



DAYLIGHT & SUNLIGHT

TRANSIENT OVERSHADOWING
ASSESSMENT

Apex Tower, Manchester

05 January 2022

GIA No: **18050**

PROJECT DATA:

Client **Arrowsmith Investments Limited**
Architect **LRW Architects**
Project Title **Apex Tower, Manchester**
Project Number **18050**

REPORT DATA:

Report Title **Transient Overshadowing Assessment**
GIA Department **Daylight & Sunlight**
Dated **05 January 2022**

Prepared by **LG**
Checked by **KST**
Type **Planning**

Revisions	No:	Date:	Notes:	Signed:

DISCLAIMER:

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SOURCES OF INFORMATION:

Information Received **IR-01-18050**
Release Number **Rel_01_18050_DSD**
Issue Number **01**
Site Photos **GIA**
3D models **VERTEX**
OS Data **FIND Maps**



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INTRODUCTION

GIA have been instructed by Arrowsmith Investments Limited to provide a transient overshadowing assessment of the proposed development known as Apex Tower, focusing on the impact to the beer garden at the rear of The Briton's Protection.

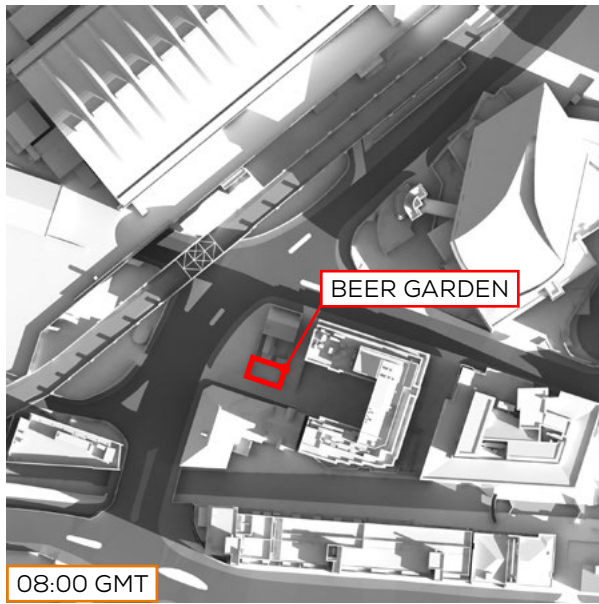
The assessment has been undertaken at hourly increments during daylight hours on 21st March, 21st June and 21st December.

The images show the existing shading from the current baseline in grey, as can be seen at January 2022, as well the proposed shading from Apex Tower, shown in blue, and the cumulative developments, shown in orange. Only additional shading is identified in blue or orange, and so if shading is already present in the current baseline, and the shading from Apex Tower or the cumulative schemes is coincidental with existing shading, it is not highlighted in a different colour.

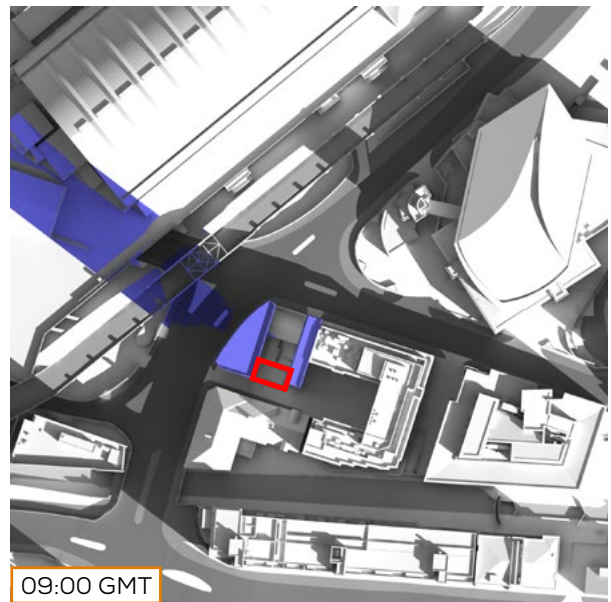
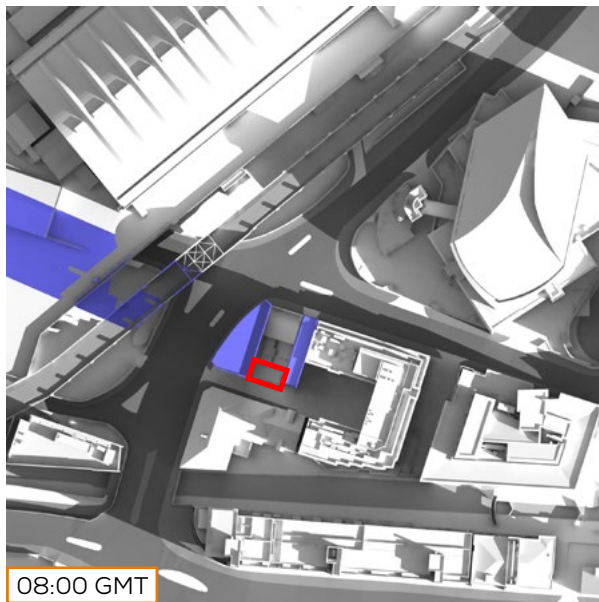
The results of the assessment show that the beer garden is already in shade on 21st March from the existing buildings and the proposed development will cause no additional overshadowing. There is some limited additional shading on 21st June between 11am and 12pm however after this point, there will either be no change in the overshadowing to the beer garden or it will be already be in shadow from the cumulative scheme to the west. In fact there will be substantially more overshadowing from the cumulative scheme in the evening hours than the proposed development. There is no change on 21st December.

TRANSIENT OVERSHADOWING ASSESSMENT
21ST MARCH (08:00 - 11:00 GMT)

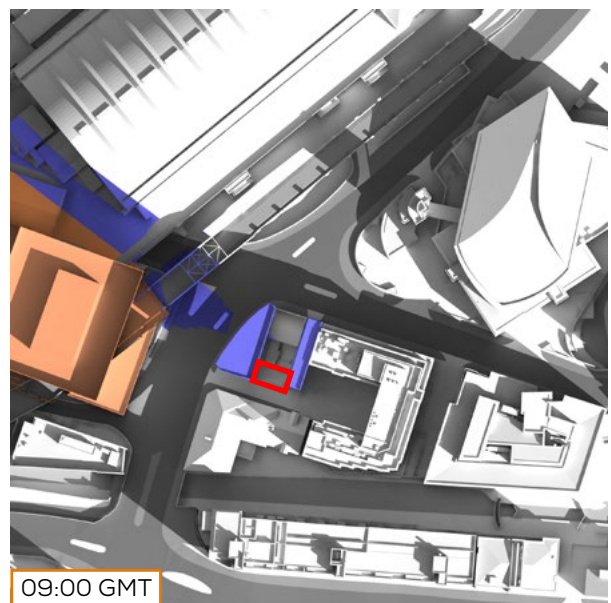
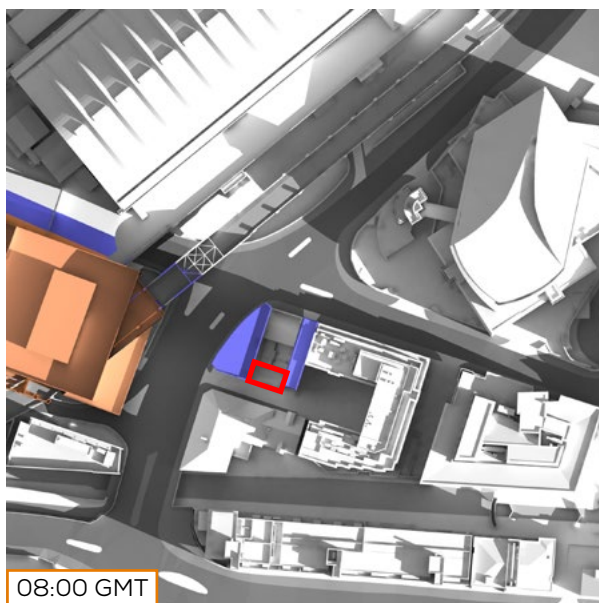
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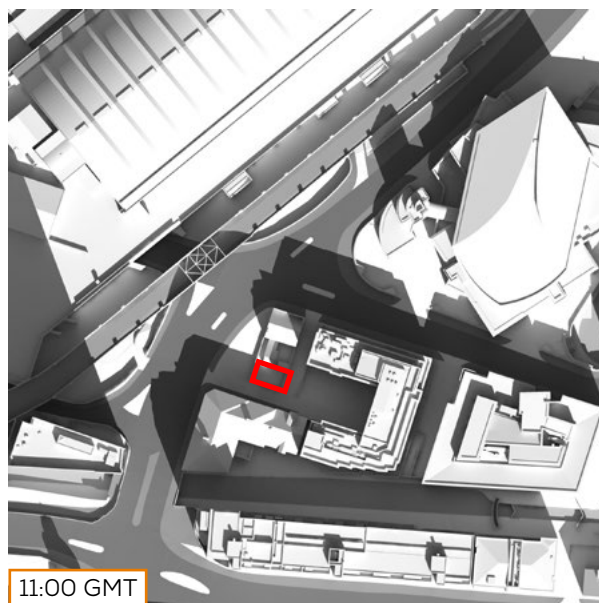
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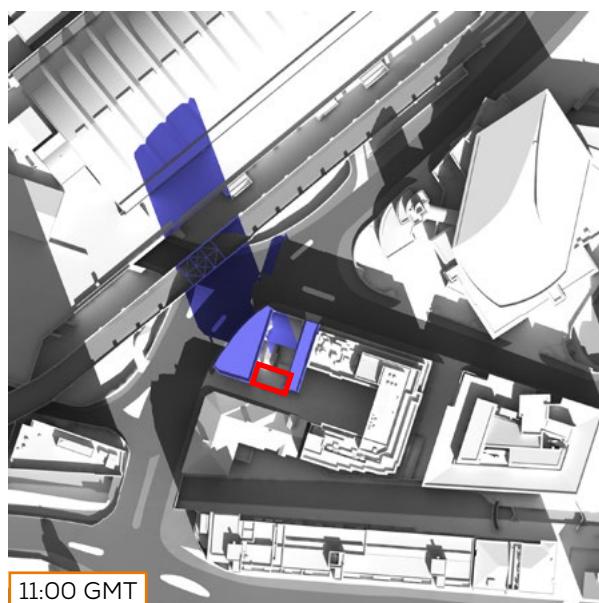
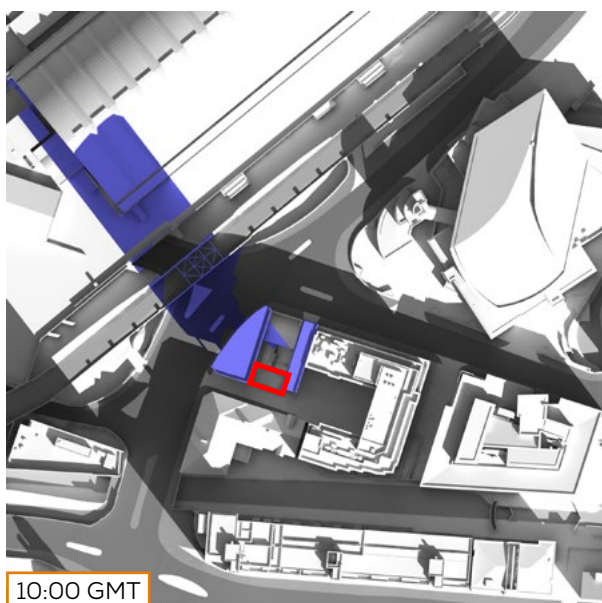
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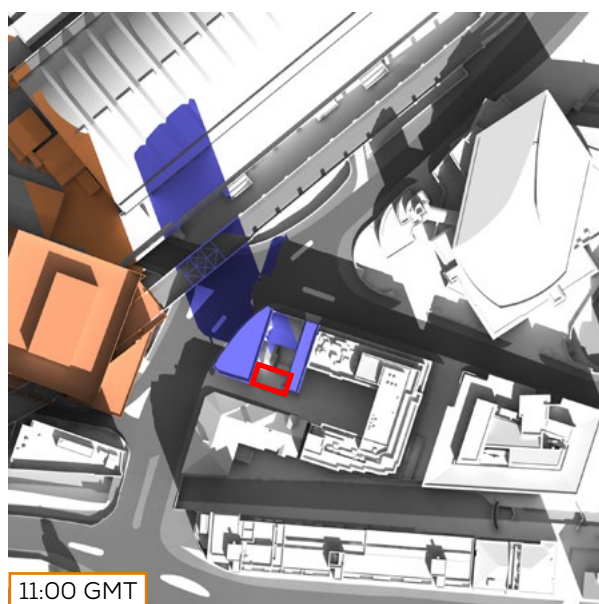
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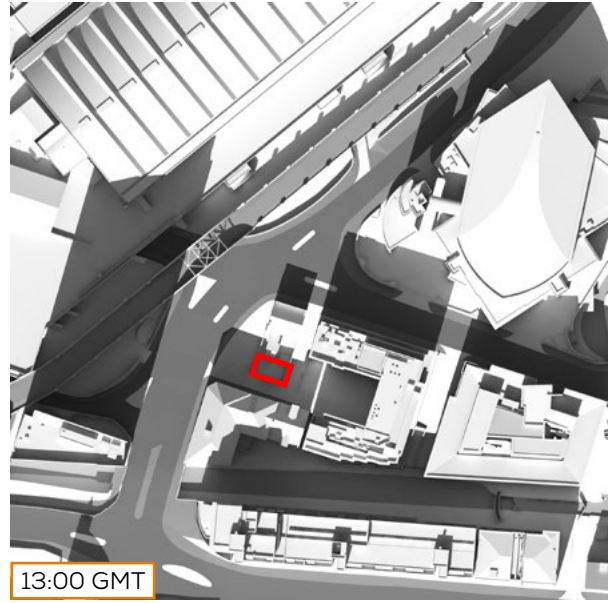


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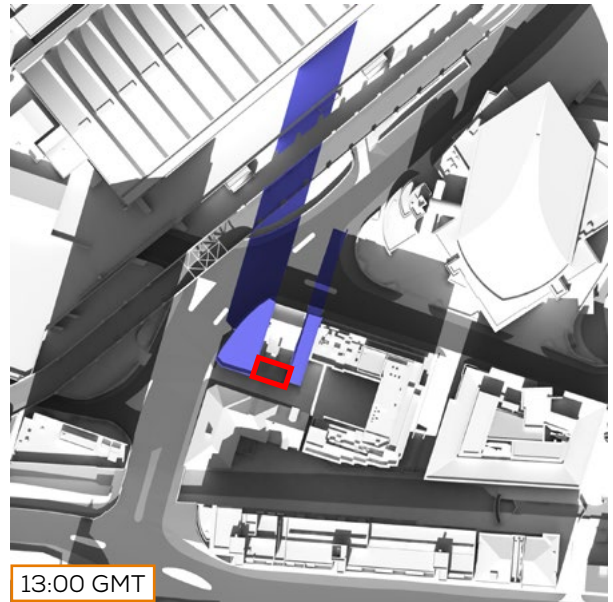
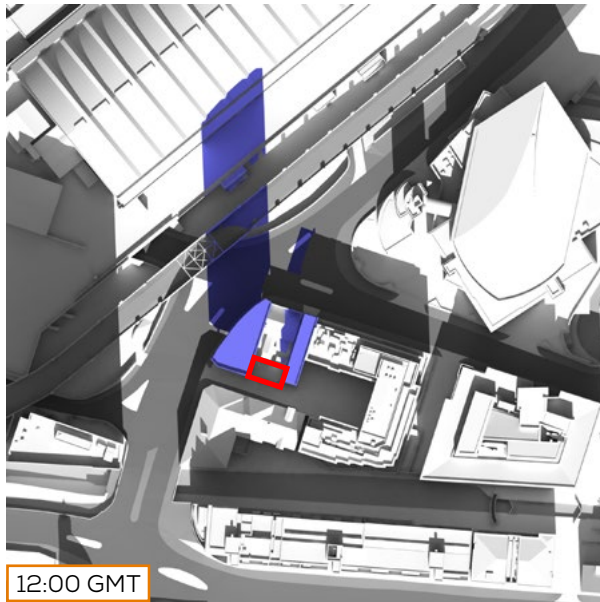


TRANSIENT OVERSHADOWING ASSESSMENT
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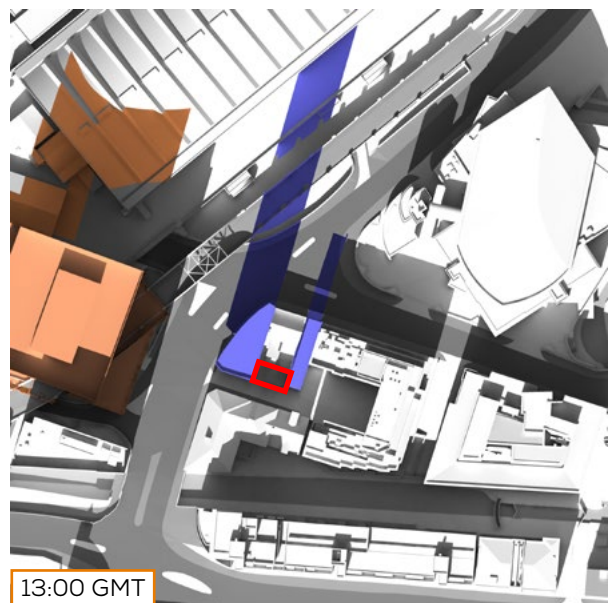
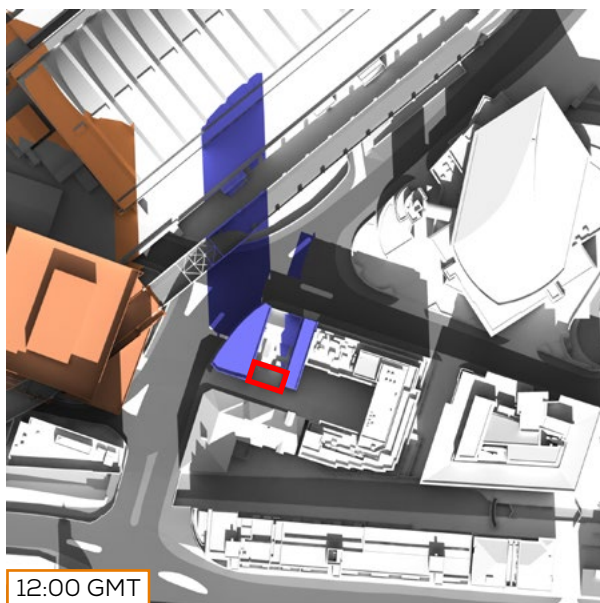
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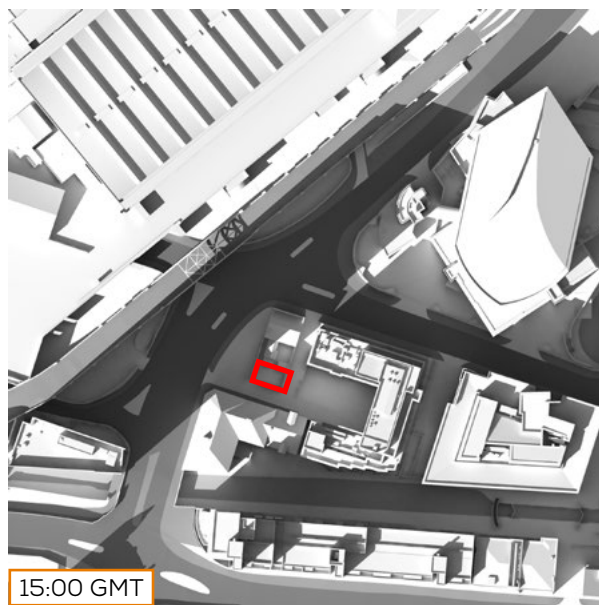
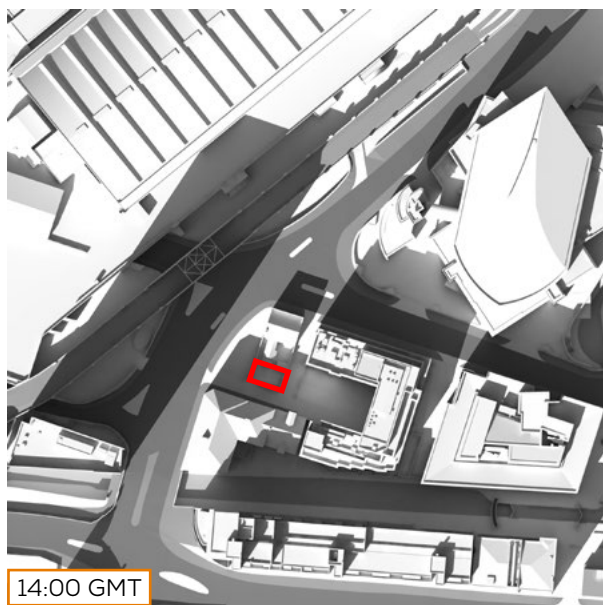
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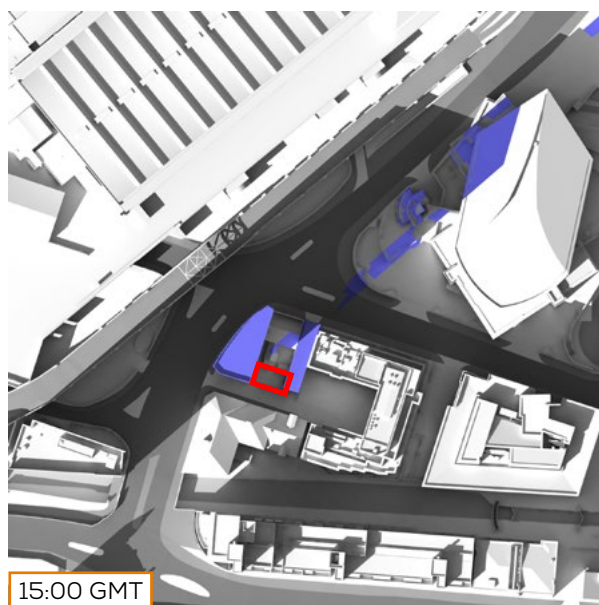
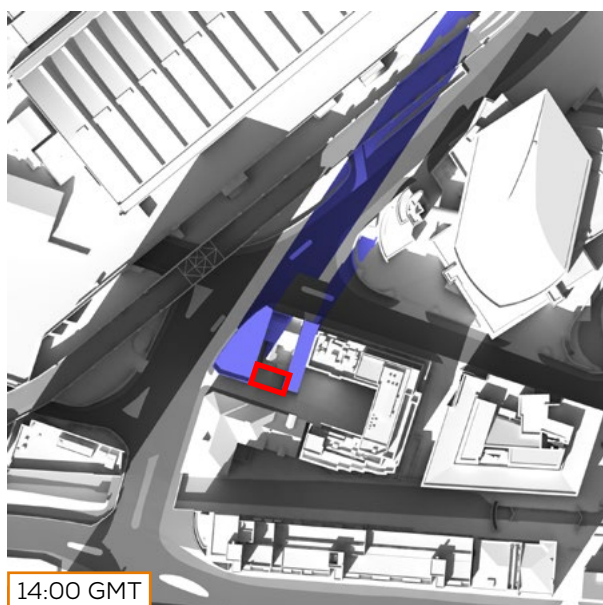
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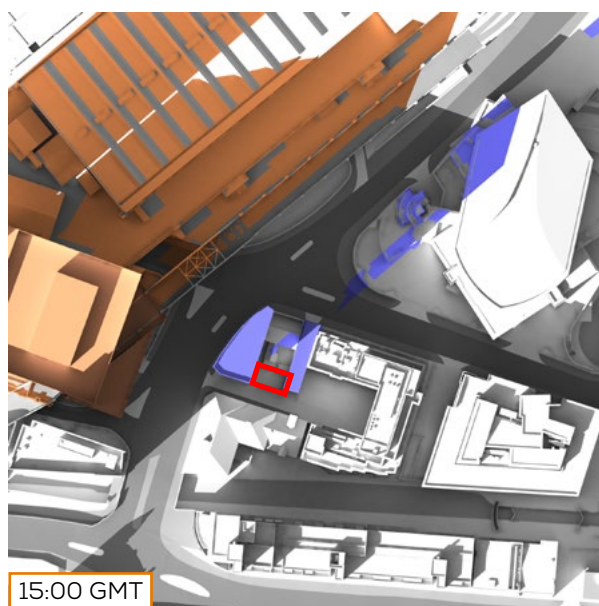
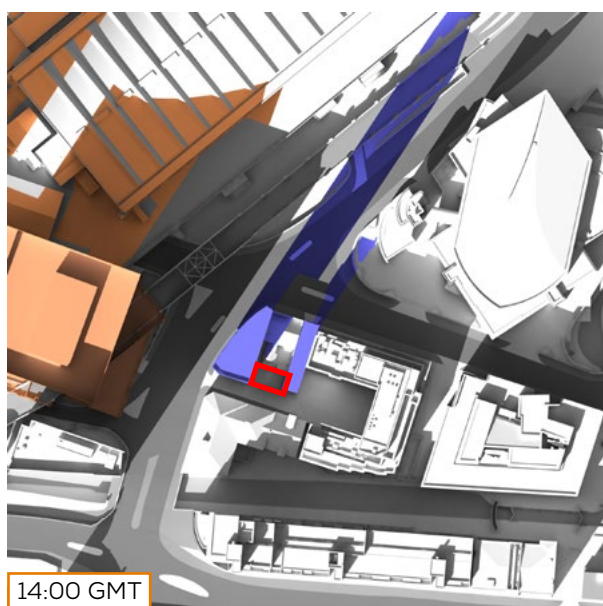
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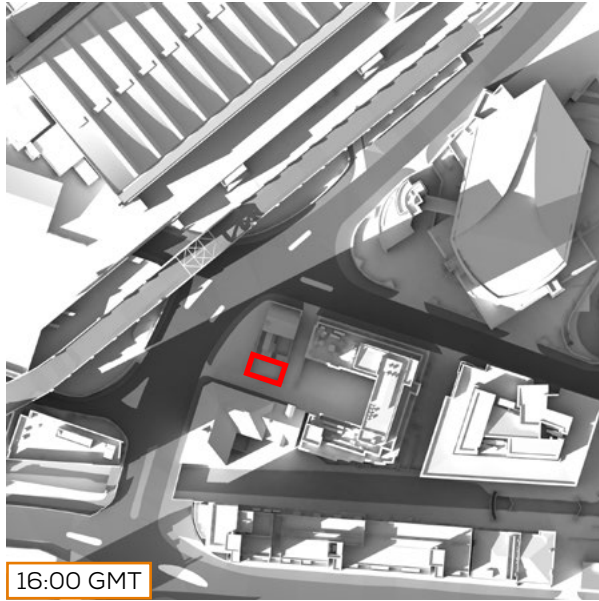


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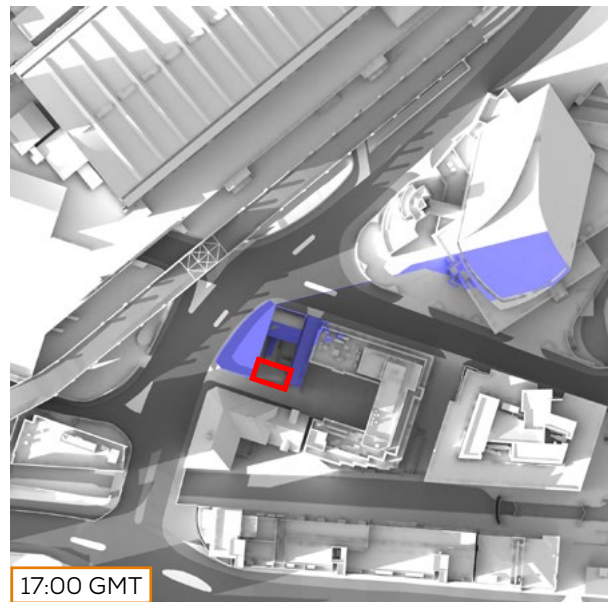
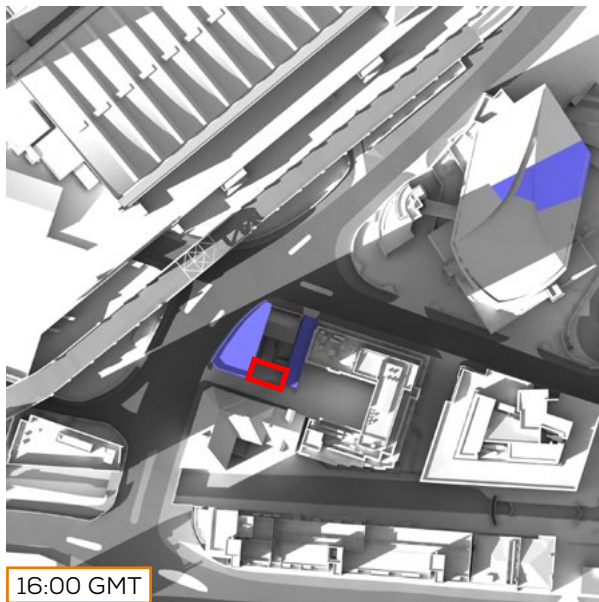


TRANSIENT OVERSHADOWING ASSESSMENT
21ST MARCH (16:00 - 17:00 GMT)

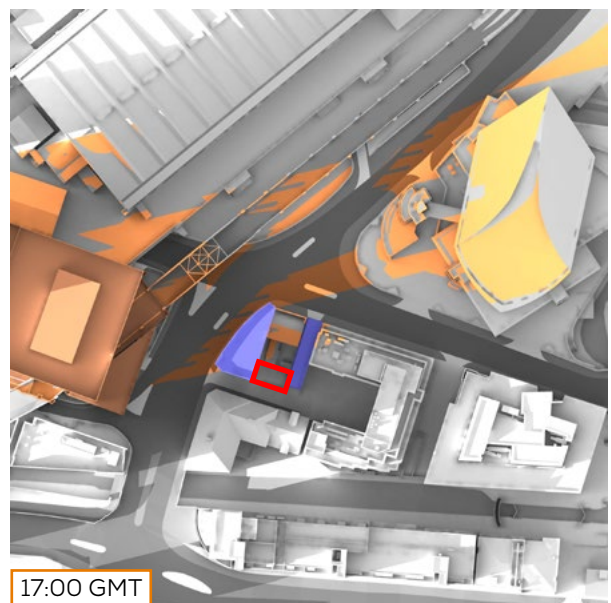
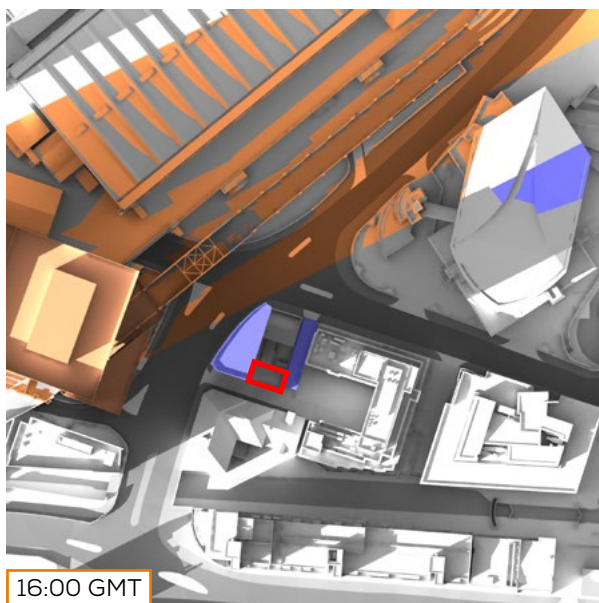
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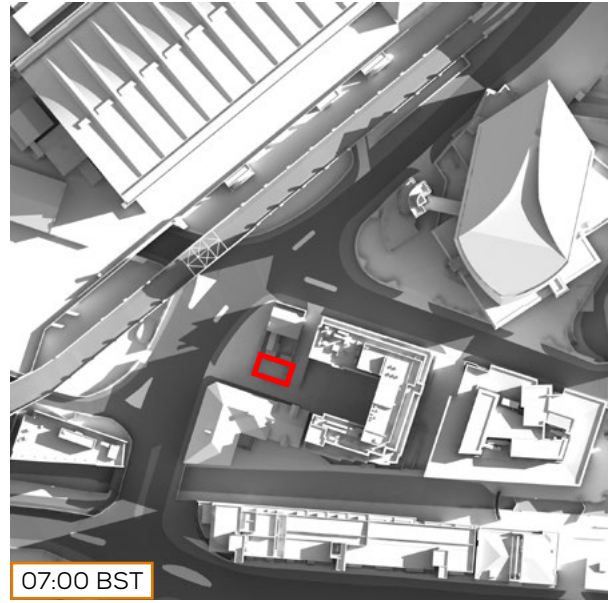
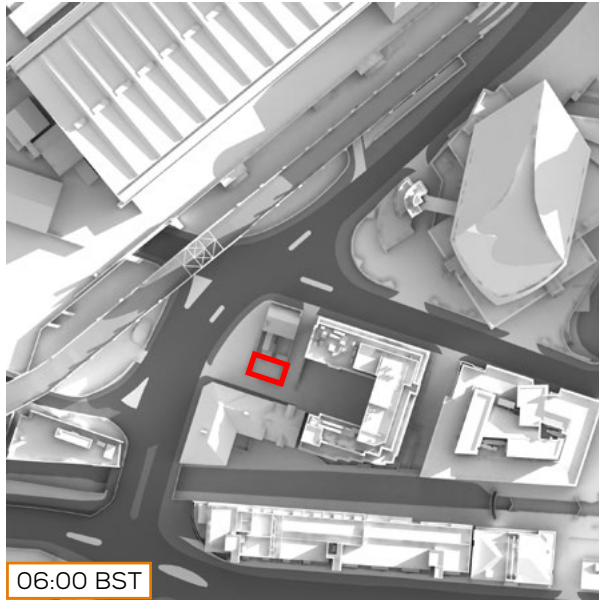


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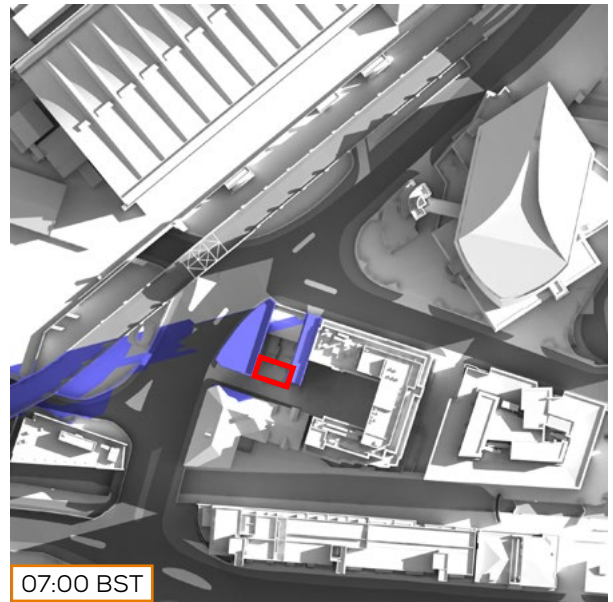
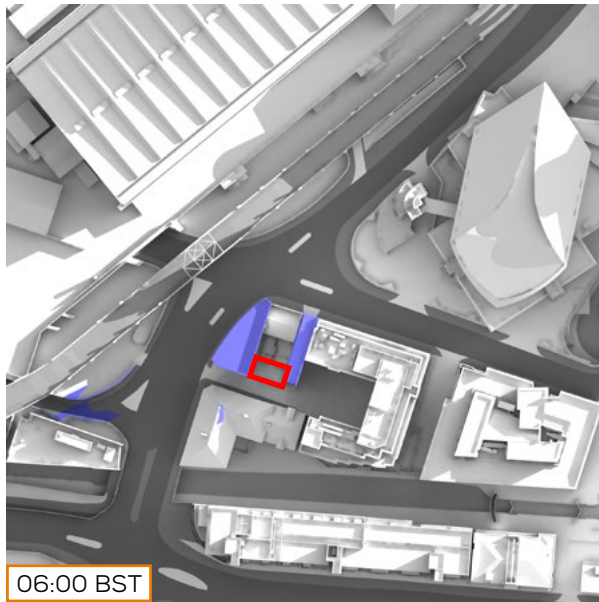


TRANSIENT OVERSHADOWING ASSESSMENT
21ST JUNE (06:00 - 09:00 BST)

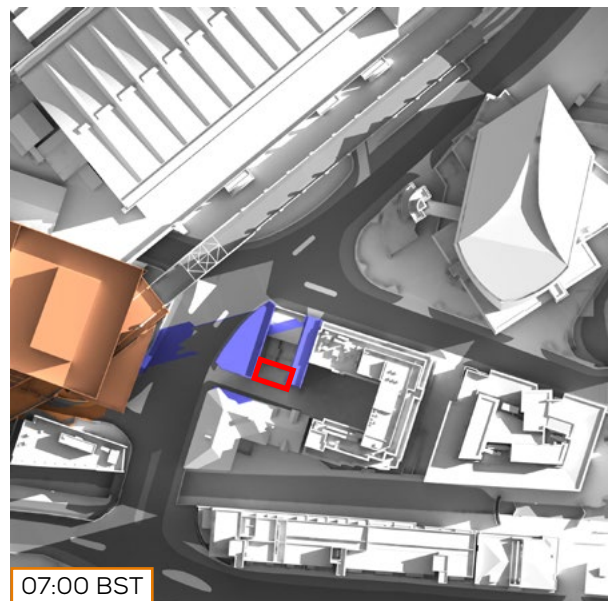
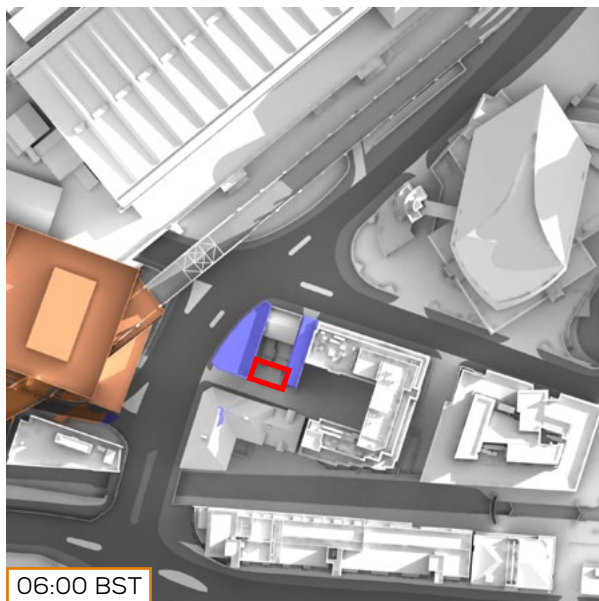
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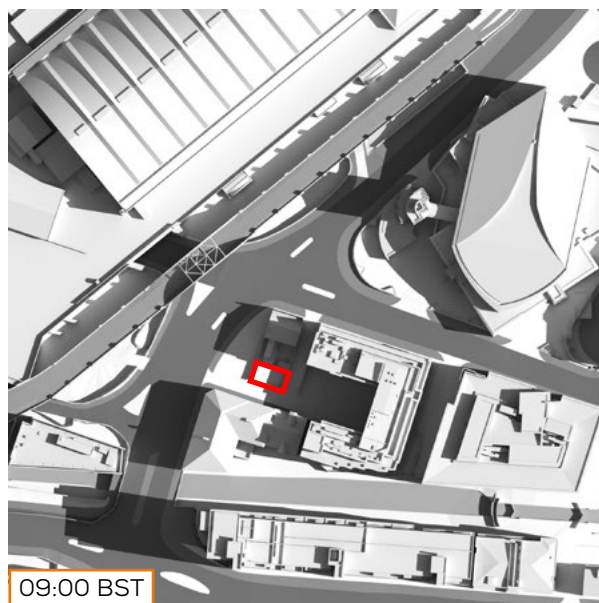
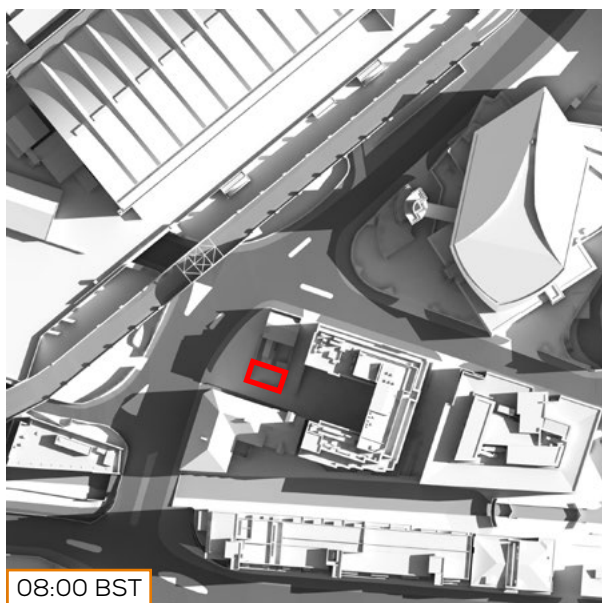
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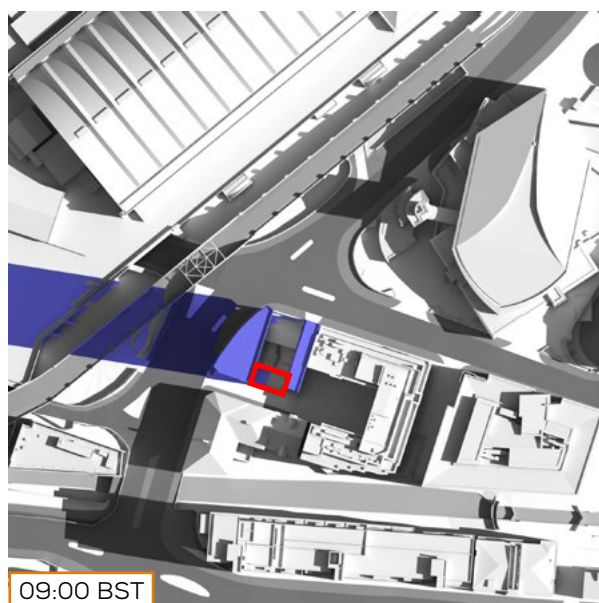
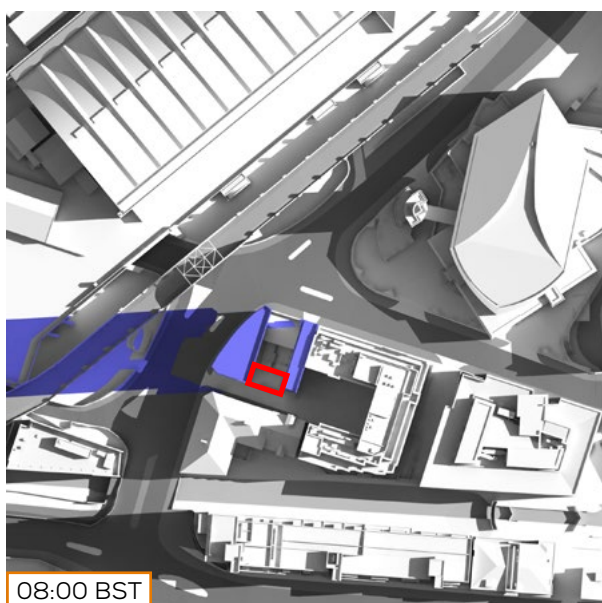
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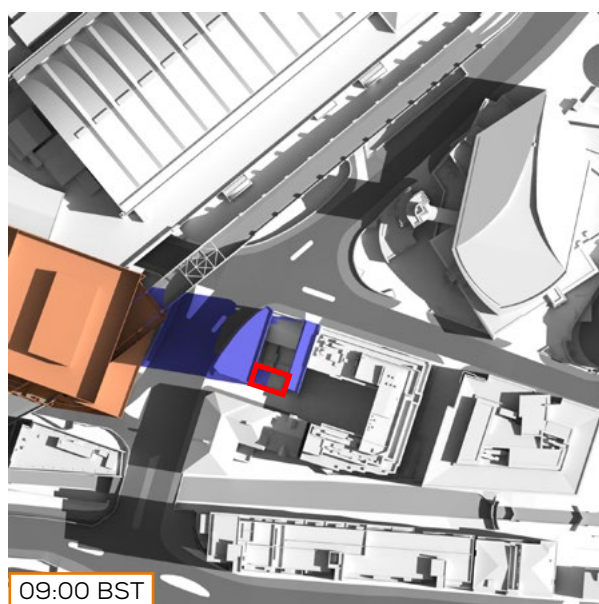
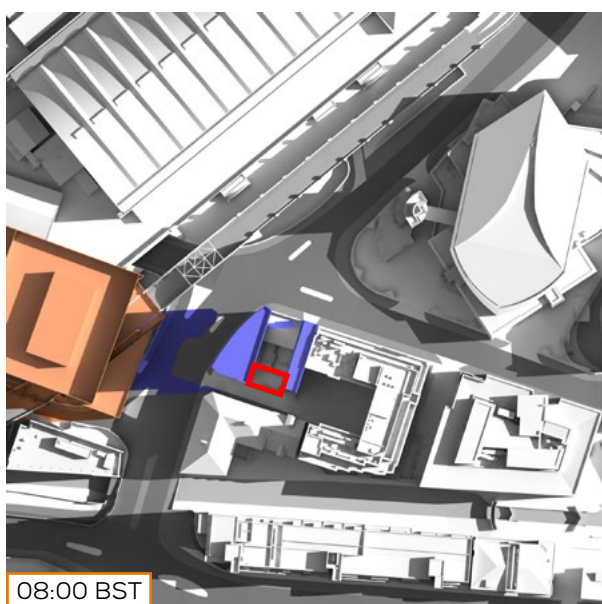
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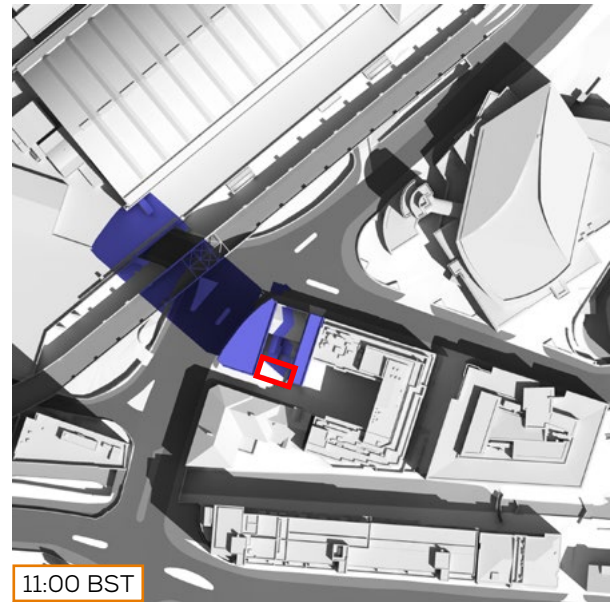
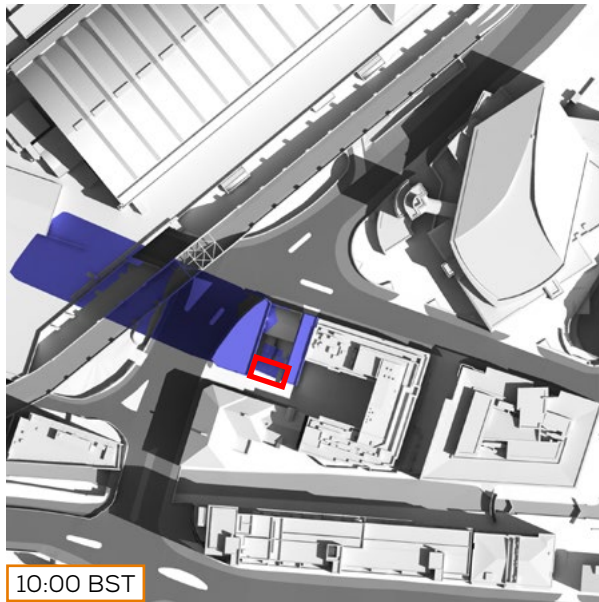


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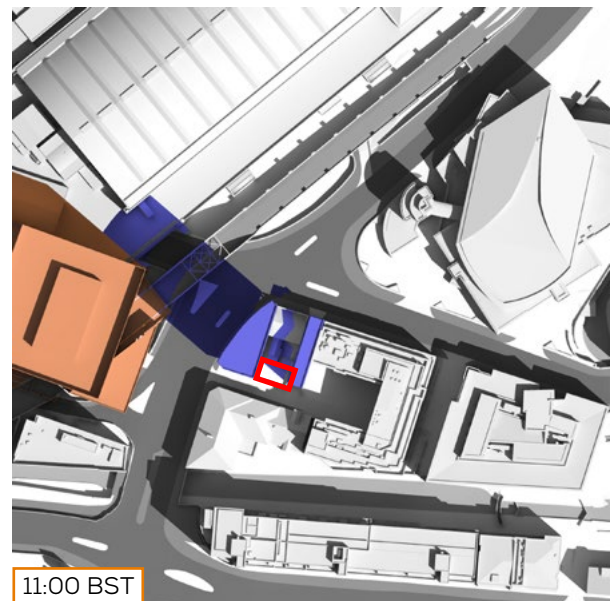
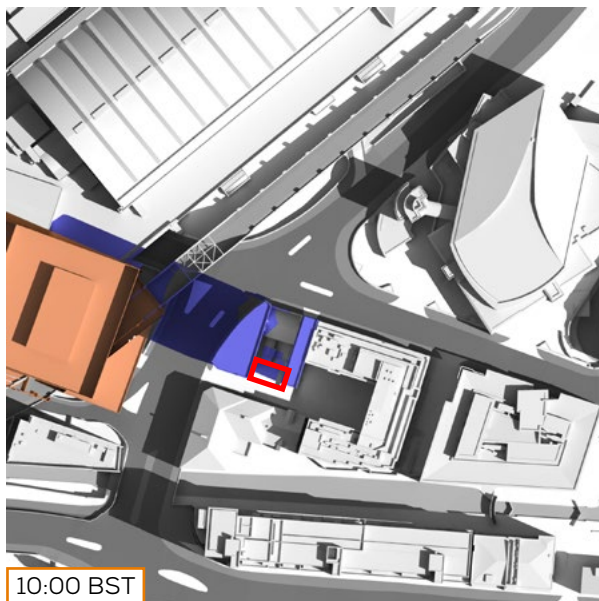
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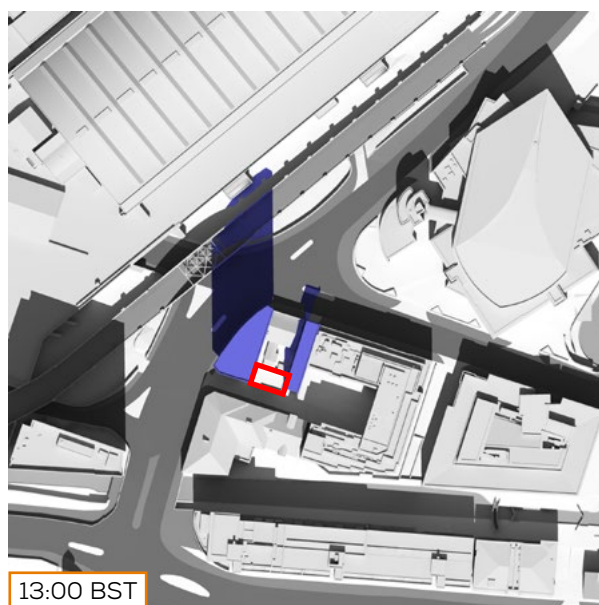
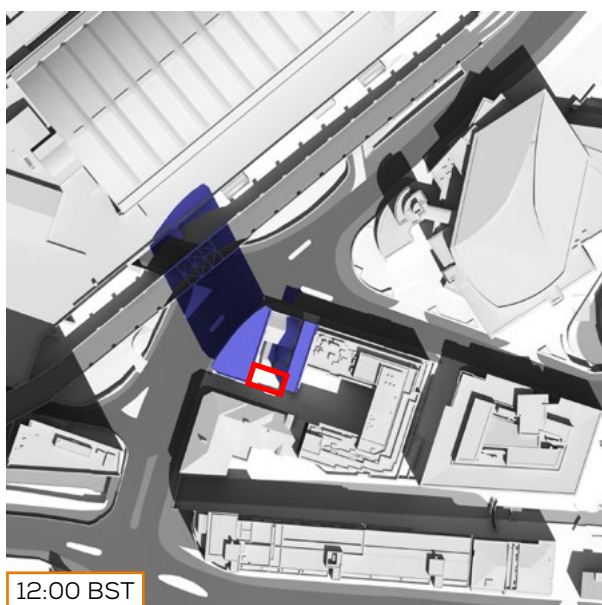
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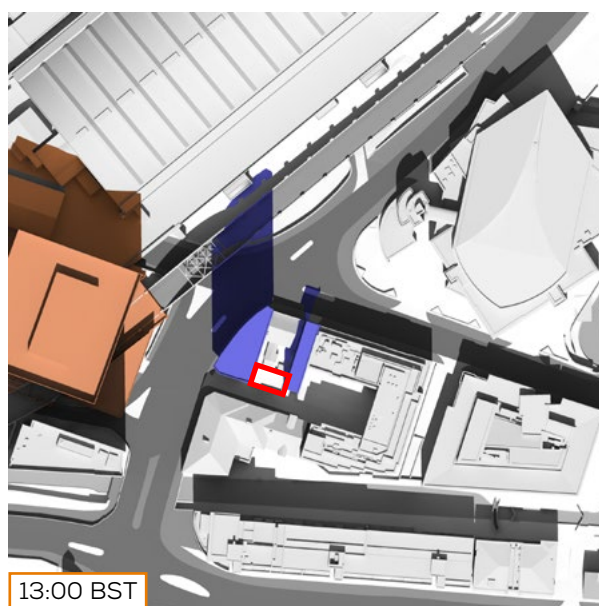
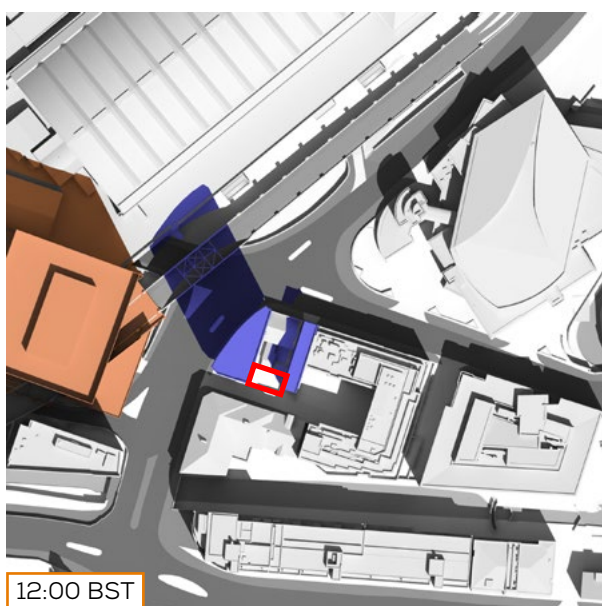
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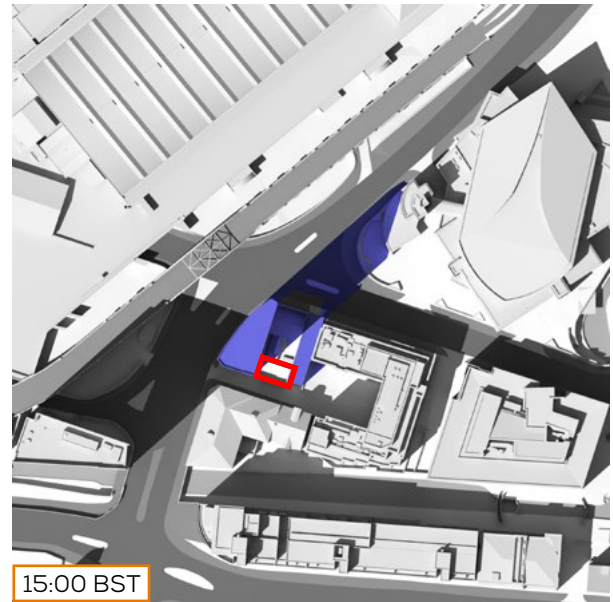
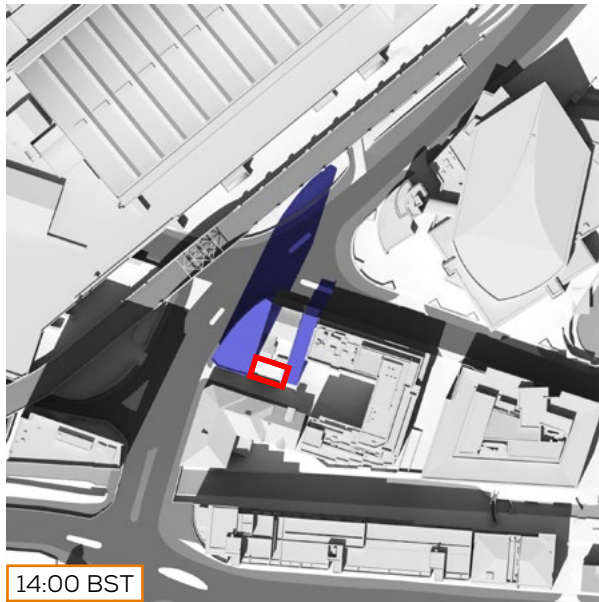


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21ST JUNE (14:00 - 17:00 BST)

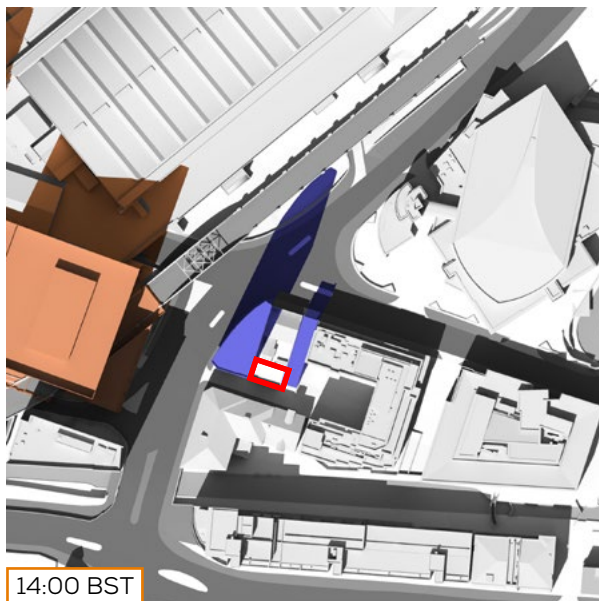
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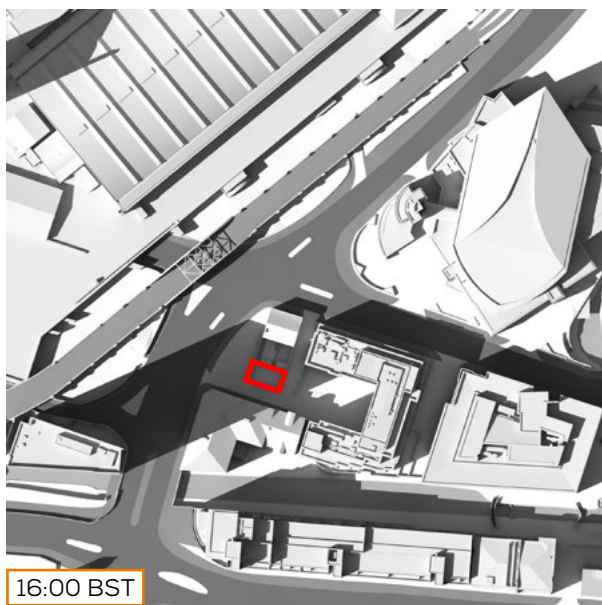
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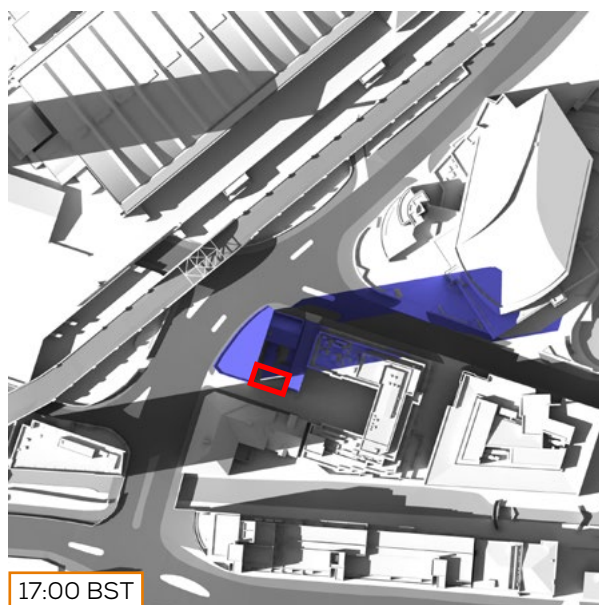
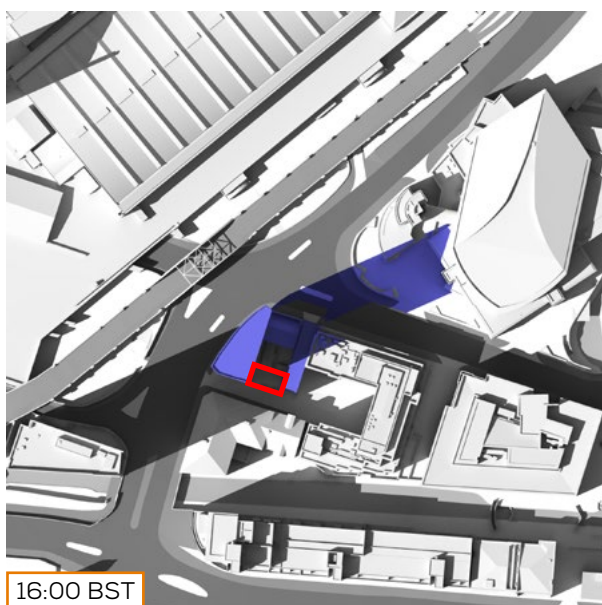
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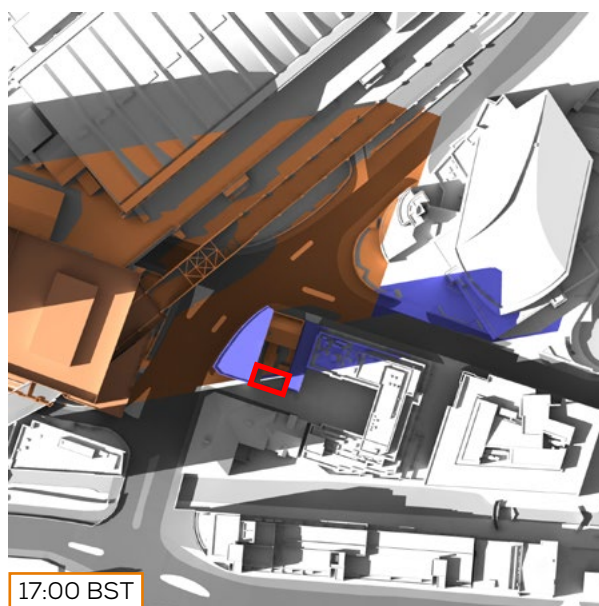
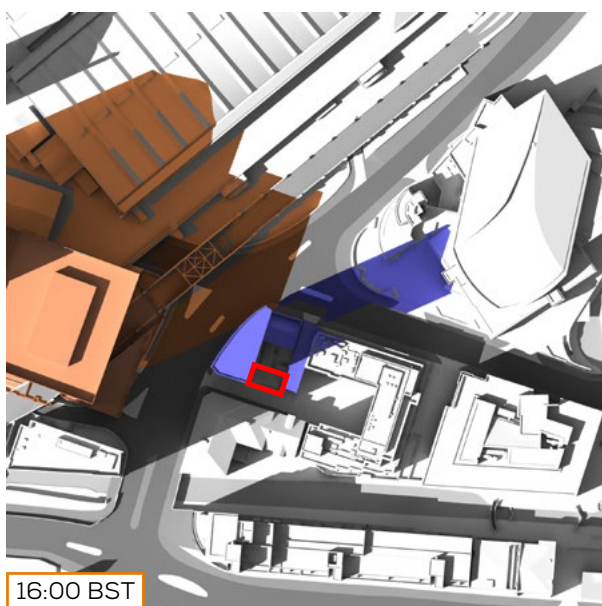
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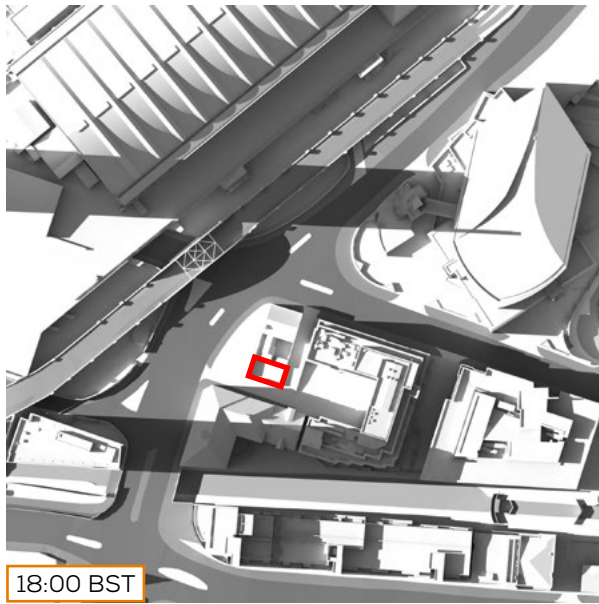


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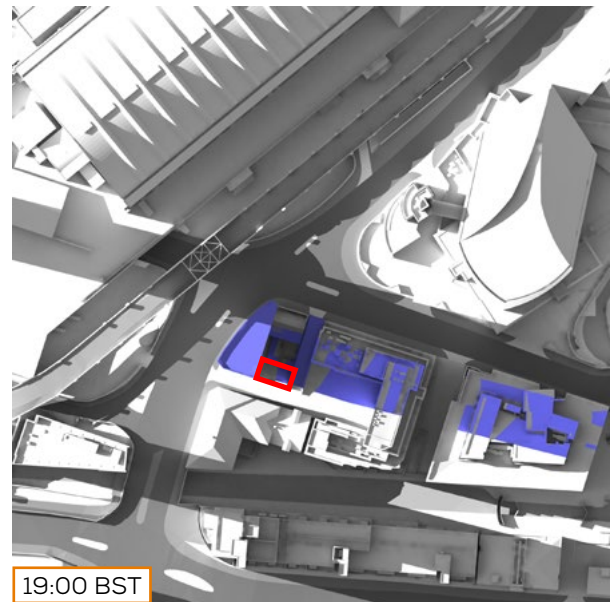
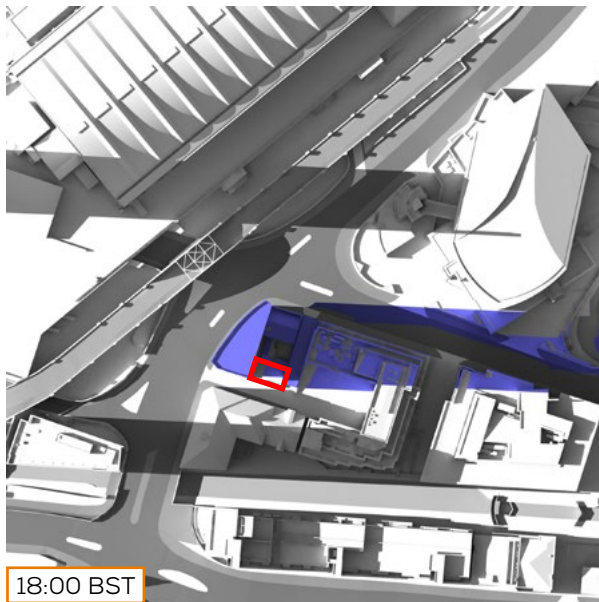


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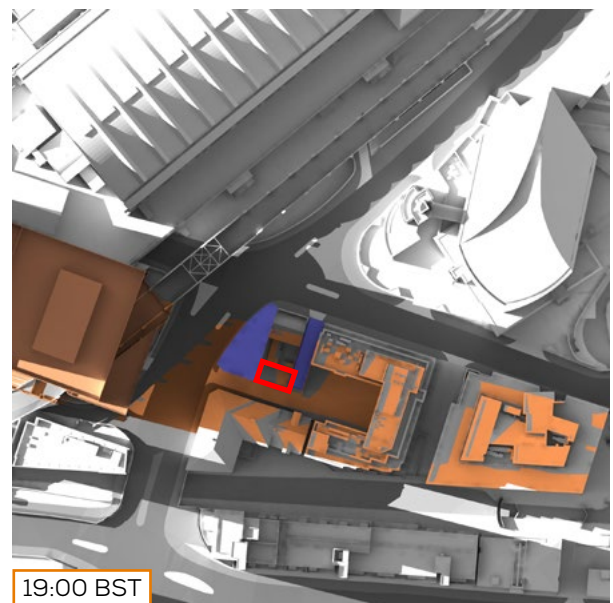
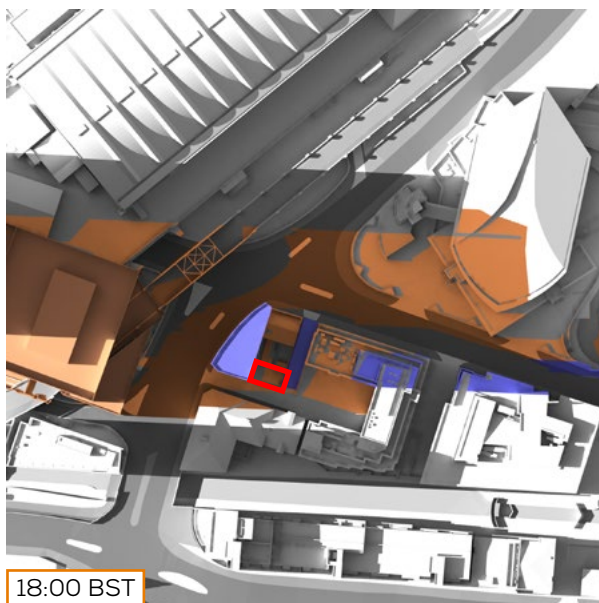
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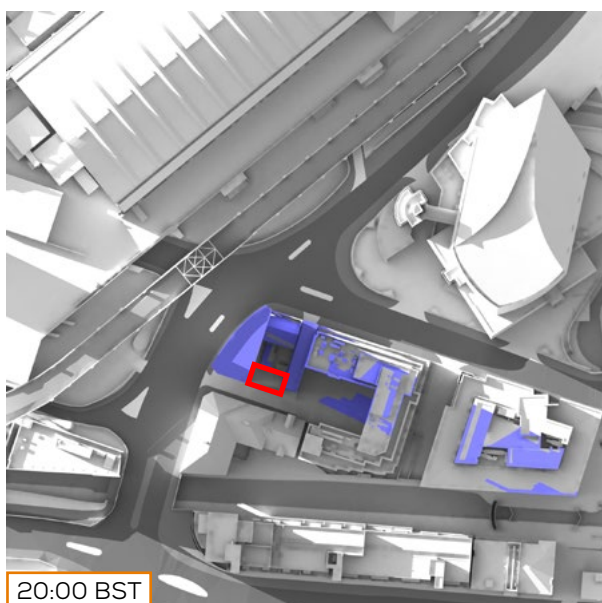
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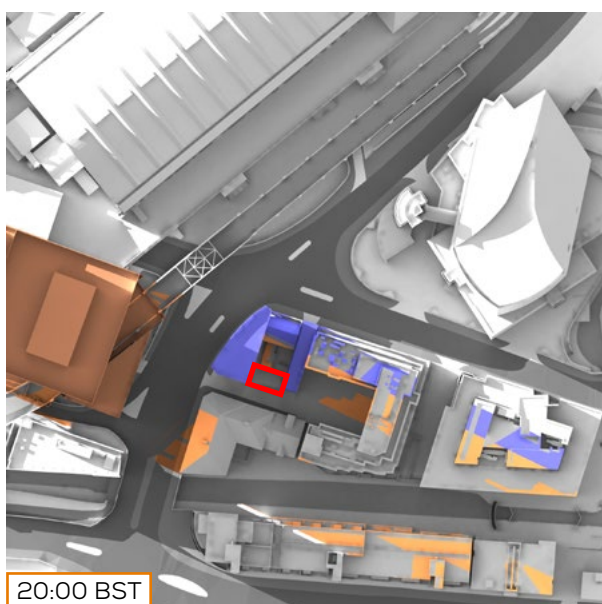
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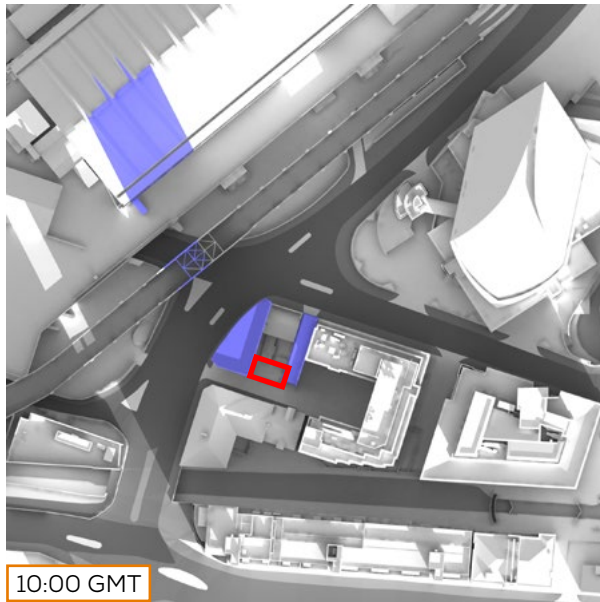


TRANSIENT OVERSHADOWING ASSESSMENT
21ST DECEMBER (09:00 - 12:00 GMT)

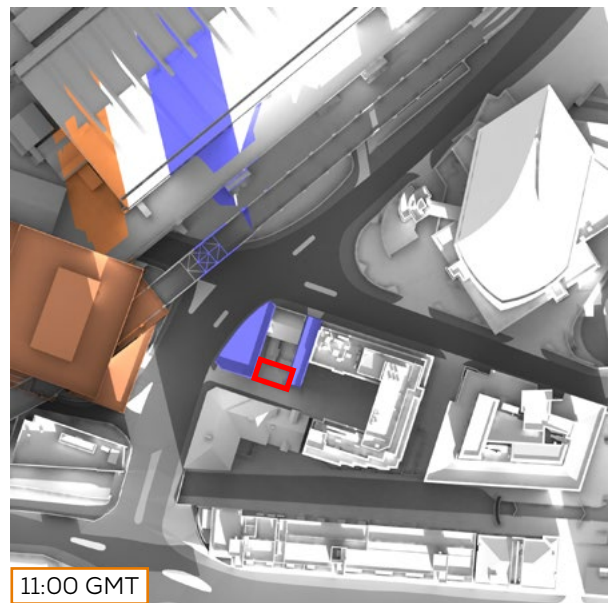
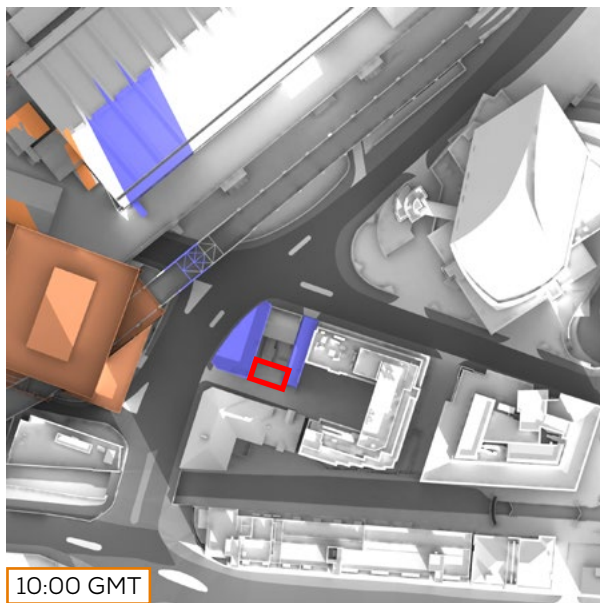
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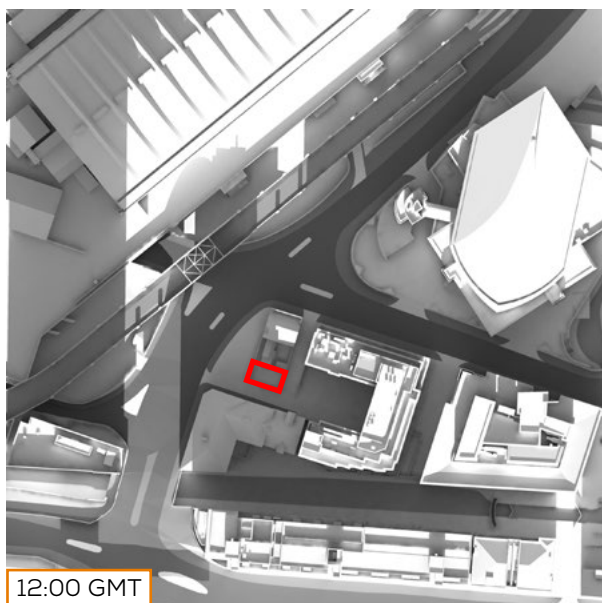
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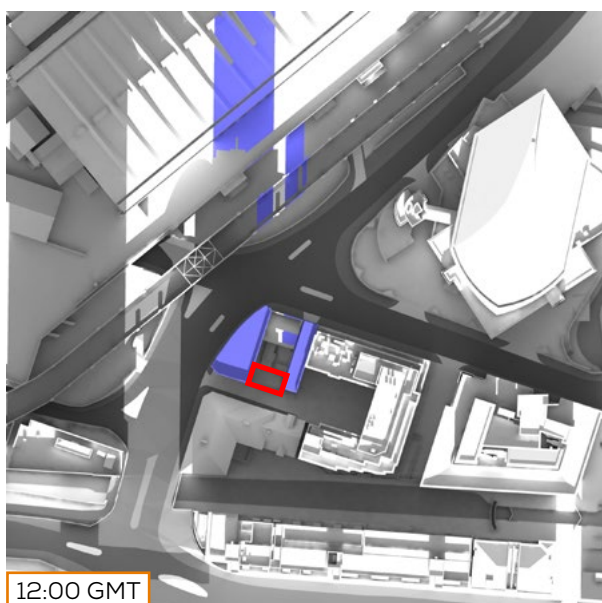
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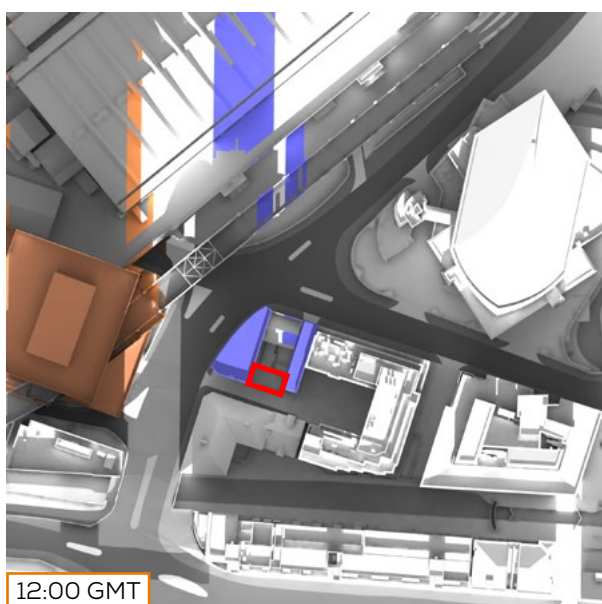
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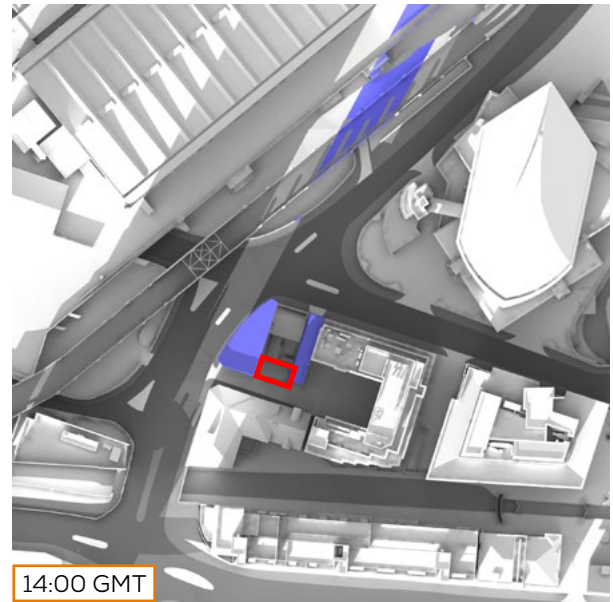
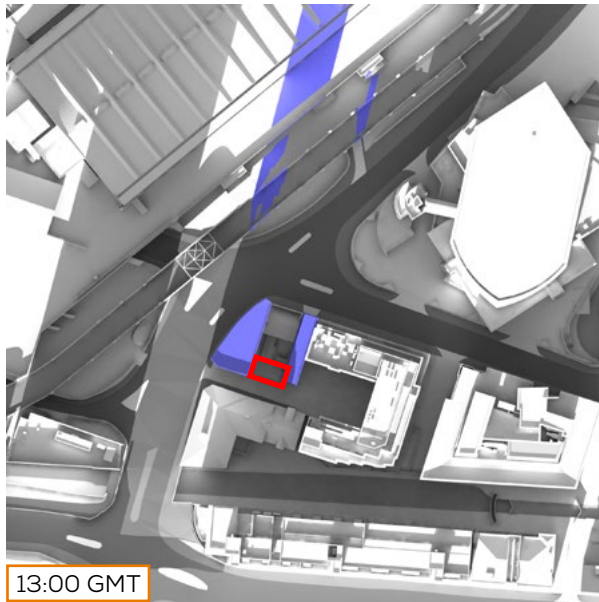


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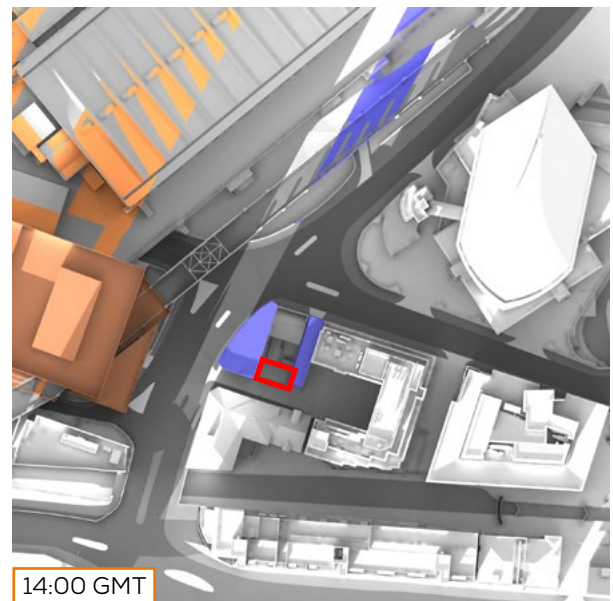
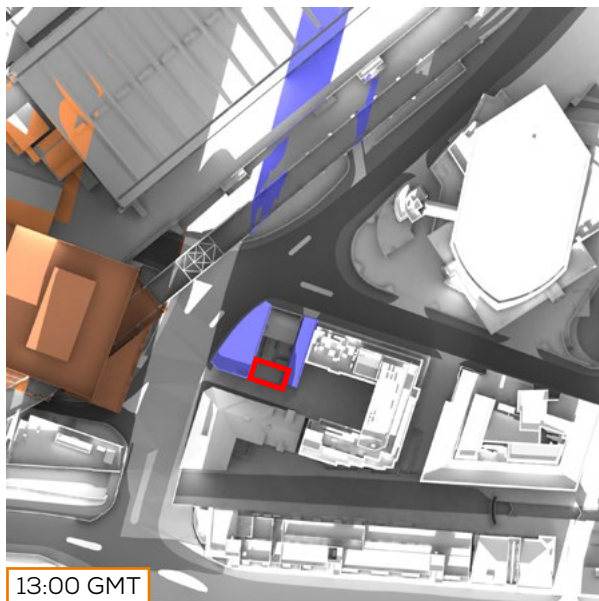
EXISTING



PROPOSED



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