

Your reference:
Our reference: [3114]NLK
29 March 2022



Views (Holdings) Limited
Suite 1, Floor 1
Blenheim Court
Carrs Road
Cheadle
SK8 2JY

The Old Post Office
63 Newton Street
Manchester
M1 1ET

For the attention of: Patrick Sheridan

By E-mail: Patrick.sheridan@views.co.uk

Dear Sirs

Proposed Development at 764-768 Stockport Road, Manchester, M12 4GD Daylight, Sunlight and Overshadowing Commentary

Introduction

In accordance with your instructions, we have reviewed the proposals for the Proposed Development detailed above and prepared preliminary daylight, sunlight and overshadowing assessments with regard to the relevant neighbouring properties.

The preliminary assessments are based on the scheme proposals provided by Ollier Smurthwaite Architects and detailed in the following Proposed Scheme Model: -

- "764 Stockport Road Model_Site_Model_DWG".

We have prepared a 3D model based on an AccuCities 3D plan of the site and locality and have incorporated the proposed development into that model to enable the relevant analyses to be prepared. The positioning of the proposed development within the analysis model has been checked and validated by Ollier Smurthwaite Architects.

Daylight/Sunlight/Overshadowing Planning Principles

The Building Research Establishment (BRE) Guidelines – 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' - (The BRE Guide) – (Second Edition (2011)) is the document referred to and accepted by most local authorities. The BRE Guide covers amenity requirements for sunlight and daylight to buildings and amenity areas around any development site.

The introduction to the Guidelines state:

"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 an instrument of planning policy. Its aim is to 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."

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



Gray Scanlan Hill is a trading name of Gray Scanlan Hill Limited - Regulated by RICS
Registered office: The Old Post Office, 63 Newton Street, Manchester M1 1ET - Registered in England No. 05544147

0161 835 2101
grayscanlanhill.com
info@grayscanlanhill.com

Daylighting

The requirements governing daylighting to existing residential buildings around the development site are set out in Part 2.2 of the guidelines. The amount of light available to any window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating the vertical sky component (VSC) at the centre of the window. The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines also suggest that distribution of daylight within rooms is reviewed although bedrooms are considered to be less important.

The VSC can be calculated by using the skylight indicator provided as part of the guidelines, by mathematical methods using what is known as a Waldram diagram or by 3D CAD modelling. The guidelines state the following:

"If this vertical sky component is greater than 27% then enough sky light should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the vertical sky component with the new development in place is both less than 27% and less than 0.8 times its former value, then occupants of the existing building will notice the reduction in the amount of sky light".

It must be interpreted from this criterion that a 27% vertical sky component (VSC) constitutes adequacy but where this value cannot be achieved a reduction of up to 0.8 times its former value (this is the same as saying a 20% reduction when compared against the existing condition) would not be noticeable and would not therefore be considered material.

The VSC calculation only measures light reaching the outside plane of the window under consideration, so this is potential light rather than actual. Depending upon the room and window size, the room may still be adequately lit with a lesser VSC value than the target values referred to above.

Appendix C of the BRE Guidelines sets out additional detailed tests that assess the interior daylight conditions of rooms. These include the calculation of the Average Daylight Factors (ADF) and no sky-lines. The ADF value determines the level of interior illumination that can be compared with the British Standard, BS8206: Part 2. This recommends a minimum of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. ADF assessments are not recommended for existing neighbouring residential properties and are mainly used to assess the anticipated daylight levels to areas within proposed residential structures.

The no sky-line or daylight distribution (DD) contour shows the extent of light penetration into a room at working plane level, 850mm above floor level. If 80% of the room's area does not receive direct daylight penetration then the distribution of light within the room may look poor. As with the VSC assessment if the reduction in daylight is within 0.8 times its former value there would not be a notable reduction in daylight and would not therefore be considered material. Again the 0.8 reduction can also be expressed as a reduction of up to 20%.

Sunlighting

Requirements for the protection of sunlighting to existing residential buildings around a development are set out in Part 3.2 of the BRE Guidelines. There is a requirement to assess windows of surrounding properties where the main windows face within 90 degrees due south. The calculations are taken at the window reference point at the centre of each window on the plane of the inside surface of the wall.

The guidelines further state that kitchens and bedrooms are less important in the context of considering sunlight, although care should be taken not to block too much sun. The guidelines set the following standard:-

"If this window reference point can achieve more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the Winter months of 21st September and 21st March, then the room should still receive enough sunlight. The sunlight availability indicator in Appendix A can be used to check this."

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 of the year or just during the Winter months then the occupants of the existing building will notice the loss of sunlight".

To summarize the above, a good level of sunlight to a window is 25% annual probable sunlight hours, of which 5% should be in the winter months. Where sunlight levels fall below the suggested level a comparison with the existing condition is reviewed and if the ratio reduction is within 0.8 (the same as saying a 20% reduction) its former value then the sunlight loss will not be noticeable. Sunlight reduction that falls below 0.8, e.g. 0.7 (greater than 20%) may be noticeable by the occupants.

Overshadowing/Time in Sun

The guidelines set out recommendations for overshadowing/time in sun to gardens, amenity areas and open areas in Part 3.3. and advise that appropriate amenity areas should receive at least 2 hours of direct sunlight on 21 March to at least half of their area. The time in sun analysis is primarily intended as an amenity test for private gardens, parks, playing fields, open air swimming/paddling pools, public open space and other public areas.

Proposals

The proposals provide for the existing structures to be demolished and for the site to be redeveloped with nine ground floor retail/café units together with 30 residential apartments above on part two and part three upper floors. In total the proposal provides for some 30 apartments to be developed on site - ten one bedroomed and 20 two bedroomed apartments.

Planning History and Assessment Approach

Any potential daylight, sunlight or overshadowing impact from the proposed development has to be considered against the baseline condition that would have existed had the relevant part of the Site, 774-786 Stockport Road, been developed with the structure detailed and approved in Planning Application 114552/FO/2016.

The works approved in that application comprise the erection of one two storey and one three storey infill building at 774 & 780A Stockport Road, a single storey roof enclosing the rear yard of 774-786 Stockport Road, the formation of seven ground floor retail units and the formation of nine apartments to the upper floors, together with associated elevational alterations, including new windows and roof windows.

That part of the Site comprising 764-772 Stockport Road was not included in the above Application.

Daylight, Sunlight and Overshadowing – Preliminary Assessment Results

The only neighbouring properties where potentially sensitive receptors have been identified in terms of daylight, sunlight and overshadowing issues are likely to be present are Nos. 39-55 (odd numbers only) Siddall Street, which are situated to the west of the Proposed Development.

No sensitive receptors have been identified in the buildings to the southwest (20 Swallow Street) or to the north (762 Stockport Road). We note that the Proposed Development to the south (approved February 2022) includes window apertures to the Swallow Street elevation which serve either bedrooms or are secondary windows to main living areas. Given that these are either bedroom or secondary window openings, they are not considered to be of high sensitivity and as such preliminary analyses have not been prepared as any impacts will almost certainly be of a minor nature.

Details of the preliminary daylight assessment can be seen on the attached documents detailed below:-

- Plans 3114_MA_01-06 (inclusive) – Show Plan and 3D Views of the site and area in the baseline and proposed condition and set the context of the assessments that have been prepared.
- Plan 3114_MA_07 – Shows the pre and post development “No Sky Areas”/Daylight Distribution Contour Plots to the relevant areas in 39-55 Siddall Street.
- Plan 3114_MA_08 – Shows the window apertures to 39-55 Siddall Street included in the various assessments.
- Schedules 3114-764-786 Stockport Road VSC and 3114-764-786 Stockport Road DD which detail the VSC and DD (No Sky-Line) assessment results for 39-55 Siddall Street.

The assessment results for 39-55 Siddall Street show that all the windows in numbers 39, 41, 42, 45, 47, 49 and 51 Siddall Street either retain post development VSC levels at or above 27% or show reductions in VSC levels of less than 20%. Any reductions in VSC levels to the windows in these properties are not significant or material.

The conclusion from the VSC assessment results is reinforced by the results from the Daylight Distribution (DD) assessment for these properties which show DD reductions of less than 20% to all but three of the rooms. The rooms showing reductions above 20% either show reductions that are only marginally above 20%, and/or post development DD levels close to or in excess of 60% which are levels that are significantly above the existing and proposed DD levels to several of the areas in 39-51 Siddall Street.

The VSC Results for 53 and 55 Siddall Street indicate that 5 of the 12 windows assessed show VSC reductions marginally above 20%, the relevant reductions ranging from 25% to 29%. Two of these windows serve areas which show DD Reductions of less than 20% hence the any daylight amenity impacts to these areas will be of a minor nature only. The remaining 3 windows all show post development VSC levels that are higher than the existing VSC levels to several windows included in the assessment results. The DD assessment results for the 3 areas served by these 3 windows all show post development DD levels significantly in excess of the existing and proposed DD levels to several of the areas in 39-51 Siddall Street.

None of the windows in 39-51 Siddall Street face within 90 degrees south and, as such no significant sunlight amenity impacts are anticipated from the proposed development.

When considered against the baseline condition any additional overshadowing impacts from the proposed development to the neighbouring properties will be minimal and of little or no significance in practical terms.

Based on the results from the preliminary assessments any daylight amenity impacts to 39-51 Siddall Street will be of little or no practical significance although there will be isolated instances of some impacts that could be considered to be of a minor adverse nature. No significant adverse sunlight amenity or overshadowing impacts are anticipated to numbers 31-51 Siddall Street.

Conclusion

In conclusion the preliminary assessments undertaken indicate that the proposed development will not generate any significant adverse impacts in terms of the daylight, sunlight, and overshadowing amenity to the adjacent residential accommodation at numbers 39-51 Siddall Street.

Yours faithfully



Neil Lovell-Kennedy BSc MRICS
Director

Mobile: 07766 696 121
Email: neil@grayscanlanhill.com

Plan View
Existing Site

1:500

Siddall Street

Stockport Road

Swallow Street

39

43

47

51

55

20

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
3D photogrametric model produced by Accuities is used for existing site and surrounding contextual detail.

Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal.

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "764 Stockport Road Model_Site_Model.DWG"

Supplied by Aaron Davies of Ollier Smurthwaite Architects on 22.02.2022.

Massing Legend

Existing
Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:



The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:

PROJECT:
764-786 Stockport Road
Manchester

DRAWING TITLE:
Plan View
Existing Site

SCALE @ A2: 1:500	DATE: 24.03.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 3114_MA-01	REV: .
-------------------------------	-----------



3D View 1
Existing Site



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
3D photogrametric model produced by Accuities is used for existing site and surrounding contextual detail.

Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal.

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "764 Stockport Road Model_Site_Model.DWG"

Supplied by Aaron Davies of Ollier Smurthwaite Architects on 22.02.2022.

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:

PROJECT:
764-786 Stockport Road
Manchester

DRAWING TITLE:
3D View 1
Existing Site

SCALE @ A2: NTS	DATE: 24.03.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 3114_MA-02	REV: .
-------------------------------	-----------

3D View 2
Existing Site

Stockport Road

Swallow Street

Siddall Street



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
3D photogrametric model produced by Accuities is used for existing site and surrounding contextual detail.

Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal.

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "764 Stockport Road Model_Site_Model.DWG"

Supplied by Aaron Davies of Ollier Smurthwaite Architects on 22.02.2022.

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:

PROJECT:
764-786 Stockport Road
Manchester

DRAWING TITLE:
3D View 2
Existing Site

SCALE @ A2: NTS	DATE: 24.03.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 3114_MA-03	REV: .
-------------------------------	-----------

Plan View
Proposed Scheme

1:500

Siddall Street

Stockport Road

Swallow Street

39

43

47

51

55

20

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
3D photogrametric model produced by Accuities is used for existing site and surrounding contextual detail.

Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal.

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "764 Stockport Road Model_Site_Model.DWG"

Supplied by Aaron Davies of Ollier Smurthwaite Architects on 22.02.2022.

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:



The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:

PROJECT:
764-786 Stockport Road
Manchester

DRAWING TITLE:
Plan View
Proposed Scheme

SCALE @ A2: 1:500	DATE: 24.03.2022	DRAWN: GSH
CHECKED: DMH		REV: .

DRAWING NUMBER:
3114_MA-04



3D View 1
Proposed Scheme



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
3D photogrametric model produced by Accuities is used for existing site and surrounding contextual detail.

Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal.

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "764 Stockport Road Model_Site_Model.DWG"

Supplied by Aaron Davies of Ollier Smurthwaite Architects on 22.02.2022.

Massing Legend

Existing
Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:

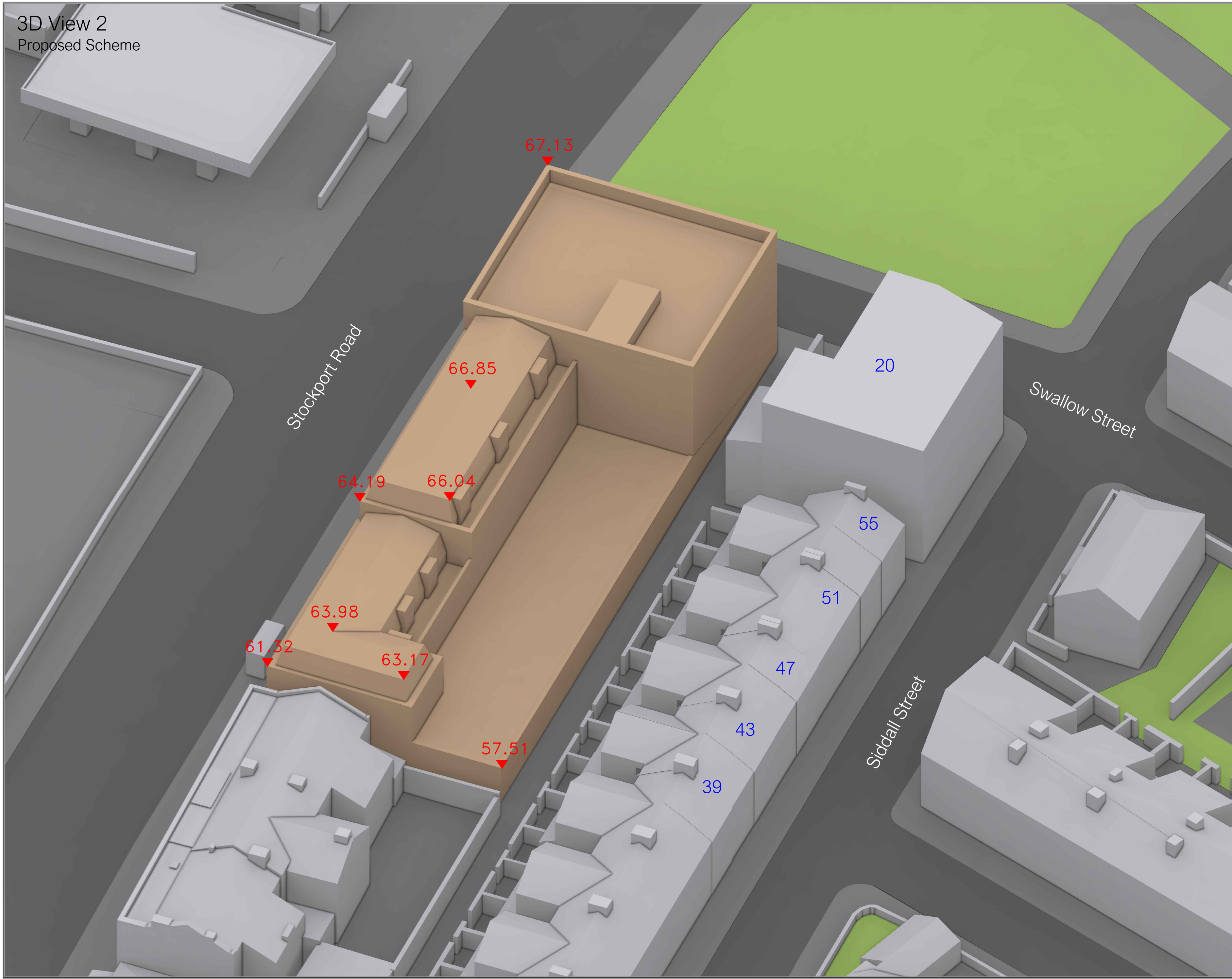
PROJECT:
764-786 Stockport Road
Manchester

DRAWING TITLE:
3D View 1
Proposed Scheme

SCALE @ A2: NTS	DATE: 24.03.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 3114_MA-05	REV: .
-------------------------------	-----------

3D View 2
Proposed Scheme



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
3D photogrametric model produced by Accuities is used for existing site and surrounding contextual detail.

Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal.

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "764 Stockport Road Model_Site_Model.DWG"

Supplied by Aaron Davies of Ollier Smurthwaite Architects on 22.02.2022.

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:



grayscanlanhill
chartered building surveyors

The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:

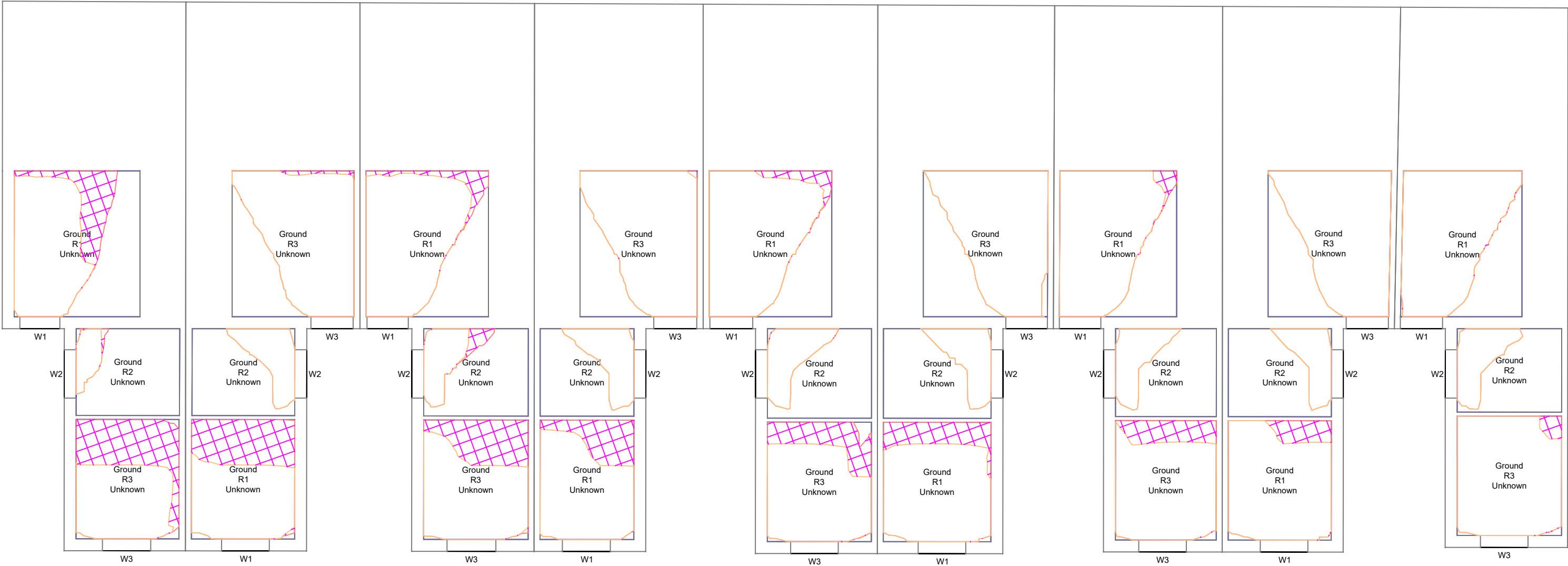
PROJECT:
764-786 Stockport Road
Manchester

DRAWING TITLE:
3D View 2
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	GSH
NTS	24.03.2022	CHECKED:	DMH

DRAWING NUMBER:	REV:
3114_MA-06	.

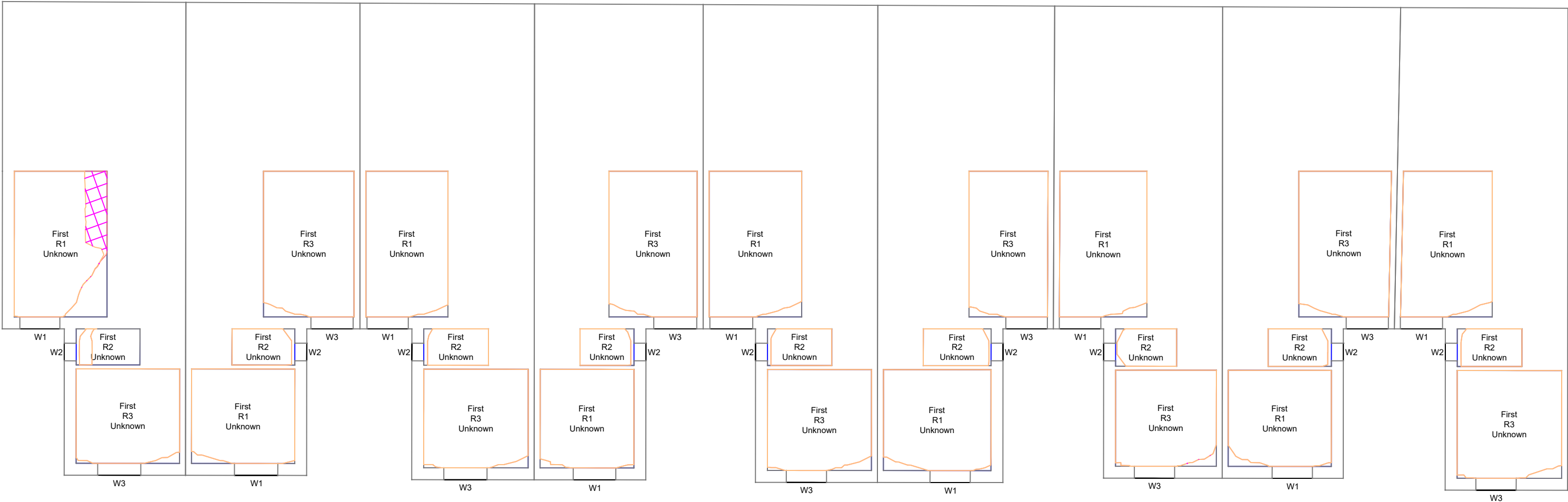
39-55 Siddall Street
Ground Floor



1:100



39-55 Siddall Street
First Floor



1:100



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
3D photogrametric model produced by Accuities is used for existing site and surrounding contextual detail.

Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal.

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - 764 Stockport Road Model_Site_Model.DWG"

Supplied by Aaron Davies of Ollier Smurthwaite Architects on 22.02.2022.

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing No Sky Area
Proposed No Sky Area
Area of Loss/Gain

REV:	NOTES:	DRWN:	DATE:

grayscanlanhill
chartered building surveyors

The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:

PROJECT:

764-786 Stockport Road
Manchester

DRAWING TITLE:

Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	GSH
1:100	24.03.2022	CHECKED:	DMH

DRAWING NUMBER:

3114_MA-07

REV:

.

39-55 Siddall Street
Window Locations

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
3D photogrametric model produced by Accuities is used for existing site and surrounding contextual detail.

Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal.

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "764 Stockport Road Model_Site_Model.DWG"

Supplied by Aaron Davies of Ollier Smurthwaite Architects on 22.02.2022.

Massing Legend

Existing
Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:



The Old Post Office, 63 Newton Street, Manchester, M1 1ET
Tel: 0161 835 2101
Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:

PROJECT:
764-786 Stockport Road
Manchester

DRAWING TITLE:
Window Locations

SCALE @ A2:	DATE:	DRAWN:	GSH
NTS	24.03.2022	CHECKED:	DMH

DRAWING NUMBER:	REV:
3114_MA-02	.

Project Name: 764 - 786 Stockport Road Project No.: 3114 Report Title: Daylight & Sunlight - Neighbour Analysis Date of Analysis: 25/03/2022												
Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex	Meets BRE Criteria	Window Orientation
39 Siddall Street												
Ground	R1		Residential	Unknown	W1		12.93	11.12	1.81	0.86	YES	65°N
	R2		Residential	Unknown	W2		8.36	7.63	0.74	0.91	YES	155°
	R3		Residential	Unknown	W3		33.03	29.51	3.52	0.89	YES	65°N
First	R1		Residential	Unknown	W1		23.06	21.69	1.37	0.94	YES	65°N
	R2		Residential	Unknown	W2		20.45	19.91	0.54	0.97	YES	155°
	R3		Residential	Unknown	W3		36.99	34.45	2.54	0.93	YES	65°N
41 Siddall Street												
Ground	R1		Residential	Unknown	W1		32.74	28.20	4.54	0.86	YES	65°N
	R2		Residential	Unknown	W2		7.56	7.50	0.06	0.99	YES	335°N
	R3		Residential	Unknown	W3		12.22	11.10	1.13	0.91	YES	65°N
First	R1		Residential	Unknown	W1		36.61	32.86	3.75	0.90	YES	65°N
	R2		Residential	Unknown	W2		20.96	20.93	0.03	1.00	YES	335°N
	R3		Residential	Unknown	W3		22.60	21.80	0.79	0.96	YES	65°N
43 Siddall Street												
Ground	R1		Residential	Unknown	W1		12.69	10.78	1.91	0.85	YES	65°N
	R2		Residential	Unknown	W2		7.60	7.08	0.53	0.93	YES	155°
	R3		Residential	Unknown	W3		32.69	27.71	4.97	0.85	YES	65°N
First	R1		Residential	Unknown	W1		22.72	21.12	1.60	0.93	YES	65°N
	R2		Residential	Unknown	W2		19.51	19.01	0.50	0.97	YES	155°
	R3		Residential	Unknown	W3		36.52	32.35	4.18	0.89	YES	65°N
45 Siddall Street												
Ground	R1		Residential	Unknown	W1		32.21	26.84	5.37	0.83	YES	65°N
	R2		Residential	Unknown	W2		8.16	7.68	0.48	0.94	YES	335°N
	R3		Residential	Unknown	W3		12.89	10.88	2.01	0.84	YES	65°N
First	R1		Residential	Unknown	W1		36.77	32.39	4.38	0.88	YES	65°N
	R2		Residential	Unknown	W2		19.84	19.54	0.29	0.99	YES	335°N
	R3		Residential	Unknown	W3		22.78	21.24	1.53	0.93	YES	65°N
47 Siddall Street												
Ground	R1		Residential	Unknown	W1		12.16	10.51	1.65	0.86	YES	65°N
	R2		Residential	Unknown	W2		7.95	7.43	0.52	0.93	YES	155°
	R3		Residential	Unknown	W3		31.77	26.25	5.52	0.83	YES	65°N
First	R1		Residential	Unknown	W1		21.71	19.94	1.77	0.92	YES	65°N
	R2		Residential	Unknown	W2		19.26	18.71	0.55	0.97	YES	155°
	R3		Residential	Unknown	W3		36.52	31.79	4.73	0.87	YES	65°N
49 Siddall Street												
Ground	R1		Residential	Unknown	W1		30.71	24.92	5.79	0.81	YES	65°N
	R2		Residential	Unknown	W2		8.69	8.08	0.61	0.93	YES	335°N
	R3		Residential	Unknown	W3		12.93	11.20	1.73	0.87	YES	65°N
First	R1		Residential	Unknown	W1		35.87	30.61	5.26	0.85	YES	65°N
	R2		Residential	Unknown	W2		19.72	19.17	0.54	0.97	YES	335°N
	R3		Residential	Unknown	W3		22.75	21.03	1.72	0.92	YES	65°N
51 Siddall Street												
Ground	R1		Residential	Unknown	W1		11.46	9.92	1.54	0.87	YES	65°N
	R2		Residential	Unknown	W2		7.54	6.74	0.80	0.89	YES	155°
	R3		Residential	Unknown	W3		30.08	24.03	6.06	0.80	YES	65°N
First	R1		Residential	Unknown	W1		20.41	18.74	1.66	0.92	YES	65°N
	R2		Residential	Unknown	W2		18.31	17.43	0.89	0.95	YES	155°
	R3		Residential	Unknown	W3		35.34	29.75	5.59	0.84	YES	65°N

Project Name: 764 - 786 Stockport Road Project No.: 3114 Report Title: Daylight & Sunlight - Neighbour Analysis Date of Analysis: 25/03/2022												
Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex	Meets BRE Criteria	Window Orientation
53 Siddall Street												
Ground	R1		Residential	Unknown	W1		28.84	21.70	7.14	0.75	NO	65°N
	R2		Residential	Unknown	W2		7.63	7.25	0.38	0.95	YES	335°N
	R3		Residential	Unknown	W3		11.42	9.98	1.44	0.87	YES	65°N
First	R1		Residential	Unknown	W1		34.45	27.96	6.49	0.81	YES	65°N
	R2		Residential	Unknown	W2		19.26	18.76	0.50	0.97	YES	335°N
	R3		Residential	Unknown	W3		20.69	19.01	1.68	0.92	YES	65°N
55 Siddall Street												
Ground	R1		Residential	Unknown	W1		10.52	7.90	2.62	0.75	NO	65°N
	R2		Residential	Unknown	W2		4.41	3.36	1.06	0.76	NO	155°
	R3		Residential	Unknown	W3		27.73	19.76	7.97	0.71	NO	65°N
First	R1		Residential	Unknown	W1		16.03	12.98	3.05	0.81	YES	65°N
	R2		Residential	Unknown	W2		7.14	5.82	1.32	0.81	YES	155°
	R3		Residential	Unknown	W3		33.19	25.96	7.24	0.78	NO	65°N

Project Name: 764 - 786 Stockport Road Project No.: 3114 Report Title: Daylight Distribution - Neighbour Analysis Date of Analysis: 25/03/2022															
Floor Ref.	Room Ref.	Room Attribute	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Lit Area ft2 Proposed	Proposed % lit	Area Lost m2	Area Lost ft2	Pr/Ex	Meets BRE Criteria
39 Siddall Street															
Ground	R1		Unknown	11.05	118.90	8.03	86.43	0.73	8.02	86.35	0.73	0.01	0.08	1.00	YES
Ground	R2		Unknown	5.50	59.20	1.79	19.24	0.33	1.79	19.24	0.32	0.00	0.00	1.00	YES
Ground	R3		Unknown	7.88	84.77	7.78	83.75	0.99	7.50	80.71	0.95	0.28	3.03	0.96	YES
First	R1		Unknown	8.31	89.43	8.10	87.15	0.97	8.10	87.15	0.97	0.00	0.00	1.00	YES
First	R2		Unknown	1.54	16.56	1.43	15.44	0.93	1.43	15.44	0.93	0.00	0.00	1.00	YES
First	R3		Unknown	7.11	76.54	6.92	74.43	0.97	6.91	74.43	0.97	0.00	0.00	1.00	YES
41 Siddall Street															
Ground	R1		Unknown	7.77	83.65	7.67	82.55	0.99	6.87	73.95	0.88	0.80	8.60	0.90	YES
Ground	R2		Unknown	5.73	61.66	1.56	16.83	0.27	1.56	16.83	0.27	0.00	0.00	1.00	YES
Ground	R3		Unknown	11.23	120.86	8.07	86.87	0.72	8.07	86.87	0.72	0.00	0.00	1.00	YES
First	R1		Unknown	6.26	67.34	6.06	65.23	0.97	6.06	65.23	0.97	0.00	0.00	1.00	YES
First	R2		Unknown	1.50	16.14	1.39	14.94	0.93	1.39	14.94	0.93	0.00	0.00	1.00	YES
First	R3		Unknown	8.40	90.40	8.21	88.38	0.98	8.21	88.38	0.98	0.00	0.00	1.00	YES
43 Siddall Street															
Ground	R1		Unknown	10.77	115.94	7.92	85.23	0.74	7.64	82.23	0.71	0.28	3.00	0.96	YES
Ground	R2		Unknown	5.60	60.24	1.66	17.92	0.30	1.66	17.92	0.30	0.00	0.00	1.00	YES
Ground	R3		Unknown	7.60	81.82	7.51	80.84	0.99	6.20	66.73	0.82	1.31	14.11	0.83	YES
First	R1		Unknown	8.04	86.49	7.85	84.52	0.98	7.85	84.52	0.98	0.00	0.00	1.00	YES
First	R2		Unknown	1.44	15.51	1.34	14.46	0.93	1.34	14.46	0.93	0.00	0.00	1.00	YES
First	R3		Unknown	6.12	65.87	5.95	64.03	0.97	5.95	64.02	0.97	0.00	0.02	1.00	YES
45 Siddall Street															
Ground	R1		Unknown	8.11	87.32	8.00	86.08	0.99	6.39	68.76	0.79	1.61	17.32	0.80	YES
Ground	R2		Unknown	6.09	65.53	1.80	19.38	0.30	1.80	19.37	0.30	0.00	0.01	1.00	YES
Ground	R3		Unknown	11.46	123.38	7.92	85.29	0.69	7.92	85.28	0.69	0.00	0.01	1.00	YES
First	R1		Unknown	6.86	73.87	6.65	71.54	0.97	6.65	71.54	0.97	0.00	0.00	1.00	YES
First	R2		Unknown	1.58	16.98	1.50	16.17	0.95	1.50	16.17	0.95	0.00	0.00	1.00	YES
First	R3		Unknown	7.25	78.01	7.14	76.88	0.99	7.14	76.88	0.99	0.00	0.00	1.00	YES
47 Siddall Street															
Ground	R1		Unknown	11.30	121.58	8.51	91.61	0.75	7.97	85.78	0.71	0.54	5.83	0.94	YES
Ground	R2		Unknown	5.88	63.29	1.83	19.74	0.31	1.83	19.73	0.31	0.00	0.01	1.00	YES
Ground	R3		Unknown	7.84	84.44	7.59	81.69	0.97	5.81	62.58	0.74	1.78	19.11	0.77	NO
First	R1		Unknown	8.53	91.78	8.32	89.61	0.98	8.32	89.61	0.98	0.00	0.00	1.00	YES
First	R2		Unknown	1.49	16.03	1.39	15.00	0.94	1.39	15.00	0.94	0.00	0.00	1.00	YES
First	R3		Unknown	6.64	71.43	6.44	69.28	0.97	6.44	69.28	0.97	0.00	0.01	1.00	YES
49 Siddall Street															
Ground	R1		Unknown	7.07	76.11	7.00	75.38	0.99	5.35	57.55	0.76	1.66	17.83	0.76	NO
Ground	R2		Unknown	5.18	55.74	1.88	20.22	0.36	1.88	20.22	0.36	0.00	0.00	1.00	YES
Ground	R3		Unknown	10.79	116.15	8.22	88.44	0.76	8.19	88.15	0.76	0.03	0.30	1.00	YES
First	R1		Unknown	5.84	62.89	5.74	61.78	0.98	5.74	61.78	0.98	0.00	0.00	1.00	YES
First	R2		Unknown	1.25	13.41	1.15	12.42	0.93	1.15	12.42	0.93	0.00	0.00	1.00	YES
First	R3		Unknown	8.12	87.42	7.96	85.63	0.98	7.96	85.63	0.98	0.00	0.00	1.00	YES
51 Siddall Street															
Ground	R1		Unknown	11.29	121.49	8.24	88.72	0.73	7.51	80.84	0.67	0.73	7.88	0.91	YES
Ground	R2		Unknown	5.76	62.01	1.80	19.33	0.31	1.51	16.26	0.26	0.29	3.07	0.84	YES
Ground	R3		Unknown	7.88	84.78	7.79	83.86	0.99	5.41	58.27	0.69	2.38	25.60	0.69	NO
First	R1		Unknown	7.55	81.27	7.43	79.94	0.98	7.43	79.94	0.98	0.00	0.00	1.00	YES
First	R2		Unknown	1.49	16.00	1.38	14.90	0.93	1.38	14.90	0.93	0.00	0.00	1.00	YES
First	R3		Unknown	6.51	70.05	6.36	68.43	0.98	6.36	68.42	0.98	0.00	0.01	1.00	YES
53 Siddall Street															
Ground	R1		Unknown	7.78	83.76	7.68	82.70	0.99	4.76	51.24	0.61	2.92	31.46	0.62	NO

Project Name: 764 - 786 Stockport Road
Project No.: 3114
Report Title: Daylight Distribution - Neighbour Analysis
Date of Analysis: 25/03/2022

Floor Ref.	Room Ref.	Room Attribute	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Lit Area ft2 Proposed	Proposed % lit	Area Lost m2	Area Lost ft2	Pr/Ex	Meets BRE Criteria
Ground	R2		Unknown	5.63	60.64	1.75	18.86	0.31	1.75	18.86	0.31	0.00	0.00	1.00	YES
Ground	R3		Unknown	11.23	120.88	8.22	88.47	0.73	8.07	86.82	0.72	0.15	1.65	0.98	YES
First	R1		Unknown	6.16	66.29	6.01	64.64	0.98	6.01	64.64	0.98	0.00	0.00	1.00	YES
First	R2		Unknown	1.44	15.47	1.33	14.30	0.92	1.33	14.30	0.92	0.00	0.00	1.00	YES
First	R3		Unknown	8.33	89.70	8.14	87.64	0.98	8.14	87.64	0.98	0.00	0.00	1.00	YES
55 Siddall Street															
Ground	R1		Unknown	11.58	124.70	7.67	82.60	0.66	5.81	62.55	0.50	1.86	20.05	0.76	NO
Ground	R2		Unknown	5.67	61.01	0.85	9.20	0.15	0.79	8.54	0.14	0.06	0.66	0.93	YES
Ground	R3		Unknown	7.76	83.50	7.61	81.86	0.98	4.35	46.86	0.56	3.25	35.00	0.57	NO
First	R1		Unknown	8.55	91.99	7.66	82.49	0.90	6.60	71.06	0.77	1.06	11.43	0.86	YES
First	R2		Unknown	1.45	15.63	0.27	2.87	0.18	0.27	2.87	0.18	0.00	0.00	1.00	YES
First	R3		Unknown	6.17	66.45	6.03	64.90	0.98	6.03	64.90	0.98	0.00	0.00	1.00	YES