

Wilks, Jonathan (Avison Young - UK)

From: Mike Scanlan [REDACTED]
Sent: 20 July 2021 19:54
To: Wilks, Jonathan (Avison Young - UK)
Cc: Lucas, Neil (Avison Young - UK); Jerome Muir
Subject: Our Ref [2832]MPS - Proposed Residential Tower, Renaissance, Deansgate, Manchester - Daylight and Sunlight Amenity Impacts
Attachments: 2571_MA Sheets 1-6 (Views) - 1907 Resi Tower.pdf

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Hello Jonny

Further to our conversations and emails last week, we have now completed analysis work of the identified residential receptors – the City Heights Apartments (part of North Tower), Britannic Buildings and No.1 Deansgate.

Proposed massing images (set in the Site's surroundings) are attached. The physical relationship between the Site /Proposed Development and the above-mentioned buildings can be discerned from these.

I've set out the conclusions drawn from that analysis on a building-by-building basis below. I consider that the results of this exercise support daylight and sunlight amenity not forming part of the ES.

City Heights Apartments (part of North Tower)

Daylight Amenity

All site facing rooms are served by at least one window that achieves the BRE's VSC test. The significant majority would achieve a VSC of over 27% in the Proposed Condition, and the remaining minority would achieve VSC values of at least 0.8 x baseline VSC figures.

In terms of daylight distribution, all site facing rooms pass the NSL test with no reduction in daylight distribution.

Sunlight Amenity

In terms of sunlight, all site facing rooms achieve the annual and winter sunlight hours target in the Proposed conditions.

Britannic Buildings

All site facing habitable rooms appraised are served by large bay windows. Because the glazing panes of the window face in different directions, they daylight/sunlight measured individually, but considered as a whole when evaluating the amenity impact.

Daylight Amenity

4 rooms of the 8 appraised are served by at least one window that achieves the BRE's 27% VSC target or will have a VSC value of at least 0.8 x baseline VSC figures.

The other 4 rooms have a proposed VSC of at least 21.6% which we consider to be within an acceptable tolerance of the BRE target in the context of City Centre development / living.

In terms of daylight distribution within the site facing rooms, all rooms would pass the BRE's NSL test. Reductions in daylight distribution would not be noticeable to room occupants.

Sunlight Amenity

In terms of sunlight impacts, all rooms the BRE's sunlight tests in the proposed condition.

No. 1 Deansgate

Daylight Amenity

122 site facing rooms of the 136 appraised are served by at least one window that achieves the BRE's 27% VSC target or will have a VSC value of at least 0.8 x baseline VSC figures.

All Site facing rooms would pass the BRE's NSL test.

14 rooms are served by windows that do not achieve the BRE's target of 27% VSC, and would experience reductions in VSC to under 0.8x Baseline values. This is localised and a statistical minority on the whole.

Further, 12 of these rooms are bedrooms, which are low sensitivity daylight receptors. All rooms will maintain very good internal daylight distribution and will therefore be predominantly daylit in appearance.

Sunlight Amenity

The site facing rooms are north facing and do not need to be sunlight amenity appraised – the BRE only require rooms facing within 90 degrees of due south to be impact appraised.

I'll give you a call to catch up tomorrow.

Kind regards

Mike

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