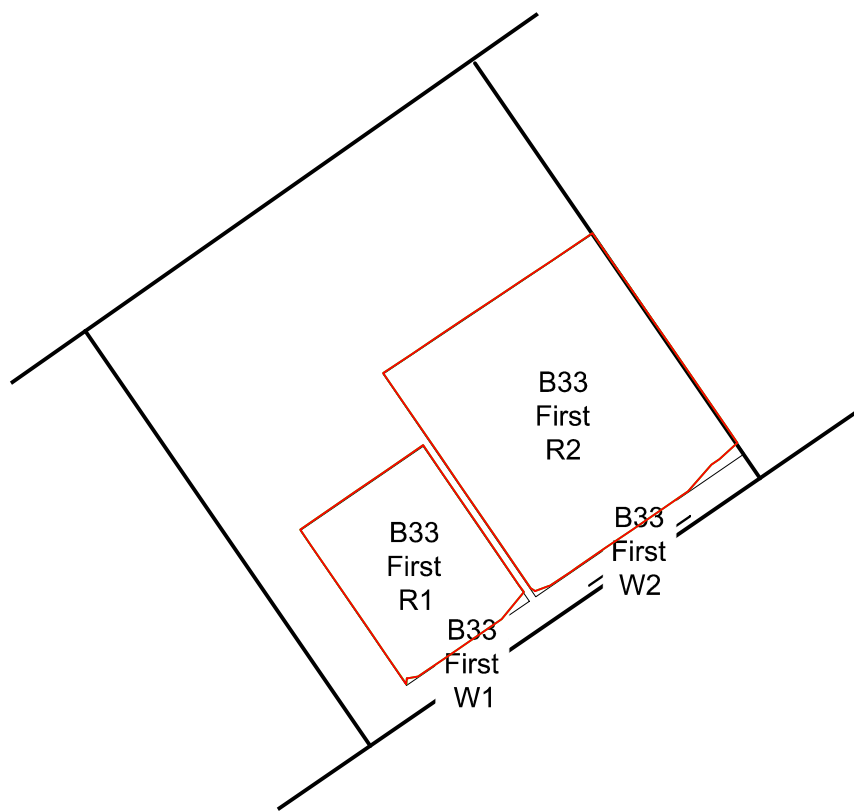
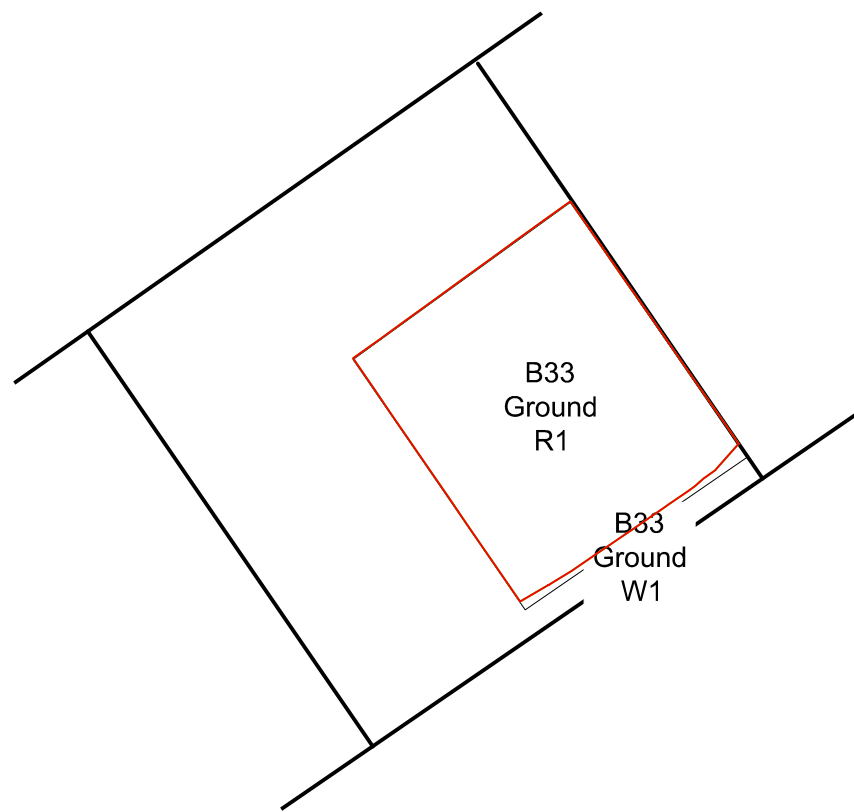
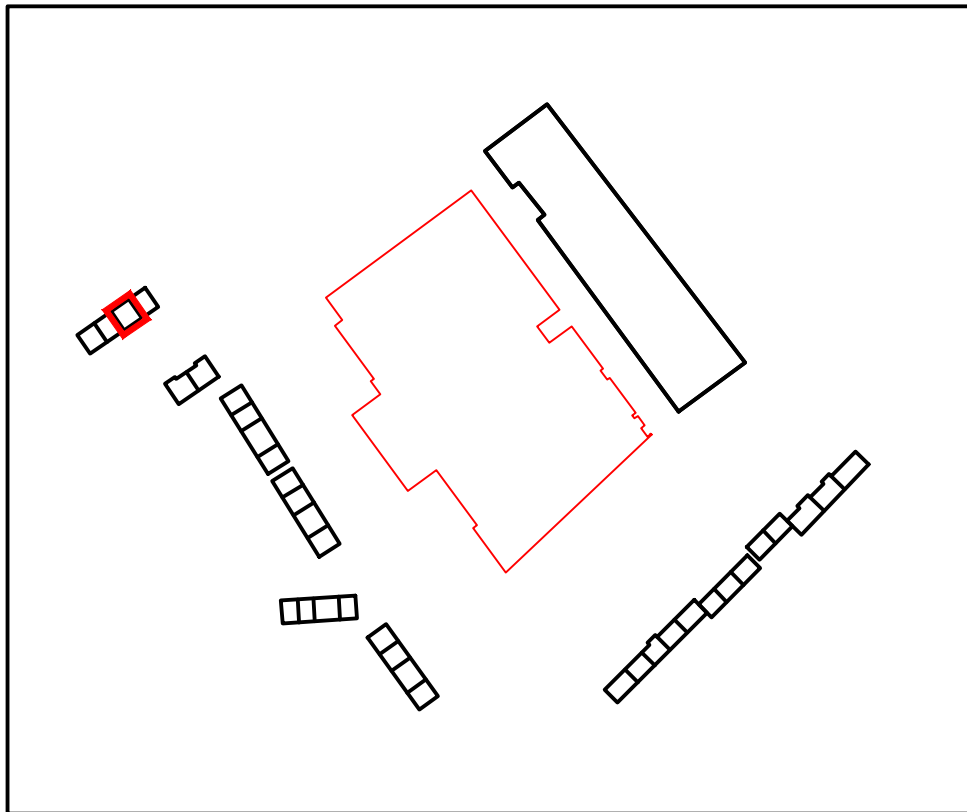
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Project Title Great Stone Road	Drawn MA	Date 06/18
	Checked ADJ	Date 06/18

A3	DWG No.	12736	Scale		Revision	
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DWG No.

Notes:



Existing No Sky Line



Proposed No Sky Line



No Sky Line Loss/ Gain Area

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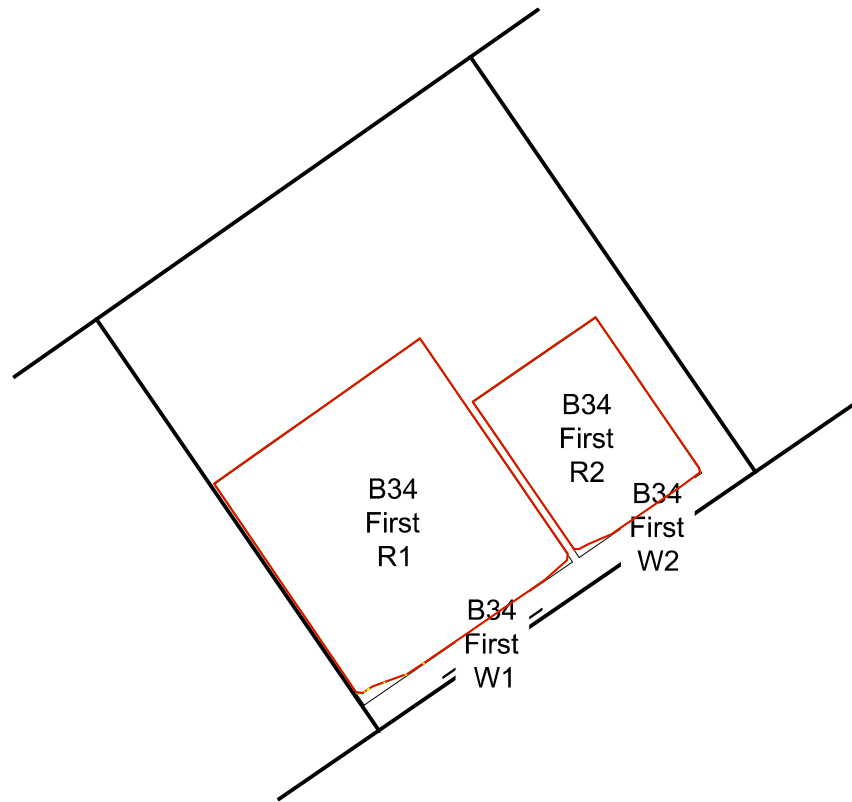
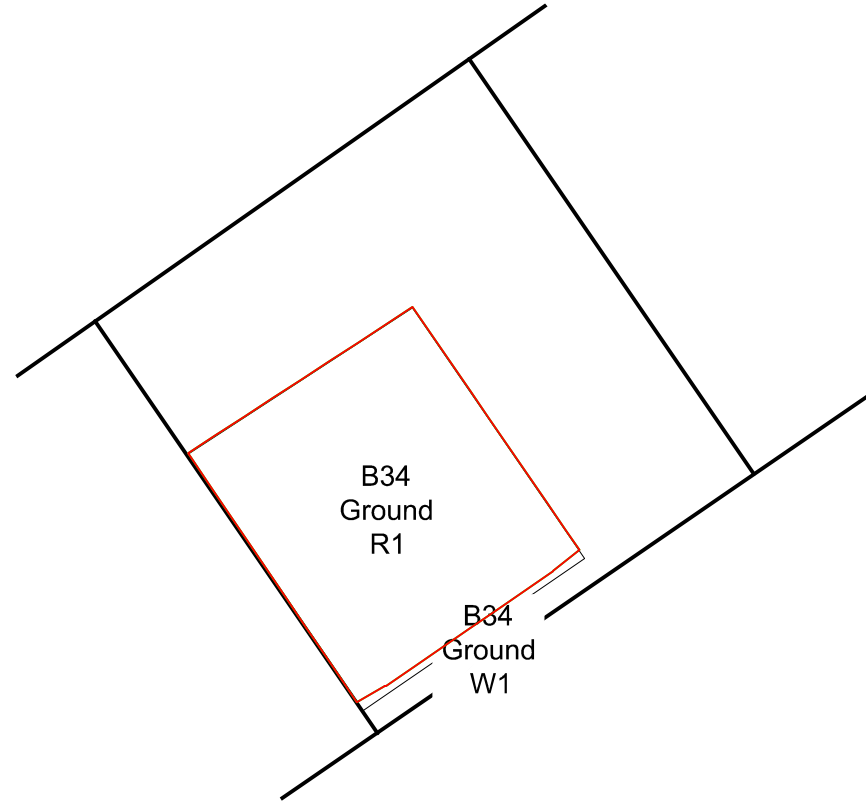
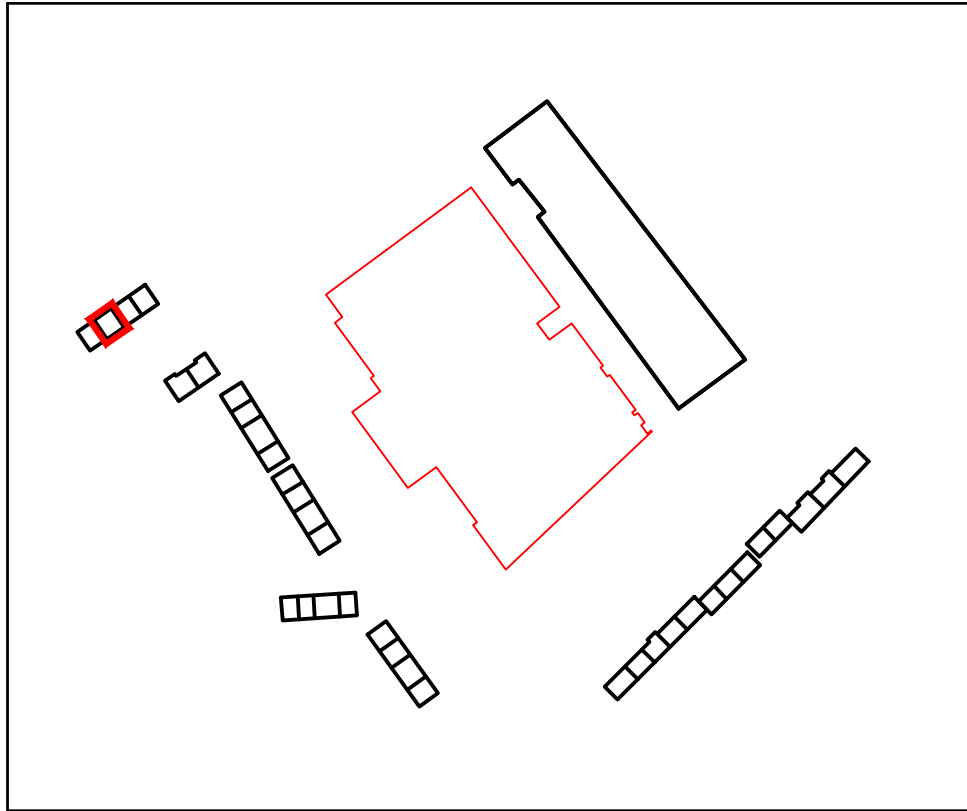
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Project Title Great Stone Road	Drawn MA	Date 06/18
	Checked ADJ	Date 06/18


A3	DWG No.	12736	Scale		Revision	
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DWG No.

Notes:

-  Existing No Sky Line
-  Proposed No Sky Line
-  No Sky Line Loss/ Gain Area

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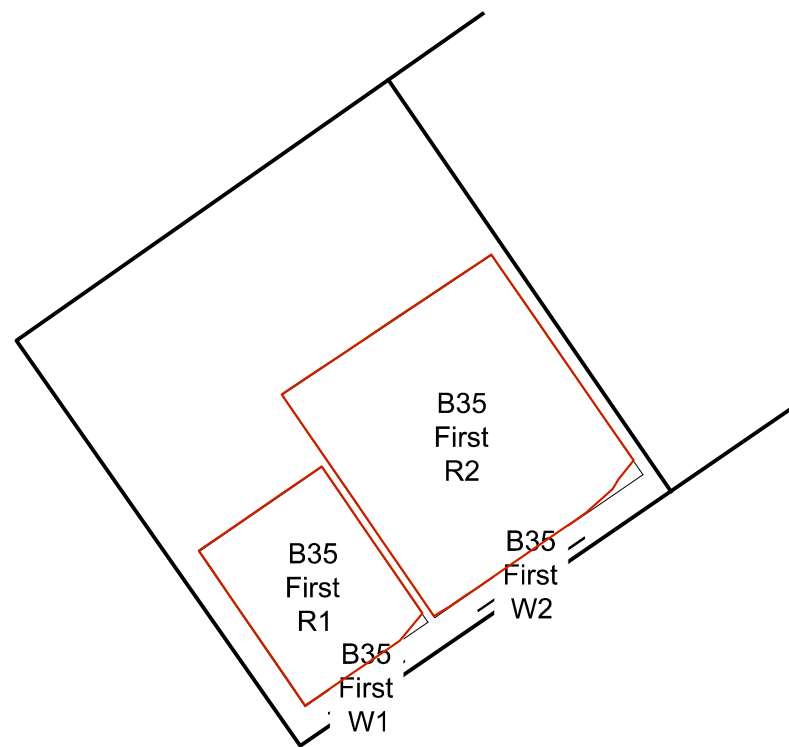
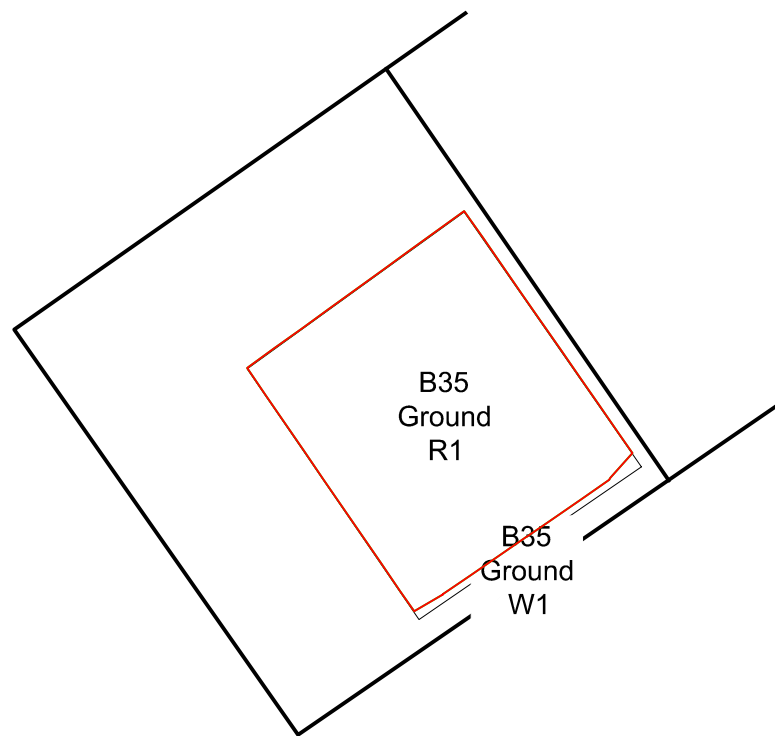
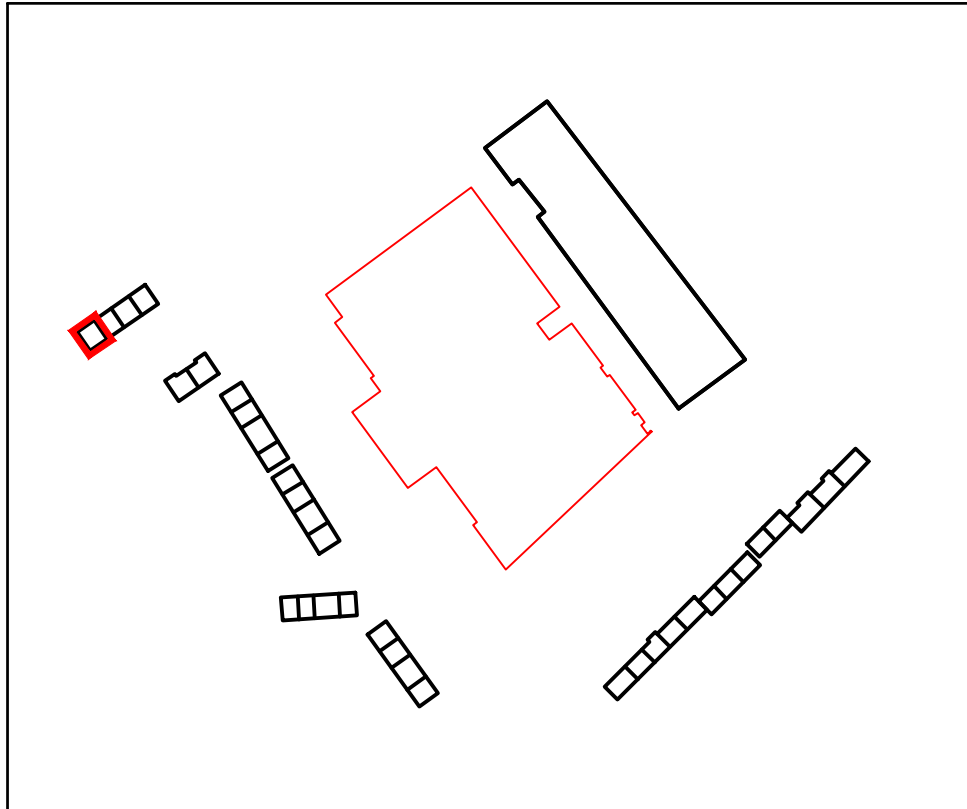
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Project Title Great Stone Road	Drawn MA	Date 06/18
	Checked ADJ	Date 06/18

A3	DWG No.	12736	Scale		Revision	
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DWG No.

Notes:



Existing No Sky Line



Proposed No Sky Line



No Sky Line Loss/ Gain Area

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Project Title Great Stone Road	Drawn MA	Date 06/18
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DWG No. 12736	Scale	Revision

A3

Accrue (Forum) 1 LLP
Great Stone Road, Stretford
Daylight Sunlight Report Rev 2



APPENDIX G

Average Daylight Factor Calculation Table

Project Name: Great Stone Road, Stretford - Surrounding														
Project No: BS/12736														
Report Title: Daylight & Sunlight - Neighbour Analysis														
Date of Analysis: 14/02/2020														
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value	Meets BRE Criteria
Proposed														
Ground	R1	Residential	LKD	W1-L W1-U	0.68 0.68	1.98 3.28	52.75 53.10	52.75 53.10	77.46 77.46	0.60 0.60	0.15 1.00	0.21 2.39		
												2.60	2.00	YES
Ground	R2	Residential	Bedroom	W2-L W2-U	0.68 0.68	0.60 1.00	51.01 51.97	51.01 51.97	53.76 53.76	0.60 0.60	0.15 1.00	0.09 1.02		
												1.12	1.00	YES
Ground	R3	Residential	LKD	W3-L W3-U	0.68 0.68	1.89 3.13	53.12 53.45	53.12 53.45	77.46 77.46	0.60 0.60	0.15 1.00	0.21 2.29		
												2.50	2.00	YES
Ground	R4	Residential	Bedroom	W4-L W4-U	0.68 0.68	0.61 1.02	50.86 51.72	50.86 51.72	53.76 53.76	0.60 0.60	0.15 1.00	0.09 1.04		
												1.13	1.00	YES
Ground	R5	Residential	LKD	W5-L W5-U W6-L W6-U	0.68 0.68 0.68 0.68	0.62 1.03 1.22 2.03	50.62 51.46 51.18 51.60	50.62 51.46 51.18 51.60	78.86 78.86 78.86 78.86	0.60 0.60 0.60 0.60	0.15 1.00 0.15 1.00	0.06 0.71 0.13 1.41		
												2.31	2.00	YES
Ground	R6	Residential	Bedroom	W7-L W7-U	0.68 0.68	0.62 1.03	48.52 49.25	48.52 49.25	53.76 53.76	0.60 0.60	0.15 1.00	0.09 1.00		
												1.09	1.00	YES
Ground	R7	Residential	LKD	W8-L W8-U	0.68 0.68	1.82 3.02	47.12 47.35	47.12 47.35	77.95 77.95	0.60 0.60	0.15 1.00	0.18 1.95		
												2.13	2.00	YES
Ground	R8	Residential	Bedroom	W9-L W9-U	0.68 0.68	0.62 1.03	43.73 44.26	43.73 44.26	53.76 53.76	0.60 0.60	0.15 1.00	0.08 0.90		
												0.98	1.00	NO
Ground	R9	Residential	Bedsit	W10-L W10-U	0.68 0.68	0.68 1.13	36.25 36.61	36.25 36.61	61.15 61.15	0.60 0.60	0.15 1.00	0.06 0.72		
												0.78	1.50	NO
Ground	R10	Residential	Bedroom	W11-L W11-U	0.68 0.68	0.79 1.31	43.82 43.84	43.82 43.84	51.05 51.05	0.60 0.60	0.15 1.00	0.11 1.20		
												1.31	1.00	YES
Ground	R11	Residential	Bedroom	W12-L W12-U	0.68 0.68	0.62 1.03	48.36 48.76	48.36 48.76	61.27 61.27	0.60 0.60	0.15 1.00	0.08 0.87		
												0.95	1.00	NO
Ground	R12	Residential	LKD	W13-L W13-U	0.68 0.68	1.70 2.83	50.47 50.67	50.47 50.67	104.88 104.88	0.60 0.60	0.15 1.00	0.13 1.45		
												1.58	2.00	NO
Ground	R13	Residential	Bedroom	W14-L W14-U	0.68 0.68	0.62 1.03	52.45 52.93	52.45 52.93	50.16 50.16	0.60 0.60	0.15 1.00	0.10 1.15		
												1.25	1.00	YES
Ground	R14	Residential	Bedroom	W15-L W15-U	0.68 0.68	0.62 1.03	52.00 52.71	52.00 52.71	47.73 47.73	0.60 0.60	0.15 1.00	0.11 1.20		
												1.31	1.00	YES
Ground	R15	Residential	LKD	W16-L W16-U	0.68 0.68	5.15 8.55	51.38 51.91	51.38 51.91	115.84 115.84	0.60 0.60	0.15 1.00	0.36 4.07		
												4.43	2.00	YES
Ground	R16	Residential	Bedroom	W17-L W17-U	0.68 0.68	0.61 1.02	35.83 36.13	35.83 36.13	53.64 53.64	0.60 0.60	0.15 1.00	0.07 0.73		
												0.79	1.00	NO
Ground	R17	Residential	LKD	W18-L W18-U	0.68 0.68	1.82 3.02	42.28 42.44	42.28 42.44	77.45 77.45	0.60 0.60	0.15 1.00	0.16 1.76		
												1.92	2.00	NO
Ground	R18	Residential	Bedroom	W19-L W19-U	0.68 0.68	0.62 1.03	46.13 46.79	46.13 46.79	53.75 53.75	0.60 0.60	0.15 1.00	0.08 0.95		
												1.03	1.00	YES
Ground	R19	Residential	LKD	W20-L W20-U	0.68 0.68	1.82 3.02	48.88 49.23	48.88 49.23	77.51 77.51	0.60 0.60	0.15 1.00	0.18 2.04		
												2.22	2.00	YES
Ground	R20	Residential	Bedroom	W21-L W21-U	0.68 0.68	0.58 0.97	50.14 51.01	50.14 51.01	53.75 53.75	0.60 0.60	0.15 1.00	0.09 0.98		
												1.06	1.00	YES
Ground	R21	Residential	LKD	W22-L W22-U	0.68 0.68	1.97 3.27	52.12 52.53	52.12 52.53	77.51 77.51	0.60 0.60	0.15 1.00	0.21 2.36		
												2.57	2.00	YES
Ground	R22	Residential	Bedroom	W23-L W23-U	0.68 0.68	0.61 1.02	51.18 52.13	51.18 52.13	53.75 53.75	0.60 0.60	0.15 1.00	0.09 1.05		
												1.14	1.00	YES
Ground	R23	Residential	Bedroom	W24-L W24-U	0.68 0.68	0.61 1.02	50.31 51.28	50.31 51.28	60.93 60.93	0.60 0.60	0.15 1.00	0.08 0.91		
												0.99	1.00	NO
Ground	R24	Residential	LKD	W25-L W25-U	0.68 0.68	2.09 3.46	48.21 48.77	48.21 48.77	113.11 113.11	0.60 0.60	0.15 1.00	0.14 1.59		
												1.73	2.00	NO
Ground	R25	Residential	LKD	W26-L W26-U	0.68 0.68	1.49 2.49	46.81 47.01	46.81 47.01	113.07 113.07	0.60 0.60	0.15 1.00	0.10 1.10		
												1.20	2.00	NO
Ground	R26	Residential	Bedroom	W27-L W27-U	0.68 0.68	0.62 1.03	45.08 45.76	45.08 45.76	60.90 60.90	0.60 0.60	0.15 1.00	0.07 0.82		
												0.89	1.00	NO
Ground	R27	Residential	Bedroom	W28-L W28-U	0.68 0.68	0.61 1.02	44.72 45.40	44.72 45.40	53.72 53.72	0.60 0.60	0.15 1.00	0.08 0.91		
												1.00	1.00	NO
Ground	R28	Residential	LKD	W29-L W29-U W30-L W30-U	0.68 0.68 0.68 0.68	1.36 2.25 0.59 0.98	45.81 46.04 43.56 44.21	45.81 46.04 43.56 44.21	77.47 77.47 77.47 77.47	0.60 0.60 0.60 0.60	0.15 1.00 0.15 1.00	0.13 1.42 0.05 0.60		
												2.20	2.00	YES
Ground	R29	Residential	Bedroom	W31-L W31-U	0.68 0.68	0.62 1.03	42.87 43.42	42.87 43.42	53.72 53.72	0.60 0.60	0.15 1.00	0.08 0.88		
												0.96	1.00	NO

Project Name: Great Stone Road, Stretford - Surrounding															
Project No: BS/12736															
Report Title: Daylight & Sunlight - Neighbour Analysis															
Date of Analysis: 14/02/2020															
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value	Meets BRE Criteria	
Ground	R30	Residential	LKD	W32-L	0.68	1.35	42.54	42.54	77.47	0.60	0.15	0.12	2.00	YES	
				W32-U	0.68	2.24	42.74	42.74	77.47	0.60	1.00	1.32			
				W33-L	0.68	0.62	39.87	39.87	77.47	0.60	0.15	0.05			
				W33-U	0.68	1.03	40.35	40.35	77.47	0.60	1.00	0.57			
												2.05			
Ground	R31	Residential	Bedroom	W34-L	0.68	0.62	37.98	37.98	53.72	0.60	0.15	0.07	1.00	NO	
				W34-U	0.68	1.03	38.42	38.42	53.72	0.60	1.00	0.78			
												0.85			
Ground	R32	Residential	LKD	W35-L	0.68	1.36	37.04	37.04	77.41	0.60	0.15	0.10	2.00	NO	
				W35-U	0.68	2.25	37.08	37.08	77.41	0.60	1.00	1.14			
												1.25			
Ground	R33	Residential	Bedroom	W36-L	0.68	0.61	32.98	32.98	53.55	0.60	0.15	0.06	1.00	NO	
				W36-U	0.68	1.02	33.33	33.33	53.55	0.60	1.00	0.67			
												0.73			
Ground	R34	Residential	Bedroom	W37-L	0.68	0.62	42.61	42.61	49.25	0.60	0.15	0.09	1.00	YES	
				W37-U	0.68	1.03	42.61	42.61	49.25	0.60	1.00	0.94			
												1.03			
Ground	R35	Residential	Bedroom	W38-L	0.68	0.62	45.41	45.41	57.09	0.60	0.15	0.08	1.00	NO	
				W38-U	0.68	1.03	45.76	45.76	57.09	0.60	1.00	0.87			
												0.95			
Ground	R36	Residential	LKD	W39-L	0.68	1.63	47.31	47.31	104.00	0.60	0.15	0.12	2.00	NO	
				W39-U	0.68	2.71	47.46	47.46	104.00	0.60	1.00	1.31			
												1.43			
Ground	R37	Residential	Bedroom	W40-L	0.68	0.62	48.47	48.47	56.65	0.60	0.15	0.08	1.00	YES	
				W40-U	0.68	1.03	48.96	48.96	56.65	0.60	1.00	0.94			
												1.03			
Ground	R38	Residential	Bedroom	W41-L	0.68	0.62	48.69	48.69	67.27	0.60	0.15	0.07	1.00	NO	
				W41-U	0.68	1.03	49.09	49.09	67.27	0.60	1.00	0.80			
												0.87			
Ground	R39	Residential	LKD	W42-L	0.68	0.91	45.11	45.11	115.72	0.60	0.15	0.06	2.00	YES	
				W42-U	0.68	1.52	45.59	45.59	115.72	0.60	1.00	0.63			
				W43-L	0.68	2.58	56.31	56.31	115.72	0.60	0.15	0.20			
				W43-U	0.68	4.28	59.70	59.70	115.72	0.60	1.00	2.35			
												3.24			
Ground	R40	Residential	LKD	W44-L	0.68	2.45	52.85	52.85	122.25	0.60	0.15	0.17	2.00	YES	
				W44-U	0.68	4.06	56.08	56.08	122.25	0.60	1.00	1.98			
				W45-L	0.68	1.95	45.07	45.07	122.25	0.60	0.15	0.11			
				W45-U	0.68	3.24	44.84	44.84	122.25	0.60	1.00	1.26			
												3.53			
Ground	R41	Residential	Bedroom	W46-L	0.68	0.61	40.45	40.45	60.87	0.60	0.15	0.07	1.00	NO	
				W46-U	0.68	1.02	40.62	40.62	60.87	0.60	1.00	0.72			
												0.79			
Ground	R42	Residential	Bedroom	W47-L	0.68	0.61	40.06	40.06	53.74	0.60	0.15	0.07	1.00	NO	
				W47-U	0.68	1.02	40.18	40.18	53.74	0.60	1.00	0.81			
												0.88			
Ground	R43	Residential	Bedroom	W48-L	0.68	0.62	43.37	43.37	53.83	0.60	0.15	0.08	1.00	NO	
				W48-U	0.68	1.03	43.65	43.65	53.83	0.60	1.00	0.88			
												0.96			
Ground	R44	Residential	LKD	W49-L	0.68	1.30	45.69	45.69	77.37	0.60	0.15	0.12	2.00	NO	
				W49-U	0.68	2.16	45.67	45.67	77.37	0.60	1.00	1.36			
												1.48			
Ground	R45	Residential	Bedroom	W50-L	0.68	0.62	45.14	45.14	58.24	0.60	0.15	0.08	1.00	YES	
				W50-U	0.68	1.02	45.60	45.60	58.24	0.60	1.00	0.85			
				W51-L	0.68	0.53	44.76	44.76	58.24	0.60	0.15	0.07			
				W51-U	0.68	0.89	45.40	45.40	58.24	0.60	1.00	0.73			
												1.73			
Ground	R46	Residential	Bedroom	W52-L	0.68	0.61	33.16	33.16	61.08	0.60	0.15	0.05	1.00	NO	
				W52-U	0.68	1.01	33.64	33.64	61.08	0.60	1.00	0.59			
												0.64			
Ground	R47	Residential	LKD	W53-L	0.68	0.62	44.22	44.22	117.44	0.60	0.15	0.04	2.00	NO	
				W53-U	0.68	1.02	45.09	45.09	117.44	0.60	1.00	0.42			
				W54-L	0.68	1.31	43.92	43.92	117.44	0.60	0.15	0.08			
				W54-U	0.68	2.17	44.73	44.73	117.44	0.60	1.00	0.88			
												1.41			
Ground	R48	Residential	Bedroom	W55-L	0.68	0.61	38.26	38.26	53.74	0.60	0.15	0.07	1.00	NO	
				W55-U	0.68	1.02	38.95	38.95	53.74	0.60	1.00	0.78			
												0.85			
Ground	R49	Residential	Bedroom	W56-L	0.68	0.61	44.87	44.87	60.99	0.60	0.15	0.07	1.00	NO	
				W56-U	0.68	1.02	45.57	45.57	60.99	0.60	1.00	0.81			
												0.88			
Ground	R50	Residential	LKD	W57-L	0.68	0.63	43.08	43.08	108.41	0.60	0.15	0.04	2.00	NO	
				W57-U	0.68	1.04	43.66	43.66	108.41	0.60	1.00	0.45			
				W58-L	0.68	1.31	42.19	42.19	108.41	0.60	0.15	0.08			
				W58-U	0.68	2.17	42.47	42.47	108.41	0.60	1.00	0.90			
												1.47			
Ground	R51	Residential	Bedroom	W59-L	0.68	0.62	37.80	37.80	89.80	0.60	0.15	0.04	1.00	YES	
				W59-U	0.68	1.02	38.24	38.24	89.80	0.60	1.00	0.46			
				W60-L	0.68	1.27	36.30	36.30	89.80	0.60	0.15	0.08			
				W60-U	0.68	2.10	36.40	36.40	89.80	0.60	1.00	0.91			
												1.49			
Ground	R52	Residential	Bedroom	W61-L	0.68	0.62	32.34	32.34	66.21	0.60	0.15	0.05	1.00	NO	
				W61-U	0.68	1.02	32.60	32.60	66.21	0.60	1.00	0.53			
												0.58			
Ground	R53	Residential	LKD	W62-L	0.68	1.40	40.50	40.50	53.77	0.60	0.15	0.17	2.00	YES	
				W62-U	0.68	2.33	40.62	40.62	53.77	0.60	1.00	1.87			
												2.04			
Ground	R54	Residential	Bedroom	W63-L	0.68	0.61	41.30	41.30	44.67	0.60	0.15	0.09	1.00	YES	
				W63-U	0.68	1.01	41.61	41.61	44.67	0.60	1.00	1.00			
												1.09			
Ground	R55	Residential	Bedroom	W64-L	0.68	0.62	33.82	33.82	47.99	0.60	0.15	0.07	1.00	NO	
				W64-U	0.68	1.03	34.09	34.09	47.99	0.60	1.00	0.78			
												0.85			
Ground	R56	Residential	LKD	W65-L	0.68	2.57	42.19	42.19	104.29	0.60	0.15	0.17	2.00	YES	
				W65-U	0.68	4.26	42.82	42.82	104.29	0.60	1.00	1.86			
												2.03			

Project Name: Great Stone Road, Stretford - Surrounding														
Project No: BS/12736														
Report Title: Daylight & Sunlight - Neighbour Analysis														
Date of Analysis: 14/02/2020														
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value	Meets BRE Criteria
First	R1	Residential	LKD	W1-L	0.68	0.81	47.92	47.92	131.09	0.60	0.15	0.05	2.00	YES
				W1-U	0.68	1.35	44.84	44.84	131.09	0.60	1.00	0.49		
				W2-L	0.68	3.78	71.53	71.53	131.09	0.60	0.15	0.33		
				W2-U	0.68	6.34	68.66	68.66	131.09	0.60	1.00	3.53		
				W3-L	0.68	2.04	62.21	62.21	131.09	0.60	0.15	0.15		
				W3-U	0.68	3.41	63.24	63.24	131.09	0.60	1.00	1.75		
First	R2	Residential	Bedroom	W4-L	0.68	0.62	56.27	56.27	63.96	0.60	0.15	0.09	1.00	YES
				W4-U	0.68	1.03	57.73	57.73	63.96	0.60	1.00	0.98		
												1.07		
First	R3	Residential	Bedroom	W5-L	0.68	0.62	55.09	55.09	59.54	0.60	0.15	0.09	1.00	YES
				W5-U	0.68	1.03	56.54	56.54	59.54	0.60	1.00	1.04		
												1.13		
First	R4	Residential	Bedroom	W6-L	0.68	0.61	54.76	54.76	55.40	0.60	0.15	0.10	1.00	YES
				W6-U	0.68	1.02	56.18	56.18	55.40	0.60	1.00	1.10		
												1.19		
First	R5	Residential	LKD	W7-L	0.68	1.96	57.94	57.94	77.46	0.60	0.15	0.23	2.00	YES
				W7-U	0.68	3.30	58.63	58.63	77.46	0.60	1.00	2.65		
												2.89		
First	R6	Residential	Bedroom	W8-L	0.68	0.60	56.00	56.00	53.76	0.60	0.15	0.10	1.00	YES
				W8-U	0.68	1.00	57.26	57.26	53.76	0.60	1.00	1.14		
												1.23		
First	R7	Residential	LKD	W9-L	0.68	1.87	58.09	58.09	77.46	0.60	0.15	0.22	2.00	YES
				W9-U	0.68	3.14	58.63	58.63	77.46	0.60	1.00	2.53		
												2.75		
First	R8	Residential	Bedroom	W10-L	0.68	0.61	55.46	55.46	53.76	0.60	0.15	0.10	1.00	YES
				W10-U	0.68	1.02	56.45	56.45	53.76	0.60	1.00	1.14		
												1.24		
First	R9	Residential	LKD	W11-L	0.68	0.61	55.18	55.18	78.86	0.60	0.15	0.07	2.00	YES
				W11-U	0.68	1.03	56.16	56.16	78.86	0.60	1.00	0.78		
				W12-L	0.68	1.21	55.74	55.74	78.86	0.60	0.15	0.14		
				W12-U	0.68	2.04	56.27	56.27	78.86	0.60	1.00	1.55		
First	R10	Residential	Bedroom	W13-L	0.68	0.61	52.84	52.84	53.76	0.60	0.15	0.10	1.00	YES
				W13-U	0.68	1.03	53.73	53.73	53.76	0.60	1.00	1.10		
												1.19		
First	R11	Residential	LKD	W14-L	0.68	1.81	51.16	51.16	77.95	0.60	0.15	0.19	2.00	YES
				W14-U	0.68	3.04	51.53	51.53	77.95	0.60	1.00	2.13		
												2.32		
First	R12	Residential	Bedroom	W15-L	0.68	0.61	47.42	47.42	53.76	0.60	0.15	0.09	1.00	YES
				W15-U	0.68	1.03	48.09	48.09	53.76	0.60	1.00	0.98		
												1.07		
First	R13	Residential	Bedroom	W16-L	0.68	0.67	38.70	38.70	52.17	0.60	0.15	0.08	1.00	NO
				W16-U	0.68	1.13	39.12	39.12	52.17	0.60	1.00	0.90		
												0.98		
First	R14	Residential	Bedroom	W17-L	0.68	0.78	45.79	45.79	51.05	0.60	0.15	0.11	1.00	YES
				W17-U	0.68	1.32	45.83	45.83	51.05	0.60	1.00	1.26		
												1.37		
First	R15	Residential	Bedroom	W18-L	0.68	0.61	51.38	51.38	61.27	0.60	0.15	0.08	1.00	YES
				W18-U	0.68	1.03	51.85	51.85	61.27	0.60	1.00	0.93		
												1.01		
First	R16	Residential	LKD	W19-L	0.68	1.69	53.93	53.93	104.88	0.60	0.15	0.14	2.00	NO
				W19-U	0.68	2.84	54.23	54.23	104.88	0.60	1.00	1.56		
												1.70		
First	R17	Residential	Bedroom	W20-L	0.68	0.61	56.18	56.18	50.16	0.60	0.15	0.11	1.00	YES
				W20-U	0.68	1.03	56.87	56.87	50.16	0.60	1.00	1.24		
												1.35		
First	R18	Residential	Bedroom	W21-L	0.68	0.61	55.55	55.55	47.73	0.60	0.15	0.11	1.00	YES
				W21-U	0.68	1.03	56.42	56.42	47.73	0.60	1.00	1.30		
												1.41		
First	R19	Residential	LKD	W22-L	0.68	5.11	55.06	55.06	115.84	0.60	0.15	0.39	2.00	YES
				W22-U	0.68	8.59	55.72	55.72	115.84	0.60	1.00	4.39		
												4.78		
First	R20	Residential	LKD	W23-L	0.68	0.61	38.07	38.07	141.41	0.60	0.15	0.03	2.00	NO
				W23-U	0.68	1.02	38.50	38.50	141.41	0.60	1.00	0.30		
				W24-L	0.68	1.81	45.65	45.65	141.41	0.60	0.15	0.09		
				W24-U	0.68	3.04	46.03	46.03	141.41	0.60	1.00	1.05		
First	R21	Residential	Bedroom	W25-L	0.68	0.61	50.37	50.37	53.75	0.60	0.15	0.09	1.00	YES
				W25-U	0.68	1.03	51.32	51.32	53.75	0.60	1.00	1.05		
												1.14		
First	R22	Residential	LKD	W26-L	0.68	1.81	53.58	53.58	77.51	0.60	0.15	0.20	2.00	YES
				W26-U	0.68	3.04	54.16	54.16	77.51	0.60	1.00	2.26		
												2.45		
First	R23	Residential	Bedroom	W27-L	0.68	0.58	54.71	54.71	53.75	0.60	0.15	0.09	1.00	YES
				W27-U	0.68	0.97	55.76	55.76	53.75	0.60	1.00	1.07		
												1.17		
First	R24	Residential	LKD	W28-L	0.68	1.97	57.20	57.20	77.51	0.60	0.15	0.23	2.00	YES
				W28-U	0.68	3.27	57.74	57.74	77.51	0.60	1.00	2.59		
												2.82		
First	R25	Residential	Bedroom	W29-L	0.68	0.61	56.04	56.04	53.75	0.60	0.15	0.10	1.00	YES
				W29-U	0.68	1.02	57.16	57.16	53.75	0.60	1.00	1.16		
												1.26		
First	R26	Residential	Bedroom	W30-L	0.68	0.61	55.26	55.26	60.93	0.60	0.15	0.09	1.00	YES
				W30-U	0.68	1.02	56.48	56.48	60.93	0.60	1.00	1.01		
												1.09		
First	R27	Residential	LKD	W31-L	0.68	2.07	53.24	53.24	113.11	0.60	0.15	0.16	2.00	NO
				W31-U	0.68	3.48	54.03	54.03	113.11	0.60	1.00	1.77		
												1.92		
First	R28	Residential	LKD	W32-L	0.68	1.47	51.12	51.12	113.07	0.60	0.15	0.11	2.00	NO
				W32-U	0.68	2.50	51.57	51.57	113.07	0.60	1.00	1.21		
												1.32		
First	R29	Residential	Bedroom	W33-L	0.68	0.61	49.37	49.37	60.90	0.60	0.15	0.08	1.00	NO
				W33-U	0.68	1.03	50.27	50.27	60.90	0.60	1.00	0.91		
												0.98		

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First	R30	Residential	Bedroom	W34-L	0.68	0.61	48.97	48.97	53.72	0.60	0.15	0.09	1.00	YES
				W34-U	0.68	1.02	49.88	49.88	53.72	0.60	1.00	1.01		
First	R31	Residential	LKD	W35-L	0.68	1.34	50.06	50.06	77.47	0.60	0.15	0.14	2.00	YES
				W35-U	0.68	2.26	50.49	50.49	77.47	0.60	1.00	1.57		
				W36-L	0.68	0.59	47.69	47.69	77.47	0.60	0.15	0.06		
				W36-U	0.68	0.99	48.55	48.55	77.47	0.60	1.00	0.66		
First	R32	Residential	Bedroom	W37-L	0.68	0.61	46.88	46.88	53.72	0.60	0.15	0.09	1.00	YES
				W37-U	0.68	1.03	47.61	47.61	53.72	0.60	1.00	0.97		
First	R33	Residential	LKD	W38-L	0.68	1.34	46.33	46.33	77.47	0.60	0.15	0.13	2.00	YES
				W38-U	0.68	2.26	46.70	46.70	77.47	0.60	1.00	1.44		
				W39-L	0.68	0.61	43.47	43.47	77.47	0.60	0.15	0.05		
				W39-U	0.68	1.03	44.10	44.10	77.47	0.60	1.00	0.62		
First	R34	Residential	Bedroom	W40-L	0.68	0.61	41.28	41.28	53.72	0.60	0.15	0.08	1.00	NO
				W40-U	0.68	1.03	41.86	41.86	53.72	0.60	1.00	0.85		
First	R35	Residential	LKD	W41-L	0.68	1.34	39.80	39.80	77.41	0.60	0.15	0.11	2.00	NO
				W41-U	0.68	2.26	40.02	40.02	77.41	0.60	1.00	1.24		
First	R36	Residential	Bedroom	W42-L	0.68	0.61	35.36	35.36	53.55	0.60	0.15	0.06	1.00	NO
				W42-U	0.68	1.02	35.79	35.79	53.55	0.60	1.00	0.73		
First	R37	Residential	Bedroom	W43-L	0.68	0.61	44.77	44.77	49.25	0.60	0.15	0.09	1.00	YES
				W43-U	0.68	1.03	44.78	44.78	49.25	0.60	1.00	1.00		
First	R38	Residential	Bedroom	W44-L	0.68	0.61	47.99	47.99	57.09	0.60	0.15	0.08	1.00	YES
				W44-U	0.68	1.03	48.39	48.39	57.09	0.60	1.00	0.93		
First	R39	Residential	LKD	W45-L	0.68	1.62	50.29	50.29	104.00	0.60	0.15	0.12	2.00	NO
				W45-U	0.68	2.72	50.51	50.51	104.00	0.60	1.00	1.40		
First	R40	Residential	Bedroom	W46-L	0.68	0.61	52.08	52.08	56.65	0.60	0.15	0.09	1.00	YES
				W46-U	0.68	1.03	52.68	52.68	56.65	0.60	1.00	1.02		
First	R41	Residential	Bedroom	W47-L	0.68	0.61	52.27	52.27	67.27	0.60	0.15	0.08	1.00	NO
				W47-U	0.68	1.03	52.82	52.82	67.27	0.60	1.00	0.86		
First	R42	Residential	LKD	W48-L	0.68	0.91	49.07	49.07	115.72	0.60	0.15	0.06	2.00	YES
				W48-U	0.68	1.52	49.63	49.63	115.72	0.60	1.00	0.69		
				W49-L	0.68	2.56	66.66	66.66	115.72	0.60	0.15	0.23		
				W49-U	0.68	4.30	69.80	69.80	115.72	0.60	1.00	2.76		
First	R43	Residential	LKD	W50-L	0.68	2.43	62.21	62.21	122.25	0.60	0.15	0.20	2.00	YES
				W50-U	0.68	4.09	65.23	65.23	122.25	0.60	1.00	2.32		
				W51-L	0.68	1.94	48.61	48.61	122.25	0.60	0.15	0.12		
				W51-U	0.68	3.26	48.15	48.15	122.25	0.60	1.00	1.36		
First	R44	Residential	Bedroom	W52-L	0.68	0.61	43.24	43.24	60.87	0.60	0.15	0.07	1.00	NO
				W52-U	0.68	1.03	43.22	43.22	60.87	0.60	1.00	0.77		
First	R45	Residential	Bedroom	W53-L	0.68	0.61	42.69	42.69	53.74	0.60	0.15	0.08	1.00	NO
				W53-U	0.68	1.02	42.66	42.66	53.74	0.60	1.00	0.86		
First	R46	Residential	Bedroom	W54-L	0.68	0.61	46.52	46.52	53.83	0.60	0.15	0.08	1.00	YES
				W54-U	0.68	1.03	46.86	46.86	53.83	0.60	1.00	0.95		
First	R47	Residential	LKD	W55-L	0.68	1.29	49.17	49.17	77.37	0.60	0.15	0.13	2.00	NO
				W55-U	0.68	2.18	49.20	49.20	77.37	0.60	1.00	1.47		
First	R48	Residential	Bedroom	W56-L	0.68	0.61	48.73	48.73	58.24	0.60	0.15	0.08	1.00	YES
				W56-U	0.68	1.03	49.28	49.28	58.24	0.60	1.00	0.93		
				W57-L	0.68	0.53	48.41	48.41	58.24	0.60	0.15	0.07		
				W57-U	0.68	0.89	49.16	49.16	58.24	0.60	1.00	0.80		
First	R49	Residential	Bedroom	W58-L	0.68	0.60	36.02	36.02	61.08	0.60	0.15	0.06	1.00	NO
				W58-U	0.68	1.01	36.60	36.60	61.08	0.60	1.00	0.64		
First	R50	Residential	LKD	W59-L	0.68	0.61	48.01	48.01	117.44	0.60	0.15	0.04	2.00	NO
				W59-U	0.68	1.03	49.00	49.00	117.44	0.60	1.00	0.46		
				W60-L	0.68	1.30	47.54	47.54	117.44	0.60	0.15	0.08		
				W60-U	0.68	2.18	48.44	48.44	117.44	0.60	1.00	0.96		
First	R51	Residential	Bedroom	W61-L	0.68	0.61	41.49	41.49	53.74	0.60	0.15	0.07	1.00	NO
				W61-U	0.68	1.02	42.29	42.29	53.74	0.60	1.00	0.86		
First	R52	Residential	Bedroom	W62-L	0.68	0.61	49.04	49.04	60.99	0.60	0.15	0.08	1.00	NO
				W62-U	0.68	1.02	49.95	49.95	60.99	0.60	1.00	0.89		
First	R53	Residential	LKD	W63-L	0.68	0.62	47.06	47.06	105.89	0.60	0.15	0.04	2.00	NO
				W63-U	0.68	1.05	47.86	47.86	105.89	0.60	1.00	0.50		
				W64-L	0.68	1.30	45.98	45.98	105.89	0.60	0.15	0.09		
				W64-U	0.68	2.19	46.45	46.45	105.89	0.60	1.00	1.02		
First	R54	Residential	LKD	W65-L	0.68	0.61	41.04	41.04	113.23	0.60	0.15	0.04	2.00	NO
				W65-U	0.68	1.03	41.63	41.63	113.23	0.60	1.00	0.40		
				W66-L	0.68	1.26	39.05	39.05	113.23	0.60	0.15	0.07		
				W66-U	0.68	2.11	39.30	39.30	113.23	0.60	1.00	0.78		
First	R55	Residential	Bedroom	W67-L	0.68	0.61	34.59	34.59	63.98	0.60	0.15	0.05	1.00	NO
				W67-U	0.68	1.03	34.97	34.97	63.98	0.60	1.00	0.60		

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First	R56	Residential	Bedroom	W68-L	0.68	0.59	37.55	37.55	55.56	0.60	0.15	0.06	1.00	NO	
				W68-U	0.68	0.99	37.76	37.76	55.56	0.60	1.00	0.71			
First	R57	Residential	LKD	W69-L	0.68	1.39	43.29	43.29	83.99	0.60	0.15	0.11	2.00	NO	
				W69-U	0.68	2.34	43.54	43.54	83.99	0.60	1.00	1.29			
First	R58	Residential	Bedroom	W70-L	0.68	0.60	44.38	44.38	53.72	0.60	0.15	0.08	1.00	NO	
				W70-U	0.68	1.02	44.87	44.87	53.72	0.60	1.00	0.90			
First	R59	Residential	Bedroom	W71-L	0.68	0.62	36.21	36.21	60.94	0.60	0.15	0.06	1.00	NO	
				W71-U	0.68	1.04	36.65	36.65	60.94	0.60	1.00	0.66			
First	R60	Residential	LKD	W72-L	0.68	2.55	45.49	45.49	104.29	0.60	0.15	0.18	2.00	YES	
				W72-U	0.68	4.29	46.31	46.31	104.29	0.60	1.00	2.02			
Second	R1	Residential	LKD	W1-L	0.68	0.81	47.90	47.90	131.09	0.60	0.15	0.05	2.00	YES	
				W1-U	0.68	1.35	43.72	43.72	131.09	0.60	1.00	0.48			
				W2-L	0.68	3.78	72.20	72.20	131.09	0.60	0.15	0.33			
				W2-U	0.68	6.34	69.86	69.86	131.09	0.60	1.00	3.59			
				W3-L	0.68	2.04	68.66	68.66	131.09	0.60	0.15	0.17			
Second	R2	Residential	Bedroom	W4-L	0.68	0.62	62.65	62.65	63.96	0.60	0.15	0.10	1.00	YES	
				W4-U	0.68	1.03	64.44	64.44	63.96	0.60	1.00	1.10			
				W5-L	0.68	0.62	61.43	61.43	59.54	0.60	0.15	0.10			
				W5-U	0.68	1.03	63.22	63.22	59.54	0.60	1.00	1.16			
				W6-L	0.68	0.61	60.94	60.94	55.40	0.60	0.15	0.11			
Second	R3	Residential	Bedroom	W6-U	0.68	1.02	62.66	62.66	55.40	0.60	1.00	1.22	1.00	YES	
				W7-L	0.68	1.96	63.84	63.84	77.46	0.60	0.15	0.26			
				W7-U	0.68	3.30	64.67	64.67	77.46	0.60	1.00	2.93			
				W8-L	0.68	0.60	61.55	61.55	53.76	0.60	0.15	0.11			
				W8-U	0.68	1.00	62.89	62.89	53.76	0.60	1.00	1.25			
Second	R4	Residential	Bedroom	W9-L	0.68	1.87	63.57	63.57	77.46	0.60	0.15	0.24	1.00	YES	
				W9-U	0.68	3.14	64.21	64.21	77.46	0.60	1.00	2.77			
				W10-L	0.68	0.61	60.43	60.43	53.76	0.60	0.15	0.11			
				W10-U	0.68	1.02	61.63	61.63	53.76	0.60	1.00	1.25			
				W11-L	0.68	0.61	60.09	60.09	78.86	0.60	0.15	0.07			
Second	R5	Residential	LKD	W11-U	0.68	1.03	61.23	61.23	78.86	0.60	1.00	0.85	2.00	YES	
				W12-L	0.68	1.21	60.68	60.68	78.86	0.60	0.15	0.15			
				W12-U	0.68	2.04	61.35	61.35	78.86	0.60	1.00	1.69			
				W13-L	0.68	0.61	57.52	57.52	53.76	0.60	0.15	0.10			
				W13-U	0.68	1.03	58.58	58.58	53.76	0.60	1.00	1.19			
Second	R6	Residential	Bedroom	W14-L	0.68	1.81	55.62	55.62	77.95	0.60	0.15	0.21	1.00	YES	
				W14-U	0.68	3.04	56.13	56.13	77.95	0.60	1.00	2.33			
				W15-L	0.68	0.61	51.49	51.49	53.76	0.60	0.15	0.09			
				W15-U	0.68	1.03	52.35	52.35	53.76	0.60	1.00	1.07			
				W16-L	0.68	0.67	41.21	41.21	52.17	0.60	0.15	0.08			
Second	R7	Residential	Bedroom	W16-U	0.68	1.13	41.66	41.66	52.17	0.60	1.00	0.96	1.00	YES	
				W17-L	0.68	0.78	47.77	47.77	51.05	0.60	0.15	0.12			
				W17-U	0.68	1.32	47.74	47.74	51.05	0.60	1.00	1.31			
				W18-L	0.68	0.61	54.67	54.67	61.27	0.60	0.15	0.09			
				W18-U	0.68	1.03	55.17	55.17	61.27	0.60	1.00	0.99			
Second	R8	Residential	LKD	W19-L	0.68	1.69	57.77	57.77	104.88	0.60	0.15	0.15	1.00	YES	
				W19-U	0.68	2.84	58.12	58.12	104.88	0.60	1.00	1.67			
				W20-L	0.68	0.61	60.35	60.35	50.16	0.60	0.15	0.12			
				W20-U	0.68	1.03	61.12	61.12	50.16	0.60	1.00	1.34			
				W21-L	0.68	0.61	59.49	59.49	47.73	0.60	0.15	0.12			
Second	R9	Residential	Bedroom	W21-U	0.68	1.03	60.34	60.34	47.73	0.60	1.00	1.39	1.00	YES	
				W22-L	0.68	2.57	59.12	59.12	94.10	0.60	0.15	0.26			
				W22-U	0.68	4.32	59.74	59.74	94.10	0.60	1.00	2.92			
				W23-L	0.68	2.40	57.39	57.39	103.58	0.60	0.15	0.21			
				W23-U	0.68	4.04	58.00	58.00	103.58	0.60	1.00	2.40			
Second	R10	Residential	LKD	W24-L	0.68	0.62	50.11	50.11	48.26	0.60	0.15	0.10	2.00	YES	
				W24-U	0.68	1.03	50.65	50.65	48.26	0.60	1.00	1.14			
				W25-L	0.68	0.60	48.68	48.68	40.59	0.60	0.15	0.11			
				W25-U	0.68	0.99	48.73	48.73	40.59	0.60	1.00	1.27			
				W26-L	0.68	0.61	44.12	44.12	53.54	0.60	0.15	0.08			
Second	R11	Residential	Bedroom	W26-U	0.68	1.02	44.95	44.95	53.54	0.60	1.00	0.91	1.00	NO	
				W27-L	0.68	1.81	51.65	51.65	77.18	0.60	0.15	0.19			
				W27-U	0.68	3.03	52.52	52.52	77.18	0.60	1.00	2.19			
				W28-L	0.68	0.62	56.35	56.35	53.54	0.60	0.15	0.10			
				W28-U	0.68	1.03	57.62	57.62	53.54	0.60	1.00	1.18			
Second	R12	Residential	LKD	W28-U	0.68	1.03	57.62	57.62	53.54	0.60	1.00	1.18	1.00	YES	
				W29-L	0.68	1.81	51.65	51.65	77.18	0.60	0.15	0.19			
				W29-U	0.68	3.03	52.52	52.52	77.18	0.60	1.00	2.19			
				W30-L	0.68	0.62	56.35	56.35	53.54	0.60	0.15	0.10			
				W30-U	0.68	1.03	57.62	57.62	53.54	0.60	1.00	1.18			

Project Name: Great Stone Road, Stretford - Surrounding															
Project No: BS/12736															
Report Title: Daylight & Sunlight - Neighbour Analysis															
Date of Analysis: 14/02/2020															
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value	Meets BRE Criteria	
Second	R26	Residential	LKD	W29-L	0.68	1.81	59.66	59.66	77.24	0.60	0.15	0.22	2.00	YES	
				W29-U	0.68	3.03	60.38	60.38	77.24	0.60	1.00	2.51			
Second	R27	Residential	Bedroom	W30-L	0.68	0.62	60.32	60.32	53.06	0.60	0.15	0.11	1.00	YES	
				W30-U	0.68	1.03	61.45	61.45	53.06	0.60	1.00	1.27			
Second	R28	Residential	LKD	W31-L	0.68	1.96	62.91	62.91	77.24	0.60	0.15	0.25	2.00	YES	
				W31-U	0.68	3.28	63.59	63.59	77.24	0.60	1.00	2.87			
Second	R29	Residential	Bedroom	W32-L	0.68	0.61	61.24	61.24	53.54	0.60	0.15	0.11	1.00	YES	
				W32-U	0.68	1.02	62.50	62.50	53.54	0.60	1.00	1.26			
Second	R30	Residential	Bedroom	W33-L	0.68	0.61	60.39	60.39	60.76	0.60	0.15	0.10	1.00	YES	
				W33-U	0.68	1.02	61.77	61.77	60.76	0.60	1.00	1.10			
Second	R31	Residential	LKD	W34-L	0.68	1.50	58.49	58.49	112.78	0.60	0.15	0.12	2.00	YES	
				W34-U	0.68	2.50	59.69	59.69	112.78	0.60	1.00	1.40			
				W35-L	0.68	0.61	54.37	54.37	112.78	0.60	0.15	0.05			
				W35-U	0.68	1.02	55.95	55.95	112.78	0.60	1.00	0.54			
Second	R32	Residential	LKD	W36-L	0.68	2.14	48.05	48.05	110.27	0.60	0.15	0.15	2.00	NO	
				W36-U	0.68	3.58	48.76	48.76	110.27	0.60	1.00	1.68			
Second	R33	Residential	Bedroom	W37-L	0.68	0.62	46.67	46.67	62.14	0.60	0.15	0.07	1.00	NO	
				W37-U	0.68	1.03	47.41	47.41	62.14	0.60	1.00	0.83			
Second	R34	Residential	LKD	W38-L	0.68	1.84	51.18	51.18	92.56	0.60	0.15	0.16	2.00	NO	
				W38-U	0.68	3.05	52.00	52.00	92.56	0.60	1.00	1.82			
Second	R35	Residential	Bedroom	W39-L	0.68	0.61	53.12	53.12	52.06	0.60	0.15	0.10	1.00	YES	
				W39-U	0.68	1.02	54.35	54.35	52.06	0.60	1.00	1.13			
Second	R36	Residential	Bedroom	W40-L	0.68	0.62	42.53	42.53	57.51	0.60	0.15	0.07	1.00	NO	
				W40-U	0.68	1.02	44.42	44.42	57.51	0.60	1.00	0.84			
Second	R37	Residential	LKD	W41-L	0.68	2.80	50.98	50.98	105.00	0.60	0.15	0.22	2.00	YES	
				W41-U	0.68	4.65	53.08	53.08	105.00	0.60	1.00	2.50			
				W42-L	0.68	1.37	62.17	62.17	105.00	0.60	0.15	0.13			
				W42-U	0.68	2.27	63.77	63.77	105.00	0.60	1.00	1.47			
				W43-L	0.68	0.62	61.70	61.70	105.00	0.60	0.15	0.06			
Second	R38	Residential	LKD	W43-U	0.68	1.03	63.65	63.65	105.00	0.60	1.00	0.66	2.00	YES	
				W44-L	0.68	4.11	86.83	86.83	107.92	0.60	0.15	0.53			
				W44-U	0.68	6.80	85.09	85.09	107.92	0.60	1.00	5.70			
				W45-L	0.68	1.12	65.45	65.45	107.92	0.60	0.15	0.11			
				W45-U	0.68	1.85	65.66	65.66	107.92	0.60	1.00	1.19			
Second	R39	Residential	Bedroom	W46-L	0.68	0.62	65.38	65.38	107.92	0.60	0.15	0.06	2.00	YES	
				W46-U	0.68	1.03	65.93	65.93	107.92	0.60	1.00	0.67			
				W47-L	0.68	0.62	60.95	60.95	76.55	0.60	0.15	0.08			
				W47-U	0.68	1.03	61.76	61.76	76.55	0.60	1.00	0.88			
				W48-L	0.68	0.62	56.70	56.70	53.99	0.60	0.15	0.10			
Second	R40	Residential	Bedroom	W48-U	0.68	1.03	57.73	57.73	53.99	0.60	1.00	1.17	1.00	YES	
				W49-L	0.68	0.62	54.20	54.20	60.99	0.60	0.15	0.09			
Second	R41	Residential	Bedroom	W49-U	0.68	1.03	55.33	55.33	60.99	0.60	1.00	0.99	1.00	YES	
				W50-L	0.68	1.69	55.22	55.22	103.77	0.60	0.15	0.14			
Second	R42	Residential	LKD	W50-U	0.68	2.81	55.86	55.86	103.77	0.60	1.00	1.60	2.00	NO	
				W51-L	0.68	1.69	55.46	55.46	121.19	0.60	0.15	0.12			
Second	R43	Residential	LKD	W51-U	0.68	2.81	56.06	56.06	121.19	0.60	1.00	1.38	2.00	NO	
				W52-L	0.68	0.62	54.11	54.11	48.18	0.60	0.15	0.11			
Second	R44	Residential	Bedroom	W52-U	0.68	1.03	55.23	55.23	48.18	0.60	1.00	1.25	1.00	YES	
				W53-L	0.68	0.62	54.20	54.20	44.80	0.60	0.15	0.12			
Second	R45	Residential	Bedroom	W53-U	0.68	1.03	55.29	55.29	44.80	0.60	1.00	1.35	1.00	YES	
				W54-L	0.68	0.61	53.82	53.82	54.45	0.60	0.15	0.10			
Second	R46	Residential	Bedroom	W54-U	0.68	1.02	54.92	54.92	54.45	0.60	1.00	1.09	1.00	YES	
				W55-L	0.68	1.35	55.12	55.12	113.31	0.60	0.15	0.11			
Second	R47	Residential	LKD	W55-U	0.68	2.25	55.71	55.71	113.31	0.60	1.00	1.17	2.00	NO	
				W56-L	0.68	0.62	52.84	52.84	113.31	0.60	0.15	0.05			
				W56-U	0.68	1.03	53.86	53.86	113.31	0.60	1.00	0.52			
				W57-L	0.68	0.62	51.82	51.82	61.10	0.60	0.15	0.08			
Second	R48	Residential	Bedroom	W57-U	0.68	1.03	52.76	52.76	61.10	0.60	1.00	0.94	1.00	YES	
				W58-L	0.68	0.62	50.36	50.36	53.94	0.60	0.15	0.09			
Second	R49	Residential	Bedroom	W58-U	0.68	1.03	51.26	51.26	53.94	0.60	1.00	1.04	1.00	YES	
				W59-L	0.68	1.35	49.13	49.13	114.41	0.60	0.15	0.09			
Second	R50	Residential	LKD	W59-U	0.68	2.25	49.62	49.62	114.41	0.60	1.00	1.04	2.00	NO	
				W60-L	0.68	0.62	45.94	45.94	114.41	0.60	0.15	0.04			
				W60-U	0.68	1.03	46.67	46.67	114.41	0.60	1.00	0.44			
				W61-L	0.68	0.62	43.28	43.28	61.16	0.60	0.15	0.07			
Second	R51	Residential	Bedroom	W61-U	0.68	1.03	43.92	43.92	61.16	0.60	1.00	0.78	1.00	NO	
				W62-L	0.68	0.61	39.20	39.20	58.38	0.60	0.15	0.07			
Second	R52	Residential	Bedroom	W62-U	0.68	1.02	39.74	39.74	58.38	0.60	1.00	0.74	1.00	NO	
				W63-L	0.68	0.61	39.20	39.20	58.38	0.60	0.15	0.07			

Project Name: Great Stone Road, Stretford - Surrounding															
Project No: BS/12736															
Report Title: Daylight & Sunlight - Neighbour Analysis															
Date of Analysis: 14/02/2020															
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value	Meets BRE Criteria	
Second	R53	Residential	Bedroom	W63-L	0.68	0.62	47.01	47.01	49.25	0.60	0.15	0.09	1.00	YES	
				W63-U	0.68	1.03	47.00	47.00	49.25	0.60	1.00	1.04			
Second	R54	Residential	Bedroom	W64-L	0.68	0.62	50.90	50.90	57.09	0.60	0.15	0.09	1.00	YES	
				W64-U	0.68	1.03	51.30	51.30	57.09	0.60	1.00	0.98			
Second	R55	Residential	LKD	W65-L	0.68	1.63	53.69	53.69	104.00	0.60	0.15	0.13	2.00	NO	
				W65-U	0.68	2.71	53.99	53.99	104.00	0.60	1.00	1.49			
Second	R56	Residential	Bedroom	W66-L	0.68	0.62	55.85	55.85	56.65	0.60	0.15	0.10	1.00	YES	
				W66-U	0.68	1.03	56.55	56.55	56.65	0.60	1.00	1.09			
Second	R57	Residential	Bedroom	W67-L	0.68	0.62	56.26	56.26	67.27	0.60	0.15	0.08	1.00	YES	
				W67-U	0.68	1.03	56.95	56.95	67.27	0.60	1.00	0.92			
Second	R58	Residential	LKD	W68-L	0.68	0.91	52.71	52.71	115.72	0.60	0.15	0.07	2.00	YES	
				W68-U	0.68	1.52	52.83	52.83	115.72	0.60	1.00	0.74			
				W69-L	0.68	2.56	73.24	73.24	115.72	0.60	0.15	0.26			
				W69-U	0.68	4.30	73.92	73.92	115.72	0.60	1.00	2.92			
Second	R59	Residential	LKD	W70-L	0.68	2.43	68.34	68.34	122.25	0.60	0.15	0.22	2.00	YES	
				W70-U	0.68	4.09	69.09	69.09	122.25	0.60	1.00	2.45			
				W71-L	0.68	1.94	51.18	51.18	122.25	0.60	0.15	0.13			
				W71-U	0.68	3.26	50.63	50.63	122.25	0.60	1.00	1.43			
Second	R60	Residential	Bedroom	W72-L	0.68	0.61	45.64	45.64	60.87	0.60	0.15	0.07	1.00	NO	
				W72-U	0.68	1.03	45.78	45.78	60.87	0.60	1.00	0.82			
Second	R61	Residential	Bedroom	W73-L	0.68	0.61	45.14	45.14	53.74	0.60	0.15	0.08	1.00	NO	
				W73-U	0.68	1.02	45.31	45.31	53.74	0.60	1.00	0.92			
Second	R62	Residential	Bedroom	W74-L	0.68	0.61	49.99	49.99	53.83	0.60	0.15	0.09	1.00	YES	
				W74-U	0.68	1.03	50.57	50.57	53.83	0.60	1.00	1.03			
Second	R63	Residential	LKD	W75-L	0.68	1.29	52.96	52.96	77.37	0.60	0.15	0.14	2.00	NO	
				W75-U	0.68	2.18	53.23	53.23	77.37	0.60	1.00	1.59			
Second	R64	Residential	Bedroom	W76-L	0.68	0.61	52.74	52.74	58.24	0.60	0.15	0.09	1.00	YES	
				W76-U	0.68	1.03	53.49	53.49	58.24	0.60	1.00	1.00			
				W77-L	0.68	0.53	52.43	52.43	58.24	0.60	0.15	0.08			
				W77-U	0.68	0.89	53.36	53.36	58.24	0.60	1.00	0.87			
Second	R65	Residential	Bedroom	W78-L	0.68	0.60	39.22	39.22	61.08	0.60	0.15	0.06	1.00	NO	
				W78-U	0.68	1.01	40.00	40.00	61.08	0.60	1.00	0.70			
Second	R66	Residential	LKD	W79-L	0.68	0.61	52.14	52.14	117.44	0.60	0.15	0.04	2.00	NO	
				W79-U	0.68	1.03	53.30	53.30	117.44	0.60	1.00	0.50			
				W80-L	0.68	1.30	51.44	51.44	117.44	0.60	0.15	0.09			
				W80-U	0.68	2.18	52.50	52.50	117.44	0.60	1.00	1.04			
Second	R67	Residential	Bedroom	W81-L	0.68	0.61	45.01	45.01	53.74	0.60	0.15	0.08	1.00	YES	
				W81-U	0.68	1.02	45.92	45.92	53.74	0.60	1.00	0.93			
Second	R68	Residential	Bedroom	W82-L	0.68	0.61	53.81	53.81	60.99	0.60	0.15	0.09	1.00	YES	
				W82-U	0.68	1.02	54.99	54.99	60.99	0.60	1.00	0.98			
Second	R69	Residential	LKD	W83-L	0.68	0.62	51.71	51.71	105.89	0.60	0.15	0.05	2.00	NO	
				W83-U	0.68	1.05	52.81	52.81	105.89	0.60	1.00	0.56			
				W84-L	0.68	1.30	50.46	50.46	105.89	0.60	0.15	0.10			
				W84-U	0.68	2.19	51.20	51.20	105.89	0.60	1.00	1.12			
Second	R70	Residential	LKD	W85-L	0.68	0.61	44.77	44.77	113.23	0.60	0.15	0.04	2.00	NO	
				W85-U	0.68	1.03	45.60	45.60	113.23	0.60	1.00	0.44			
				W86-L	0.68	1.26	42.21	42.21	113.23	0.60	0.15	0.07			
				W86-U	0.68	2.11	42.62	42.62	113.23	0.60	1.00	0.85			
Second	R71	Residential	Bedroom	W87-L	0.68	0.61	37.09	37.09	63.98	0.60	0.15	0.06	1.00	NO	
				W87-U	0.68	1.03	37.59	37.59	63.98	0.60	1.00	0.64			
Second	R72	Residential	Bedroom	W88-L	0.68	0.59	39.64	39.64	55.56	0.60	0.15	0.07	1.00	NO	
				W88-U	0.68	0.99	39.97	39.97	55.56	0.60	1.00	0.76			
Second	R73	Residential	LKD	W89-L	0.68	1.39	46.55	46.55	83.99	0.60	0.15	0.12	2.00	NO	
				W89-U	0.68	2.34	47.00	47.00	83.99	0.60	1.00	1.39			
Second	R74	Residential	Bedroom	W90-L	0.68	0.60	47.99	47.99	53.72	0.60	0.15	0.09	1.00	YES	
				W90-U	0.68	1.02	48.74	48.74	53.72	0.60	1.00	0.98			
Second	R75	Residential	Bedroom	W91-L	0.68	0.62	39.05	39.05	60.94	0.60	0.15	0.06	1.00	NO	
				W91-U	0.68	1.04	39.69	39.69	60.94	0.60	1.00	0.72			
Second	R76	Residential	LKD	W92-L	0.68	2.55	49.26	49.26	104.29	0.60	0.15	0.19	2.00	YES	
				W92-U	0.68	4.29	50.25	50.25	104.29	0.60	1.00	2.19			
Third	R1	Residential	LKD	W1-L	0.68	0.81	42.17	42.17	131.09	0.60	0.15	0.04	2.00	YES	
				W1-U	0.68	1.35	34.56	34.56	131.09	0.60	1.00	0.38			
				W2-L	0.68	3.78	64.51	64.51	131.09	0.60	0.15	0.30			
				W2-U	0.68	6.34	52.00	52.00	131.09	0.60	1.00	2.67			
				W3-L	0.68	2.04	75.58	75.58	131.09	0.60	0.15	0.19			
Third	R2	Residential	Bedroom	W4-L	0.68	0.62	69.89	69.89	63.96	0.60	0.15	0.11	1.00	YES	
				W4-U	0.68	1.03	71.80	71.80	63.96	0.60	1.00	1.22			

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Third	R3	Residential	Bedroom	W5-L	0.68	0.62	68.63	68.63	59.54	0.60	0.15	0.11	1.00	YES	
				W5-U	0.68	1.03	70.57	70.57	59.54	0.60	1.00	1.29			
Third	R4	Residential	Bedroom	W6-L	0.68	0.61	67.84	67.84	55.40	0.60	0.15	0.12	1.00	YES	
				W6-U	0.68	1.02	69.65	69.65	55.40	0.60	1.00	1.36			
Third	R5	Residential	LKD	W7-L	0.68	1.96	70.24	70.24	77.46	0.60	0.15	0.28	2.00	YES	
				W7-U	0.68	3.30	71.09	71.09	77.46	0.60	1.00	3.22			
Third	R6	Residential	Bedroom	W8-L	0.68	0.60	67.43	67.43	53.76	0.60	0.15	0.12	1.00	YES	
				W8-U	0.68	1.00	68.81	68.81	53.76	0.60	1.00	1.36			
Third	R7	Residential	LKD	W9-L	0.68	1.87	69.44	69.44	77.46	0.60	0.15	0.27	2.00	YES	
				W9-U	0.68	3.14	70.05	70.05	77.46	0.60	1.00	3.02			
Third	R8	Residential	Bedroom	W10-L	0.68	0.61	65.80	65.80	53.76	0.60	0.15	0.12	1.00	YES	
				W10-U	0.68	1.02	66.98	66.98	53.76	0.60	1.00	1.35			
Third	R9	Residential	LKD	W11-L	0.68	0.61	65.36	65.36	78.86	0.60	0.15	0.08	2.00	YES	
				W11-U	0.68	1.03	66.49	66.49	78.86	0.60	1.00	0.92			
				W12-L	0.68	1.21	66.03	66.03	78.86	0.60	0.15	0.16			
				W12-U	0.68	2.04	66.75	66.75	78.86	0.60	1.00	1.83			
Third	R10	Residential	Bedroom	W13-L	0.68	0.61	62.61	62.61	53.76	0.60	0.15	0.11	1.00	YES	
				W13-U	0.68	1.03	63.73	63.73	53.76	0.60	1.00	1.30			
Third	R11	Residential	LKD	W14-L	0.68	1.81	60.61	60.61	77.95	0.60	0.15	0.22	2.00	YES	
				W14-U	0.68	3.04	61.25	61.25	77.95	0.60	1.00	2.54			
Third	R12	Residential	Bedroom	W15-L	0.68	0.61	56.12	56.12	53.76	0.60	0.15	0.10	1.00	YES	
				W15-U	0.68	1.03	57.20	57.20	53.76	0.60	1.00	1.17			
Third	R13	Residential	Bedroom	W16-L	0.68	0.67	43.72	43.72	52.17	0.60	0.15	0.09	1.00	YES	
				W16-U	0.68	1.13	44.14	44.14	52.17	0.60	1.00	1.02			
Third	R14	Residential	Bedroom	W17-L	0.68	0.78	49.61	49.61	51.05	0.60	0.15	0.12	1.00	YES	
				W17-U	0.68	1.32	49.59	49.59	51.05	0.60	1.00	1.36			
Third	R15	Residential	Bedroom	W18-L	0.68	0.61	58.30	58.30	61.27	0.60	0.15	0.09	1.00	YES	
				W18-U	0.68	1.03	59.02	59.02	61.27	0.60	1.00	1.06			
Third	R16	Residential	LKD	W19-L	0.68	1.69	62.10	62.10	104.88	0.60	0.15	0.16	2.00	NO	
				W19-U	0.68	2.84	62.65	62.65	104.88	0.60	1.00	1.80			
Third	R17	Residential	Bedroom	W20-L	0.68	0.61	64.89	64.89	50.16	0.60	0.15	0.13	1.00	YES	
				W20-U	0.68	1.03	65.89	65.89	50.16	0.60	1.00	1.44			
Third	R18	Residential	Bedroom	W21-L	0.68	0.61	63.63	63.63	47.73	0.60	0.15	0.13	1.00	YES	
				W21-U	0.68	1.03	64.57	64.57	47.73	0.60	1.00	1.48			
Third	R19	Residential	LKD	W22-L	0.68	2.57	63.36	63.36	94.10	0.60	0.15	0.28	2.00	YES	
				W22-U	0.68	4.32	63.99	63.99	94.10	0.60	1.00	3.12			
Third	R20	Residential	LKD	W23-L	0.68	2.40	61.61	61.61	103.58	0.60	0.15	0.23	2.00	YES	
				W23-U	0.68	4.04	62.21	62.21	103.58	0.60	1.00	2.58			
Third	R21	Residential	Bedroom	W24-L	0.68	0.62	53.07	53.07	48.26	0.60	0.15	0.11	1.00	YES	
				W24-U	0.68	1.03	53.47	53.47	48.26	0.60	1.00	1.21			
Third	R22	Residential	Bedroom	W25-L	0.68	0.60	51.00	51.00	40.59	0.60	0.15	0.12	1.00	YES	
				W25-U	0.68	0.99	51.20	51.20	40.59	0.60	1.00	1.33			
Third	R23	Residential	Bedroom	W26-L	0.68	0.61	48.59	48.59	53.54	0.60	0.15	0.09	1.00	YES	
				W26-U	0.68	1.02	50.39	50.39	53.54	0.60	1.00	1.02			
Third	R24	Residential	LKD	W27-L	0.68	1.82	57.99	57.99	77.18	0.60	0.15	0.22	2.00	YES	
				W27-U	0.68	3.02	59.92	59.92	77.18	0.60	1.00	2.49			
Third	R25	Residential	Bedroom	W28-L	0.68	0.62	62.13	62.13	53.54	0.60	0.15	0.11	1.00	YES	
				W28-U	0.68	1.03	63.56	63.56	53.54	0.60	1.00	1.29			
Third	R26	Residential	LKD	W29-L	0.68	1.82	65.69	65.69	77.24	0.60	0.15	0.25	2.00	YES	
				W29-U	0.68	3.02	66.54	66.54	77.24	0.60	1.00	2.76			
Third	R27	Residential	Bedroom	W30-L	0.68	0.62	65.71	65.71	53.06	0.60	0.15	0.12	1.00	YES	
				W30-U	0.68	1.03	66.93	66.93	53.06	0.60	1.00	1.37			
Third	R28	Residential	LKD	W31-L	0.68	1.97	68.93	68.93	77.24	0.60	0.15	0.28	2.00	YES	
				W31-U	0.68	3.27	69.67	69.67	77.24	0.60	1.00	3.13			
Third	R29	Residential	Bedroom	W32-L	0.68	0.61	66.93	66.93	53.54	0.60	0.15	0.12	1.00	YES	
				W32-U	0.68	1.02	68.27	68.27	53.54	0.60	1.00	1.38			
Third	R30	Residential	Bedroom	W33-L	0.68	0.61	66.48	66.48	60.76	0.60	0.15	0.11	1.00	YES	
				W33-U	0.68	1.02	68.03	68.03	60.76	0.60	1.00	1.21			
Third	R31	Residential	LKD	W34-L	0.68	1.50	65.60	65.60	112.78	0.60	0.15	0.14	2.00	YES	
				W34-U	0.68	2.49	67.32	67.32	112.78	0.60	1.00	1.58			
				W35-L	0.68	0.61	61.16	61.16	112.78	0.60	0.15	0.05			
				W35-U	0.68	1.02	63.53	63.53	112.78	0.60	1.00	0.61			
Third	R32	Residential	LKD	W36-L	0.68	2.15	53.48	53.48	110.27	0.60	0.15	0.17	2.00	YES	
				W36-U	0.68	3.57	55.17	55.17	110.27	0.60	1.00	1.90			

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Third	R33	Residential	Bedroom	W37-L	0.68	0.62	51.11	51.11	62.14	0.60	0.15	0.08	1.00	YES
				W37-U	0.68	1.03	52.60	52.60	62.14	0.60	1.00	0.92		
Third	R34	Residential	LKD	W38-L	0.68	1.84	56.89	56.89	92.56	0.60	0.15	0.18	2.00	YES
				W38-U	0.68	3.05	58.24	58.24	92.56	0.60	1.00	2.04		
Third	R35	Residential	Bedroom	W39-L	0.68	0.61	58.61	58.61	52.06	0.60	0.15	0.11	1.00	YES
				W39-U	0.68	1.02	59.95	59.95	52.06	0.60	1.00	1.24		
Third	R36	Residential	Bedroom	W40-L	0.68	0.62	56.01	56.01	57.51	0.60	0.15	0.10	1.00	YES
				W40-U	0.68	1.02	49.12	49.12	57.51	0.60	1.00	0.93		
Third	R37	Residential	LKD	W41-L	0.68	2.80	55.05	55.05	105.00	0.60	0.15	0.23	2.00	YES
				W41-U	0.68	4.65	55.33	55.33	105.00	0.60	1.00	2.60		
				W42-L	0.68	1.37	70.06	70.06	105.00	0.60	0.15	0.15		
				W42-U	0.68	2.27	71.54	71.54	105.00	0.60	1.00	1.64		
				W43-L	0.68	0.62	69.07	69.07	105.00	0.60	0.15	0.06		
				W43-U	0.68	1.03	71.25	71.25	105.00	0.60	1.00	0.74		
Third	R38	Residential	LKD	W44-L	0.68	4.11	86.87	86.87	107.92	0.60	0.15	0.53	2.00	YES
				W44-U	0.68	6.80	85.09	85.09	107.92	0.60	1.00	5.70		
				W45-L	0.68	1.12	68.91	68.91	107.92	0.60	0.15	0.11		
				W45-U	0.68	1.85	69.24	69.24	107.92	0.60	1.00	1.26		
				W46-L	0.68	0.62	69.44	69.44	107.92	0.60	0.15	0.06		
				W46-U	0.68	1.03	70.23	70.23	107.92	0.60	1.00	0.71		
Third	R39	Residential	Bedroom	W47-L	0.68	0.62	65.69	65.69	76.55	0.60	0.15	0.08	1.00	YES
				W47-U	0.68	1.03	66.87	66.87	76.55	0.60	1.00	0.95		
Third	R40	Residential	Bedroom	W48-L	0.68	0.62	62.01	62.01	53.99	0.60	0.15	0.11	1.00	YES
				W48-U	0.68	1.03	63.50	63.50	53.99	0.60	1.00	1.28		
Third	R41	Residential	Bedroom	W49-L	0.68	0.62	59.75	59.75	60.99	0.60	0.15	0.10	1.00	YES
				W49-U	0.68	1.03	61.33	61.33	60.99	0.60	1.00	1.10		
Third	R42	Residential	LKD	W50-L	0.68	1.69	60.97	60.97	103.77	0.60	0.15	0.16	2.00	NO
				W50-U	0.68	2.81	62.00	62.00	103.77	0.60	1.00	1.78		
Third	R43	Residential	LKD	W51-L	0.68	1.69	61.10	61.10	121.19	0.60	0.15	0.14	2.00	NO
				W51-U	0.68	2.81	62.04	62.04	121.19	0.60	1.00	1.53		
Third	R44	Residential	Bedroom	W52-L	0.68	0.62	59.48	59.48	48.18	0.60	0.15	0.12	1.00	YES
				W52-U	0.68	1.03	60.81	60.81	48.18	0.60	1.00	1.38		
Third	R45	Residential	Bedroom	W53-L	0.68	0.62	59.51	59.51	44.80	0.60	0.15	0.13	1.00	YES
				W53-U	0.68	1.03	60.79	60.79	44.80	0.60	1.00	1.48		
Third	R46	Residential	Bedroom	W54-L	0.68	0.61	59.05	59.05	54.45	0.60	0.15	0.11	1.00	YES
				W54-U	0.68	1.02	60.32	60.32	54.45	0.60	1.00	1.20		
Third	R47	Residential	LKD	W55-L	0.68	1.35	60.40	60.40	113.31	0.60	0.15	0.12	2.00	YES
				W55-U	0.68	2.25	61.15	61.15	113.31	0.60	1.00	1.29		
				W56-L	0.68	0.62	57.94	57.94	113.31	0.60	0.15	0.05		
				W56-U	0.68	1.03	59.13	59.13	113.31	0.60	1.00	0.57		
Third	R48	Residential	Bedroom	W57-L	0.68	0.62	56.79	56.79	61.10	0.60	0.15	0.09	1.00	YES
				W57-U	0.68	1.03	57.91	57.91	61.10	0.60	1.00	1.03		
Third	R49	Residential	Bedroom	W58-L	0.68	0.62	55.20	55.20	53.94	0.60	0.15	0.10	1.00	YES
				W58-U	0.68	1.03	56.28	56.28	53.94	0.60	1.00	1.14		
Third	R50	Residential	LKD	W59-L	0.68	1.35	53.70	53.70	114.41	0.60	0.15	0.10	2.00	NO
				W59-U	0.68	2.25	54.37	54.37	114.41	0.60	1.00	1.13		
				W60-L	0.68	0.62	50.20	50.20	114.41	0.60	0.15	0.04		
				W60-U	0.68	1.03	51.13	51.13	114.41	0.60	1.00	0.49		
Third	R51	Residential	Bedroom	W61-L	0.68	0.62	46.97	46.97	61.16	0.60	0.15	0.08	1.00	NO
				W61-U	0.68	1.03	47.72	47.72	61.16	0.60	1.00	0.85		
Third	R52	Residential	Bedroom	W62-L	0.68	0.61	42.13	42.13	58.38	0.60	0.15	0.07	1.00	NO
				W62-U	0.68	1.02	42.76	42.76	58.38	0.60	1.00	0.79		
Third	R53	Residential	Bedroom	W63-L	0.68	0.62	49.21	49.21	47.56	0.60	0.15	0.10	1.00	YES
				W63-U	0.68	1.03	49.35	49.35	47.56	0.60	1.00	1.13		
Third	R54	Residential	Bedroom	W64-L	0.68	0.62	54.00	54.00	55.50	0.60	0.15	0.10	1.00	YES
				W64-U	0.68	1.03	54.51	54.51	55.50	0.60	1.00	1.07		
Third	R55	Residential	LKD	W65-L	0.68	1.63	57.54	57.54	101.93	0.60	0.15	0.15	2.00	NO
				W65-U	0.68	2.71	57.96	57.96	101.93	0.60	1.00	1.63		
Third	R56	Residential	Bedroom	W66-L	0.68	0.62	60.08	60.08	55.00	0.60	0.15	0.11	1.00	YES
				W66-U	0.68	1.03	60.86	60.86	55.00	0.60	1.00	1.21		
Third	R57	Residential	Bedroom	W67-L	0.68	0.62	60.52	60.52	63.45	0.60	0.15	0.09	1.00	YES
				W67-U	0.68	1.03	61.37	61.37	63.45	0.60	1.00	1.05		
Third	R58	Residential	LKD	W68-L	0.68	0.91	55.48	55.48	115.72	0.60	0.15	0.07	2.00	YES
				W68-U	0.68	1.52	55.49	55.49	115.72	0.60	1.00	0.78		
				W69-L	0.68	2.56	75.56	75.56	115.72	0.60	0.15	0.27		
				W69-U	0.68	4.30	75.17	75.17	115.72	0.60	1.00	2.97		

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Third	R59	Residential	LKD	W70-L	0.68	2.43	70.24	70.24	122.25	0.60	0.15	0.22	2.00	YES
				W70-U	0.68	4.09	70.00	70.00	122.25	0.60	1.00	2.49		
				W71-L	0.68	1.94	53.90	53.90	122.25	0.60	0.15	0.14		
				W71-U	0.68	3.26	53.57	53.57	122.25	0.60	1.00	1.52		
												4.36		
Third	R60	Residential	Bedroom	W72-L	0.68	0.61	48.53	48.53	60.87	0.60	0.15	0.08	1.00	NO
				W72-U	0.68	1.03	48.94	48.94	60.87	0.60	1.00	0.88		
												0.95		
Third	R61	Residential	Bedroom	W73-L	0.68	0.61	48.15	48.15	53.74	0.60	0.15	0.09	1.00	YES
				W73-U	0.68	1.02	48.63	48.63	53.74	0.60	1.00	0.99		
												1.07		
Third	R62	Residential	Bedroom	W74-L	0.68	0.61	54.01	54.01	53.83	0.60	0.15	0.10	1.00	YES
				W74-U	0.68	1.03	54.83	54.83	53.83	0.60	1.00	1.12		
												1.21		
Third	R63	Residential	LKD	W75-L	0.68	1.29	57.33	57.33	77.37	0.60	0.15	0.15	1.00	NO
				W75-U	0.68	2.18	57.86	57.86	77.37	0.60	1.00	1.73		
												1.88		
Third	R64	Residential	Bedroom	W76-L	0.68	0.61	57.23	57.23	58.24	0.60	0.15	0.10	1.00	YES
				W76-U	0.68	1.03	58.21	58.21	58.24	0.60	1.00	1.09		
				W77-L	0.68	0.53	56.91	56.91	58.24	0.60	0.15	0.08		
				W77-U	0.68	0.89	58.06	58.06	58.24	0.60	1.00	0.94		
												2.22		
Third	R65	Residential	Bedroom	W78-L	0.68	0.60	42.77	42.77	61.08	0.60	0.15	0.07	1.00	NO
				W78-U	0.68	1.01	43.66	43.66	61.08	0.60	1.00	0.77		
												0.84		
Third	R66	Residential	LKD	W79-L	0.68	0.61	56.65	56.65	117.44	0.60	0.15	0.05	1.00	NO
				W79-U	0.68	1.03	57.92	57.92	117.44	0.60	1.00	0.54		
				W80-L	0.68	1.30	55.66	55.66	117.44	0.60	0.15	0.10		
				W80-U	0.68	2.18	56.84	56.84	117.44	0.60	1.00	1.12		
												1.81		
Third	R67	Residential	Bedroom	W81-L	0.68	0.61	48.76	48.76	53.74	0.60	0.15	0.09	1.00	YES
				W81-U	0.68	1.02	49.76	49.76	53.74	0.60	1.00	1.01		
												1.09		
Third	R68	Residential	Bedroom	W82-L	0.68	0.61	59.23	59.23	60.99	0.60	0.15	0.09	1.00	YES
				W82-U	0.68	1.02	60.67	60.67	60.99	0.60	1.00	1.08		
												1.18		
Third	R69	Residential	LKD	W83-L	0.68	0.62	57.10	57.10	105.89	0.60	0.15	0.05	1.00	YES
				W83-U	0.68	1.05	58.56	58.56	105.89	0.60	1.00	0.62		
				W84-L	0.68	1.30	55.81	55.81	105.89	0.60	0.15	0.11		
				W84-U	0.68	2.19	56.90	56.90	105.89	0.60	1.00	1.25		
												2.03		
Third	R70	Residential	LKD	W85-L	0.68	0.61	49.27	49.27	113.23	0.60	0.15	0.04	1.00	NO
				W85-U	0.68	1.03	50.50	50.50	113.23	0.60	1.00	0.49		
				W86-L	0.68	1.26	45.92	45.92	113.23	0.60	0.15	0.08		
				W86-U	0.68	2.11	46.64	46.64	113.23	0.60	1.00	0.92		
												1.53		
Third	R71	Residential	Bedroom	W87-L	0.68	0.61	39.89	39.89	63.98	0.60	0.15	0.06	1.00	NO
				W87-U	0.68	1.03	40.51	40.51	63.98	0.60	1.00	0.69		
												0.75		
Third	R72	Residential	Bedroom	W88-L	0.68	0.59	42.05	42.05	55.56	0.60	0.15	0.07	1.00	NO
				W88-U	0.68	0.99	42.48	42.48	55.56	0.60	1.00	0.80		
												0.87		
Third	R73	Residential	LKD	W89-L	0.68	1.39	50.58	50.58	83.99	0.60	0.15	0.13	1.00	NO
				W89-U	0.68	2.34	51.29	51.29	83.99	0.60	1.00	1.52		
												1.65		
Third	R74	Residential	Bedroom	W90-L	0.68	0.60	52.29	52.29	53.72	0.60	0.15	0.09	1.00	YES
				W90-U	0.68	1.02	53.35	53.35	53.72	0.60	1.00	1.07		
												1.17		
Third	R75	Residential	Bedroom	W91-L	0.68	0.62	42.30	42.30	60.94	0.60	0.15	0.07	1.00	NO
				W91-U	0.68	1.04	43.10	43.10	60.94	0.60	1.00	0.78		
												0.85		
Third	R76	Residential	LKD	W92-L	0.68	2.55	53.40	53.40	104.29	0.60	0.15	0.21	1.00	YES
				W92-U	0.68	4.29	54.49	54.49	104.29	0.60	1.00	2.38		
												2.59		
Fourth	R1	Residential	LKD	W1-L	0.68	1.96	76.82	76.82	77.46	0.60	0.15	0.31	1.00	YES
				W1-U	0.68	3.30	77.07	77.07	77.46	0.60	1.00	3.49		
												3.80		
Fourth	R2	Residential	Bedroom	W2-L	0.68	0.60	73.32	73.32	53.76	0.60	0.15	0.13	1.00	YES
				W2-U	0.68	1.00	74.23	74.23	53.76	0.60	1.00	1.47		
												1.60		
Fourth	R3	Residential	LKD	W3-L	0.68	1.87	75.41	75.41	77.46	0.60	0.15	0.29	1.00	YES
				W3-U	0.68	3.14	75.59	75.59	77.46	0.60	1.00	3.26		
												3.55		
Fourth	R4	Residential	Bedroom	W4-L	0.68	0.61	71.22	71.22	53.76	0.60	0.15	0.13	1.00	YES
				W4-U	0.68	1.02	72.15	72.15	53.76	0.60	1.00	1.46		
												1.59		
Fourth	R5	Residential	LKD	W5-L	0.68	0.61	70.72	70.72	78.86	0.60	0.15	0.09	1.00	YES
				W5-U	0.68	1.03	71.62	71.62	78.86	0.60	1.00	1.00		
				W6-L	0.68	1.21	71.67	71.67	78.86	0.60	0.15	0.18		
				W6-U	0.68	2.04	72.22	72.22	78.86	0.60	1.00	1.99		
												3.24		
Fourth	R6	Residential	Bedroom	W7-L	0.68	0.61	68.00	68.00	53.76	0.60	0.15	0.12	1.00	YES
				W7-U	0.68	1.03	69.08	69.08	53.76	0.60	1.00	1.41		
												1.53		
Fourth	R7	Residential	LKD	W8-L	0.68	1.81	66.31	66.31	77.95	0.60	0.15	0.24	1.00	YES
				W8-U	0.68	3.04	67.11	67.11	77.95	0.60	1.00	2.78		
												3.02		
Fourth	R8	Residential	Bedroom	W9-L	0.68	0.61	61.48	61.48	53.76	0.60	0.15	0.11	1.00	YES
				W9-U	0.68	1.03	62.92	62.92	53.76	0.60	1.00	1.28		
												1.40		
Fourth	R9	Residential	Bedroom	W10-L	0.68	0.67	46.24	46.24	52.17	0.60	0.15	0.10	1.00	YES
				W10-U	0.68	1.13	46.71	46.71	52.17	0.60	1.00	1.08		
												1.17		
Fourth	R10	Residential	Bedroom	W11-L	0.68	0.78	51.52	51.52	51.05	0.60	0.15	0.13	1.00	YES
				W11-U	0.68	1.32	51.52	51.52	51.05	0.60	1.00	1.41		
												1.54		

Project Name: Great Stone Road, Stretford - Surrounding														
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Report Title: Daylight & Sunlight - Neighbour Analysis														
Date of Analysis: 14/02/2020														
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value	Meets BRE Criteria
Fourth	R11	Residential	Bedroom	W12-L	0.68	0.61	62.78	62.78	61.27	0.60	0.15	0.10	1.00	YES
				W12-U	0.68	1.03	63.90	63.90	61.27	0.60	1.00	1.14		
Fourth	R12	Residential	LKD	W13-L	0.68	1.69	67.38	67.38	104.88	0.60	0.15	0.17	2.00	YES
				W13-U	0.68	2.84	68.18	68.18	104.88	0.60	1.00	1.96		
Fourth	R13	Residential	Bedroom	W14-L	0.68	0.61	70.07	70.07	50.16	0.60	0.15	0.14	1.00	YES
				W14-U	0.68	1.03	71.18	71.18	50.16	0.60	1.00	1.56		
Fourth	R14	Residential	Bedroom	W15-L	0.68	0.61	68.82	68.82	47.73	0.60	0.15	0.14	1.00	YES
				W15-U	0.68	1.03	71.05	71.05	47.73	0.60	1.00	1.63		
Fourth	R15	Residential	LKD	W16-L	0.68	2.57	68.79	68.79	94.10	0.60	0.15	0.30	2.00	YES
				W16-U	0.68	4.32	70.47	70.47	94.10	0.60	1.00	3.44		
Fourth	R16	Residential	LKD	W17-L	0.68	2.40	67.05	67.05	103.58	0.60	0.15	0.25	2.00	YES
				W17-U	0.68	4.04	67.57	67.57	103.58	0.60	1.00	2.80		
Fourth	R17	Residential	Bedroom	W18-L	0.68	0.62	56.68	56.68	48.26	0.60	0.15	0.12	1.00	YES
				W18-U	0.68	1.03	57.58	57.58	48.26	0.60	1.00	1.30		
Fourth	R18	Residential	Bedroom	W19-L	0.68	0.60	53.45	53.45	40.59	0.60	0.15	0.13	1.00	YES
				W19-U	0.68	0.99	53.76	53.76	40.59	0.60	1.00	1.40		
Fourth	R19	Residential	Bedroom	W20-L	0.68	0.61	56.74	56.74	53.54	0.60	0.15	0.10	1.00	YES
				W20-U	0.68	1.02	62.02	62.02	53.54	0.60	1.00	1.25		
Fourth	R20	Residential	LKD	W21-L	0.68	1.82	66.87	66.87	77.18	0.60	0.15	0.25	2.00	YES
				W21-U	0.68	3.02	68.93	68.93	77.18	0.60	1.00	2.87		
Fourth	R21	Residential	Bedroom	W22-L	0.68	0.62	68.34	68.34	53.54	0.60	0.15	0.13	1.00	YES
				W22-U	0.68	1.03	69.84	69.84	53.54	0.60	1.00	1.42		
Fourth	R22	Residential	LKD	W23-L	0.68	1.82	72.28	72.28	77.24	0.60	0.15	0.27	2.00	YES
				W23-U	0.68	3.02	73.12	73.12	77.24	0.60	1.00	3.04		
Fourth	R23	Residential	Bedroom	W24-L	0.68	0.62	71.41	71.41	53.06	0.60	0.15	0.13	1.00	YES
				W24-U	0.68	1.03	72.57	72.57	53.06	0.60	1.00	1.49		
Fourth	R24	Residential	LKD	W25-L	0.68	1.97	75.32	75.32	77.24	0.60	0.15	0.31	2.00	YES
				W25-U	0.68	3.27	75.92	75.92	77.24	0.60	1.00	3.41		
Fourth	R25	Residential	Bedroom	W26-L	0.68	0.61	72.89	72.89	53.54	0.60	0.15	0.13	1.00	YES
				W26-U	0.68	1.02	74.11	74.11	53.54	0.60	1.00	1.49		
Fourth	R26	Residential	Bedroom	W27-L	0.68	0.61	73.02	73.02	60.76	0.60	0.15	0.12	1.00	YES
				W27-U	0.68	1.02	74.49	74.49	60.76	0.60	1.00	1.32		
Fourth	R27	Residential	LKD	W28-L	0.68	1.50	74.39	74.39	112.78	0.60	0.15	0.16	2.00	YES
				W28-U	0.68	2.49	76.37	76.37	112.78	0.60	1.00	1.79		
				W29-L	0.68	0.61	70.30	70.30	112.78	0.60	0.15	0.06		
				W29-U	0.68	1.02	73.38	73.38	112.78	0.60	1.00	0.70		
Fourth	R28	Residential	LKD	W30-L	0.68	2.15	63.23	63.23	110.27	0.60	0.15	0.20	2.00	YES
				W30-U	0.68	3.57	68.61	68.61	110.27	0.60	1.00	2.36		
Fourth	R29	Residential	Bedroom	W31-L	0.68	0.62	58.61	58.61	62.14	0.60	0.15	0.09	1.00	YES
				W31-U	0.68	1.03	62.31	62.31	62.14	0.60	1.00	1.09		
Fourth	R30	Residential	LKD	W32-L	0.68	1.84	64.89	64.89	92.56	0.60	0.15	0.21	2.00	YES
				W32-U	0.68	3.05	66.80	66.80	92.56	0.60	1.00	2.34		
Fourth	R31	Residential	Bedroom	W33-L	0.68	0.61	64.68	64.68	52.06	0.60	0.15	0.12	1.00	YES
				W33-U	0.68	1.02	66.35	66.35	52.06	0.60	1.00	1.38		
Fourth	R32	Residential	Bedroom	W34-L	0.68	0.62	50.19	50.19	57.51	0.60	0.15	0.09	1.00	YES
				W34-U	0.68	1.02	51.84	51.84	57.51	0.60	1.00	0.98		
Fourth	R33	Residential	LKD	W35-L	0.68	2.80	60.41	60.41	105.00	0.60	0.15	0.26	2.00	YES
				W35-U	0.68	4.65	63.87	63.87	105.00	0.60	1.00	3.00		
				W36-L	0.68	1.37	78.22	78.22	105.00	0.60	0.15	0.16		
				W36-U	0.68	2.27	79.09	79.09	105.00	0.60	1.00	1.82		
				W37-L	0.68	0.62	77.79	77.79	105.00	0.60	0.15	0.07		
				W37-U	0.68	1.03	78.64	78.64	105.00	0.60	1.00	0.82		
Fourth	R34	Residential	LKD	W38-L	0.68	4.11	84.57	84.57	107.92	0.60	0.15	0.51	2.00	YES
				W38-U	0.68	6.80	78.70	78.70	107.92	0.60	1.00	5.27		
				W39-L	0.68	1.12	72.68	72.68	107.92	0.60	0.15	0.12		
				W39-U	0.68	1.85	73.24	73.24	107.92	0.60	1.00	1.33		
				W40-L	0.68	0.62	74.20	74.20	107.92	0.60	0.15	0.07		
				W40-U	0.68	1.03	75.03	75.03	107.92	0.60	1.00	0.76		
Fourth	R35	Residential	Bedroom	W41-L	0.68	0.62	71.45	71.45	76.55	0.60	0.15	0.09	1.00	YES
				W41-U	0.68	1.03	72.79	72.79	76.55	0.60	1.00	1.04		
Fourth	R36	Residential	Bedroom	W42-L	0.68	0.62	68.57	68.57	53.99	0.60	0.15	0.13	1.00	YES
				W42-U	0.68	1.03	70.35	70.35	53.99	0.60	1.00	1.42		
Fourth	R37	Residential	Bedroom	W43-L	0.68	0.62	66.53	66.53	60.99	0.60	0.15	0.11	1.00	YES
				W43-U	0.68	1.03	68.49	68.49	60.99	0.60	1.00	1.22		
Fourth	R38	Residential	LKD	W44-L	0.68	1.69	67.87	67.87	103.77	0.60	0.15	0.18	2.00	YES
				W44-U	0.68	2.81	69.22	69.22	103.77	0.60	1.00	1.99		

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Fourth	R39	Residential	LKD	W45-L	0.68	1.69	67.75	67.75	121.19	0.60	0.15	0.15	2.00	NO	
				W45-U	0.68	2.81	68.94	68.94	121.19	0.60	1.00	1.70			
Fourth	R40	Residential	Bedroom	W46-L	0.68	0.62	65.46	65.46	48.18	0.60	0.15	0.13	1.00	YES	
				W46-U	0.68	1.03	66.96	66.96	48.18	0.60	1.00	1.51			
Fourth	R41	Residential	Bedroom	W47-L	0.68	0.62	65.33	65.33	44.80	0.60	0.15	0.14	1.00	YES	
				W47-U	0.68	1.03	66.76	66.76	44.80	0.60	1.00	1.62			
Fourth	R42	Residential	Bedroom	W48-L	0.68	0.61	64.74	64.74	54.45	0.60	0.15	0.12	1.00	YES	
				W48-U	0.68	1.02	66.12	66.12	54.45	0.60	1.00	1.31			
Fourth	R43	Residential	LKD	W49-L	0.68	1.35	66.22	66.22	113.31	0.60	0.15	0.13	2.00	YES	
				W49-U	0.68	2.25	67.08	67.08	113.31	0.60	1.00	1.41			
				W50-L	0.68	0.62	63.49	63.49	113.31	0.60	0.15	0.06			
				W50-U	0.68	1.03	64.82	64.82	113.31	0.60	1.00	0.62			
Fourth	R44	Residential	Bedroom	W51-L	0.68	0.62	62.24	62.24	61.10	0.60	0.15	0.10	1.00	YES	
				W51-U	0.68	1.03	63.54	63.54	61.10	0.60	1.00	1.13			
Fourth	R45	Residential	Bedroom	W52-L	0.68	0.62	60.54	60.54	53.94	0.60	0.15	0.11	1.00	YES	
				W52-U	0.68	1.03	61.84	61.84	53.94	0.60	1.00	1.25			
Fourth	R46	Residential	LKD	W53-L	0.68	1.35	58.92	58.92	114.41	0.60	0.15	0.11	2.00	NO	
				W53-U	0.68	2.25	59.80	59.80	114.41	0.60	1.00	1.25			
				W54-L	0.68	0.62	55.07	55.07	114.41	0.60	0.15	0.05			
				W54-U	0.68	1.03	56.29	56.29	114.41	0.60	1.00	0.54			
Fourth	R47	Residential	Bedroom	W55-L	0.68	0.62	51.22	51.22	61.16	0.60	0.15	0.08	1.00	YES	
				W55-U	0.68	1.03	52.11	52.11	61.16	0.60	1.00	0.93			
Fourth	R48	Residential	Bedroom	W56-L	0.68	0.61	45.28	45.28	58.38	0.60	0.15	0.08	1.00	NO	
				W56-U	0.68	1.02	46.00	46.00	58.38	0.60	1.00	0.85			
Fourth	R49	Residential	Bedroom	W57-L	0.68	0.62	51.59	51.59	47.56	0.60	0.15	0.11	1.00	YES	
				W57-U	0.68	1.03	51.93	51.93	47.56	0.60	1.00	1.19			
Fourth	R50	Residential	Bedroom	W58-L	0.68	0.62	57.70	57.70	55.50	0.60	0.15	0.10	1.00	YES	
				W58-U	0.68	1.03	58.33	58.33	55.50	0.60	1.00	1.15			
Fourth	R51	Residential	LKD	W59-L	0.68	1.63	62.02	62.02	101.93	0.60	0.15	0.16	2.00	NO	
				W59-U	0.68	2.71	62.72	62.72	101.93	0.60	1.00	1.77			
Fourth	R52	Residential	Bedroom	W60-L	0.68	0.62	64.71	64.71	55.00	0.60	0.15	0.12	1.00	YES	
				W60-U	0.68	1.03	65.69	65.69	55.00	0.60	1.00	1.30			
Fourth	R53	Residential	Bedroom	W61-L	0.68	0.62	65.28	65.28	63.45	0.60	0.15	0.10	1.00	YES	
				W61-U	0.68	1.03	66.31	66.31	63.45	0.60	1.00	1.14			
Fourth	R54	Residential	LKD	W62-L	0.68	0.91	58.63	58.63	115.72	0.60	0.15	0.07	2.00	YES	
				W62-U	0.68	1.52	58.97	58.97	115.72	0.60	1.00	0.82			
				W63-L	0.68	2.56	76.34	76.34	115.72	0.60	0.15	0.27			
				W63-U	0.68	4.30	75.92	75.92	115.72	0.60	1.00	3.00			
Fourth	R55	Residential	LKD	W64-L	0.68	2.43	70.77	70.77	122.25	0.60	0.15	0.22	2.00	YES	
				W64-U	0.68	4.09	70.51	70.51	122.25	0.60	1.00	2.50			
				W65-L	0.68	1.94	57.33	57.33	122.25	0.60	0.15	0.14			
				W65-U	0.68	3.26	57.42	57.42	122.25	0.60	1.00	1.63			
Fourth	R56	Residential	Bedroom	W66-L	0.68	0.61	52.23	52.23	60.87	0.60	0.15	0.08	1.00	YES	
				W66-U	0.68	1.03	53.11	53.11	60.87	0.60	1.00	0.95			
Fourth	R57	Residential	Bedroom	W67-L	0.68	0.61	52.03	52.03	53.74	0.60	0.15	0.09	1.00	YES	
				W67-U	0.68	1.02	52.97	52.97	53.74	0.60	1.00	1.07			
Fourth	R58	Residential	Bedroom	W68-L	0.68	0.61	58.64	58.64	53.83	0.60	0.15	0.11	1.00	YES	
				W68-U	0.68	1.03	59.72	59.72	53.83	0.60	1.00	1.22			
Fourth	R59	Residential	LKD	W69-L	0.68	1.29	62.35	62.35	77.37	0.60	0.15	0.17	2.00	YES	
				W69-U	0.68	2.18	63.07	63.07	77.37	0.60	1.00	1.88			
Fourth	R60	Residential	Bedroom	W70-L	0.68	0.61	62.24	62.24	58.24	0.60	0.15	0.10	1.00	YES	
				W70-U	0.68	1.03	63.39	63.39	58.24	0.60	1.00	1.19			
				W71-L	0.68	0.53	61.84	61.84	58.24	0.60	0.15	0.09			
				W71-U	0.68	0.89	63.13	63.13	58.24	0.60	1.00	1.03			
Fourth	R61	Residential	Bedroom	W72-L	0.68	0.60	46.47	46.47	61.08	0.60	0.15	0.07	1.00	NO	
				W72-U	0.68	1.01	47.42	47.42	61.08	0.60	1.00	0.83			
Fourth	R62	Residential	LKD	W73-L	0.68	0.61	61.34	61.34	117.44	0.60	0.15	0.05	2.00	NO	
				W73-U	0.68	1.03	62.62	62.62	117.44	0.60	1.00	0.58			
				W74-L	0.68	1.30	60.07	60.07	117.44	0.60	0.15	0.11			
				W74-U	0.68	2.18	61.23	61.23	117.44	0.60	1.00	1.21			
Fourth	R63	Residential	Bedroom	W75-L	0.68	0.61	52.64	52.64	53.74	0.60	0.15	0.09	1.00	YES	
				W75-U	0.68	1.02	53.61	53.61	53.74	0.60	1.00	1.08			
Fourth	R64	Residential	Bedroom	W76-L	0.68	0.61	65.30	65.30	60.99	0.60	0.15	0.10	1.00	YES	
				W76-U	0.68	1.02	66.90	66.90	60.99	0.60	1.00	1.19			
Fourth	R65	Residential	LKD	W77-L	0.68	0.62	63.44	63.44	105.89	0.60	0.15	0.06	2.00	YES	
				W77-U	0.68	1.05	65.27	65.27	105.89	0.60	1.00	0.69			
				W78-L	0.68	1.30	62.41	62.41	105.89	0.60	0.15	0.12			
				W78-U	0.68	2.19	64.04	64.04	105.89	0.60	1.00	1.40			

Project Name: Great Stone Road, Stretford - Surrounding														
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Date of Analysis: 14/02/2020														
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value	Meets BRE Criteria
Fifth	R50	Residential	LKD	W59-L	0.68	2.55	63.10	63.10	104.29	0.60	0.15	0.25	2.00	YES
				W59-U	0.68	4.29	64.35	64.35	104.29	0.60	1.00	2.81		
Sixth	R1	Residential	LKD	W1-L	0.68	1.71	79.56	79.56	116.02	0.60	0.15	0.19	2.00	YES
				W1-U	0.68	3.28	79.88	79.88	116.02	0.60	1.00	2.40		
Sixth	R2	Residential	Bedroom	W2-L	0.68	0.51	74.93	74.93	46.71	0.60	0.15	0.13	1.00	YES
				W2-U	0.68	0.98	76.38	76.38	46.71	0.60	1.00	1.70		
Sixth	R3	Residential	Bedroom	W3-L	0.68	0.51	75.08	75.08	43.25	0.60	0.15	0.14	1.00	YES
				W3-U	0.68	0.98	76.54	76.54	43.25	0.60	1.00	1.84		
Sixth	R4	Residential	Bedroom	W4-L	0.68	0.51	75.72	75.72	52.36	0.60	0.15	0.12	1.00	YES
				W4-U	0.68	0.98	77.03	77.03	52.36	0.60	1.00	1.53		
Sixth	R5	Residential	Bedroom	W5-L	0.68	0.61	77.07	77.07	53.64	0.60	0.15	0.14	1.00	YES
				W5-U	0.68	1.02	78.11	78.11	53.64	0.60	1.00	1.57		
Sixth	R6	Residential	LKD	W6-L	0.68	1.82	81.44	81.44	77.45	0.60	0.15	0.31	2.00	YES
				W6-U	0.68	3.02	81.49	81.49	77.45	0.60	1.00	3.38		
Sixth	R7	Residential	Bedroom	W7-L	0.68	0.62	78.84	78.84	53.75	0.60	0.15	0.14	1.00	YES
				W7-U	0.68	1.03	79.42	79.42	53.75	0.60	1.00	1.61		
Sixth	R8	Residential	LKD	W8-L	0.68	1.82	83.17	83.17	77.51	0.60	0.15	0.31	2.00	YES
				W8-U	0.68	3.02	82.73	82.73	77.51	0.60	1.00	3.42		
Sixth	R9	Residential	Bedroom	W9-L	0.68	0.59	79.78	79.78	53.75	0.60	0.15	0.14	1.00	YES
				W9-U	0.68	0.97	80.02	80.02	53.75	0.60	1.00	1.54		
Sixth	R10	Residential	LKD	W10-L	0.68	1.97	84.67	84.67	75.95	0.60	0.15	0.35	2.00	YES
				W10-U	0.68	3.27	83.77	83.77	75.95	0.60	1.00	3.83		
Sixth	R11	Residential	LKD	W11-L	0.68	1.34	78.59	78.59	77.47	0.60	0.15	0.22	2.00	YES
				W11-U	0.68	2.26	79.23	79.23	77.47	0.60	1.00	2.46		
				W12-L	0.68	0.59	74.85	74.85	77.47	0.60	0.15	0.09		
				W12-U	0.68	0.99	76.13	76.13	77.47	0.60	1.00	1.03		
Sixth	R12	Residential	Bedroom	W13-L	0.68	0.61	73.90	73.90	53.72	0.60	0.15	0.13	1.00	YES
				W13-U	0.68	1.03	75.35	75.35	53.72	0.60	1.00	1.54		
Sixth	R13	Residential	LKD	W14-L	0.68	1.34	74.01	74.01	77.47	0.60	0.15	0.20	2.00	YES
				W14-U	0.68	2.26	75.31	75.31	77.47	0.60	1.00	2.33		
				W15-L	0.68	0.61	69.89	69.89	77.47	0.60	0.15	0.09		
				W15-U	0.68	1.03	71.86	71.86	77.47	0.60	1.00	1.02		
Sixth	R14	Residential	Bedroom	W16-L	0.68	0.61	66.33	66.33	53.72	0.60	0.15	0.12	1.00	YES
				W16-U	0.68	1.03	68.67	68.67	53.72	0.60	1.00	1.40		
Sixth	R15	Residential	LKD	W17-L	0.68	1.34	59.82	59.82	77.41	0.60	0.15	0.17	2.00	YES
				W17-U	0.68	2.26	61.65	61.65	77.41	0.60	1.00	1.91		
Sixth	R16	Residential	Bedroom	W18-L	0.68	0.61	49.15	49.15	53.55	0.60	0.15	0.09	1.00	YES
				W18-U	0.68	1.02	50.00	50.00	53.55	0.60	1.00	1.01		
Sixth	R17	Residential	Bedroom	W19-L	0.68	0.62	58.04	58.04	47.56	0.60	0.15	0.12	1.00	YES
				W19-U	0.68	1.03	59.36	59.36	47.56	0.60	1.00	1.36		
Sixth	R18	Residential	Bedroom	W20-L	0.68	0.62	67.83	67.83	55.50	0.60	0.15	0.12	1.00	YES
				W20-U	0.68	1.03	69.70	69.70	55.50	0.60	1.00	1.37		
Sixth	R19	Residential	LKD	W21-L	0.68	1.63	73.87	73.87	101.93	0.60	0.15	0.19	2.00	YES
				W21-U	0.68	2.71	75.00	75.00	101.93	0.60	1.00	2.11		
Sixth	R20	Residential	Bedroom	W22-L	0.68	0.62	75.33	75.33	55.00	0.60	0.15	0.13	1.00	YES
				W22-U	0.68	1.03	76.45	76.45	55.00	0.60	1.00	1.51		
Sixth	R21	Residential	Bedroom	W23-L	0.68	0.62	75.71	75.71	63.45	0.60	0.15	0.12	1.00	YES
				W23-U	0.68	1.03	76.69	76.69	63.45	0.60	1.00	1.32		
Sixth	R22	Residential	LKD	W24-L	0.68	0.91	68.65	68.65	115.72	0.60	0.15	0.09	2.00	YES
				W24-U	0.68	1.52	70.02	70.02	115.72	0.60	1.00	0.98		
				W25-L	0.68	2.56	77.34	77.34	115.72	0.60	0.15	0.27		
				W25-U	0.68	4.30	76.55	76.55	115.72	0.60	1.00	3.03		
Sixth	R23	Residential	LKD	W26-L	0.68	2.43	71.57	71.57	122.25	0.60	0.15	0.23	2.00	YES
				W26-U	0.68	4.09	70.97	70.97	122.25	0.60	1.00	2.52		
				W27-L	0.68	1.94	67.79	67.79	122.25	0.60	0.15	0.17		
				W27-U	0.68	3.26	68.83	68.83	122.25	0.60	1.00	1.95		
Sixth	R24	Residential	Bedroom	W28-L	0.68	0.61	63.53	63.53	60.87	0.60	0.15	0.10	1.00	YES
				W28-U	0.68	1.03	65.56	65.56	60.87	0.60	1.00	1.17		
Sixth	R25	Residential	Bedroom	W29-L	0.68	0.61	63.69	63.69	53.74	0.60	0.15	0.12	1.00	YES
				W29-U	0.68	1.02	65.79	65.79	53.74	0.60	1.00	1.33		
Sixth	R26	Residential	Bedroom	W30-L	0.68	0.61	70.01	70.01	53.83	0.60	0.15	0.13	1.00	YES
				W30-U	0.68	1.03	71.53	71.53	53.83	0.60	1.00	1.46		
Sixth	R27	Residential	LKD	W31-L	0.68	1.29	74.07	74.07	77.37	0.60	0.15	0.20	2.00	YES
				W31-U	0.68	2.18	74.98	74.98	77.37	0.60	1.00	2.24		

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Sixth	R28	Residential	Bedroom	W32-L	0.68	0.61	73.22	73.22	58.24	0.60	0.15	0.12	1.00	YES	
				W32-U	0.68	1.03	74.34	74.34	58.24	0.60	1.00	1.40			
				W33-L	0.68	0.53	72.07	72.07	58.24	0.60	0.15	0.10			
				W33-U	0.68	0.89	73.12	73.12	58.24	0.60	1.00	1.19			
												2.81			
Sixth	R29	Residential	Bedroom	W34-L	0.68	0.60	53.96	53.96	61.08	0.60	0.15	0.08	1.00	YES	
				W34-U	0.68	1.01	54.83	54.83	61.08	0.60	1.00	0.96			
												1.05			
Sixth	R30	Residential	LKD	W35-L	0.68	0.61	69.90	69.90	117.44	0.60	0.15	0.06	2.00	YES	
				W35-U	0.68	1.03	70.58	70.58	117.44	0.60	1.00	0.66			
				W36-L	0.68	1.30	67.99	67.99	117.44	0.60	0.15	0.12			
				W36-U	0.68	2.18	68.50	68.50	117.44	0.60	1.00	1.35			
												2.19			
Seventh	R1	Residential	LKD	W1-L	0.68	2.43	72.30	72.30	122.25	0.60	0.15	0.23	2.00	YES	
				W1-U	0.68	4.09	72.09	72.09	122.25	0.60	1.00	2.56			
				W2-L	0.68	1.94	75.23	75.23	122.25	0.60	0.15	0.19			
				W2-U	0.68	3.26	76.63	76.63	122.25	0.60	1.00	2.17			
												5.15			
Seventh	R2	Residential	Bedroom	W3-L	0.68	0.61	71.55	71.55	60.87	0.60	0.15	0.11	1.00	YES	
				W3-U	0.68	1.03	74.00	74.00	60.87	0.60	1.00	1.32			
												1.44			
Seventh	R3	Residential	Bedroom	W4-L	0.68	0.61	71.93	71.93	53.74	0.60	0.15	0.13	1.00	YES	
				W4-U	0.68	1.02	74.48	74.48	53.74	0.60	1.00	1.51			
												1.64			
Seventh	R4	Residential	Bedroom	W5-L	0.68	0.61	76.56	76.56	53.83	0.60	0.15	0.14	1.00	YES	
				W5-U	0.68	1.03	77.95	77.95	53.83	0.60	1.00	1.59			
												1.73			
Seventh	R5	Residential	LKD	W6-L	0.68	1.29	80.48	80.48	77.37	0.60	0.15	0.21	2.00	YES	
				W6-U	0.68	2.18	81.05	81.05	77.37	0.60	1.00	2.42			
												2.64			
Seventh	R6	Residential	Bedroom	W7-L	0.68	0.61	78.62	78.62	58.24	0.60	0.15	0.13	1.00	YES	
				W7-U	0.68	1.03	79.39	79.39	58.24	0.60	1.00	1.49			
				W8-L	0.68	0.53	76.91	76.91	58.24	0.60	0.15	0.11			
				W8-U	0.68	0.89	77.64	77.64	58.24	0.60	1.00	1.26			
												3.00			
Seventh	R7	Residential	Bedroom	W9-L	0.68	0.60	57.40	57.40	61.08	0.60	0.15	0.09	1.00	YES	
				W9-U	0.68	1.01	58.07	58.07	61.08	0.60	1.00	1.02			
												1.11			
Seventh	R8	Residential	LKD	W10-L	0.68	0.61	73.28	73.28	117.44	0.60	0.15	0.06	2.00	YES	
				W10-U	0.68	1.03	73.74	73.74	117.44	0.60	1.00	0.69			
				W11-L	0.68	1.30	71.42	71.42	117.44	0.60	0.15	0.13			
				W11-U	0.68	2.18	71.89	71.89	117.44	0.60	1.00	1.42			
												2.29			

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Great Stone Road, Stretford
Daylight Sunlight Report Rev 2



APPENDIX H

Annual Probable Sunlight Hours Calculation Table

Project Name: Great Stone Road, Stretford - Surrounding
 Project No: BS/12736
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 14/02/2020

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
B1											
First	R1		Residential	Bedroom	W1		*North*			*North*	
B2											
Ground	R1		Residential	Kitchen	W1		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
B3											
Ground	R1		Residential	Kitchen	W1		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
B4											
First	R1		Residential	Bedroom	W1		*North*			*North*	
B5											
First	R1		Residential	Bedroom	W1		*North*			*North*	
B6											
First	R1		Residential	Bedroom	W1		*North*			*North*	
B7											
First	R1		Residential	Bedroom	W1		*North*			*North*	

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
B8											
First	R1		Residential	Bedroom	W1		*North*			*North*	
	R2		Residential	Bedroom	W2		*North*			*North*	
B9											
First	R1		Residential	Bedroom	W1		*North*			*North*	
B10											
First	R1		Residential	Bedroom	W1		*North*			*North*	
B11											
First	R1		Residential	Bedroom	W1		*North*			*North*	
B12											
First	R1		Residential	Bedroom	W1		*North*			*North*	
B13											
Ground	R1		Residential	Living Room	W1		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
	R2		Residential	Bedroom	W2		*North*			*North*	
B14											
Ground	R1		Residential	Living Room	W1		*North*			*North*	
					W2		*North*			*North*	
	R2		Residential	Kitchen	W3		*North*			*North*	

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Floor Ref.	Room Ref.	Room Attribute	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*	
					W2		*North*		*North*		
	R2		Residential	Bedroom	W3		*North*			*North*	
B15											
Ground	R1		Residential	Kitchen	W1		*North*			*North*	
					W2		*North*		*North*		
	R2		Residential	Living Room	W2		*North*			*North*	
					W3		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
					W2		*North*		*North*		
						W3		*North*			*North*
	R3		Residential	Bedroom	W4		*North*			*North*	
B16											
Ground	R1		Residential	Living Room	W1		*North*			*North*	
					W2		*North*		*North*		
	R2		Residential	Kitchen	W3		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
					W2		*North*		*North*		
	R2		Residential	Bedroom	W3		*North*			*North*	
B17											
Ground	R1		Residential	Kitchen	W1		*North*			*North*	

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R2		Residential	Living Room	W2		*North*			*North*	
					W3		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
	R2		Residential	Bedroom	W2		*North*			*North*	
					W3		*North*			*North*	
B18											
Ground	R1		Residential	Living Room	W1		*North*			*North*	
	R2		Residential	Kitchen	W2		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
	R2		Residential	Bedroom	W2		*North*			*North*	
B19											
Ground	R1		Residential	Kitchen	W1		*North*			*North*	
	R2		Residential	Living Room	W2		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
	R2		Residential	Bedroom	W2		*North*			*North*	
	R3		Residential	Bedroom	W3		*North*			*North*	
B20											
Ground	R1		Residential	Living Room	W1		*North*			*North*	
					W2		*North*			*North*	

Project Name: Great Stone Road, Stretford - Surrounding Project No: BS/12736 Report Title: Daylight & Sunlight - Neighbour Analysis Date of Analysis: 14/02/2020											
Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R2		Residential	Kitchen	W3		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
	R2		Residential	Bedroom	W2		*North*			*North*	
B21											
Ground	R1		Residential	Kitchen	W1		*North*			*North*	
	R2		Residential	Living Room	W2		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
	R2		Residential	Bedroom	W2		*North*			*North*	
B22											
Ground	R1		Residential	Living Room	W1		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
	R2		Residential	Bedroom	W2		*North*			*North*	
B23											
Ground	R1		Residential	Living Room	W1		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
	R2		Residential	Bedroom	W2		*North*			*North*	
	R3		Residential	Bedroom	W3		*North*			*North*	

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Floor Ref.	Room Ref.	Room Attribute	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		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
	R2		Residential	Bedroom	W2		*North*			*North*	
B25											
Ground	R1		Residential	Living Room	W1		*North*			*North*	
First	R1		Residential	Living Room	W1		*North*			*North*	
	R2		Residential	Living Room	W2		*North*			*North*	
B26											
Ground	R1		Residential	Living Room	W1		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
	R2		Residential	Bedroom	W2		*North*			*North*	
B27											
Ground	R1		Residential	Living Room	W1		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
	R2		Residential	Bedroom	W2		*North*			*North*	
	R3		Residential	Bedroom	W3		*North*			*North*	

Project Name: Great Stone Road, Stretford - Surrounding											
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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
B28											
Ground	R1		Residential	Living Room	W1		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
	R2		Residential	Bedroom	W2		*North*			*North*	
B29											
Ground	R1		Residential	Living Room	W1		*North*			*North*	
First	R1		Residential	Bedroom	W1		*North*			*North*	
	R2		Residential	Bedroom	W2		*North*			*North*	
B30											
First	R1		Residential	Bedroom	W1	72	0.97	YES	25	1.00	YES
					W2	70			25		*North*
B31											
First	R1		Residential	Bedroom	W1	71	0.97	YES	24	1.00	YES
						69			24		
B32											
Ground	R1		Residential	Living Room	W1	78	0.97	YES	27	0.96	YES
						76			26		
First	R1		Residential	Bedroom	W1	74	1.00	YES	27	1.00	YES
						74			27		
	R2		Residential	Bedroom	W2	74	0.99	YES	27	1.00	YES
						73			27		

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
B33											
Ground	R1		Residential	Living Room	W1	75 74	0.99	YES	26 26	1.00	YES
First	R1		Residential	Bedroom	W1	73 73	1.00	YES	26 26	1.00	YES
	R2		Residential	Bedroom	W2	73 73	1.00	YES	26 26	1.00	YES
B34											
Ground	R1		Residential	Living Room	W1	77 77	1.00	YES	26 26	1.00	YES
First	R1		Residential	Bedroom	W1	73 73	1.00	YES	26 26	1.00	YES
	R2		Residential	Bedroom	W2	73 73	1.00	YES	26 26	1.00	YES
B35											
Ground	R1		Residential	Living Room	W1	78 78	1.00	YES	27 27	1.00	YES
First	R1		Residential	Bedroom	W1	76 76	1.00	YES	28 28	1.00	YES
	R2		Residential	Bedroom	W2	74 74	1.00	YES	27 27	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	
Proposed											
Ground	R1	Residential	LKD	W1	49	1.00	YES	10	1.00	YES	
	R2	Residential	Bedroom	W2	51	1.00	YES	12	1.00	YES	
	R3	Residential	LKD	W3	50	1.00	YES	10	1.00	YES	
	R4	Residential	Bedroom	W4	52	1.00	YES	13	1.00	YES	
	R5	Residential	LKD	W5	53	1.00	YES	15	1.00	YES	
					W6	50	1.00	YES	14	1.00	YES
	R6	Residential	Bedroom	W7	50	1.00	YES	15	1.00	YES	
	R7	Residential	LKD	W8	45	1.00	YES	12	1.00	YES	
	R8	Residential	Bedroom	W9	46	1.00	YES	14	1.00	YES	
	R9	Residential	Bedsit	W10	36	1.00	YES	11	1.00	YES	
	R10	Residential	Bedroom	W11	36	1.00	YES	10	1.00	YES	
	R11	Residential	Bedroom	W12	37	1.00	YES	9	1.00	YES	
	R12	Residential	LKD	W13	37	1.00	YES	8	1.00	YES	
	R13	Residential	Bedroom	W14	34	1.00	YES	5	1.00	YES	
	R14	Residential	Bedroom	W15	29	1.00	YES	4	1.00	NO	
	R15	Residential	LKD	W16	29	1.00	YES	4	1.00	NO	
	R16	Residential	Bedroom	W17			*North*			*North*	
	R17	Residential	LKD	W18			*North*			*North*	
	R18	Residential	Bedroom	W19			*North*			*North*	
	R19	Residential	LKD	W20			*North*			*North*	
	R20	Residential	Bedroom	W21			*North*			*North*	
	R21	Residential	LKD	W22			*North*			*North*	
	R22	Residential	Bedroom	W23			*North*			*North*	
	R23	Residential	Bedroom	W24			*North*			*North*	
	R24	Residential	LKD	W25			*North*			*North*	
	R25	Residential	LKD	W26	43	1.00	YES	9	1.00	YES	
	R26	Residential	Bedroom	W27	41	1.00	YES	8	1.00	YES	
	R27	Residential	Bedroom	W28	40	1.00	YES	7	1.00	YES	
	R28	Residential	LKD	W29	40	1.00	YES	8	1.00	YES	
					W30	41	1.00	YES	9	1.00	YES
	R29	Residential	Bedroom	W31	42	1.00	YES	10	1.00	YES	
	R30	Residential	LKD	W32	39	1.00	YES	9	1.00	YES	
					W33	40	1.00	YES	10	1.00	YES
	R31	Residential	Bedroom	W34	37	1.00	YES	9	1.00	YES	
	R32	Residential	LKD	W35	36	1.00	YES	9	1.00	YES	
	R33	Residential	Bedroom	W36	33	1.00	YES	9	1.00	YES	
	R34	Residential	Bedroom	W37	37	1.00	YES	8	1.00	YES	
	R35	Residential	Bedroom	W38	32	1.00	YES	6	1.00	YES	
	R36	Residential	LKD	W39	36	1.00	YES	7	1.00	YES	
	R37	Residential	Bedroom	W40	32	1.00	YES	4	1.00	NO	
	R38	Residential	Bedroom	W41	27	1.00	YES	3	1.00	NO	
	R39	Residential	LKD	W42	29	1.00	YES	3	1.00	NO	
					W43		*North*			*North*	
	R40	Residential	LKD	W44			*North*			*North*	
					W45		*North*			*North*	
	R41	Residential	Bedroom	W46			*North*			*North*	
	R42	Residential	Bedroom	W47			*North*			*North*	
	R43	Residential	Bedroom	W48			*North*			*North*	
	R44	Residential	LKD	W49			*North*			*North*	
	R45	Residential	Bedroom	W50			*North*			*North*	
					W51		*North*			*North*	
	R46	Residential	Bedroom	W52			*North*			*North*	
	R47	Residential	LKD	W53			*North*			*North*	
					W54		*North*			*North*	
	R48	Residential	Bedroom	W55			*North*			*North*	
	R49	Residential	Bedroom	W56			*North*			*North*	
R50	Residential	LKD	W57			*North*			*North*		
				W58		*North*			*North*		
R51	Residential	Bedroom	W59			*North*			*North*		
				W60		*North*			*North*		
R52	Residential	Bedroom	W61			*North*			*North*		
R53	Residential	LKD	W62			*North*			*North*		
R54	Residential	Bedroom	W63			*North*			*North*		
R55	Residential	Bedroom	W64			*North*			*North*		
R56	Residential	LKD	W65			*North*			*North*		

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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	LKD	W1	42	1.00	YES	17	1.00	YES
				W2	55	1.00	YES	18	1.00	YES
				W3	61	1.00	YES	19	1.00	YES
	R2	Residential	Bedroom	W4	59	1.00	YES	17	1.00	YES
	R3	Residential	Bedroom	W5	58	1.00	YES	16	1.00	YES
	R4	Residential	Bedroom	W6	58	1.00	YES	14	1.00	YES
	R5	Residential	LKD	W7	56	1.00	YES	14	1.00	YES
	R6	Residential	Bedroom	W8	56	1.00	YES	15	1.00	YES
	R7	Residential	LKD	W9	57	1.00	YES	16	1.00	YES
	R8	Residential	Bedroom	W10	56	1.00	YES	15	1.00	YES
	R9	Residential	LKD	W11	56	1.00	YES	16	1.00	YES
				W12	54	1.00	YES	15	1.00	YES
	R10	Residential	Bedroom	W13	52	1.00	YES	15	1.00	YES
	R11	Residential	LKD	W14	49	1.00	YES	14	1.00	YES
	R12	Residential	Bedroom	W15	47	1.00	YES	14	1.00	YES
	R13	Residential	Bedroom	W16	40	1.00	YES	15	1.00	YES
	R14	Residential	Bedroom	W17	43	1.00	YES	15	1.00	YES
	R15	Residential	Bedroom	W18	38	1.00	YES	10	1.00	YES
	R16	Residential	LKD	W19	40	1.00	YES	9	1.00	YES
	R17	Residential	Bedroom	W20	40	1.00	YES	9	1.00	YES
	R18	Residential	Bedroom	W21	33	1.00	YES	6	1.00	YES
	R19	Residential	LKD	W22	32	1.00	YES	6	1.00	YES
				W23						
	R20	Residential	LKD	W24						
				W25						
	R21	Residential	Bedroom	W25						
	R22	Residential	LKD	W26						
	R23	Residential	Bedroom	W27						
	R24	Residential	LKD	W28						
	R25	Residential	Bedroom	W29						
	R26	Residential	Bedroom	W30						
	R27	Residential	LKD	W31						
	R28	Residential	LKD	W32	50	1.00	YES	10	1.00	YES
	R29	Residential	Bedroom	W33	49	1.00	YES	9	1.00	YES
	R30	Residential	Bedroom	W34	49	1.00	YES	10	1.00	YES
	R31	Residential	LKD	W35	49	1.00	YES	12	1.00	YES
				W36	48	1.00	YES	12	1.00	YES
	R32	Residential	Bedroom	W37	47	1.00	YES	12	1.00	YES
	R33	Residential	LKD	W38	46	1.00	YES	12	1.00	YES
				W39	44	1.00	YES	11	1.00	YES
	R34	Residential	Bedroom	W40	41	1.00	YES	10	1.00	YES
	R35	Residential	LKD	W41	41	1.00	YES	11	1.00	YES
	R36	Residential	Bedroom	W42	36	1.00	YES	11	1.00	YES
	R37	Residential	Bedroom	W43	38	1.00	YES	9	1.00	YES
	R38	Residential	Bedroom	W44	37	1.00	YES	8	1.00	YES
	R39	Residential	LKD	W45	37	1.00	YES	8	1.00	YES
	R40	Residential	Bedroom	W46	38	1.00	YES	6	1.00	YES
	R41	Residential	Bedroom	W47	31	1.00	YES	3	1.00	NO
	R42	Residential	LKD	W48	35	1.00	YES	4	1.00	NO
				W49						
	R43	Residential	LKD	W50						
				W51						
	R44	Residential	Bedroom	W52						
	R45	Residential	Bedroom	W53						
	R46	Residential	Bedroom	W54						
	R47	Residential	LKD	W55						
	R48	Residential	Bedroom	W56						
				W57						
R49	Residential	Bedroom	W58							
R50	Residential	LKD	W59							
			W60							
R51	Residential	Bedroom	W61							
R52	Residential	Bedroom	W62							
R53	Residential	LKD	W63							
			W64							
R54	Residential	LKD	W65							
			W66							
R55	Residential	Bedroom	W67							
R56	Residential	Bedroom	W68							
R57	Residential	LKD	W69							
R58	Residential	Bedroom	W70							

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R59	Residential	Bedroom	W71		*North*			*North*	
	R60	Residential	LKD	W72		*North*			*North*	
Second	R1	Residential	LKD	W1	40	1.00	YES	19	1.00	YES
				W2	55	1.00	YES	18	1.00	YES
				W3	67	1.00	YES	21	1.00	YES
	R2	Residential	Bedroom	W4	65	1.00	YES	19	1.00	YES
	R3	Residential	Bedroom	W5	65	1.00	YES	19	1.00	YES
	R4	Residential	Bedroom	W6	67	1.00	YES	19	1.00	YES
	R5	Residential	LKD	W7	66	1.00	YES	20	1.00	YES
	R6	Residential	Bedroom	W8	65	1.00	YES	20	1.00	YES
	R7	Residential	LKD	W9	64	1.00	YES	20	1.00	YES
	R8	Residential	Bedroom	W10	65	1.00	YES	21	1.00	YES
	R9	Residential	LKD	W11	63	1.00	YES	20	1.00	YES
				W12	62	1.00	YES	20	1.00	YES
	R10	Residential	Bedroom	W13	61	1.00	YES	21	1.00	YES
	R11	Residential	LKD	W14	58	1.00	YES	21	1.00	YES
	R12	Residential	Bedroom	W15	54	1.00	YES	20	1.00	YES
	R13	Residential	Bedroom	W16	43	1.00	YES	18	1.00	YES
	R14	Residential	Bedroom	W17	46	1.00	YES	18	1.00	YES
	R15	Residential	Bedroom	W18	45	1.00	YES	13	1.00	YES
	R16	Residential	LKD	W19	47	1.00	YES	13	1.00	YES
	R17	Residential	Bedroom	W20	45	1.00	YES	12	1.00	YES
	R18	Residential	Bedroom	W21	36	1.00	YES	8	1.00	YES
	R19	Residential	LKD	W22	39	1.00	YES	8	1.00	YES
	R20	Residential	LKD	W23	31	1.00	YES	5	1.00	YES
	R21	Residential	Bedroom	W24	25	1.00	YES	5	1.00	YES
	R22	Residential	Bedroom	W25	20	1.00	NO	2	1.00	NO
	R23	Residential	Bedroom	W26		*North*			*North*	
	R24	Residential	LKD	W27		*North*			*North*	
	R25	Residential	Bedroom	W28		*North*			*North*	
	R26	Residential	LKD	W29		*North*			*North*	
	R27	Residential	Bedroom	W30		*North*			*North*	
	R28	Residential	LKD	W31		*North*			*North*	
	R29	Residential	Bedroom	W32		*North*			*North*	
	R30	Residential	Bedroom	W33		*North*			*North*	
	R31	Residential	LKD	W34		*North*			*North*	
				W35		*North*			*North*	
	R32	Residential	LKD	W36		*North*			*North*	
	R33	Residential	Bedroom	W37		*North*			*North*	
	R34	Residential	LKD	W38		*North*			*North*	
	R35	Residential	Bedroom	W39		*North*			*North*	
	R36	Residential	Bedroom	W40		*North*			*North*	
	R37	Residential	LKD	W41		*North*			*North*	
				W42		*North*			*North*	
				W43		*North*			*North*	
	R38	Residential	LKD	W44	68	1.00	YES	24	1.00	YES
				W45	64	1.00	YES	24	1.00	YES
				W46	61	1.00	YES	22	1.00	YES
	R39	Residential	Bedroom	W47	60	1.00	YES	21	1.00	YES
	R40	Residential	Bedroom	W48	57	1.00	YES	17	1.00	YES
	R41	Residential	Bedroom	W49	54	1.00	YES	14	1.00	YES
	R42	Residential	LKD	W50	52	1.00	YES	13	1.00	YES
	R43	Residential	LKD	W51	55	1.00	YES	14	1.00	YES
	R44	Residential	Bedroom	W52	53	1.00	YES	11	1.00	YES
	R45	Residential	Bedroom	W53	54	1.00	YES	12	1.00	YES
	R46	Residential	Bedroom	W54	53	1.00	YES	12	1.00	YES
	R47	Residential	LKD	W55	53	1.00	YES	13	1.00	YES
				W56	51	1.00	YES	13	1.00	YES
	R48	Residential	Bedroom	W57	52	1.00	YES	14	1.00	YES
	R49	Residential	Bedroom	W58	52	1.00	YES	14	1.00	YES
	R50	Residential	LKD	W59	49	1.00	YES	15	1.00	YES
				W60	46	1.00	YES	14	1.00	YES
	R51	Residential	Bedroom	W61	42	1.00	YES	13	1.00	YES
	R52	Residential	Bedroom	W62	40	1.00	YES	13	1.00	YES
	R53	Residential	Bedroom	W63	39	1.00	YES	11	1.00	YES
	R54	Residential	Bedroom	W64	40	1.00	YES	10	1.00	YES
	R55	Residential	LKD	W65	41	1.00	YES	8	1.00	YES
	R56	Residential	Bedroom	W66	41	1.00	YES	9	1.00	YES
	R57	Residential	Bedroom	W67	33	1.00	YES	4	1.00	NO
	R58	Residential	LKD	W68	39	1.00	YES	5	1.00	YES

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	R59	Residential	LKD	W69		*North*			*North*	
				W70		*North*			*North*	
				W71		*North*			*North*	
	R60	Residential	Bedroom	W72		*North*			*North*	
	R61	Residential	Bedroom	W73		*North*			*North*	
	R62	Residential	Bedroom	W74		*North*			*North*	
	R63	Residential	LKD	W75		*North*			*North*	
	R64	Residential	Bedroom	W76		*North*			*North*	
				W77		*North*			*North*	
	R65	Residential	Bedroom	W78		*North*			*North*	
	R66	Residential	LKD	W79		*North*			*North*	
				W80		*North*			*North*	
	R67	Residential	Bedroom	W81		*North*			*North*	
	R68	Residential	Bedroom	W82		*North*			*North*	
	R69	Residential	LKD	W83		*North*			*North*	
				W84		*North*			*North*	
	R70	Residential	LKD	W85		*North*			*North*	
				W86		*North*			*North*	
	R71	Residential	Bedroom	W87		*North*			*North*	
	R72	Residential	Bedroom	W88		*North*			*North*	
	R73	Residential	LKD	W89		*North*			*North*	
	R74	Residential	Bedroom	W90		*North*			*North*	
	R75	Residential	Bedroom	W91		*North*			*North*	
	R76	Residential	LKD	W92		*North*			*North*	
Third	R1	Residential	LKD	W1	33	1.00	YES	20	1.00	YES
				W2	44	1.00	YES	18	1.00	YES
				W3	75	1.00	YES	25	1.00	YES
	R2	Residential	Bedroom	W4	73	1.00	YES	24	1.00	YES
	R3	Residential	Bedroom	W5	73	1.00	YES	24	1.00	YES
	R4	Residential	Bedroom	W6	71	1.00	YES	22	1.00	YES
	R5	Residential	LKD	W7	70	1.00	YES	22	1.00	YES
	R6	Residential	Bedroom	W8	71	1.00	YES	24	1.00	YES
	R7	Residential	LKD	W9	70	1.00	YES	25	1.00	YES
	R8	Residential	Bedroom	W10	69	1.00	YES	24	1.00	YES
	R9	Residential	LKD	W11	68	1.00	YES	23	1.00	YES
				W12	68	1.00	YES	23	1.00	YES
	R10	Residential	Bedroom	W13	64	1.00	YES	23	1.00	YES
	R11	Residential	LKD	W14	61	1.00	YES	22	1.00	YES
	R12	Residential	Bedroom	W15	56	1.00	YES	21	1.00	YES
	R13	Residential	Bedroom	W16	44	1.00	YES	19	1.00	YES
	R14	Residential	Bedroom	W17	47	1.00	YES	19	1.00	YES
	R15	Residential	Bedroom	W18	50	1.00	YES	17	1.00	YES
	R16	Residential	LKD	W19	51	1.00	YES	17	1.00	YES
	R17	Residential	Bedroom	W20	49	1.00	YES	14	1.00	YES
	R18	Residential	Bedroom	W21	41	1.00	YES	12	1.00	YES
	R19	Residential	LKD	W22	44	1.00	YES	10	1.00	YES
	R20	Residential	LKD	W23	36	1.00	YES	5	1.00	YES
	R21	Residential	Bedroom	W24	26	1.00	YES	4	1.00	NO
	R22	Residential	Bedroom	W25	21	1.00	NO	2	1.00	NO
	R23	Residential	Bedroom	W26		*North*			*North*	
	R24	Residential	LKD	W27		*North*			*North*	
	R25	Residential	Bedroom	W28		*North*			*North*	
	R26	Residential	LKD	W29		*North*			*North*	
	R27	Residential	Bedroom	W30		*North*			*North*	
	R28	Residential	LKD	W31		*North*			*North*	
	R29	Residential	Bedroom	W32		*North*			*North*	
	R30	Residential	Bedroom	W33		*North*			*North*	
	R31	Residential	LKD	W34		*North*			*North*	
				W35		*North*			*North*	
	R32	Residential	LKD	W36		*North*			*North*	
	R33	Residential	Bedroom	W37		*North*			*North*	
	R34	Residential	LKD	W38		*North*			*North*	
	R35	Residential	Bedroom	W39		*North*			*North*	
	R36	Residential	Bedroom	W40		*North*			*North*	
	R37	Residential	LKD	W41		*North*			*North*	
				W42		*North*			*North*	
				W43		*North*			*North*	
	R38	Residential	LKD	W44	67	1.00	YES	24	1.00	YES
				W45	68	1.00	YES	25	1.00	YES
				W46	69	1.00	YES	23	1.00	YES

Project Name: Great Stone Road, Stretford
 Project No: BS/12736
 Report Title: Daylight & Sunlight - Neighbour Analysis
 Date of Analysis: 14/02/2020

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R39	Residential	Bedroom	W47	67	1.00	YES	22	1.00	YES
	R40	Residential	Bedroom	W48	64	1.00	YES	19	1.00	YES
	R41	Residential	Bedroom	W49	61	1.00	YES	17	1.00	YES
	R42	Residential	LKD	W50	58	1.00	YES	14	1.00	YES
	R43	Residential	LKD	W51	60	1.00	YES	15	1.00	YES
	R44	Residential	Bedroom	W52	61	1.00	YES	17	1.00	YES
	R45	Residential	Bedroom	W53	62	1.00	YES	18	1.00	YES
	R46	Residential	Bedroom	W54	63	1.00	YES	19	1.00	YES
	R47	Residential	LKD	W55	60	1.00	YES	17	1.00	YES
				W56	60	1.00	YES	18	1.00	YES
	R48	Residential	Bedroom	W57	57	1.00	YES	17	1.00	YES
	R49	Residential	Bedroom	W58	57	1.00	YES	17	1.00	YES
	R50	Residential	LKD	W59	54	1.00	YES	17	1.00	YES
				W60	51	1.00	YES	17	1.00	YES
	R51	Residential	Bedroom	W61	48	1.00	YES	18	1.00	YES
	R52	Residential	Bedroom	W62	45	1.00	YES	18	1.00	YES
	R53	Residential	Bedroom	W63	45	1.00	YES	17	1.00	YES
	R54	Residential	Bedroom	W64	47	1.00	YES	15	1.00	YES
	R55	Residential	LKD	W65	47	1.00	YES	13	1.00	YES
	R56	Residential	Bedroom	W66	45	1.00	YES	10	1.00	YES
	R57	Residential	Bedroom	W67	40	1.00	YES	7	1.00	YES
	R58	Residential	LKD	W68	43	1.00	YES	5	1.00	YES
				W69		*North*			*North*	
	R59	Residential	LKD	W70		*North*			*North*	
				W71		*North*			*North*	
	R60	Residential	Bedroom	W72		*North*			*North*	
	R61	Residential	Bedroom	W73		*North*			*North*	
	R62	Residential	Bedroom	W74		*North*			*North*	
	R63	Residential	LKD	W75		*North*			*North*	
	R64	Residential	Bedroom	W76		*North*			*North*	
				W77		*North*			*North*	
	R65	Residential	Bedroom	W78		*North*			*North*	
	R66	Residential	LKD	W79		*North*			*North*	
				W80		*North*			*North*	
	R67	Residential	Bedroom	W81		*North*			*North*	
	R68	Residential	Bedroom	W82		*North*			*North*	
	R69	Residential	LKD	W83		*North*			*North*	
				W84		*North*			*North*	
	R70	Residential	LKD	W85		*North*			*North*	
				W86		*North*			*North*	
	R71	Residential	Bedroom	W87		*North*			*North*	
	R72	Residential	Bedroom	W88		*North*			*North*	
	R73	Residential	LKD	W89		*North*			*North*	
	R74	Residential	Bedroom	W90		*North*			*North*	
	R75	Residential	Bedroom	W91		*North*			*North*	
	R76	Residential	LKD	W92		*North*			*North*	
Fourth	R1	Residential	LKD	W1	75	1.00	YES	25	1.00	YES
	R2	Residential	Bedroom	W2	74	1.00	YES	25	1.00	YES
	R3	Residential	LKD	W3	73	1.00	YES	25	1.00	YES
	R4	Residential	Bedroom	W4	71	1.00	YES	25	1.00	YES
	R5	Residential	LKD	W5	70	1.00	YES	24	1.00	YES
				W6	70	1.00	YES	24	1.00	YES
	R6	Residential	Bedroom	W7	69	1.00	YES	24	1.00	YES
	R7	Residential	LKD	W8	64	1.00	YES	23	1.00	YES
	R8	Residential	Bedroom	W9	61	1.00	YES	22	1.00	YES
	R9	Residential	Bedroom	W10	44	1.00	YES	19	1.00	YES
	R10	Residential	Bedroom	W11	47	1.00	YES	19	1.00	YES
	R11	Residential	Bedroom	W12	52	1.00	YES	19	1.00	YES
	R12	Residential	LKD	W13	56	1.00	YES	20	1.00	YES
	R13	Residential	Bedroom	W14	56	1.00	YES	18	1.00	YES
	R14	Residential	Bedroom	W15	48	1.00	YES	14	1.00	YES
	R15	Residential	LKD	W16	51	1.00	YES	11	1.00	YES
	R16	Residential	LKD	W17	43	1.00	YES	8	1.00	YES
	R17	Residential	Bedroom	W18	30	1.00	YES	5	1.00	YES
	R18	Residential	Bedroom	W19	25	1.00	YES	4	1.00	NO
	R19	Residential	Bedroom	W20		*North*			*North*	
	R20	Residential	LKD	W21		*North*			*North*	
	R21	Residential	Bedroom	W22		*North*			*North*	
	R22	Residential	LKD	W23		*North*			*North*	
	R23	Residential	Bedroom	W24		*North*			*North*	

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R24	Residential	LKD	W25		*North*			*North*	
	R25	Residential	Bedroom	W26		*North*			*North*	
	R26	Residential	Bedroom	W27		*North*			*North*	
	R27	Residential	LKD	W28		*North*			*North*	
				W29		*North*			*North*	
	R28	Residential	LKD	W30		*North*			*North*	
	R29	Residential	Bedroom	W31		*North*			*North*	
	R30	Residential	LKD	W32		*North*			*North*	
	R31	Residential	Bedroom	W33		*North*			*North*	
	R32	Residential	Bedroom	W34		*North*			*North*	
	R33	Residential	LKD	W35		*North*			*North*	
				W36		*North*			*North*	
				W37		*North*			*North*	
	R34	Residential	LKD	W38	63	1.00	YES	24	1.00	YES
				W39	70	1.00	YES	25	1.00	YES
				W40	74	1.00	YES	25	1.00	YES
	R35	Residential	Bedroom	W41	74	1.00	YES	25	1.00	YES
	R36	Residential	Bedroom	W42	74	1.00	YES	25	1.00	YES
	R37	Residential	Bedroom	W43	72	1.00	YES	23	1.00	YES
	R38	Residential	LKD	W44	70	1.00	YES	22	1.00	YES
	R39	Residential	LKD	W45	68	1.00	YES	21	1.00	YES
	R40	Residential	Bedroom	W46	67	1.00	YES	22	1.00	YES
	R41	Residential	Bedroom	W47	67	1.00	YES	22	1.00	YES
	R42	Residential	Bedroom	W48	68	1.00	YES	23	1.00	YES
	R43	Residential	LKD	W49	67	1.00	YES	22	1.00	YES
				W50	67	1.00	YES	22	1.00	YES
	R44	Residential	Bedroom	W51	63	1.00	YES	22	1.00	YES
	R45	Residential	Bedroom	W52	63	1.00	YES	23	1.00	YES
	R46	Residential	LKD	W53	60	1.00	YES	22	1.00	YES
				W54	57	1.00	YES	22	1.00	YES
	R47	Residential	Bedroom	W55	53	1.00	YES	21	1.00	YES
	R48	Residential	Bedroom	W56	46	1.00	YES	19	1.00	YES
	R49	Residential	Bedroom	W57	48	1.00	YES	19	1.00	YES
	R50	Residential	Bedroom	W58	50	1.00	YES	17	1.00	YES
	R51	Residential	LKD	W59	51	1.00	YES	17	1.00	YES
	R52	Residential	Bedroom	W60	53	1.00	YES	15	1.00	YES
	R53	Residential	Bedroom	W61	47	1.00	YES	10	1.00	YES
	R54	Residential	LKD	W62	48	1.00	YES	6	1.00	YES
				W63		*North*			*North*	
	R55	Residential	LKD	W64		*North*			*North*	
				W65		*North*			*North*	
	R56	Residential	Bedroom	W66		*North*			*North*	
	R57	Residential	Bedroom	W67		*North*			*North*	
	R58	Residential	Bedroom	W68		*North*			*North*	
	R59	Residential	LKD	W69		*North*			*North*	
	R60	Residential	Bedroom	W70		*North*			*North*	
				W71		*North*			*North*	
	R61	Residential	Bedroom	W72		*North*			*North*	
	R62	Residential	LKD	W73		*North*			*North*	
				W74		*North*			*North*	
	R63	Residential	Bedroom	W75		*North*			*North*	
	R64	Residential	Bedroom	W76		*North*			*North*	
	R65	Residential	LKD	W77		*North*			*North*	
				W78		*North*			*North*	
	R66	Residential	LKD	W79		*North*			*North*	
				W80		*North*			*North*	
	R67	Residential	Bedroom	W81		*North*			*North*	
	R68	Residential	Bedroom	W82		*North*			*North*	
	R69	Residential	LKD	W83		*North*			*North*	
	R70	Residential	Bedroom	W84		*North*			*North*	
	R71	Residential	Bedroom	W85		*North*			*North*	
	R72	Residential	LKD	W86		*North*			*North*	
Fifth	R1	Residential	LKD	W1	75	1.00	YES	26	1.00	YES
				W2	75	1.00	YES	26	1.00	YES
	R2	Residential	Bedroom	W3	73	1.00	YES	26	1.00	YES
	R3	Residential	LKD	W4	70	1.00	YES	26	1.00	YES
	R4	Residential	Bedroom	W5	68	1.00	YES	25	1.00	YES
	R5	Residential	Bedroom	W6	49	1.00	YES	23	1.00	YES
	R6	Residential	Bedroom	W7	50	1.00	YES	22	1.00	YES
	R7	Residential	Bedroom	W8	57	1.00	YES	20	1.00	YES

Project Name: Great Stone Road, Stretford
 Project No: BS/12736
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 Date of Analysis: 14/02/2020

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R8	Residential	LKD	W9	59	1.00	YES	21	1.00	YES
	R9	Residential	Bedroom	W10	61	1.00	YES	21	1.00	YES
	R10	Residential	Bedroom	W11	60	1.00	YES	19	1.00	YES
	R11	Residential	LKD	W12		*North*			*North*	
	R12	Residential	Bedroom	W13		*North*			*North*	
	R13	Residential	Bedroom	W14		*North*			*North*	
	R14	Residential	Bedroom	W15		*North*			*North*	
	R15	Residential	Bedroom	W16		*North*			*North*	
	R16	Residential	LKD	W17		*North*			*North*	
	R17	Residential	Bedroom	W18		*North*			*North*	
	R18	Residential	LKD	W19		*North*			*North*	
	R19	Residential	Bedroom	W20		*North*			*North*	
	R20	Residential	LKD	W21		*North*			*North*	
	R21	Residential	LKD	W22	71	1.00	YES	25	1.00	YES
				W23	70	1.00	YES	24	1.00	YES
	R22	Residential	Bedroom	W24	69	1.00	YES	24	1.00	YES
	R23	Residential	LKD	W25	64	1.00	YES	23	1.00	YES
				W26	63	1.00	YES	23	1.00	YES
	R24	Residential	Bedroom	W27	57	1.00	YES	22	1.00	YES
	R25	Residential	LKD	W28	53	1.00	YES	21	1.00	YES
	R26	Residential	Bedroom	W29	45	1.00	YES	19	1.00	YES
	R27	Residential	Bedroom	W30	49	1.00	YES	19	1.00	YES
	R28	Residential	Bedroom	W31	53	1.00	YES	19	1.00	YES
	R29	Residential	LKD	W32	57	1.00	YES	21	1.00	YES
	R30	Residential	Bedroom	W33	57	1.00	YES	19	1.00	YES
	R31	Residential	Bedroom	W34	52	1.00	YES	14	1.00	YES
	R32	Residential	LKD	W35	57	1.00	YES	11	1.00	YES
				W36		*North*			*North*	
	R33	Residential	LKD	W37		*North*			*North*	
				W38		*North*			*North*	
	R34	Residential	Bedroom	W39		*North*			*North*	
	R35	Residential	Bedroom	W40		*North*			*North*	
	R36	Residential	Bedroom	W41		*North*			*North*	
	R37	Residential	LKD	W42		*North*			*North*	
	R38	Residential	Bedroom	W43		*North*			*North*	
				W44		*North*			*North*	
	R39	Residential	Bedroom	W45		*North*			*North*	
	R40	Residential	LKD	W46		*North*			*North*	
				W47		*North*			*North*	
	R41	Residential	Bedroom	W48		*North*			*North*	
	R42	Residential	Bedroom	W49		*North*			*North*	
	R43	Residential	LKD	W50		*North*			*North*	
				W51		*North*			*North*	
	R44	Residential	LKD	W52		*North*			*North*	
				W53		*North*			*North*	
	R45	Residential	Bedroom	W54		*North*			*North*	
	R46	Residential	Bedroom	W55		*North*			*North*	
	R47	Residential	LKD	W56		*North*			*North*	
	R48	Residential	Bedroom	W57		*North*			*North*	
	R49	Residential	Bedroom	W58		*North*			*North*	
	R50	Residential	LKD	W59		*North*			*North*	
Sixth	R1	Residential	LKD	W1		*North*			*North*	
	R2	Residential	Bedroom	W2		*North*			*North*	
	R3	Residential	Bedroom	W3		*North*			*North*	
	R4	Residential	Bedroom	W4		*North*			*North*	
	R5	Residential	Bedroom	W5		*North*			*North*	
	R6	Residential	LKD	W6		*North*			*North*	
	R7	Residential	Bedroom	W7		*North*			*North*	
	R8	Residential	LKD	W8		*North*			*North*	
	R9	Residential	Bedroom	W9		*North*			*North*	
	R10	Residential	LKD	W10		*North*			*North*	
	R11	Residential	LKD	W11	75	1.00	YES	26	1.00	YES
				W12	74	1.00	YES	26	1.00	YES
	R12	Residential	Bedroom	W13	73	1.00	YES	26	1.00	YES
	R13	Residential	LKD	W14	72	1.00	YES	26	1.00	YES
				W15	69	1.00	YES	25	1.00	YES
	R14	Residential	Bedroom	W16	65	1.00	YES	25	1.00	YES
	R15	Residential	LKD	W17	58	1.00	YES	25	1.00	YES
	R16	Residential	Bedroom	W18	49	1.00	YES	23	1.00	YES
	R17	Residential	Bedroom	W19	53	1.00	YES	22	1.00	YES

Project Name: Great Stone Road, Stretford										
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Report Title: Daylight & Sunlight - Neighbour Analysis										
Date of Analysis: 14/02/2020										
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R18	Residential	Bedroom	W20	59	1.00	YES	22	1.00	YES
	R19	Residential	LKD	W21	60	1.00	YES	22	1.00	YES
	R20	Residential	Bedroom	W22	61	1.00	YES	21	1.00	YES
	R21	Residential	Bedroom	W23	60	1.00	YES	19	1.00	YES
	R22	Residential	LKD	W24	66	1.00	YES	15	1.00	YES
				W25		*North*			*North*	
	R23	Residential	LKD	W26		*North*			*North*	
				W27		*North*			*North*	
	R24	Residential	Bedroom	W28		*North*			*North*	
	R25	Residential	Bedroom	W29		*North*			*North*	
	R26	Residential	Bedroom	W30		*North*			*North*	
	R27	Residential	LKD	W31		*North*			*North*	
	R28	Residential	Bedroom	W32		*North*			*North*	
				W33		*North*			*North*	
	R29	Residential	Bedroom	W34		*North*			*North*	
	R30	Residential	LKD	W35		*North*			*North*	
				W36		*North*			*North*	
Seventh	R1	Residential	LKD	W1		*North*			*North*	
				W2		*North*			*North*	
	R2	Residential	Bedroom	W3		*North*			*North*	
	R3	Residential	Bedroom	W4		*North*			*North*	
	R4	Residential	Bedroom	W5		*North*			*North*	
	R5	Residential	LKD	W6		*North*			*North*	
	R6	Residential	Bedroom	W7		*North*			*North*	
				W8		*North*			*North*	
	R7	Residential	Bedroom	W9		*North*			*North*	
	R8	Residential	LKD	W10		*North*			*North*	
				W11		*North*			*North*	

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Great Stone Road, Stretford
Daylight Sunlight Report Rev 2



APPENDIX I

Summary Spreadsheet

		VSC										
		VSC - Existing Site as Baseline										
		Meet or Exceed BRE Guidelines										
Building No.	Address	Total no. of Windows	No. Windows that Meet or Exceed BRE Guidelines		1-20% Below BRE Guide - Negligible		21-30% Below BRE Guide- Minor		31-40% Below BRE Guide - Moderate		>40% Below BRE Guide - Major	
Proposed	Proposed Development	513	192	37%	122	24%	75	15%	64	12%	60	12%
	Total	513	192	37%	122	24%	75	15%	64	12%	60	12%

		ADF - Existing Site as Baseline										
		Meet or Exceed BRE Guidelines										
Building No.	Address	Total no. of Rooms	No. rooms that meet or exceed BRE Guidelines		1%-14% Reduction - Negligible		15%-21% Reduction - Minor		22%-28% Reduction - Moderate		>28% Reduction - Major	
Proposed	Proposed Development	428	319	75%	57	13%	21	5%	16	4%	15	4%
	Total	428	319	75%	57	13%	21	5%	16	4%	15	4%

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 Within 90 Degrees of South	%	1%-20% Reduction - Negligible	21%-30% Reduction - Minor	31%-40% Reduction - Moderate	>40% Reduction - Major	Total no. of Windows	No. Windows that Pass BRE Within 90 Degrees of South	%	1%-20% Reduction - Negligible	21%-30% Reduction - Minor	31%-40% Reduction - Moderate	>40% Reduction - Major										
Proposed Development	Proposed Development	513	258	253	100%	2	0%	0	0%	0	0%	0	0%	513	258	243	98%	7	1%	0	0%	3	1%	2	0%
	Total	513	258	253	100%	2	0%	0	0%	0	0%	0	0%	513	258	243	98%	7	1%	0	0%	3	1%	2	0%

Accrue (Forum) 1 LLP
Great Stone Road, Stretford
Daylight Sunlight Report Rev 2



APPENDIX J

Drawings

aap

DWG No.

Notes:

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Rev	Date	Revision notes	By	Check

aaprojects

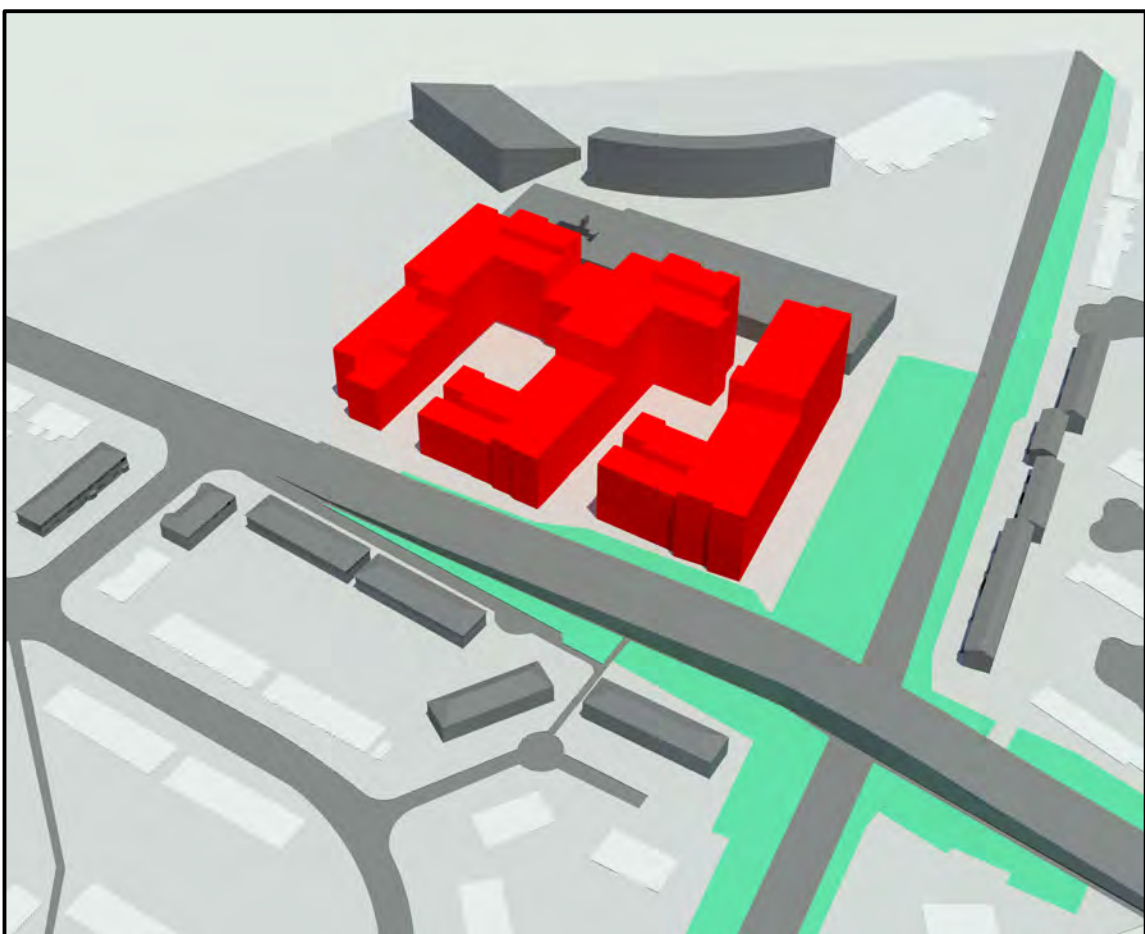
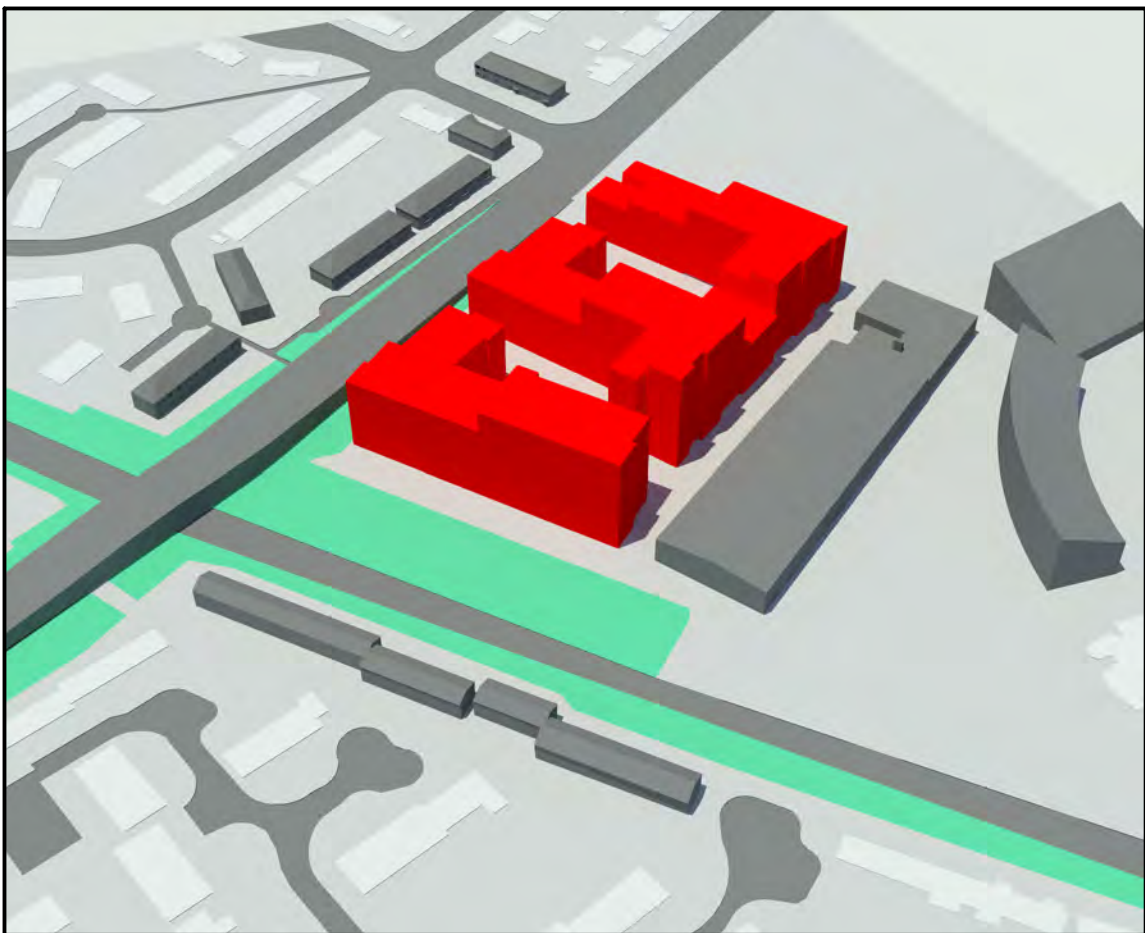
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Sinclair Way
Prescot Business Park, Prescot
Liverpool
L34 1QG
Tel: 0151 430 2340
Fax: 0151 430 2341

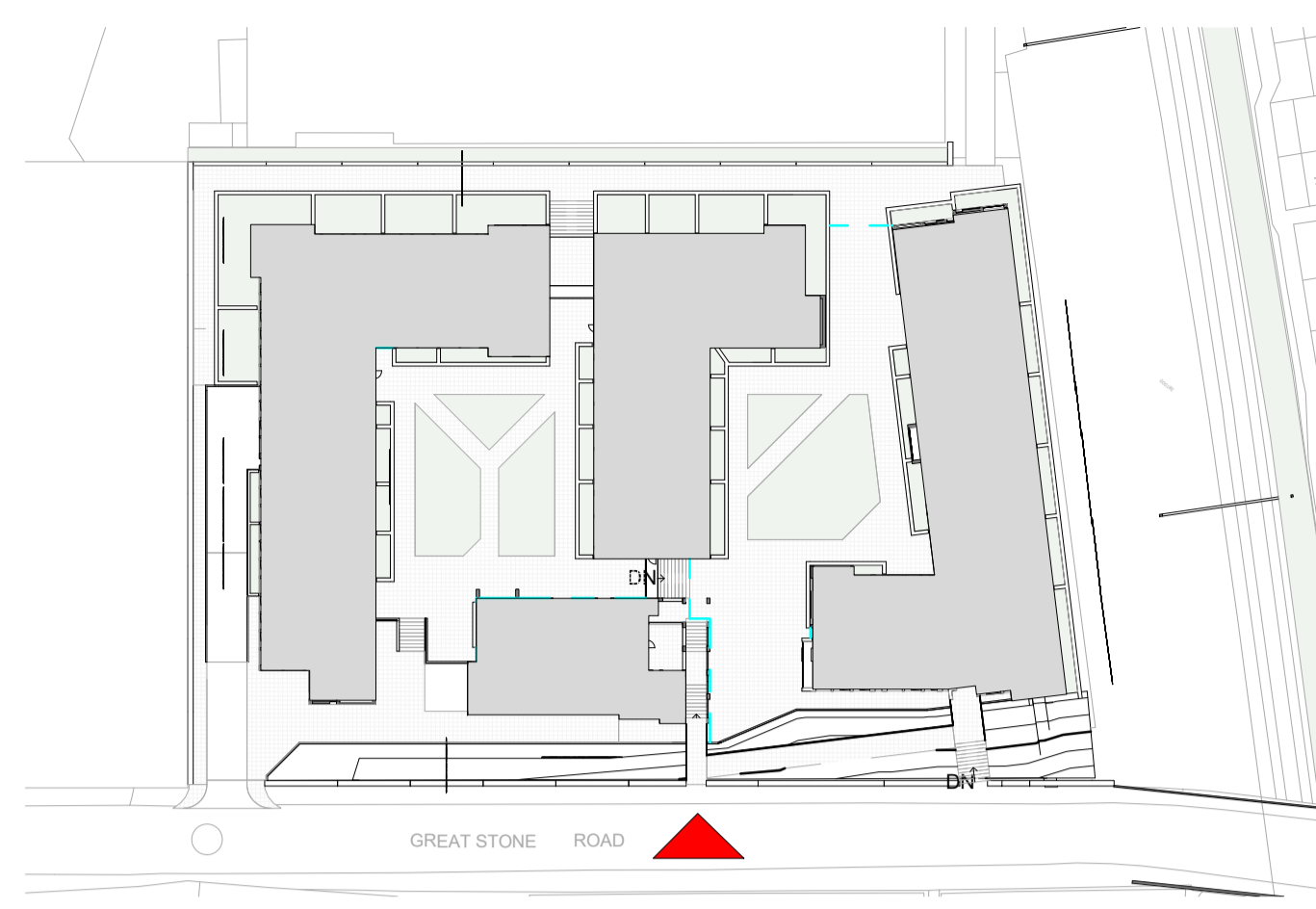
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Client Accure (Forum) 1 LLP	Drawing Title Model Views	
Project Title Great Stone Road	Drawn MA	Date 06/18
	Checked ADJ	Date 06/18

A3

DWG No.	12736	Scale		Revision	
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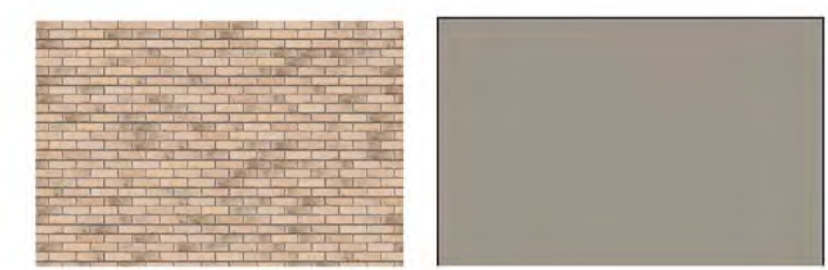
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All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

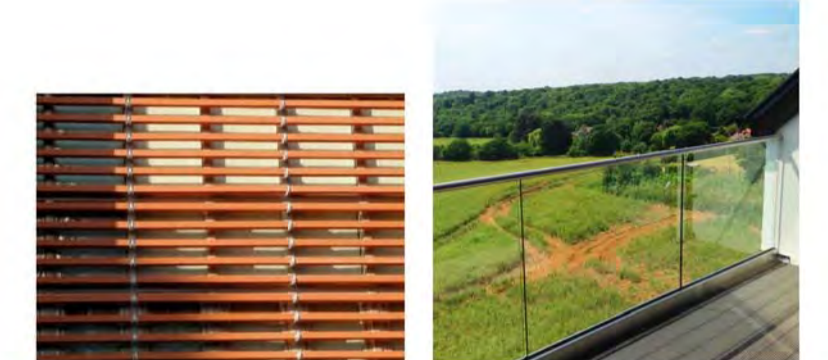
Any discrepancies between drawings and site conditions are to be reported to the contract manager.

This drawing is to be read in conjunction with all relevant Structural Engineers and Mechanical & Electrical Engineers drawings and specification.

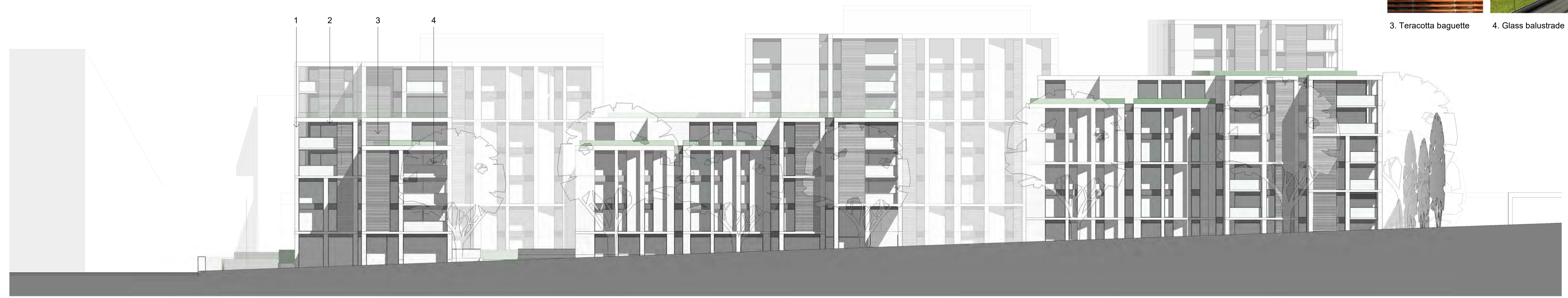
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1. Light/buff brick 2. Warm grey aluminium frame



3. Terracotta baguette 4. Glass balustrade

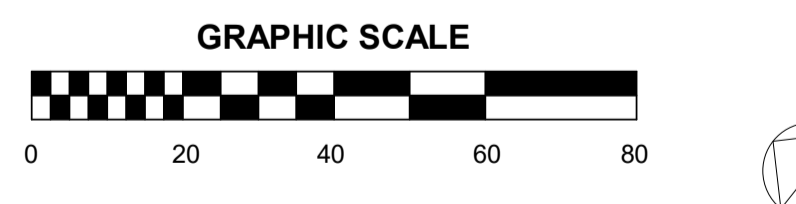


1 S-W Elevation
1:200



dwg status: **PLANNING**

Rev	Description	Date	By	Chk
A	Post Design Panel	11/12/19	BL	



oea
oconnell east architects
63 Newton Street, Manchester, M1 1E1
t: 0161 839 9381 f: 0161 833 1638

dwg title:	S-W Elevation
job title:	Great Stone Road
scale:	As indicated @ A1
date:	08/11/17
dwg no:	PL_200
drawn:	AH
job no:	1664
rev:	A

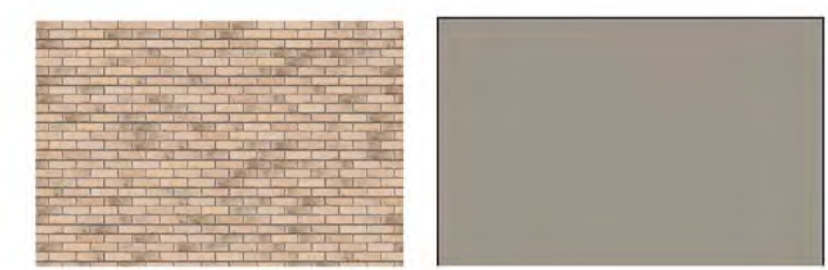
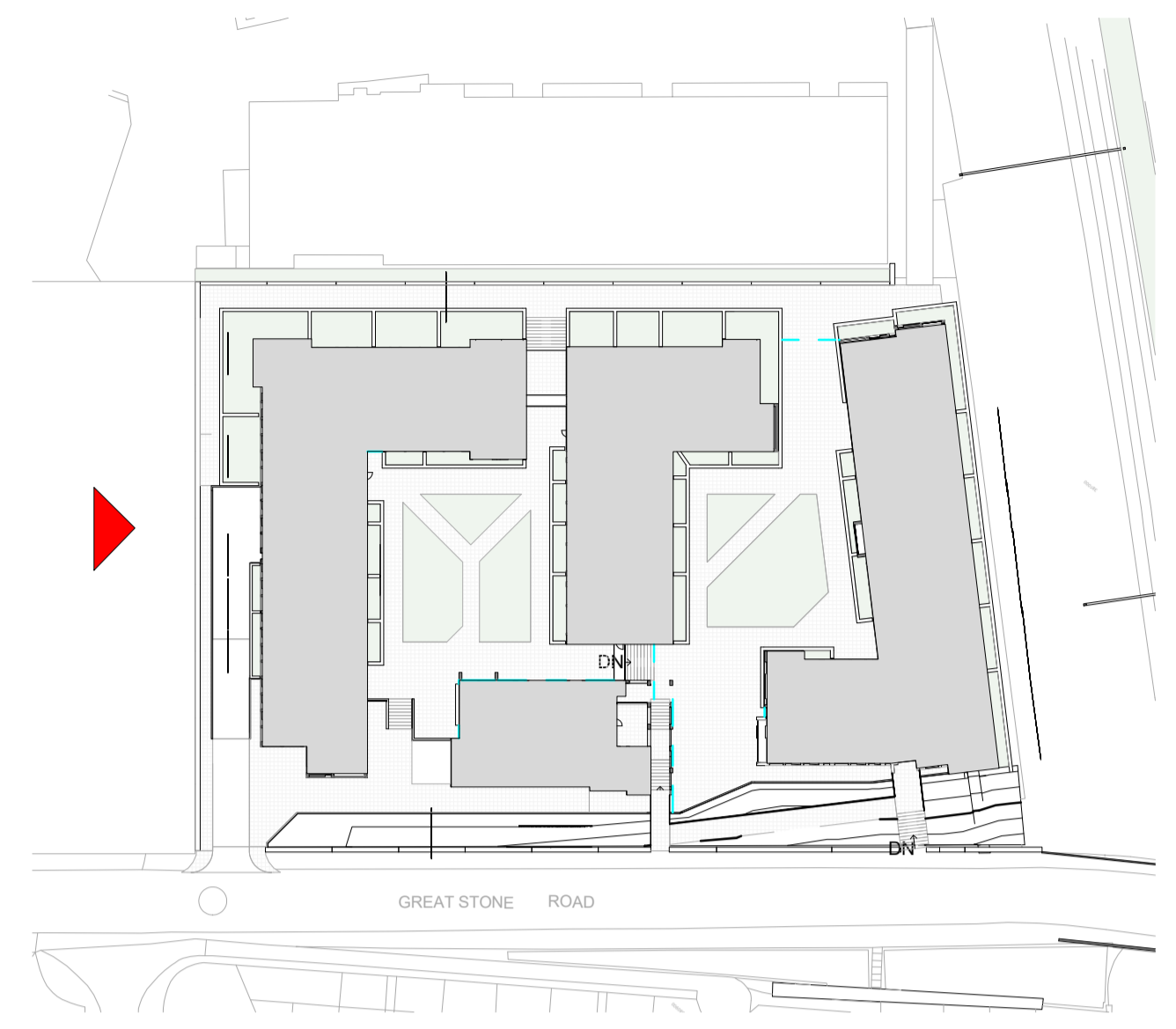
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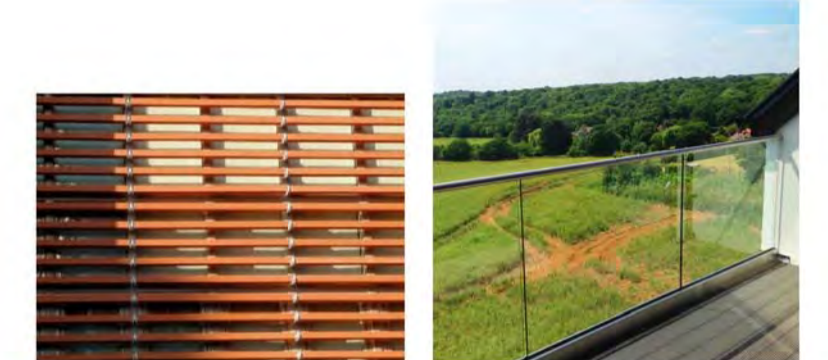
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1. Light/buff brick 2. Warm grey aluminium frame



3. Teracotta baguette 4. Glass balustrade

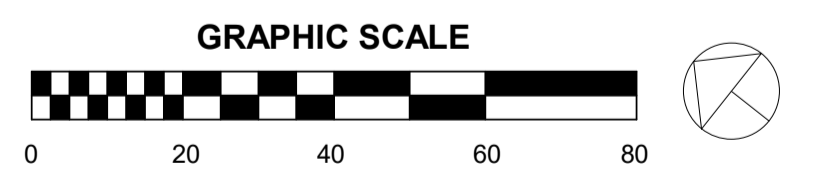


1 N-W Elevation
1 : 200



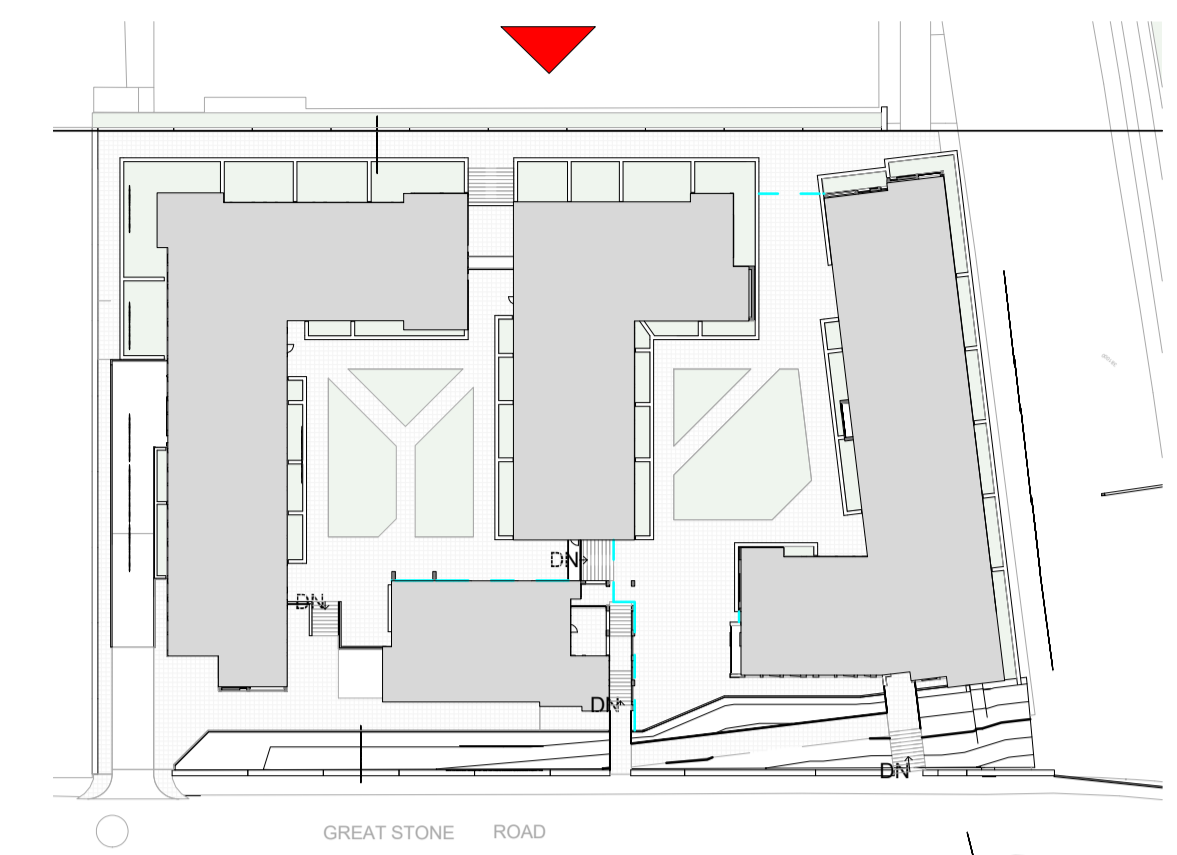
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A	Post Design Panel	11/12/19	BL
Rev	Description	Date	By / Chk



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63 Newton Street, Manchester, M1 1E1
t: 0161 839 9381 f: 0161 833 1638

dwg title:	N-W Elevation
job title:	Great Stone Road
scale:	As indicated @ A1
date:	08/11/17
dwg no:	PL_201
drawn:	AH
job no:	1664
rev:	A



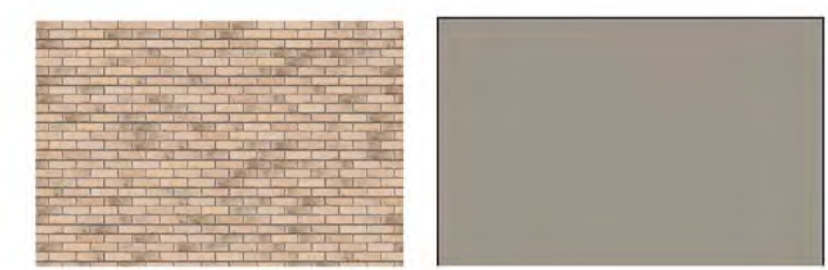
Notes:

All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

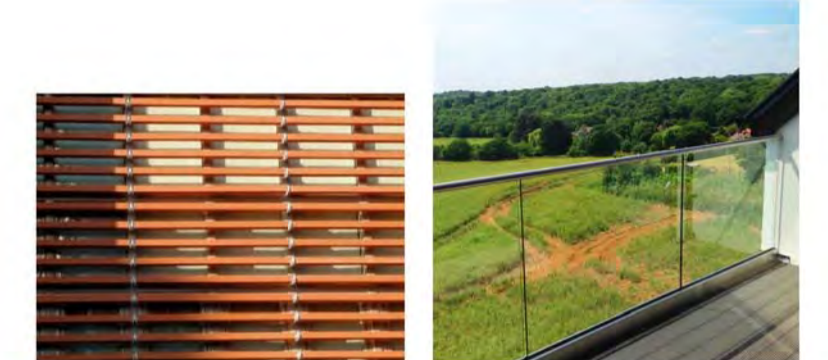
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1. Light/buff brick 2. Warm grey aluminium frame



3. Terracotta baguette 4. Glass balustrade

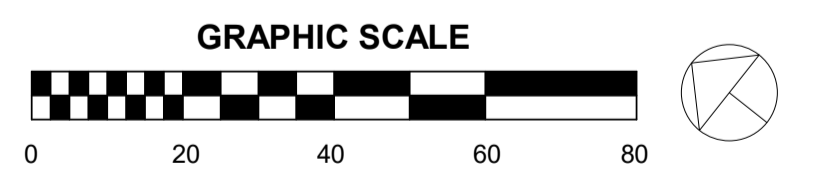


1 N-E Elevation
1 : 200



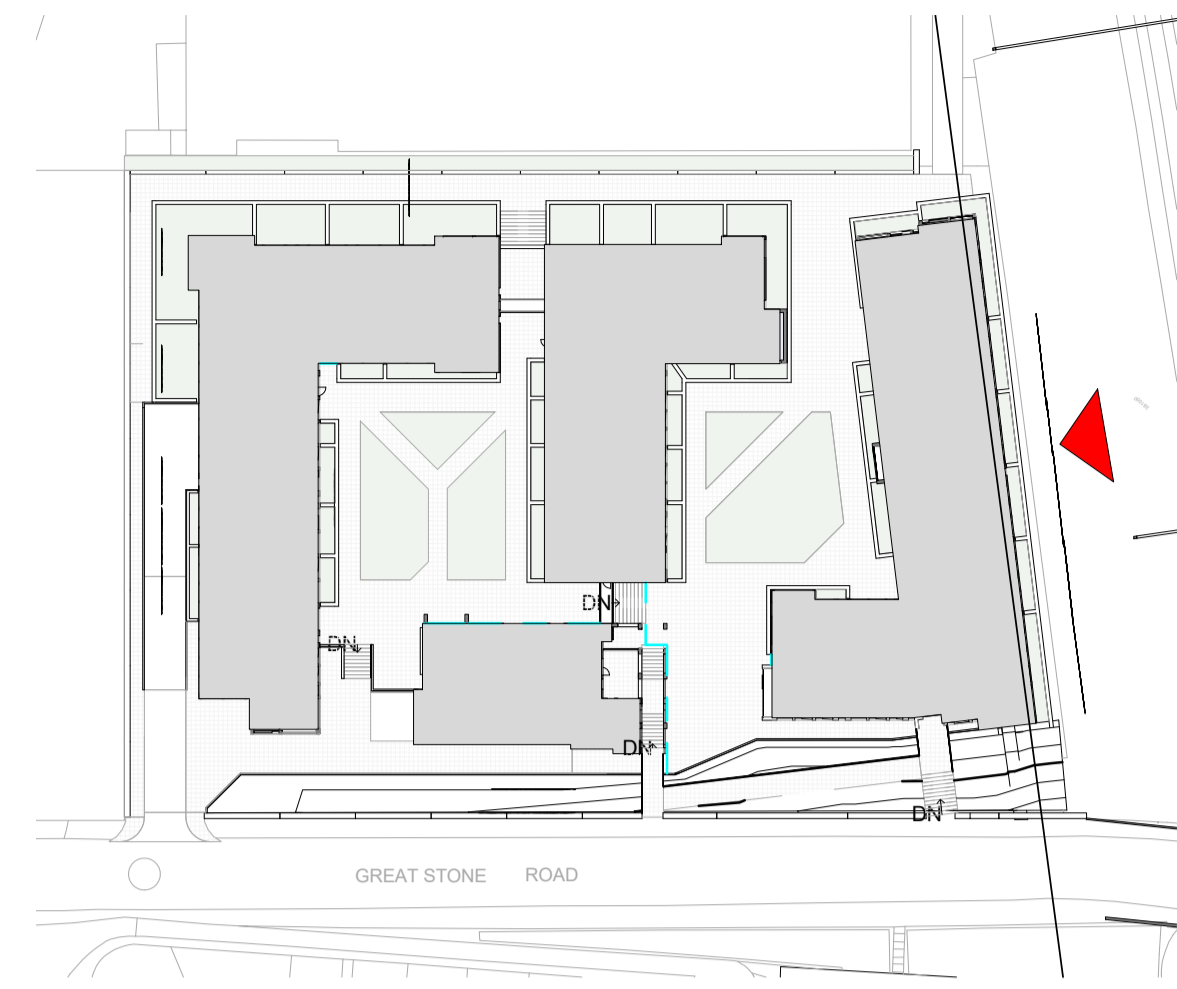
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Rev	Description	Date	By	Chk
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63 Newton Street, Manchester, M1 1EJ
t: 0161 839 9381 f: 0161 833 1638

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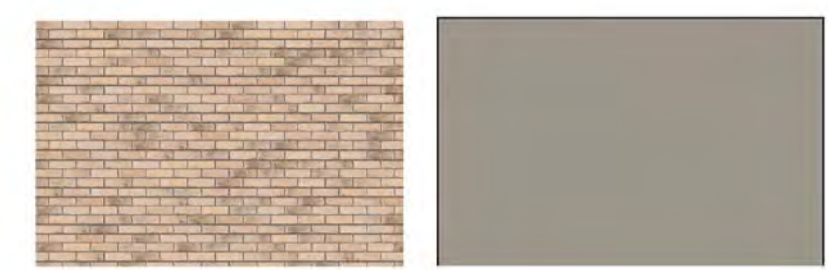
Notes:

All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

Any discrepancies between drawings and site conditions are to be reported to the contract manager.

This drawing is to be read in conjunction with all relevant Structural Engineers and Mechanical & Electrical Engineers drawings and specification.

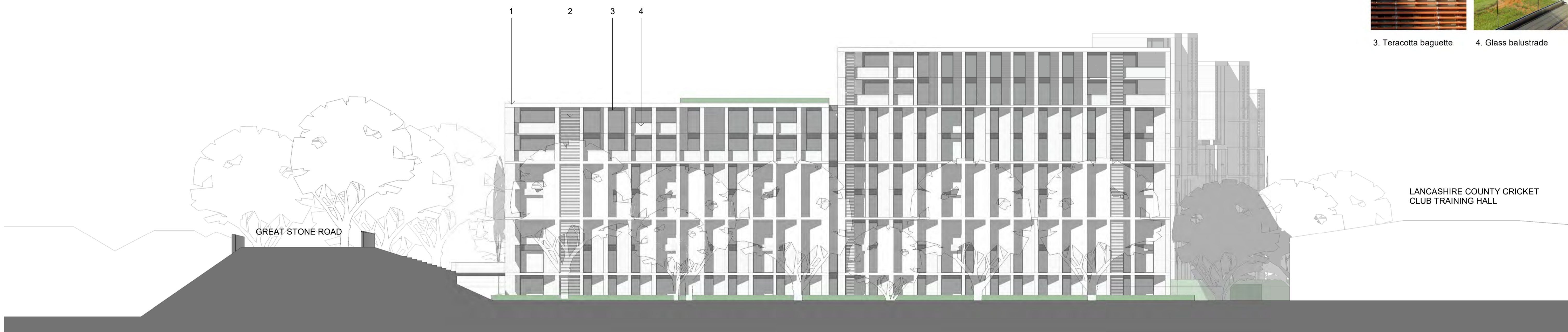
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1. Light/buff brick 2. Warm grey aluminium frame



3. Teracotta baguette 4. Glass balustrade



1 S-E Elevation
1 : 200



dwg status: **PLANNING**

A	Post Design Panel	11/12/19	BL	
Rev	Description	Date	By	Chk



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t: 0161 839 9361 f: 0161 833 1638

dwg title:	S-E Elevation
job title:	Great Stone Road
scale:	As indicated @ A1
date:	22/06/17
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drawn:	AH
job no:	1664
rev:	A