



Daylight & Sunlight Amenity Report

**Land Bound by John Dalton Street, Ridgefield, Bow
Street and South King Street Manchester M2 6EG**

The Island Site (General Partner) Limited

March 2021

Contents

1.	Introduction and Scope of Report.....	3
2.	Information Relied Upon, Approach and Methodology and Planning Policy Considerations	4
3.	Daylight & Sunlight Principles	6
4.	Scheme Assessment	13
5.	Summary and Conclusion	19

Appendices

Appendix I

Plans IS12_10 BRE_01 – BRE_06 (inclusive)

Appendix II

“Island Site, Manchester, Daylight Analysis Results, Job 10, 23-Mar-21” and “Island Site, Manchester, Sunlight Analysis Results, Job 10, 23-Mar-21”

Prepared By: Neil R Lovell-Kennedy BSc MRICS, Director

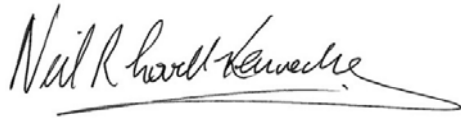
Contact: DD: 0161 956 4068

Email: neil.lovell-kennedy@avisonyoung.com

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For and on behalf of Avison Young (UK) Limited

1. Introduction and Scope of Report

- 1.1 Avison Young have been instructed by the applicant, The Island Site (General Partner) Ltd, to advise as to the potential daylight and sunlight amenity issues to the relevant neighbouring residential properties arising from the proposed development works to the Land bound by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester which is situated in Manchester City Centre.
- 1.2 The proposal detailed in the application is for the application site to be comprehensively redeveloped including demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and a rooftop garden, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works.
- 1.3 The extent of the application site can be seen edged red on the aerial image below: -



2. Information Relied Upon, Approach and Methodology and Planning Policy Considerations

- 2.1 The bespoke assessment model used in preparing the assessments is based upon various site inspections, a laser scan survey of the site and relevant neighbouring properties together with architect's drawings of the proposals as detailed in the application to which this report relates. Plans of the relevant neighbouring properties have been obtained from various sources including title documentation/lease plans, planning records and estate agents marketing information. Where plans have not been obtained informed internal layouts have been assumed.
- 2.2 The technical studies/analyses were undertaken using 'SOL', a specialist plugin tool for AutoCAD written specifically for the purposes of undertaking daylight and sunlight assessments by Dr Malcolm MacPherson, Dr Martin Howarth and Paul Fletcher of Waterslade Ltd. SOL has been accepted in various planning appeals and is widely considered to be both highly accurate and robust.
- 2.3 The BRE Guidance and British Standard BS 8206-2:2008 has formed the basis of the technical assessments undertaken and reported on. Our interpretation of the principles established by these documents is set out in Section 3 below.
- 2.4 We are aware that as of 7 May 2019, British Standards BS6-2:2008 has been withdrawn by BSI and superseded by BS EN 17037:2018 however, it is our understanding that the relevant planning policy has not been updated to make reference to this new standard as of the date of this report.
- 2.5 A review of recently approved proposed developments in the locality has not disclosed any relevant approved but not implemented planning consents that are considered likely to generate any cumulative impacts with the proposed development on the daylight and sunlight amenity assessments considered in this report.

Neighbouring Residential Properties

- 2.6 The following neighbouring properties have been identified as ones which include residential accommodation: -
- 12-14 King Street (upper floors), and
 - 23 South King Street (upper floors)
- 2.7 The above properties include areas of accommodation that face within 90 degrees due south and therefore benefit from direct sunlight. Daylight and Sunlight Analyses have been prepared to determine the daylight and sunlight amenity impact to the relevant areas in these properties.
- 2.8 The upper floors of 12-14 King Street have been adapted to provide residential accommodation. The upper floor areas closest to, and likely to be impacted by the proposed development works have been assessed. 23 South King Street forms part, and is the closest element to the application site, of 23-35 South King Street the upper floors of

which have recently been converted to residential use. Two town house style units each comprising three levels of accommodation have been created in this property.

Planning Policy Considerations

National Planning Policy (National Planning Policy Framework 2019)

- 2.9 The NPPF stipulates at paragraph 123c that:

“...local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)...”

- 2.10 Further Guidance with respect to daylight and sunlight levels has been provided by the Ministry of Housing, Communities & Local Government Guidance “Effective use of land” (22 July 2019) which provides:

“All developments should maintain acceptable living standards.

What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design.

For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.”

- 2.11 The above policies and guidance are clearly relevant considerations in considering daylight and sunlight impacts from the proposed development on the relevant neighbouring residential properties in this instance.

Local Planning Policy Considerations

- 2.12 The Manchester Unitary Development Plan (1995) provides that (in saved Policy H2.2) developments which will have an unacceptable impact on residential areas will not be permitted whilst the Manchester Core Strategy (2012) provides (Policy DM1) that developments should have regard to the effects on amenity, including light.

Planning Policy and Guidance – Summary

- 2.13 In summary National and Local Planning Policies and Guidance dictate that a flexible approach should be applied when considering daylight and sunlight impacts generated by proposed developments. What constitutes an acceptable and appropriate daylight and sunlight impact clearly must be considered in the context of proposed development which will include the nature and characteristics of the application site and the immediate locality. Evidence as to how the relevant National and Local Planning Policies should be applied and what constitutes acceptable daylight and sunlight impacts, and retained levels can be obtained from daylight and sunlight impacts and pre and post development daylight levels that have been reported and accepted for approved developments in the City Centre.

3. Daylight & Sunlight Principles

- 3.1 The BRE Guidelines – *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* are well established and are adopted by most Local Planning Authorities as the appropriate scientific and empirical methodology of measuring daylight and sunlight amenity in order to provide objective data to assist in the determination of relevant planning applications. The Guidelines are not fixed standards but should be applied flexibly to take account of the specific circumstances of each case.
- 3.2 The ‘flexibility’ recommended in the Guidelines should reflect the specific characteristics of each case being considered. For example, as the numerical targets within the Guidelines have been derived on the basis of a low density suburban housing model, it is entirely appropriate to apply a more flexible approach when dealing with higher rise developments in a denser urban/city centre environment where the general scale of development is greater. In addition, where existing and proposed buildings have specific design features such as projecting balconies, deep recesses, bay windows etc., it is also equally valid to apply a degree of flexibility to take account of the effect of these design features. This does not mean that the recommendations and targets within the Guidelines can be disregarded but, instead, the ‘flexibility’ that should be applied should be founded on sound scientific principles that can be supported and justified. This requires a certain level of professional value judgement and experience.
- 3.3 The default targets set out in the BRE Guidelines are predicated on a comparatively low-rise suburban environment but recognise that decision makers should not rigidly apply the default standards and may apply alternative targets if appropriate depending on the context of the development being assessed.

- 3.4 Paragraph 1.6 in the Introduction of 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 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. In special circumstances the developer or planning authority may wish to use different target values. For example, in an historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. "

- 3.5 The ‘flexibility’ recommended in the Guidelines is a suggestion that a decision maker must consider the specific characteristics of each case being considered when determining whether alternative targets should be adopted and applied.
- 3.6 Paragraph 2.2.3 of the Guidelines states:

"Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints."

3.7 In addition, where existing buildings have specific design features which self-limit access to daylight and sunlight such as projecting balconies, deep recesses, rooms greater than 5m deep or lit from one side only, the BRE Guidelines suggest ways in which such features may be taken into account in the assessment.

3.8 Paragraph 2.2.10 of the Guidelines states:

“... If an existing building contains rooms lit from one side only and greater than 5m deep, then a greater movement of the no sky line may be unavoidable.”

3.9 Paragraph 2.2.12 states:

“A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it or is recessed into the building so that it is obstructed on both sides as well as above.”

3.10 In summary the ‘flexibility’ recommended in the Guidelines should reflect the specific characteristics of each case being considered. For example, as the numerical targets within the Guidelines have been derived on the basis of a low density suburban housing model, it is entirely appropriate to apply a more flexible approach when dealing with higher rise and other developments in a denser urban/city centre environment where the general scale of development is greater. The ‘flexibility’ applied should be founded on sound scientific principles that can be supported and justified and also requires a certain level of professional value judgement and experience.

Daylighting

3.11 In respect of daylighting, the BRE Guidelines adopt different methods of measurement depending on whether the assessment is for the impact on existing neighbouring premises or for measuring the adequacy of proposed new dwellings.

3.12 In this instance it only the existing and proposed neighbouring properties that need to be considered. Section 2.2 provides that the Guidelines are intended for use in rooms in adjoining dwellings where daylight is required. Windows to bathrooms, toilets, storerooms, circulation areas need not be analysed. The Guidelines also advise that daylight levels to bedrooms are less important than living/dining rooms and kitchens although such areas should still be analysed. The recommended assessment methods detailed in the BRE Guidelines are summarised below.

Existing Neighbours

3.13 When considering the daylight received by existing and/or proposed residential buildings which neighbour a proposed development, the relevant recommendations are set out in Section 2.2 of the BRE Guidelines. The amount and quality of potential daylight received by existing neighbouring dwellings is measured using two different methods of measurement.

3.14 First, it is necessary to measure the Vertical Sky Component (VSC) followed by the measurement of internal Daylight Distribution (DD) by plotting the position of the ‘existing’ and ‘proposed’ No Sky Line (NSL) contour.

Primary Daylight Measure: VSC

- 3.15 VSC is measured at the mid-point on the external face of the window serving the room being assessed. The BRE Guidelines provide that the rooms to be assessed should be rooms where daylight is required, including living rooms, kitchens and bedrooms (paragraph 2.2.2).
- 3.16 For the purposes of the assessment, we have assessed any room which our research has indicated may be a "habitable room" (living rooms, kitchens and bedrooms). Bathrooms, hallways and circulation space are excluded from the definition we have adopted.
- 3.17 Many local authorities make a further distinction in respect of small kitchens where the internal area of a small kitchen limits its use to food preparation and is not of sufficient size to accommodate some other form of "habitable" use such as dining. In such cases, which frequently arise in city centre areas the kitchen may not be classed as a "habitable" room in its own right and may therefore not be assessed as it is considered that there is likely to be greater reliance on electric lighting.
- 3.18 VSC is a 'spot' measurement taken on the face of the window and is a measure of the availability of ambient light from the sky from over the "existing" and "proposed" obstruction caused by buildings or structures in front of the window.
- 3.19 For VSC, the Guidelines state (at paragraph 2.2.7) that:

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

- 3.20 To put this in context, the maximum VSC value that can be received for a totally unobstructed vertical window is 40%. There are however circumstances where the existing/ baseline VSC value is already below 27% or falls below this level post-development. In such circumstances, which frequently arise in city centres the BRE Guidelines state that the existing VSC value may be reduced by a factor of up to 0.2 (i.e. 20%) so that the value in the 'proposed' conditions retains at least 0.8 times its former value. The scientific reasoning is that existing daylight (and sunlight) levels can be reduced by a factor of 20% before the loss becomes noticeable to occupants. As with all the "targets" specified in the BRE Guidelines the 20% reduction factor needs to be applied with caution and an appropriate degree of flexibility particularly in instances where low predevelopment VSC levels are shown to exist. Such situations are common in city centre locations and typically arise with lower level windows serving relevant residential accommodation. For example a VSC reduction of 1% from an existing VSC of 2% would, in practical terms be of little or no significance, but would represent a reduction of 50% and therefore be significantly above – by a factor of 2.5 – the 20% reduction "target" advised in the BRE Guide.
- 3.21 The BRE Guidelines apply this factor of reduction to VSC (para 2.2.7), daylight distribution (para 2.2.9), sunlight (para 3.2.6) and overshadowing (para 3.3.11). In all cases where the 20% reduction factor is applied it is necessary to adopt a flexible approach in instances where pre-existing low daylight and sunlight levels are found.

- 3.22 As it is measured on the outside face of the window, one of the inevitable shortcomings of VSC as a measurement tool is that it does not take account of the size of the window or the size or use of the room served by the window. It is for this reason, the BRE Guidelines recommend internal DD to be measured in addition to VSC.

Secondary Daylight Measure: DD (or NSL)

- 3.23 The NSL contour plotted for the purpose of measuring internal Daylight Distribution (DD) identifies those areas within the room usually measured on a horizontal working plane set at table top level, where there is direct sky visibility. This contour therefore represents those parts within the room where the sky can be seen through the window.
- 3.24 This second measure takes account of the size of the window and the size and configuration of the room but is only more reliable than VSC when the actual room uses, layouts and dimensions are known.
- 3.25 In situations where layouts are not known, an approach commonly applied is to undertake an indicative assessment based on reasonable assumptions, however much of its accuracy and significance will depend upon the actual use of the room in question.
- 3.26 The BRE Guide provides that if, following construction of a new development the NSL moves so that the area of the room which does not receive direct daylight is reduced to less than 0.8 times its former value (or more than 20%) the reduction will be noticeable to the occupants. As indicated above this reduction factor need to be applied flexibility in instances where low predevelopment daylight levels arise. In city centres it is not uncommon for lower level residential accommodation to have no direct sky visibility.
- 3.27 When interpreted in conjunction with the VSC value, the likely internal lighting conditions, and hence the quality of lighting within the room, can be assessed.

Daylight Factor (ADF)

- 3.28 The use of ADF is referred to in the BRE Guidelines (Appendix C) but its application is usually limited with respect to existing accommodation as a supplementary 'check' of internal lighting conditions once the VSC and Daylight Distribution tests have been completed. Its use is not specifically recommended in the BRE Guide for existing neighbouring properties.
- 3.29 ADF is often seen as a more accurate and representative measure of internal lighting conditions as it comprises a greater number of design factors and input variables/coefficients. That is, the value of ADF is derived from:
- The actual amount of daylight received by the window(s) serving the room expressed as the "angle of visible sky" which is derived from the VSC value and therefore represents the amount of light striking the face of the window.
 - The loss of transmittance through the glazing.
 - The size of the window (net area of glazing).

- The size of the room served by the window(s) (net internal surface area of the room).
 - The internal reflectance values of the internal finishes within the room.
 - The specific use of the room.
- 3.30 One of the main reasons why ADF is more appropriate, and specifically recommended for New-Build dwellings/accommodation is that any of the above input variables can be changed during the course of the design process in order to achieve the required or enhanced internal lighting values. .
- 3.31 Unlike the application of VSC and daylight distribution the recommended ADF targets detailed in the BRE Guide differentiate between different room uses. The BRE Guide places the highest ADF standard on Family Kitchens where the minimum target value is 2% *df*. Living Rooms should achieve 1.5% *df*, and Bedrooms 1.0% *df*. Traditional “Family Kitchens” are rarely found in modern city centre residential developments where the kitchen area is typically located within but to the rear (usually furthest away from the window areas) of open plan accommodation which include both lounge and dining areas.
- 3.32 As indicated above although not recommended in the BRE Guidelines for analysing daylight levels in existing neighbouring properties ADF analyses can be useful as a supplementary ‘check’ of internal lighting conditions. The value of ADF analyses as a supplementary check can be limited in cases where low existing VSC levels are found. This is because ADF is a calculated figure which reflects various variables and the mathematics of the ADF calculation is such that reductions to low existing VSC levels can translate to significantly different % reduction in ADF levels when compared to the corresponding % reduction to an existing VSC level.

Sunlighting

Sunlight Measure for Existing Buildings: APSH

- 3.33 Recommendations for adequate sunlight amenity are set out in Parts 3.1 (new development) and 3.2 (existing residential neighbours) of the BRE Guidelines. This makes reference to the recommendations set out in BS 8206-2:2008 in respect of the Annual Probable Sunlight Hours (APSH) methodology.
- 3.34 The availability of sunlight varies throughout the year with the maximum amount of sunlight being available on the summer solstice and the minimum on the winter solstice.
- 3.35 The APSH method is based on the long term average of the total number of hours during the year in which direct sunlight reaches the unobstructed ground allowing for average levels of cloudiness.
- 3.36 APSH therefore also varies with location and the correct sunlight availability indicator for the location is used to plot what percentage of the annual unobstructed total will reach the window reference point when obstructions and orientation are taken into account.
- 3.37 For new development, APSH calculations are taken at the centre of each window being assessed, on the plane of the inside face of the window wall. For existing neighbours, the outside face of the window wall is used.

3.38 In addition to variability due to location, the site layout is considered the most important factor affecting the duration of sunlight in buildings. This is divided into two main issues, site orientation and degree of obstruction (overshadowing).

3.39 For these reasons, the BRE guidelines state in respect of new development (at paragraph 3.1.6):

“A south-facing window will, in general, receive most sunlight, while a north facing one will only receive it on a handful of occasions.”

3.40 In respect of sunlighting for existing neighbours the BRE guidelines state (at paragraph 3.2.3):

“To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.”

3.41 The BRE guidelines state (at paragraph 3.1.2):

“In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon.”

3.42 Paragraphs 3.2.5 and 3.2.6 of the BRE Guidelines sets the following recommendations: -

“If this window point can receive more than one quarter of APSH, including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should still receive enough sunlight.” (paragraph 3.2.5)

“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 above and less than 0.8 times their former value, either over the whole year or just during the winter months (21 September to 21 March), then the occupants of the existing building will notice the loss of sunlight; if the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant.” (paragraph 3.2.6)

3.43 To summarise the above, the default recommendation to meet a reasonable occupant’s sunlight expectations is 25% APSH, of which 5% should be in winter months. Windows do not face within 90° of due south need not be assessed.

3.44 Where this recommendation is not met for the existing neighbouring properties a comparison with the existing condition is reviewed. If the ratio reduction is within 0.8 of its former value (in other words less than 20% reduction of existing/baseline APSH) then the sunlight loss will not be noticeable by the occupants. As indicated above this reduction factor need to be applied flexibility in instances where low predevelopment sunlight levels arise.

3.45 The BRE guidelines add a further check of the overall annual loss, stating that when this is greater than 4% APSH the dwelling may be adversely affected. There is a clear emphasis on the primary requirement for sunlight amenity being in living rooms and conservatories.

- 3.46 The BRE guidance identifies the main influencing factors affecting access to available sunlight as site orientation and degree of obstruction. When considering existing neighbours these factors are clearly outside the control of the designer.

Alternative Target Values for Daylight and Sunlight Access

- 3.47 The BRE Guidelines recognise that the various target values specified are purely advisory and that different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets can be generated from the layout dimensions of existing developments or they may be derived from considering the internal layout and daylighting needs of the proposed development itself.
- 3.48 Appendix F in the BRE Guidelines advises how such alternative daylight/sunlight targets can be assessed in cases when neighbouring buildings have windows that are close to or on the site boundary and taking “more than their fair share of light”. In such cases VSC and APSH targets can be set to those of a “mirror image” building of the same height and size an equal distance away from the other side of the boundary.

4. Scheme Assessment

- 4.1 In preparing the Daylight and Sunlight Analyses the baseline position adopted comprises the existing site structures and relevant neighbouring buildings. The post development position assumes the proposed works are completed. The general baseline and post development positions can be seen in the plans enclosed at Appendix I.

Daylight & Sunlight Analyses

- 4.2 Full details of the Daylight & Sunlight Analysis results can be seen in the various appendices detailed below: -

Appendix I

Plans IS12_10 BRE_01–BRE_04 (inclusive) give details of the existing and proposed site and neighbouring developments/structures, identify the relevant neighbouring properties, show the general locality and set the context of the various analyses that have been prepared. Plans BRE_05 and BRE_06 identify the relevant windows/areas in the neighbouring residential properties, the internal arrangements/layouts of the rooms/areas in respect of which analyses have been prepared and the extent of any losses/gains of direct daylight.

Appendix II

“Island Site, Manchester, Daylight Analysis Results, Job 10, 23-Mar-21” and “Island Site, Manchester, Sunlight Analysis Results, Job 10, 23-Mar-21”. These schedules detail the results of the various daylight and sunlight analyses.

Daylight Analysis Results

12-14 King Street

- 4.3 This property comprises basement, ground and 3 upper floors. The upper floors were converted to residential use several years ago. The ground floor and basement areas are in commercial use. Any daylight and sunlight amenity impacts to this property will be limited to those areas situated close to and around the south eastern corner of this property.
- 4.4 The Analyses and Results reported in Appendices I and II show that 15 windows at each level are included in the analysis (45 in total) which serve 2 bedrooms and 2 lounge/kitchen/dining areas at first floor level and 3 bedrooms and 2 lounge/kitchen/dining areas each at second and third floor level (14 rooms in total).
- 4.5 The baseline (pre development) analysis results show that none of the windows at first floor level achieve 27% VSC (the range being 14.85% to 20.44%), 5 windows at second floor level achieve at least 27% VSC (the range being 24.18% to 28.31%) and all the windows at third floor level achieve at least 27% VSC (the range being 30.69% to 32.86%). Post development the VSC range to the first floor windows reduces to 11.46% to 13.14% with a single window showing a VSC reduction of less than 20%, 7 showing reductions of between 20% and 25%, 5 showing

reductions of between 25% and 30% and 2 showing reductions of over 30%. The post development VSC range to the second floor windows reduces to 16.84% to 21.77% with 4 windows showing a VSC reduction of less than 20% and 8 showing reductions of between 20% and 25% and 3 showing reductions of over 25%. The post development VSC range to the third floor windows reduces to 19.11% to 27.77% with 5 windows showing a VSC reduction of less than 20%, 6 showing reductions of between 20% and 25% and 2 showing reductions above 30%. At this level 2 windows show post development VSC levels of over 27%.

- 4.6 As indicated above the various rooms included in the daylight analysis benefit from multiple windows and VSC analysis results in such instances can be potentially misleading. The results from the Daylight Distribution (DD) analysis show that all (100%) of the 14 rooms included in the DD Analysis show post development DD reductions of less than 10%. Indeed, 11 rooms show DD reductions of less than 1%, 2 show reductions between 1% and 1.7% and a single room shows a DD reduction of 9.17%.
- 4.7 From the DD Analysis Results any daylight amenity impact to the relevant areas in 12-14 King Street will be of a minimal nature with reductions in DD being of little or no practical significance. This conclusion is supported by the results of the ADF Analysis which shows that all the bedroom areas retain a daylight factor in excess of the minimum of 1% and half of the lounge areas retain a daylight factor in excess of 2% - significantly above the minimum recommended level for lounge areas of 1.5%. The 3 lounge areas that show a post development daylight factor below the relevant minimum recommended level show only negligible daylight factor reductions from the baseline position.
- 4.8 Table 1 summarises the daylight analysis results for 12-14 King Street by reference to the number of windows and rooms included in the analysis sample that achieve or exceed either 27% VSC or 80% DD in the baseline and post development scenarios and those windows/rooms which do not achieve either 27% VSC or 80% DD but show VSC and DD reductions of less than 20%.

Table 1 – “12-14 King Street – Daylight Analysis Summary”

Analysis Reference	Existing/Baseline	Post Development	Windows/Rooms with ≤ 20% VSC or DD Reduction	Total Window & Rooms (and sample %) meeting BRE Guideline
Windows ≥ 27% VSC	20 (44.44%)	2 (4.44%)	10 (22.22%)	12 (26.66%)
Rooms ≥ 80% DD	13 (92.86%)	13 (92.86%)	0 (0.00%)	15 (100%)

23 South King Street

- 4.9 This property comprises ground and 3 upper floors. The upper floors were recently converted to residential use. The ground floor and upper floor sections fronting King Street are in commercial use. Any daylight and sunlight amenity impacts to this property will be limited to those areas which have been converted for residential use and which front South King Street.

- 4.10 The Analyses and Results reported in Appendices I and II show that 4 windows at first floor level, 6 windows at second floor level and 2 windows at third floor level are included in the analysis (12 in total) which serve 2 bedrooms each at first and second floor level and 2 lounge /kitchen/dining areas third floor level (6 rooms in total).
- 4.11 The baseline analysis results show that none of the windows achieve 27% VSC (the range being 6.53% to 15.51%). Post development the VSC range is 4.74% to 12.72% with 5 windows showing a VSC reduction of less than 20%, 2 showing reductions of between 20% and 25%, 3 showing reductions of between 25% and 30% and 2 showing reductions of over 30%. The actual post development VSC reductions shown in the analysis results range from 1.23 to 3.50 for the first and second floor windows and 2.24 to 3.91 for the third floor windows. VSC reductions of the levels indicated are likely to be of limited practical significance. The VSC% reductions advised reflect the low baseline VSC levels and need to be viewed cautiously if potentially misleading conclusions are to be avoided. This is evident from the daylight factor analysis results which show negligible reductions from the baseline position with all rooms showing total reductions either equal to or less than 0.25 percentage points. Such daylight factor reductions are not considered to be of any practical significance.
- 4.12 With a single exception at second floor level, the DD Analysis Results show that the rooms have limited baseline DD levels – the relevant bedrooms ranging from 33.76% to 68.77% and the two lounge/kitchen/dining areas ranging from 29.88% to 44.01%. It should be noted that DD and ADF levels to the third floor lounge/kitchen/dining areas is restricted not just by the scale and massing of the neighbouring structures but also on account of these areas being lit by a single and comparatively small dormer style window which limits the degree/extent of daylight penetration. Two bedroom areas show DD Reductions of less than 20% and the actual DD area reductions (sq. m) for those bedrooms showing more that 20 % DD reductions rooms is 1.28 sq. m. and 2.09 sq. m. The actual DD reductions for the two lounge/kitchen/dining areas at third floor level is 2.04 sq. m to 3.08 sq. m. Whilst these are comparatively small reductions in absolute terms they translate, in some instances, to comparatively large reductions in percentage terms on account of the low baseline position, the DD percentage reduction range for this property being 19.31% to 54.07%. The single bedroom area at second floor level that shows a baseline DD in excess of 80% shows reduction of 23.41% which is only marginally above (by some 0.3 sq m in terms of area) the “none noticeable” 20% reduction level set down in the BRE Guide . As such this reduction is of limited practical significance.
- 4.13 In summary, any daylight amenity impact to the relevant areas in 23 South King Street will be of a minor nature with reductions in VSC and DD levels being of limited practical significance. This conclusion is supported by the results of the ADF Analysis which shows that that all relevant areas show only negligible reductions in ADF levels from the baseline position and that 2 of the bedroom areas retain a daylight factors significantly in excess of the 1% level indicated in the BRE guide.
- 4.14 The table below summarises the daylight analysis results for 12-14 King Street by reference to the number of windows and rooms included in the analysis sample that achieve or exceed either 27% VSC or 80% DD in the baseline and post development scenarios and those windows/rooms which do not achieve either 27% VSC or 80% DD but show VSC and DD reductions of less than 20%.

Table 2 – “23 South King Street - Daylight Analysis Summary”

Analysis Reference	Existing/Baseline	Post Development	Windows/Rooms with $\leq 20\%$ VSC or DD Reduction	Total Window & Rooms (and sample %) meeting BRE Guideline
Windows $\geq 27\%$ VSC	0 (0.00%)	0 (0.00%)	5 (41.67%)	5 (41.67%)
Rooms $\geq 80\%$ DD	1 (16.66%)	0 (0.00%)	2 (33.33%)	2(33.33%)

Sunlight Analysis Results

12-14 King Street

- 4.15 In total 45 windows, 15 each at floors 1, 2 and 3 have been identified in this property which will be impacted by the proposed development. These windows serve 2 bedrooms and 2 lounge/kitchen/dining areas at first floor level and 3 bedrooms and 2 lounge /kitchen/dining areas each at second and third floor level (14 rooms in total).
- 4.16 Of those windows 18 (serving 8 of the 14 rooms (some 57%)) retain an APSH level either at or above 25%. Although 4 of these windows do not show 5% winter APSH post development the reduction in sunlight levels to these windows are negligible and of limited practical significance. From the remaining 27 windows 8 serve rooms/areas which are also served by windows which benefit from retained APSH levels either at or above 25%. The remaining 19 windows all serve areas /rooms with multiple windows with 3 showing retained APSH levels above 20%, 8 showing retained APSH levels between 15% and 20% and 8 showing retained APSH Levels below 10%. The retained APSH levels shown by the analysis results for 12-14 King Street are not unusual in a city centre location. For example, the Daylight and Sunlight Report which accompanied Planning Application 127881/FO/2020, which was approved earlier this year, included numerous examples of existing APSH levels at comparable levels to the lowest retained APSH levels indicated by the sunlight analysis results for 12-14 King Street. Further evidence as to existing APSH levels in the immediate locality of the application site can be seen by reference to the baseline APSH levels reported to 23 South King Street which are considered in greater detail below.
- 4.17 In summary the sunlight analysis results for this property show that whilst there will be sunlight amenity impacts from the proposed development some 57% of the relevant areas are served by windows that will retain at least 25% APSH with the remaining areas being served by windows that show retained APSH levels that are both in excess of existing APSH levels in the locality and at levels that typically arise in a city centre.
- 4.18 The table below summarises the sunlight analysis results for 12-14 King Street by reference to the number of windows included in the analysis sample that achieve or exceed 25% APSH in the baseline and post development scenarios.

Table 3 – “12-14 King Street –Sunlight Analysis Summary”

Analysis Reference	Existing/Baseline - 25% APSH	Post Development - 25% APSH
Windows ≥ 25% APSH	27 (60.00%)	18 (40.00%)

23 South King Street

- 4.19 In total 12 windows, 4 at first floor level, 6 at second floor level and 2 at third floor level have been identified in this property which will be impacted by the proposed development. These windows serve 2 bedrooms each at first and second floor level and 2 lounge /kitchen/dining areas each at third floor level (6 rooms in total).
- 4.20 Of those 12 windows 3 show baseline APSH levels either at or above 25%, 2 show baseline APSH levels at or above 20%, 3 show baseline APSH levels between 15% and 20 % and 4 show baseline APSH levels at or below 5%. Only 3 windows show any baseline winter APSH, each showing 1%. The windows serving the two bedroom areas at first floor level show total APSH reductions of 3, 2 and 1 which, on account the low baseline APSH levels reflect percentage reductions of 60%, 50% and 25%. However, given these windows serve bedroom areas coupled to the low baseline APSH levels the reductions shown in the analysis results are of limited practical significance.
- 4.21 The 6 windows serving the bedroom areas at second floor level show retained APSH levels ranging from 11.00% to 15.00%. As indicated above such levels are significantly in excess of APSH levels that frequently occur in city centre locations and are significantly greater than the baseline APSH levels to the first floor windows to this property. Although the windows at second floor level clearly show reduced APSH levels the retained APSH levels are not considered to be either unusual or unacceptable for bedroom areas in a city centre location.
- 4.22 The 2 windows serving the lounge/kitchen/dining areas at third floor level show retained APSH levels of 23.00% and 24% and as such are both very close to achieving 25% APSH, albeit with minimal (1.00%) or no winter APSH. Although the windows at third floor level show reduced APSH levels the retained APSH levels are not considered to be unusual or unacceptable for lounge/kitchen/dining areas in a city centre location. The APSH levels that will be retained by these windows are significantly in excess of APSH levels that frequently occur in city centre locations.
- 4.23 In summary whilst the sunlight analysis results for this property show that whilst there will be sunlight amenity impacts from the proposed development four of the six areas impacted are bedrooms where sunlight amenity is of less significance. The remaining rooms are both lounge/kitchen/dining areas which are served by windows that will retain APSH levels of 23% and 24% respectively both of which are very close to the 25% total APSH target set down in the BRE Guide.
- 4.24 The table below summarises the sunlight analysis results for 12-14 King Street by reference to the number of windows included in the analysis sample that achieve or exceed 25% APSH in the baseline and post development scenarios.

Table 3 – “23 South King Street –Sunlight Analysis Summary”

Analysis Reference	Existing/Baseline - 25% APSH	Post Development - 25% APSH
Windows ≥ 25% APSH	3 (25.00%)	0 (0.00%)

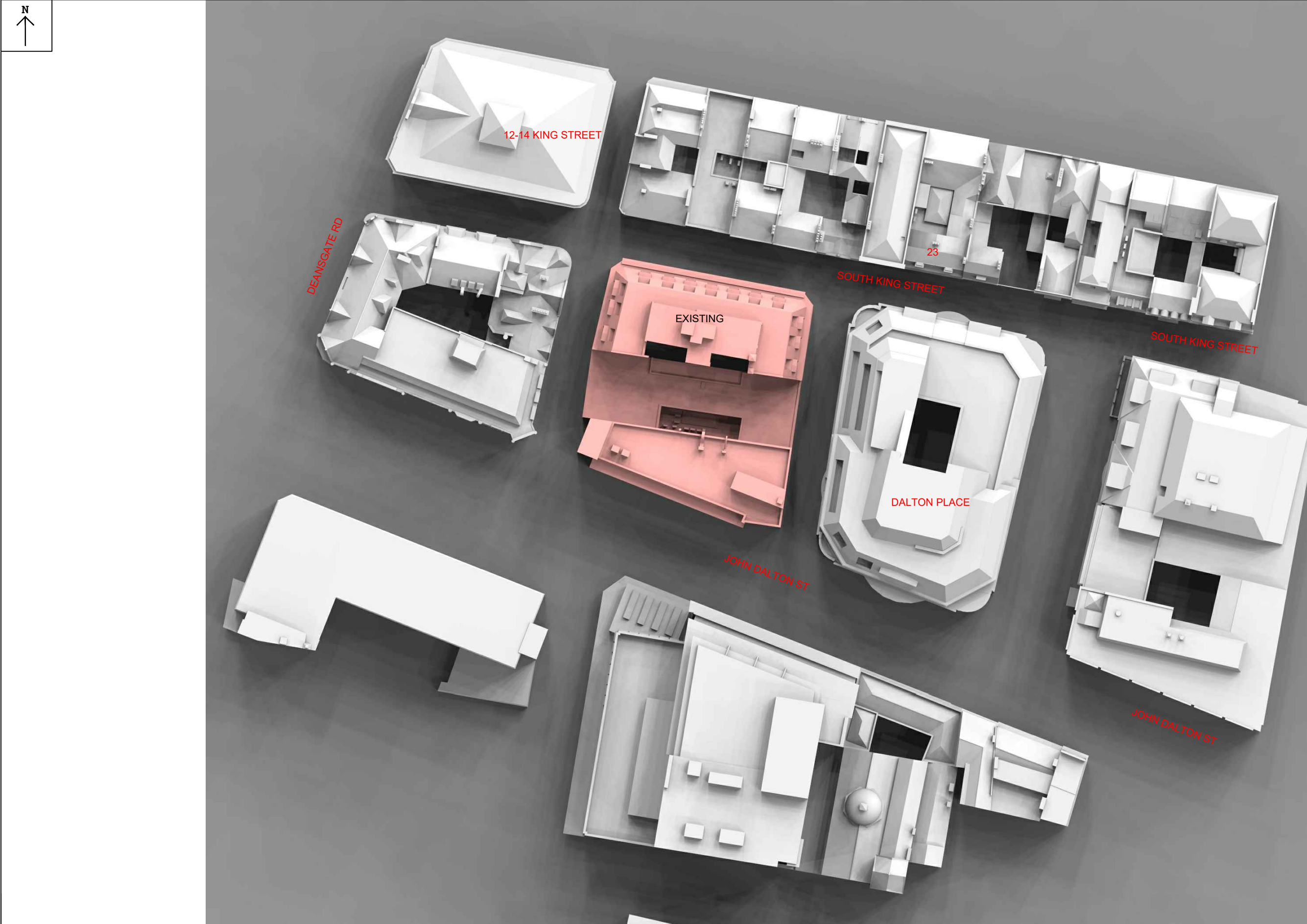
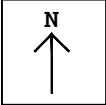
5. Summary and Conclusion

- 5.1 Detailed and comprehensive Daylight and Sunlight Analyses have been prepared in order to assess the daylight and sunlight impacts from the proposed works detailed in the application to which this report relates.
- 5.2 The various analyses have been prepared in accordance with the protocols and techniques set down in “Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice” (the BRE Guidelines). As advised within the BRE Guidelines results of the various analyses have been interpreted flexibly to take account of the specific circumstances of each case. Factors specifically considered include relevant National and local Planning Policies, the nature and characteristics of the application site and the proposed works and evidence of acceptable and established daylight and sunlight levels to residential properties in the immediate locality and accepted reductions to residential daylight and sunlight levels detailed daylight and sunlight reports prepared in support of recently decided, and approved, city centre planning applications.
- 5.3 Only two neighbouring properties have been identified which include residential accommodation which may be impacted by the proposed development. The relevant properties being 12 King Street and 23 South King Street.
- 5.4 The results from the various daylight analyses show that any daylight amenity impact to the relevant areas in 12-14 King Street will be of a minimal nature and of little or no practical significance. Any daylight amenity impact to the relevant areas in 23 South King Street will also be of a minor nature with reductions in VSC and DD levels again being of limited practical significance.
- 5.5 The sunlight analysis results show that any APSH impacts from the proposed development will be of limited practical significance. The results for 12 King Street show that some 57% of the relevant areas are served by windows that will retain at least 25% APSH with the remaining areas being served by windows that show retained APSH levels that are both in excess of existing APSH levels in the locality and levels that typically arise in a city centre environment. The sunlight analysis results for 23 South King Street demonstrate that, whilst there will be sunlight amenity impacts from the proposed development, four of the six areas impacted are bedrooms where sunlight amenity is of less significance and the two remaining lounge/kitchen/dining areas are served by windows that will retain APSH levels of 23% and 24% respectively which are very close the 25% total APSH target set down in the BRE Guide
- 5.6 In conclusion based on the results from the daylight and sunlight analyses the proposed development works will reduce levels of daylight and sunlight to areas in the neighbouring properties identified in this Report with the daylight and sunlight reductions likely to be potentially noticeable to the occupants but of limited practical significance. The daylight/sunlight reductions will be at levels which are not considered to be either unacceptable or without precedent and the relevant neighbouring properties will retain daylight and sunlight levels that are in excess of daylight and sunlight levels that have been previously accepted and established elsewhere in the city centre.

Appendix I

Plans IS12_10 BRE_01 – BRE_06 (inclusive)

Details of the existing and proposed site and neighbouring developments/ structures, the relevant windows/areas in the neighbouring residential properties, the internal arrangements/layouts of the rooms/areas in respect of which analyses have been prepared and the extent of any losses/gains of direct daylight



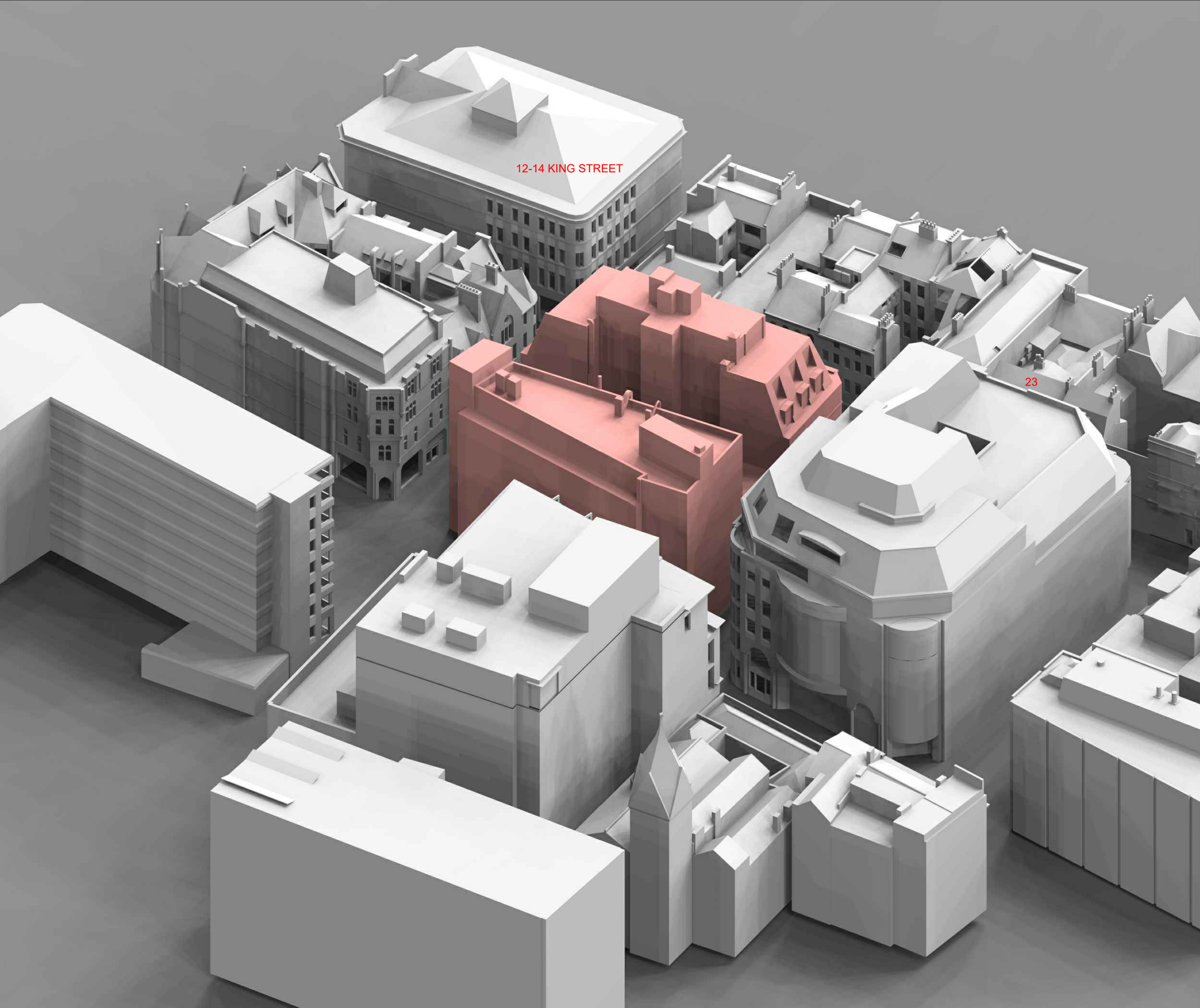
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--	--

Proposed building

INFO RECEIVED 23 MARCH 2021
TIS-CPA-ZZ-ZZ-M3-A-0102-rvt

Consented

N/A



Key:

-  Existing
-  Proposed
-  Consented
-  Surrounding Context

Sources of information

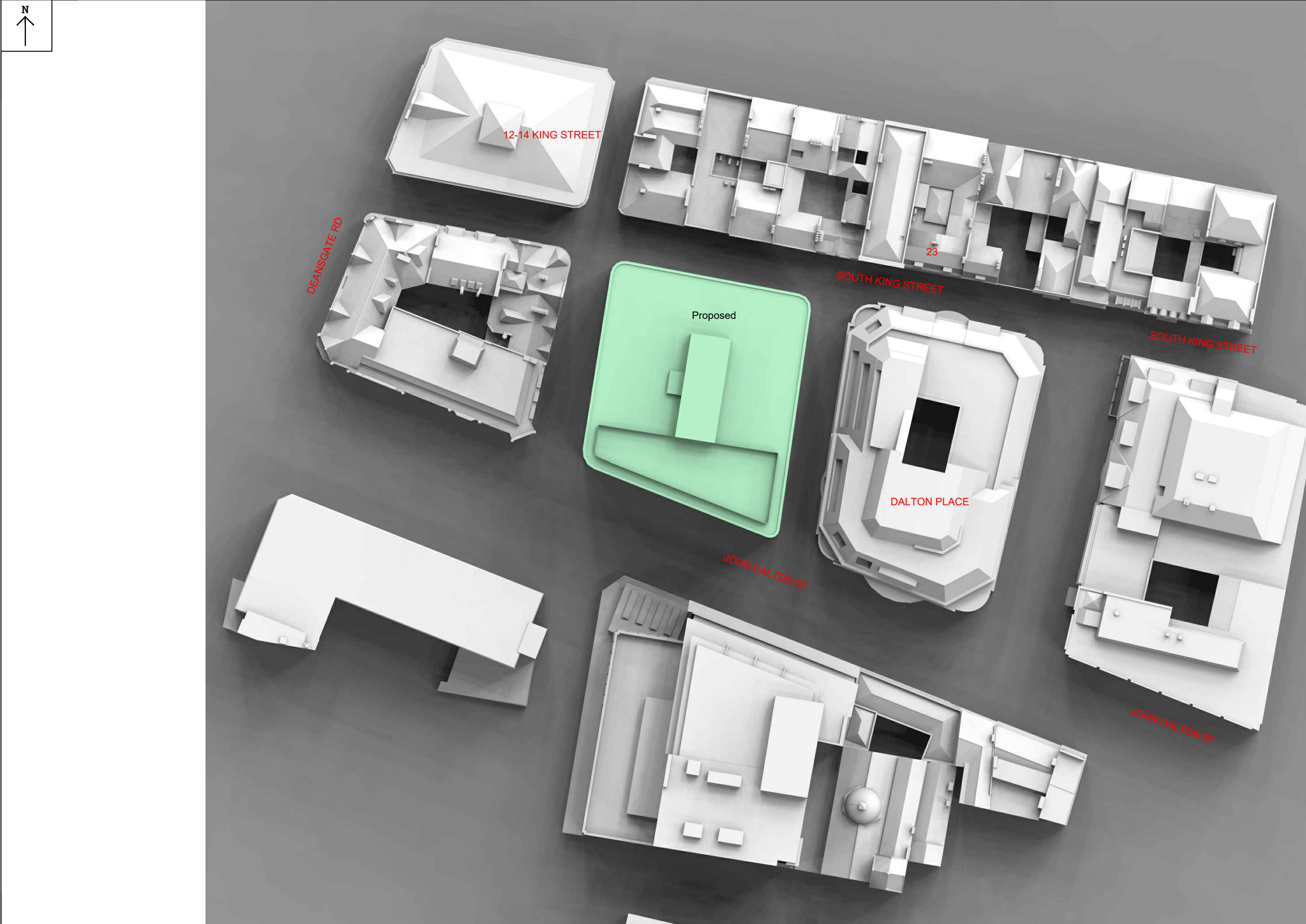
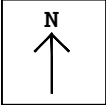
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Project Name
ISLAND SITE
MANCHESTER
Drawing Title
3D VIEW FOR
EXISTING

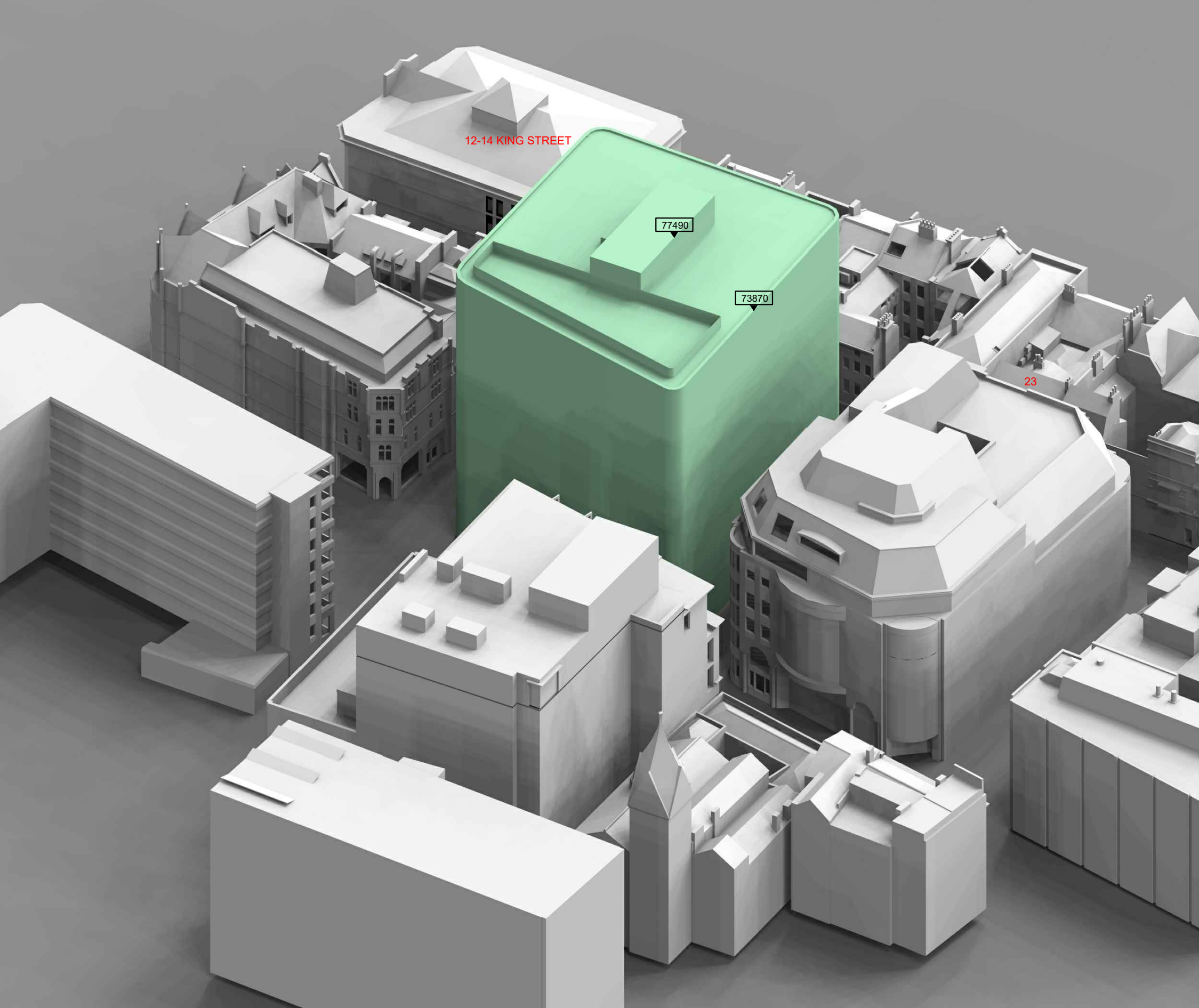
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Project No. IS12_10	Drawing No. BRE_02	Revision -

**AVISON
YOUNG**

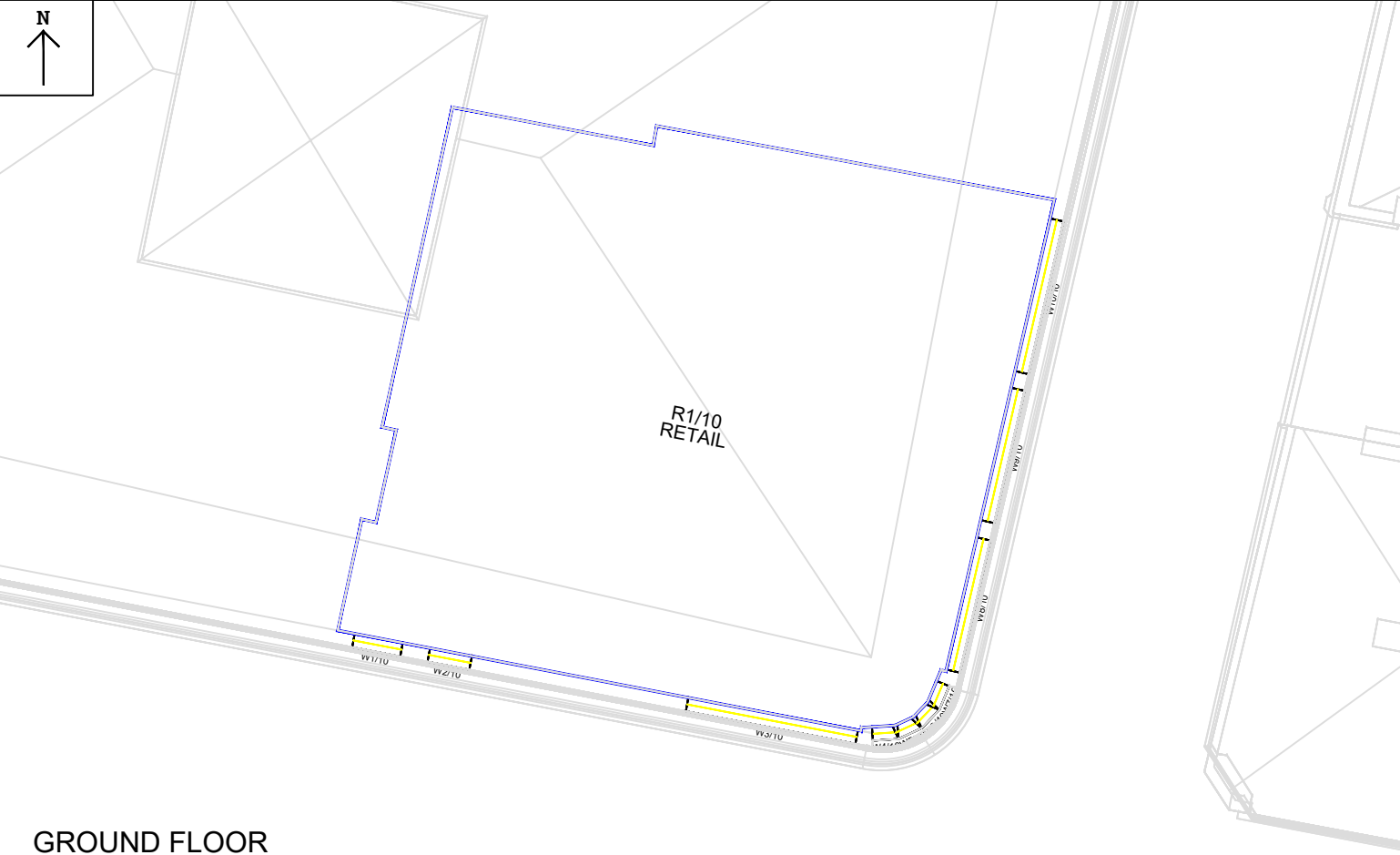
65 Gresham Street, London, EC2V 7NQ
08449 02 03 04 www.avisonyoung.co.uk



Key: Existing Proposed Consented Surrounding Context	Sources of information				Project Name	Drawn By	Scale @ A3	Date	AVISON YOUNG 65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk
	Existing building INFO 3D MODEL ACCUCITIES 20 MARCH 2018 TQ3179_NE_HD_SOLID Surrounding buildings INFO 3D MODEL ACCUCITIES 20 MARCH 2018 TQ3179_NE_HD_SOLID Proposed building INFO RECEIVED 23 MARCH 2021 TIS-CPA-ZZ-ZZ-M3-A-0102-rvt Consented N/A				ISLAND SITE	AH	N/A	23 MAR 2021	
					MANCHESTER				
					Drawing Title				
					PLAN VIEW FOR	Project No.	Drawing No.	Revision	
					PROPOSED	IS12_10	BRE_03	-	



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	Existing building	Surrounding buildings	Proposed building	Consented	ISLAND SITE MANCHESTER	AH	N/A	23 MAR 2021	
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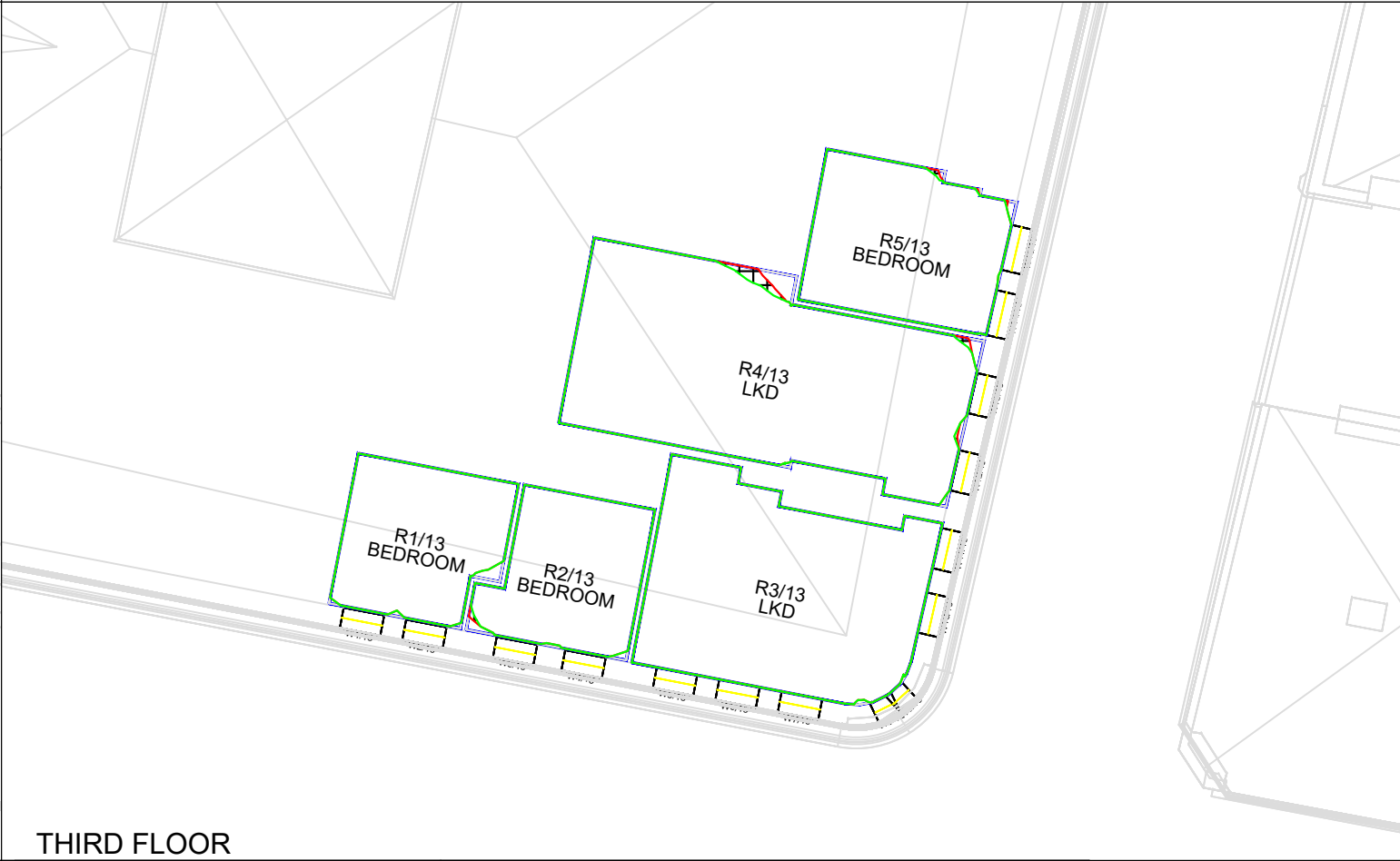
GROUND FLOOR



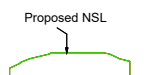
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

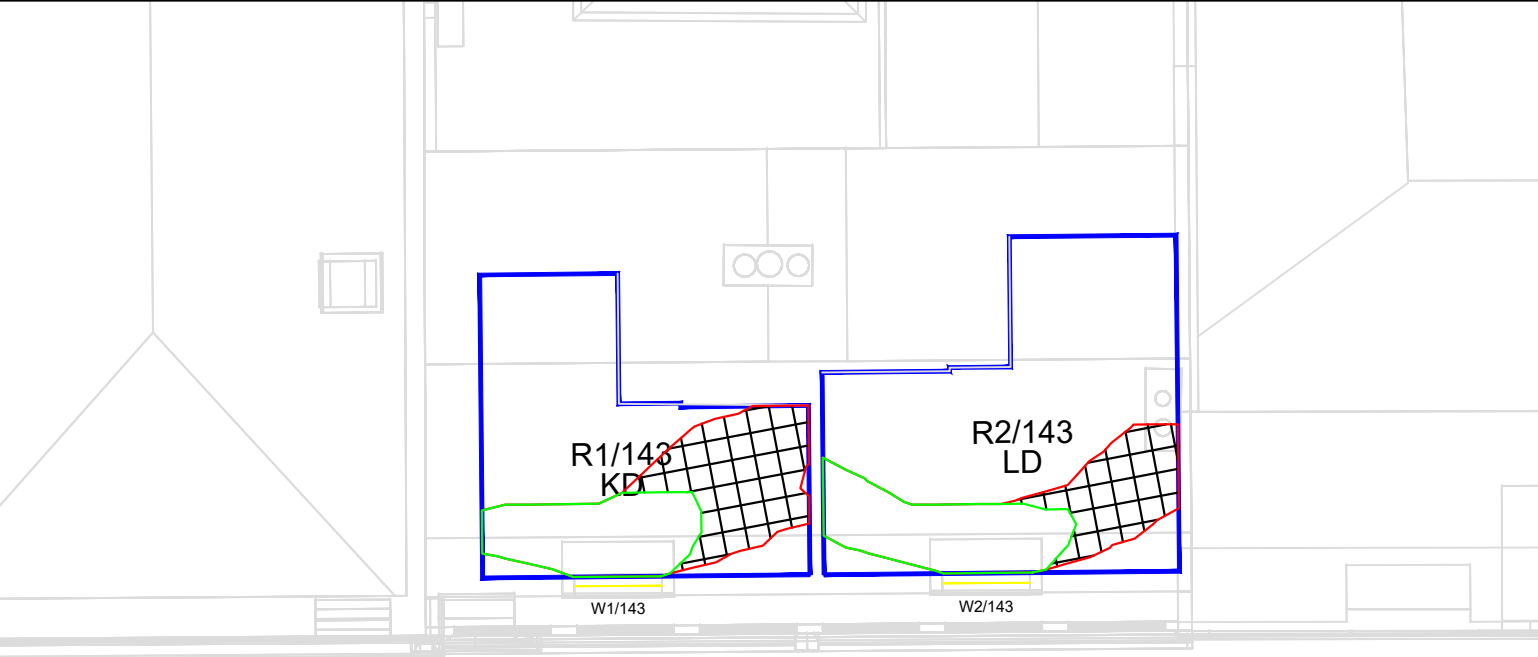
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1ST FLOOR



2ND FLOOR



3RD FLOOR

Key:

Sources of information

Existing building INFO 3D MODEL ACCUCITIES 20 MARCH 2018 TQ3179_NE_HD_SOLID	Surrounding buildings INFO 3D MODEL ACCUCITIES 20 MARCH 2018 TQ3179_NE_HD_SOLID	Proposed building INFO RECEIVED 23 MARCH 2021 TIS-CPA-ZZ-ZZ-M3-A-0102-rvt	Consented N/A
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Project Name
ISLAND SITE
MANCHESTER

Drawing Title
NO SKY-LINE CONTOURS FOR
23 SOUTH KING ST

Drawn By AH	Scale @ A3 1/100	Date 23 MAR 2021
Project No. IS12_10	Drawing No. BRE_06	Revision -

65 Gresham Street, London, EC2V 7NQ
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Appendix II

“Island Site, Manchester, Daylight Analysis Results, Job 10, 23-Mar-21” and “Island Site, Manchester, Sunlight Analysis Results, Job 10, 23-Mar-21”

Daylight and sunlight analyses results

Island Site, Manchester
Daylight analysis results
Job 10
23-Mar-21

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
12-14 KING STREET - ST131/05-06														
1st Floor														
R1/11	BEDROOM	W1/11	15.29	12.56	17.85%	1.52	1.44	5.58%	122.2	107	87.56%	105.6	86.42%	1.31%
R2/11	LKD	W2/11	15.40	12.26	20.39%	2.77	2.24	19.13%	429.8	417.7	97.18%	379.4	88.27%	9.17%
		W3/11	15.63	11.99	23.29%									
		W4/11	15.98	12.04	24.66%									
		W5/11	16.82	12.14	27.82%									
		W6/11	17.52	12.34	29.57%									
		W7/11	18.17	12.95	28.73%									
		W8/11	20.44	12.57	38.50%									
		W9/11	20.25	12.40	38.77%									
R3/11	LKD	W10/11	18.28	13.14	28.12%	0.79	0.69	12.26%	337.2	173.4	51.42%	172.7	51.22%	0.40%
		W11/11	17.70	13.13	25.82%									
		W12/11	17.19	12.97	24.55%									
R4/11	BEDROOM	W13/11	16.55	12.55	24.17%	1.55	1.37	11.59%	149.6	140.4	93.85%	138.1	92.31%	1.64%
		W14/11	15.74	12.12	23.00%									
		W15/11	14.85	11.46	22.83%									
2nd Floor														
R1/12	BEDROOM	W1/12	24.18	20.29	16.09%	1.90	1.76	7.06%	119.9	117.8	98.25%	117.8	98.25%	0.00%
R2/12	BEDROOM	W2/12	24.18	19.60	18.94%	1.96	1.75	10.92%	111.9	110.3	98.57%	109.8	98.12%	0.45%
		W3/12	24.09	18.92	21.46%									
R3/12	LKD	W4/12	24.43	18.87	22.76%	3.32	2.67	19.69%	270.4	270	99.85%	270	99.85%	0.00%
		W5/12	25.06	18.94	24.42%									
		W6/12	25.38	19.09	24.78%									
		W7/12	25.76	19.24	25.31%									
		W8/12	26.66	16.84	36.83%									
		W9/12	27.26	17.50	35.80%									
		W10/12	28.31	21.50	24.06%									
		W11/12	28.20	21.77	22.80%									
R4/12	LKD	W12/12	27.62	21.73	21.33%	0.92	0.82	11.05%	358.4	352.4	98.33%	349.3	97.46%	0.88%
		W13/12	27.03	21.50	20.46%									
R5/12	BEDROOM	W14/12	25.90	20.80	19.69%	1.98	1.78	10.16%	147.3	146.3	99.32%	145.9	99.05%	0.27%
		W15/12	24.95	20.19	19.08%									
3rd Floor														
R1/13	BEDROOM	W1/13	30.75	25.99	15.48%	2.07	1.93	6.71%	119.9	117.8	98.25%	117.8	98.25%	0.00%
R2/13	BEDROOM	W2/13	30.69	25.52	16.85%	2.13	1.93	9.24%	111.9	110.3	98.57%	110	98.30%	0.27%
		W3/13	30.73	25.02	18.58%									
R3/13	LKD	W4/13	30.82	24.67	19.95%	3.39	2.74	19.13%	270.4	270	99.85%	270	99.85%	0.00%
		W5/13	30.94	24.06	22.24%									
		W6/13	30.78	23.59	23.36%									
		W7/13	30.80	23.14	24.87%									
		W8/13	30.75	19.11	37.85%									
		W9/13	31.15	19.62	37.01%									
		W10/13	32.53	24.76	23.89%									
		W11/13	32.54	25.30	22.25%									
R4/13	LKD	W12/13	32.69	26.15	20.01%	0.95	0.85	10.14%	358.4	352.9	98.47%	349.4	97.49%	0.99%
		W13/13	32.79	26.75	18.42%									
R5/13	BEDROOM	W14/13	32.86	27.36	>27	2.17	1.99	8.33%	147.3	146.3	99.32%	145.9	99.05%	0.27%
		W15/13	32.84	27.77	>27									
23 SOUTH KING STREET - ST131/09-11														
1st Floor														
R1/141	BEDROOM	W2/141	6.95	4.74	31.80%	1.10	0.92	16.53%	72.1	36	49.93%	22.2	30.79%	38.33%
R2/141	BEDROOM	W3/141	6.67	4.85	27.29%	0.88	0.82	5.83%	85.9	29	33.76%	23.4	27.24%	19.31%
		W4/141	6.53	5.02	23.12%									
		W5/141	6.54	5.31	18.81%									
2nd Floor														
R1/142	BEDROOM	W1/142	11.50	8.00	30.43%	2.96	2.42	18.07%	105.8	96.1	90.83%	73.6	69.57%	23.41%
		W2/142	10.99	8.09	26.39%									
		W3/142	10.62	8.23	22.50%									

			%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
Room/Floor	Room Use	Window												
R2/142	BEDROOM	W4/142	10.43	8.48	18.70%									
		W5/142	10.41	8.79	15.56%	2.32	2.11	8.92%	144.1	99.1	68.77%	79.5	55.17%	19.78%
		W6/142	10.24	8.90	13.09%									
3rd Floor														
R1/143	KD	W1/143	15.51	11.60	25.21%	0.57	0.47	17.98%	139.5	61.4	44.01%	28.2	20.22%	54.07%
R2/143	LD	W2/143	14.96	12.72	14.97%	0.47	0.43	8.76%	177.7	53.1	29.88%	31.1	17.50%	41.43%

Island Site, Manchester

Sunlight analysis results Job 10 23-Mar-21

Available sunlight as a percentage of
annual unobstructed total (1486.0 Hrs)

		Existing %			Proposed %					
Room use	Window Ref							% Loss of	% Loss of	% Loss of
		Summer	Winter	Total	Summer	Winter	Total	Summer	Winter	Total
12-14 KING STREET - ST131/05-06										
1st Floor										
BEDROOM	W1/11	21.00	1.00	22.00	20.00	0.00	20.00	4.76%	100.00%	9.09%
BEDROOM	W2/11	23.00	1.00	24.00	21.00	0.00	21.00	8.70%	100.00%	12.50%
LKD	W3/11	20.00	1.00	21.00	18.00	0.00	18.00	10.00%	100.00%	14.29%
LKD	W4/11	20.00	2.00	22.00	17.00	0.00	17.00	15.00%	100.00%	22.73%
LKD	W5/11	23.00	1.00	24.00	18.00	0.00	18.00	21.74%	100.00%	25.00%
LKD	W6/11	24.00	3.00	27.00	18.00	0.00	18.00	25.00%	100.00%	33.33%
LKD	W7/11	22.00	3.00	25.00	16.00	1.00	17.00	27.27%	66.67%	32.00%
LKD	W8/11	15.00	2.00	17.00	3.00	0.00	3.00	80.00%	100.00%	82.35%
LKD	W9/11	17.00	0.00	17.00	2.00	0.00	2.00	88.24%	0.00%	88.24%
LKD	W10/11	15.00	0.00	15.00	5.00	0.00	5.00	66.67%	0.00%	66.67%
LKD	W11/11	14.00	0.00	14.00	6.00	0.00	6.00	57.14%	0.00%	57.14%
LKD	W12/11	14.00	0.00	14.00	7.00	0.00	7.00	50.00%	0.00%	50.00%
LKD	W13/11	15.00	0.00	15.00	9.00	0.00	9.00	40.00%	0.00%	40.00%
BEDROOM	W14/11	14.00	0.00	14.00	9.00	0.00	9.00	35.71%	0.00%	35.71%
BEDROOM	W15/11	11.00	0.00	11.00	7.00	0.00	7.00	36.36%	0.00%	36.36%
2nd Floor										
BEDROOM	W1/12	27.00	10.00	37.00	26.00	7.00	33.00	3.70%	30.00%	10.81%
BEDROOM	W2/12	27.00	8.00	35.00	26.00	6.00	32.00	3.70%	25.00%	8.57%
BEDROOM	W3/12	27.00	8.00	35.00	26.00	5.00	31.00	3.70%	37.50%	11.43%
BEDROOM	W4/12	27.00	9.00	36.00	25.00	6.00	31.00	7.41%	33.33%	13.89%
LKD	W5/12	27.00	10.00	37.00	24.00	5.00	29.00	11.11%	50.00%	21.62%
LKD	W6/12	27.00	11.00	38.00	22.00	6.00	28.00	18.52%	45.45%	26.32%
LKD	W7/12	27.00	11.00	38.00	21.00	6.00	27.00	22.22%	45.45%	28.95%
LKD	W8/12	17.00	5.00	22.00	3.00	0.00	3.00	82.35%	100.00%	86.36%
LKD	W9/12	19.00	1.00	20.00	2.00	0.00	2.00	89.47%	100.00%	90.00%
LKD	W10/12	27.00	2.00	29.00	17.00	1.00	18.00	37.04%	50.00%	37.93%
LKD	W11/12	24.00	2.00	26.00	16.00	1.00	17.00	33.33%	50.00%	34.62%
LKD	W12/12	24.00	2.00	26.00	17.00	1.00	18.00	29.17%	50.00%	30.77%
LKD	W13/12	24.00	3.00	27.00	19.00	1.00	20.00	20.83%	66.67%	25.93%
BEDROOM	W14/12	22.00	2.00	24.00	18.00	0.00	18.00	18.18%	100.00%	25.00%
BEDROOM	W15/12	22.00	2.00	24.00	19.00	0.00	19.00	13.64%	100.00%	20.83%

		Existing %			Proposed %					
	Window Ref							% Loss of Summer	% Loss of Winter	% Loss of Total
Room use		Summer	Winter	Total	Summer	Winter	Total			
3rd Floor										
BEDROOM	W1/13	27.00	19.00	46.00	26.00	15.00	41.00	3.70%	21.05%	10.87%
BEDROOM	W2/13	27.00	19.00	46.00	26.00	15.00	41.00	3.70%	21.05%	10.87%
BEDROOM	W3/13	27.00	20.00	47.00	26.00	14.00	40.00	3.70%	30.00%	14.89%
BEDROOM	W4/13	27.00	20.00	47.00	26.00	14.00	40.00	3.70%	30.00%	14.89%
LKD	W5/13	27.00	20.00	47.00	25.00	14.00	39.00	7.41%	30.00%	17.02%
LKD	W6/13	27.00	20.00	47.00	24.00	12.00	36.00	11.11%	40.00%	23.40%
LKD	W7/13	27.00	18.00	45.00	22.00	12.00	34.00	18.52%	33.33%	24.44%
LKD	W8/13	17.00	8.00	25.00	4.00	0.00	4.00	76.47%	100.00%	84.00%
LKD	W9/13	19.00	4.00	23.00	3.00	0.00	3.00	84.21%	100.00%	86.96%
LKD	W10/13	27.00	2.00	29.00	18.00	1.00	19.00	33.33%	50.00%	34.48%
LKD	W11/13	27.00	4.00	31.00	20.00	2.00	22.00	25.93%	50.00%	29.03%
LKD	W12/13	27.00	4.00	31.00	23.00	2.00	25.00	14.81%	50.00%	19.35%
LKD	W13/13	27.00	5.00	32.00	23.00	2.00	25.00	14.81%	60.00%	21.88%
BEDROOM	W14/13	28.00	5.00	33.00	25.00	2.00	27.00	10.71%	60.00%	18.18%
BEDROOM	W15/13	27.00	5.00	32.00	25.00	2.00	27.00	7.41%	60.00%	15.63%
23 SOUTH KING STREET - ST131/09-11										
1st Floor										
BEDROOM	W2/141	5.00	0.00	5.00	2.00	0.00	2.00	60.00%	0.00%	60.00%
BEDROOM	W3/141	4.00	0.00	4.00	2.00	0.00	2.00	50.00%	0.00%	50.00%
BEDROOM	W4/141	4.00	0.00	4.00	3.00	0.00	3.00	25.00%	0.00%	25.00%
BEDROOM	W5/141	4.00	0.00	4.00	4.00	0.00	4.00	0.00%	0.00%	0.00%
2nd Floor										
BEDROOM	W1/142	26.00	0.00	26.00	15.00	0.00	15.00	42.31%	0.00%	42.31%
BEDROOM	W2/142	21.00	0.00	21.00	12.00	0.00	12.00	42.86%	0.00%	42.86%
BEDROOM	W3/142	20.00	0.00	20.00	12.00	0.00	12.00	40.00%	0.00%	40.00%
BEDROOM	W4/142	17.00	0.00	17.00	11.00	0.00	11.00	35.29%	0.00%	35.29%
BEDROOM	W5/142	16.00	0.00	16.00	12.00	0.00	12.00	25.00%	0.00%	25.00%
BEDROOM	W6/142	17.00	1.00	18.00	13.00	1.00	14.00	23.53%	0.00%	22.22%
3rd Floor										
KD	W1/143	32.00	1.00	33.00	23.00	0.00	23.00	28.13%	100.00%	30.30%
LD	W2/143	28.00	1.00	29.00	23.00	1.00	24.00	17.86%	0.00%	17.24%

Contact Details

Enquiries

Neil Lovell-Kennedy

Director

0161 956 4068

neil.lovell-kennedy@avisonyoung.com

Visit us online

avisonyoung.co.uk

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW