

Trafalgar Leisure Ltd
12 Clayton Street
Newcastle upon Tyne
Tyne and Wear
NE1 5PU

19 November 2020
Your Ref. 7546
Our Ref. P112610-1002

Dear Sirs

Daylight and sunlight impact of proposed development at 43-47 Piccadilly Gardens, Manchester

Thank you for asking us to review our previous daylight and sunlight assessment in the light of changes to the design for 43-47 Piccadilly Gardens.

We have been provided with the set of drawings for the new design in the 7546 series by Stephenson Studio. In this addendum we have reviewed the changes between this design and the design we previously assessed and the implications for loss of daylight and sunlight to the nearest neighbouring properties at Chatsworth House. The key drawings considered were:

- 7546-al(04) 0023/P04, dated 2020.07.31
- 7546-al(04) 0029/P01, dated 2020.08.20
- 7546-al(04) 0030/P06, dated 2020.08.04
- 7546-al(04) 0031/P06, dated 2020.08.04
- 7546-al(04) 0032/P06, dated 2020.08.04
- 7546-al(04) 0033/P03, dated 2020.07.09
- 7546-al(04) 0034/P03, dated 2020.08.04

Previous assessment

BRE produced a report assessing the daylight and sunlight impact of a previous version of the design on 9 July 2019. The report was titled 'Daylight and sunlight assessment for 43-47 Piccadilly Gardens, Manchester', dated 9 July 2019 and referenced P112610-1000.

The calculations in that report were based on a Sketchup model provided by Trafalgar Leisure Ltd corresponding to the following drawings of the project:



BRE's Quality Management system is certified to ISO 9001:2015 Certificate Number LRQA 10049560.

BRE's Environmental Management System is certified to ISO14001:2015 certificate number 10056985.

BRE's Health and Safety Management System Is certified to OHSAS 18001:2007 LRQA 10007555.

- 2074_PA_ELE_01 Rev 01 to 2074_PS_ELE_04, all Rev 01
- 2074_PA_GA_00 to 2074_PA_GA_14, all Rev 01 except 2074_PA_GA_03 Rev 02
- 2074_PA_SP_01 and 2074_PA_SP_02, both Rev 01

The model included obstructions to daylight and sunlight presented by other buildings in the vicinity. The existing scenario was the cleared site. The nearest residential property was Chatsworth House on Lever Street.

For daylight, we used the assessment protocol specified by Manchester City Council. This comprised a hierarchy of assessment tests as follows:

- Loss of vertical sky component to windows
- Changes to average daylight factor within the rooms
- Changes to the no-sky line within the rooms.

Any failures of the first test would lead to assessment using the second. A failure of the second test would lead to assessment using the third. For sunlight, we used the standard assessment protocol in BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice'.

This design achieved the guidelines in BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice' for both daylight and sunlight. The only windows at Chatsworth House which would have a loss of vertical sky component outside the guidelines were secondary windows or achieved the guidelines when their result was averaged across three equal sized windows lighting the same room, as is permitted by the guidelines. All of the living rooms achieved the guidelines for sunlight, having a window which would continue to receive the recommended amount of sunlight, both year round and in the winter months.

Daylight and sunlight impact of new design

The new design shows a reduction in massing compared to the previous one assessed and would allow more daylight and sunlight to reach Chatsworth House.

Loss of daylight and sunlight would therefore continue to be within the BRE guidelines for Chatsworth House as the current design would have a reduced impact compared to one which already passed.

Yours sincerely



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