

Your reference:
Our reference: [3151]NLK
24 March 2022



Venture MCR Limited
985 Stockport Road
Levenshulme
Manchester
M19 2SY

The Old Post Office
63 Newton Street
Manchester
M1 1ET

By Post & Email

Dear Sirs

Proposed Development at 98 Wilmslow Road, Rusholme, Manchester, M14 5AL Daylight & Sunlight Commentary

Introduction

In accordance with your instructions, we have reviewed the proposals for the Proposed Development detailed above and prepared preliminary daylight and sunlight amenity assessments with regard to the relevant neighbouring properties to advise whether the proposed development will, in our opinion, result in any potentially adverse daylight and sunlight amenity impacts.

Our assessments are based on the proposals provided by the scheme Architects, Ollier Smurthwaite Architects, together with a 3D contextual model obtained from AccuCities Limited. An inspection of the Site and locality has also been undertaken.

Daylight / Sunlight Planning Principles

The Building Research Establishment (BRE) Guidelines – *Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice* (the BRE Guide – (Second Edition) (2001)) is the document referred to and accepted by most Local Authorities. The BRE Guide covers amenity requirements for daylight and sunlight to buildings and amenity areas around Proposed Development Sites.

The introduction to the Guidelines states:-

“The Guide is intended for building designers and their clients, consultants and Planning Officials. The advice given here is not mandatory and this document should not be seen as a instrument of Planning Policy. Its aim is help rather than constrain the developer. Although it gives numerical guidelines these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design”.

With respect to the properties surrounding the Site, the BRE Guide provides that daylight and sunlight amenity impacts need only be considered to main habitable accommodation in neighbouring residential properties. Main habitable accommodation is regarded to be living rooms, bedrooms, and kitchens, although levels of light to bedrooms are not considered to be as important.

Directors:
Simon C Hill BSc MRICS
Michael P Scanlan BSc (Hons) MRICS
Darren S Hughes BSc (Hons) MRICS



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0161 835 2101
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To determine whether a neighbouring existing building may be adversely affected, the initial test set down in the BRE Guide is to establish if any part of the Proposed Development subtends an angle of more 25° from the midpoint of the lowest window serving a main habitable room/area a neighbouring residential building. If the angle subtended is more than 25°, then this may indicate an adverse effect and the more detailed assessments set-out in the BRE Guide will be required.

Once it has been established that a Proposed Development is likely to adversely impact on the daylight or sunlight amenity to any relevant neighbouring buildings, the BRE Guide describes various detailed assessments that can be prepared to establish the extent of any adverse impact.

The main assessments for daylight are the Vertical Sky Component (VSC) and the No Skyline or NSL. The BRE Guide advises an assessment of the Annual Probable Sunlight Hours (APSH) to establish the extent of sunlight amenity impacts. These more detailed assessments are only required if the initial 25° test is not satisfied.

Proposals

Details of the proposals can be seen in the attached Sheets 1-6, which show Plan and 3D views of both the existing and proposed Site position. The attached Plans also identify those neighbouring properties which include residential accommodation and which might be adversely impacted because of the Proposed Development.

Neighbouring Residential Accommodation

Based on our site inspection the following properties have been identified as either providing or potentially providing residential accommodation: -

- 11 Grandale Street
- 1-9 Grandale Street (ground floor retail units – assumed residential at first floor level)
- 100 Wilmslow Road (ground and first floor in commercial use – assumed residential at second floor level), and
- 15 Hibbert Street

Planning History & Assessment Approach

Any potential daylight and sunlight impacts from the Proposed Development need to be considered against an appropriate baseline or predevelopment condition. In this instance, the baseline condition to be adopted for any detailed assessments would be the existing Site structures. The adoption of a baseline position is only relevant when the results from the 25° initial assessment indicate that more detailed assessments are required.

The majority of ground floor accommodation surrounding the Site is in commercial use and in accordance with the BRE Guide protocol assessments have not been prepared in respect of that accommodation. The 1st floor accommodation to the buildings fronting the Site on Grandale Street (nos. 1-9) and the second-floor accommodation at 100 Wilmslow Road, either provide or potentially provide residential accommodation. 11 Grandale Street only partially faces the as does 15 Hibbert Street which is assumed to be in full residential use.

The impact from the Proposed Development to the relevant accommodation areas in the neighbouring properties detailed above has been assessed against the 25° test and the results of that assessment can be seen on the attached “25 Degree” Section Plans. As can be seen, the 25° threshold is not exceeded by any of the residential areas which surround the Site.



Conclusion

Based on the results from the 25 Degree assessment detailed in the BRE Guide the Proposed Development will not result in any significant adverse daylight or sunlight amenity impacts to the habitable rooms serving 1-11 Grandale Street, 100 Wilmslow Road or 15 Hibbert Street.

Yours faithfully

A handwritten signature in black ink, reading "Neil Lovell-Kennedy", with a long horizontal flourish underneath.

Neil Lovell-Kennedy

Director

mobile: 07766 696121

e-mail: neil@grayscanlanhill.com



Plan View
Existing Site

1:500

NOTES:

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

Analysis
Produced using WalDRAM Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Accuties Ltd 3D contextual model.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model
Proposed scheme massing - "A454_98 Wilmslow Rd_Model.dwg"

Massing Legend

Existing
Proposed

All heights in m AOD

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DRAWING TITLE:
Plan View
Existing Site

SCALE @ A2: 1:500	DATE: 22.03.2022	DRAWN: GSH
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3D View 1
Existing Site



NOTES:

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Massing Legend

Existing

Proposed

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DRAWING TITLE:
3D View 1
Existing Site

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3D View 2
Existing Site



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Massing Legend

Existing
Proposed

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DRAWING TITLE:
3D View 2
Existing Site

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Plan View
Proposed Scheme

1:500

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Massing Legend

Existing

Proposed

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Plan View
Proposed Scheme

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3D View 1
Proposed Scheme



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Proposed Model
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Massing Legend

Existing

Proposed

All heights in m AOD

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DRAWING TITLE:
3D View 1
Proposed Scheme

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3D View 2
Proposed Scheme



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Massing Legend

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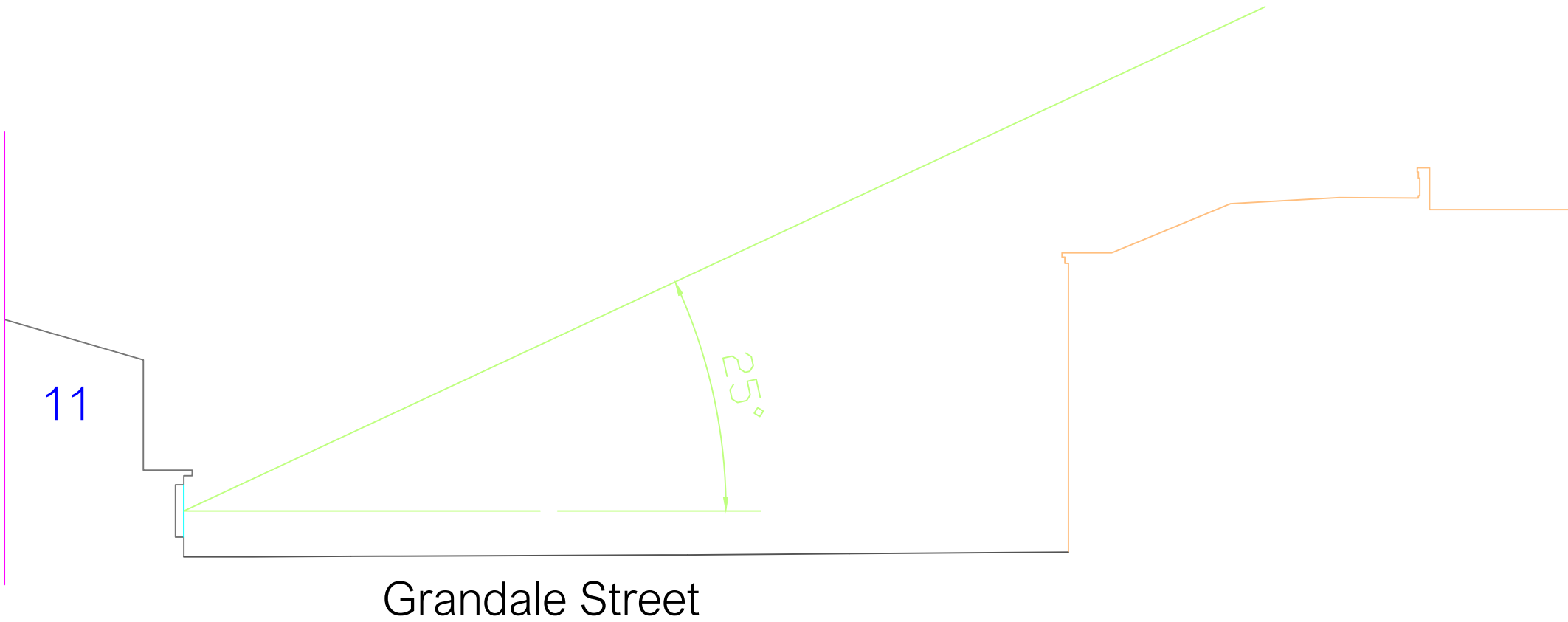
PROJECT:
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DRAWING TITLE:
3D View 2
Proposed Scheme

SCALE @ A2: NTS	DATE: 22.03.2022	DRAWN: GSH
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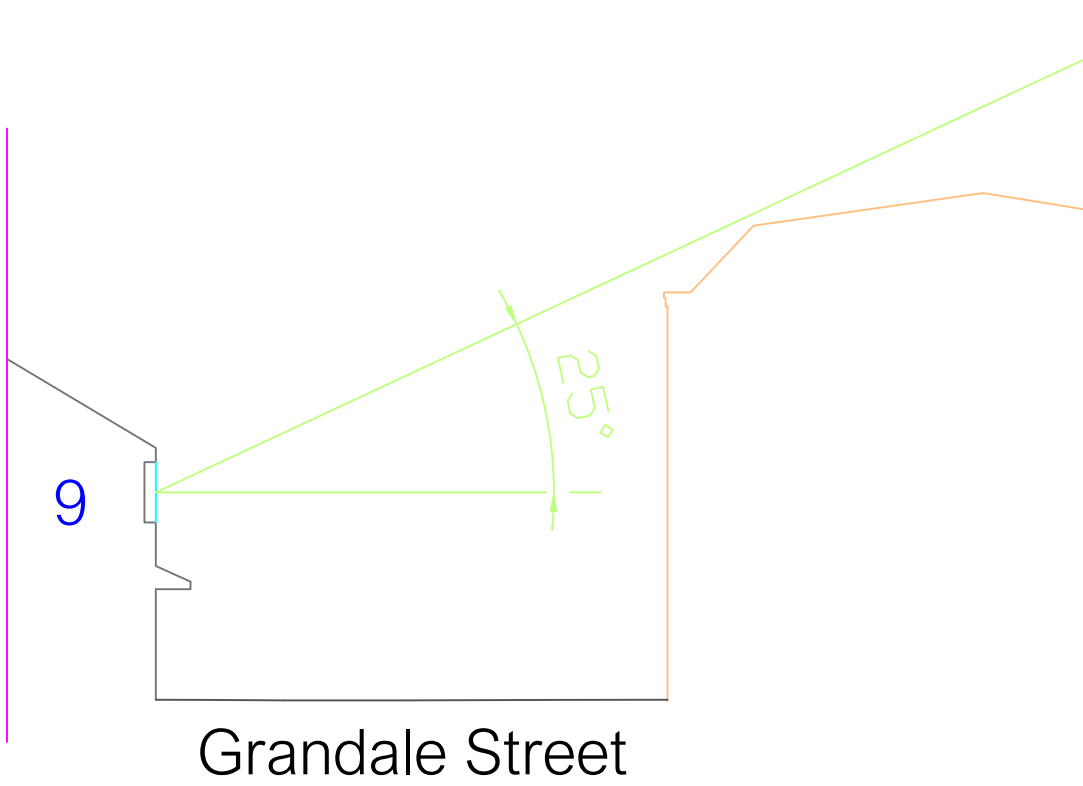
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11 Grandale Street
25° Section

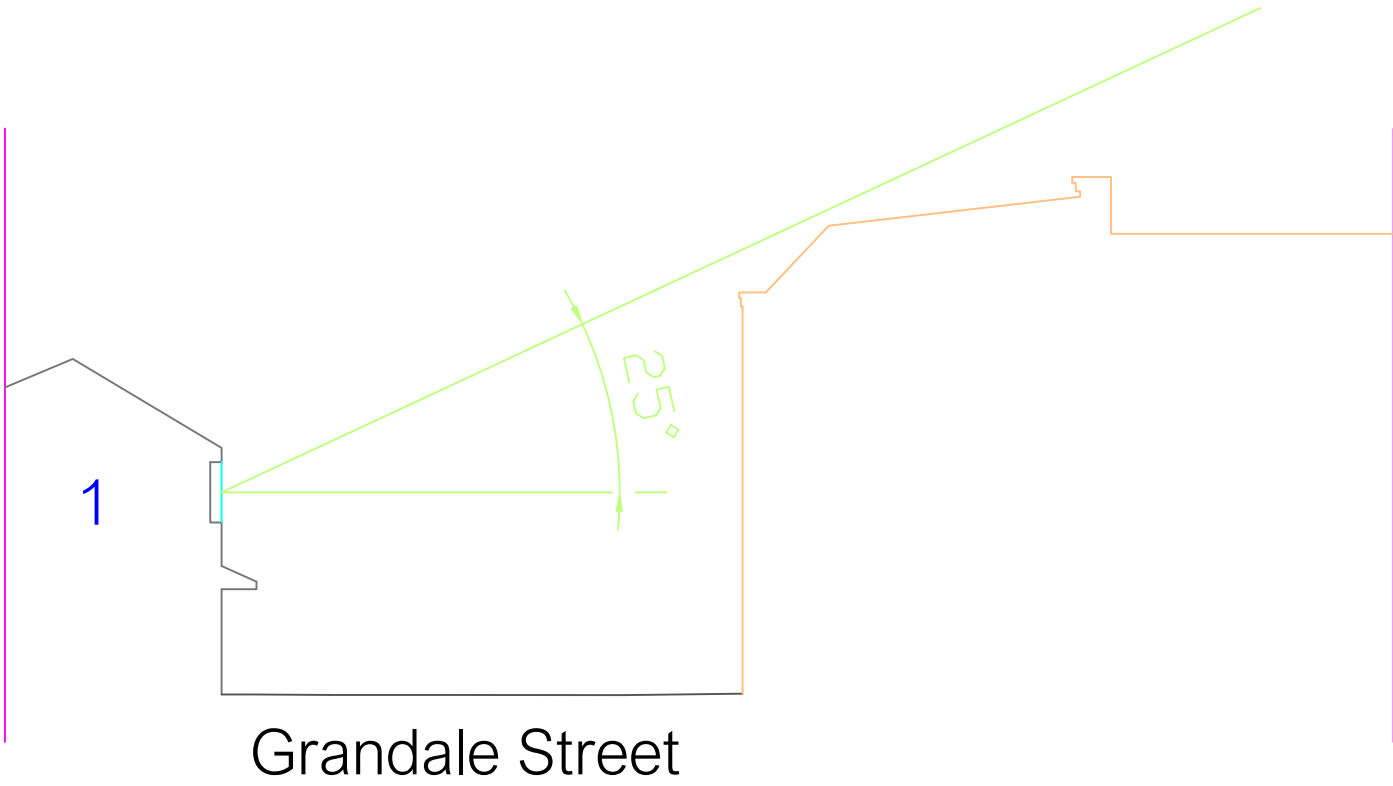


1:200

1 & 9 Grandale Street
25° Section



Grandale Street



Grandale Street

1:200

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Massing Legend

Existing
Proposed

All heights in m AOD

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DRAWING TITLE:
25° Sections

SCALE @ A2:	DATE:	DRAWN:	GSH
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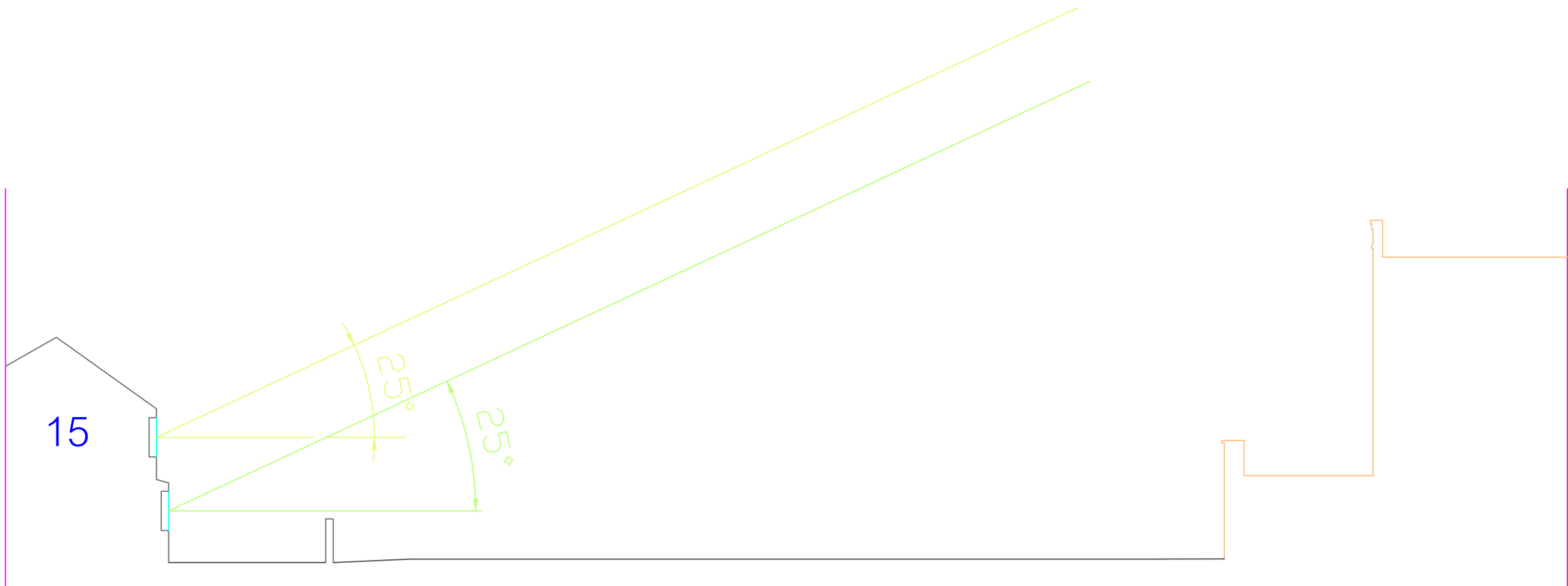
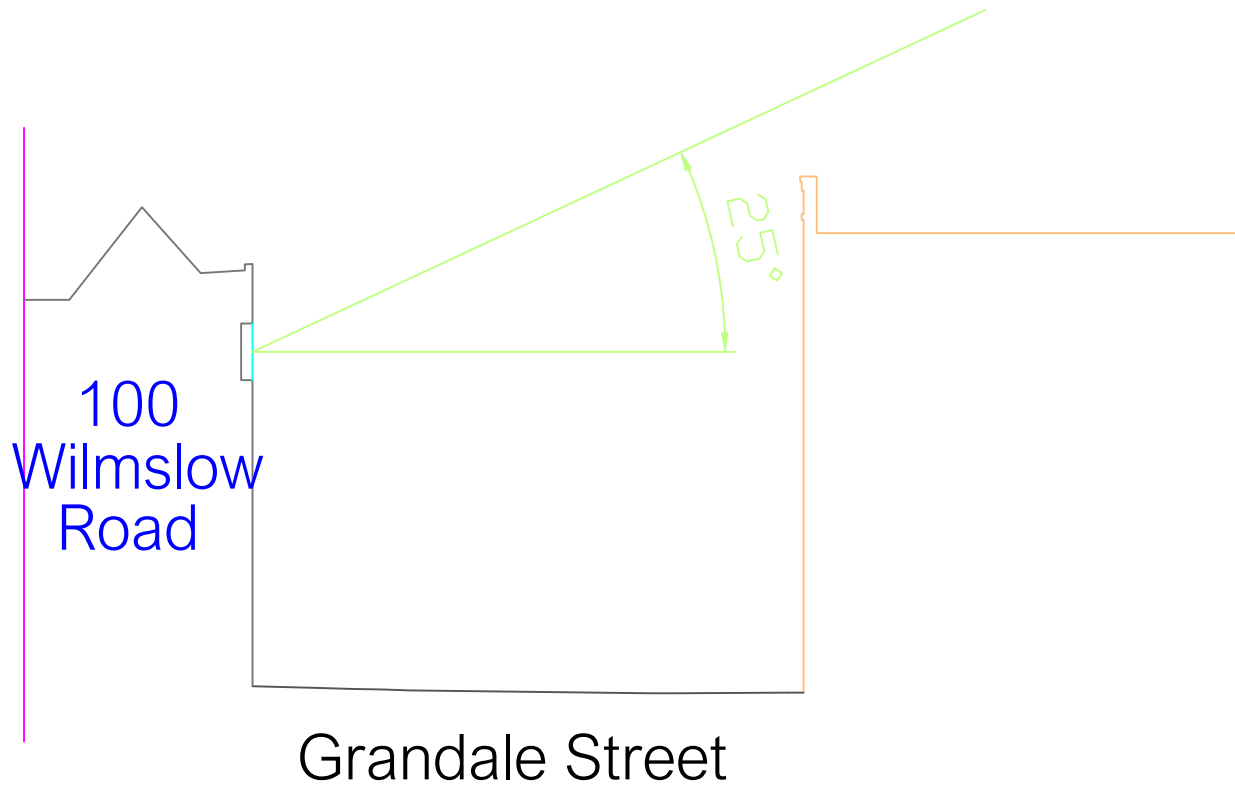
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100 Wilmslow Road
25° Section

1:200

15 Hibbert Street
25° Section

1:200



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Proposed Model
Proposed scheme massing - "A454_98 Wilmslow
Rd_Model.dwg"

Massing Legend

Existing
Proposed

All heights in m AOD

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Manchester

DRAWING TITLE:
25° Sections

SCALE @ A2:	DATE:	DRAWN:	GSH
1:200	22.03.2022	CHECKED:	DMH

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