

08 December 2021

Alex Field
Senior Development Manager
Dandara Living
Block 12 Spectrum
Blackfriars Road
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Greater Manchester
M3 7EF



17 SLINGSBY PLACE
LONDON | WC2E 9AB

Dear Alex,

RE: DAYLIGHT ASSESSMENT FOR THE TESCO CARPARK, PARRS WOOD LANE DEVELOPMENT

We have been instructed by Dandara Living to provide an assessment of the daylight effects resulting from the redevelopment at Tesco carpark, Parrs Wood Lane, East Didsbury. This letter will consider the impact to the amenity of surrounding residential properties material for assessment.

Daylight Methodology

With regards to Daylight, the Local Authority will be informed in this by the BRE document entitled Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011. The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance.

The BRE guidelines principal measurement of daylight for assessing the impact on properties neighbouring a site is the Vertical Sky Component (VSC). The VSC criterion considers the level of sky visibility that can be seen from a calculation point, which is usually taken from the centre of the main window to a room. The Building Research Establishment; site layout and planning for daylight and sunlight; a guide to good practice 2011 ("the BRE Guidelines") is the principal guidance document in relation to daylight and sunlight that local authorities will refer to. The BRE Guidelines states when assessing daylight to surrounding properties that *"VSC is generally the recommended parameter to use... this is because it assesses the daylight environment as a whole."*

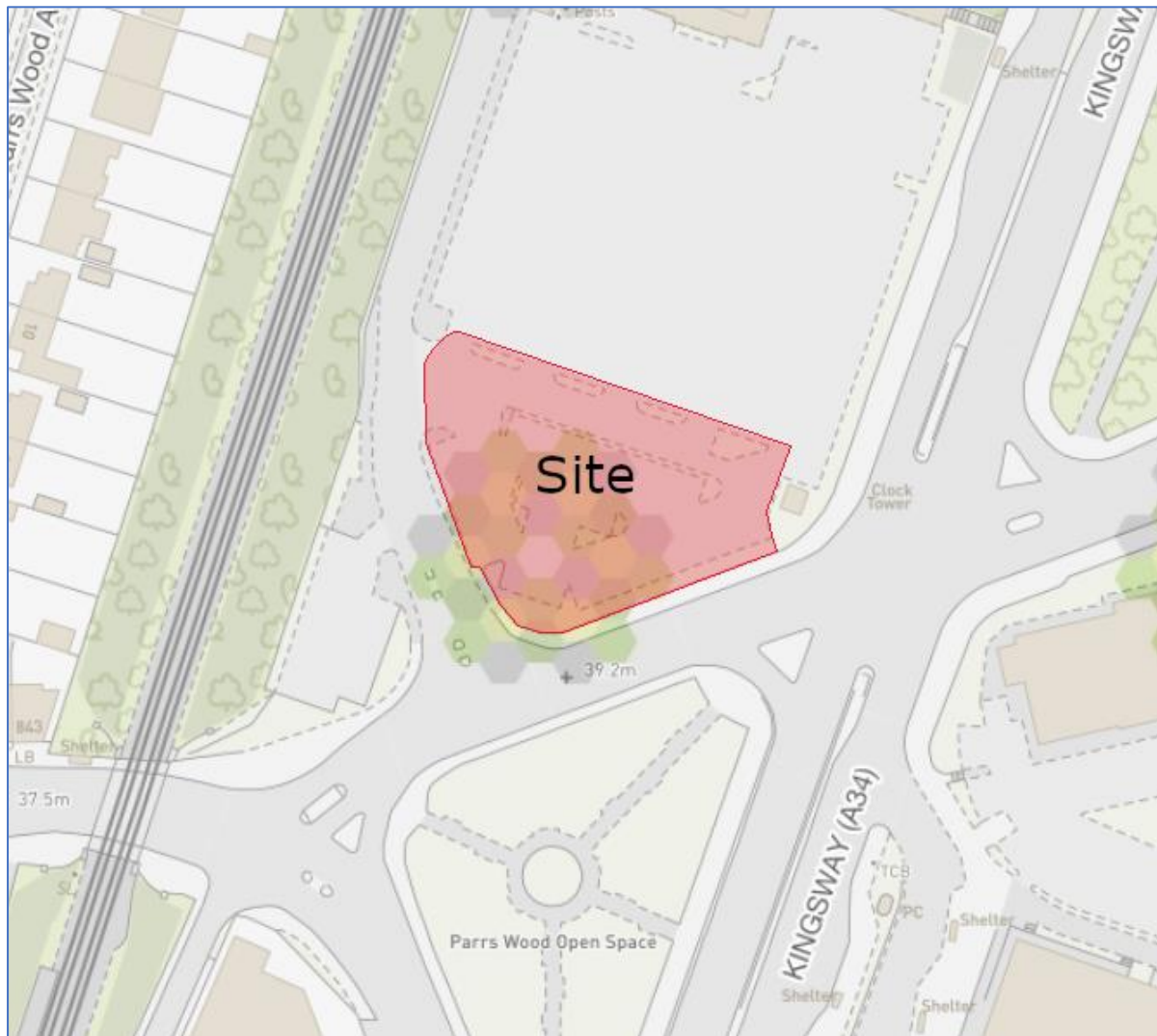
The amount of daylight a room needs depends on what it is being used for, but roughly speaking if the obstruction angle of a new development is less than 25° (or a VSC of at least 27%) conventional window design will give reasonable results.

As a guide, the maximum VSC a vertical window can receive is circa 39%. The BRE, which provides nationwide guidelines, recommends a VSC target of 27% for a window. The BRE stipulates that if the VSC is reduced to below 27%, and the proportionate reduction is greater than 20% (the window is left with less than 0.8 times its former value) then the reduction in daylight may be 'noticeable'.

Site

The proposal is a 6 storey apartment block located at the Tesco carpark, Parrs Wood Lane, East Didsbury, Manchester M20 5NP. The redevelopment site is associated with the south-western edge of

the Tesco Carpark bound by Kingsway (A34) to the east, Parrs Wood Lane (A5145) to the south, the Tesco store to the north and the Styal railway line to the west. The location of the development site can be seen in drawing 01 below.



Drawing 1: Site (red)

Surrounding Properties

The following have been considered for daylight evaluation as they contain residential accommodation material for assessment:

1. **843-847 Wilmslow Road & 2-28 (even) Parrs Wood Avenue**
2. **Citipeak 3 - 870 Wilmslow Road & Parrs Wood Court**

The location of the properties can be seen in drawing 02 below:



Drawing 02: Site (red) and residential properties (green) material for assessment

Assessment

1. 843-847 Wilmslow Road & 2-28 (even) Parrs Wood Avenue

Situated to the west through to the south-west of the site and to the west of the Styal railway line/embankment, two residential property types have been assessed. 843-847 Wilmslow Road are 3 storey mixed use properties with commercial space on the ground floor (not material for assessment) and residential property on the upper 2 floors. Room uses are not known but it is assumed that the rear of these properties contain bedrooms and bathrooms. A flank elevation overlooks the site, these windows are considered secondary in nature with the windows on the front and rear elevations being the primary light giving windows. 2-28 Parrs Wood are semi-detached residential properties with rear elevations overlooking the site. It is assessed that the ground floor rooms contain kitchens and dining rooms and the upper floors bedrooms.

Drawing 03 below provides a 25° section angle of the lowest window within these properties (red) set against the proposal.



Drawing 03: 25° section angle from residential properties 1

As can be observed from drawing 03, the development does not subtend an angle of greater than 25° and is substantially below said section angle. It can therefore be concluded that these properties will not experience any noticeable alterations of daylight as a result of this development and as a result of full BRE compliance the daylight levels will remain good.

2. Citipeak 3 - 870 Wilmslow Road & Parrs Wood Court

Located to the south of the development site, these residential apartment blocks contain only residential accommodation. Citipeak 3 - 870 Wilmslow Road is comprised of 5 floors and is the closest building to the development. The site facing elevation of this building is largely blank however it is assessed that the 8 windows on this elevation contain bedrooms. There are no site facing rooms on the fifth floor. Another elevation faces the site at an oblique angle and is assessed externally to contain bedrooms and living/dining rooms. Parrs Wood Court comprises 5 floors and overlooks the site at an oblique angle. The windows are assumed to serve both living rooms and bedrooms.

Drawing 04 below provides a 25° section angle of these properties (red) set against the proposal.



Drawing 04: 25° section angle from residential properties 2

Drawing 04 indicates that the development does not subtend an angle of greater than 25° and is substantially below the section angle. It is concluded that these properties, which remain fully BRE compliant, will not experience any noticeable alterations of daylight as a result of this development and daylight levels will remain good.

Conclusion

As can be observed in drawings 03 and 04 that the development does not subtend an angle of greater than 25° as taken from the lowest habitable window. Indeed, the development sits considerably lower than this obstruction angle in all cases. As a result of the low obstruction angle, we can conclude that the development will not cause any noticeable alterations of daylight to these properties. These properties remain fully BRE compliant and daylight levels within all habitable rooms will remain good.

As a result of the unimpacted daylight levels we fully support this scheme in terms of internal daylight amenity.

Yours sincerely,

A handwritten signature in green ink, appearing to read 'Nicholas Ealey'.

Nicholas Ealey

Senior Surveyor

For and on behalf of Point 2 Surveyors Ltd.