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Manchester
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Our Ref: JC/SAU/9632

Date: 29 May 2012

Dear Sirs

Motel 1, Whitworth Street, Manchester

Daylight, Sunlight, Overshadowing & Glare

I am instructed to comment upon the daylight/sunlight and related aspects of this proposal in relation to neighbouring residential properties.

Manchester City Council's Unitary Development Plan (UDP) remains the relevant document for policy consideration, as it has not yet been replaced by any part of the Local Development Framework that is now being prepared.

The UDP clearly expresses its policy considerations in relation to the local environment into which new residential accommodation should be placed, by regular reference to limiting the effects of localised pollution, including traffic, whilst at the same time emphasising the need for open space. Daylight is not a principle consideration but it is obviously a matter that is considered the planning authority, hence their request for this report.

Because the proposed development is for a hotel, with a transient population, neither daylight or open space are a primary consideration although inevitably daylighting within the accommodation will need to satisfy hotel standards.

With regard to neighbouring residential property, there is only one, the immediately adjoining property at 14-16 Whitworth Street. Beyond this is the larger development at 5 Piccadilly Place, known as The Hub which, for the sake of completeness we shall also refer to.

1. **14-16 Whitworth Street**

1.1 Appendix 1 is an aerial view of the site with 14-16 Whitworth Street beyond. This clearly defines a blank and imperforate wall along the line of boundary except for a central lightwell.

RICS

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1.2 Within this lightwell are three vertical files of windows as defined in the Appendix 2 photograph. The permanent lighting within the windows to the left side (front) of the lightwell clearly indicate landing levels. These are non-habitable spaces and require no further consideration. The central file of windows are served by a single stack system of external plumbing and clearly serve bathrooms. Again non-habitable space and require no further consideration. To the right are windows which we believe serve bedrooms but we have been unable to locate any plans in confirmation. We are as certain as we can be that these windows do not serve living rooms. This would not only be unacceptable in the market place but other photographic evidence clearly defines larger windows and balconies to the front and rear of the building, that confirm the logical location of living rooms.

1.3 This lightwell and its bedroom windows were knowingly designed and approved on a line of boundary with a development site. Even without development many of the lower windows look into a dark and poorly lit space as can be seen in the second photograph of Appendix 2 and the aerial photograph in Appendix 1. There are no numerical values for sunlight availability to bedrooms, simply a recommendation that "care should be taken not to block too much sun". With the bedrooms facing south and with the introduction of the lightwell we refer to later, this has been achieved.

1.4 However more telling, is the relationship between 14-16 Whitworth Street and The Hub Building. These are both modern buildings with windows serving residential accommodation looking into a very deep lightwell. This exceptionally close relationship is partially conveyed by the bottom photograph in Appendix 3, taken from the street but due to the narrowness of the gap between the two buildings, we were unable to properly convey the view from each set of windows. What is obvious is that daylight would be minimal but, because of the accommodation these windows served, i.e. bedrooms, it was considered acceptable.

1.5 A similar point can be made in relation to the rear of 14-16 Whitworth Street, where living rooms served by a balcony space look directly towards the large office complex to the rear. See the aerial photograph in Appendix 1 and the top right hand photograph in Appendix 3.

1.6 Each of these relationships was considered from the outset and explains why, even though not absolutely essential, for the reasons already explained, the proposed building incorporates a substantial lightwell immediately adjacent to and significantly larger than the lightwell serving 14-16 Whitworth Street on the line of boundary with the proposal.

1.7 There are no ground level amenity areas that would require consideration in relation to overshadowing.

2. **5 Piccadilly Place - The Hub**

2.1 A typical layout plan of levels 2 to 6 within this building is included in Appendix 4. In conjunction with the aerial photograph in Appendix 1 this confirms that a few of the closest windows at the upper levels, would have a view of the proposed development, although still separated by 14-16 Whitworth Street. However these are at a significantly greater distance than the relationship between the lower floors of 14-16 Whitworth Street and the proposed development.

2.2 The top two floors of The Hub are served by roof terracing which would stand to the west of the proposed development although, as previously stated, separated by 14-16 Whitworth Street.

2.3 Overshadowing is conventionally considered at 21 March, when the sun rises to the south of east. This means that the taller element of the development would not cast a shadow across these roof terraces and throughout the morning they would be shadow free. Eventually, during the afternoon hours shadow will pass across these terraces but this would be created by the upper parts of The Hub, not the proposed development.

3. **Glare**

3.1 I have been asked to comment on glare. Glare or dazzle can occur when sunlight is reflected from a glazed facade, or area of metal cladding. This is particularly so where the relevant facade is defined by large areas of reflective glass or cladding, or where the facade slopes back, so that high altitude sunlight is reflected down to ground level.

3.2 I am informed the facade materials would be a combination of light coloured precast concrete cladding, clear glass windows in bronzed anodised frames and some bronzed anodised cladding.

3.3 The precast concrete cladding and clear glass would not be the cause of solar reflection or dazzle and nor would be the use of anodised frames within this combination of materials, as individually the areas are not large.

3.4 This leaves only the bronze anodised cladding. I understand the intention is to employ this on the shaded side of the building and that reflection from the sun cannot occur.

3.5 I am satisfied that glare or dazzle would not be the cause of an adverse affect in relation to neighbouring buildings, whether residential or commercial. Similarly it would not adversely affect the local highways, whether the user be pedestrian or vehicular.

4. **Summary**

4.1 The location of this development means that there are almost no residential properties to consider.

4.2 The only immediately adjacent residential building is 14-16 Whitworth Street and consideration only needs to be given to a single vertical file of bedroom windows. Their daylight would be affected but this was inevitable, due to their location immediately adjacent to the boundary with a development site. As a point of principle, this has already been accepted, in the approved juxtaposition of 14-16 Whitworth Street with the residential building known as The Hub, at 5 Piccadilly Place. Despite this, it was considered appropriate to incorporate a lightwell adjacent to the lightwell serving 14-16 Whitworth Street and much larger than that building's lightwell.

4.3 The proposal would therefore reflect an extension of daylight and sunlight principles that have already been accepted in the immediate locality.

4.4 There would be no overshadowing of amenity zones for the reasons detailed in the body of this report.

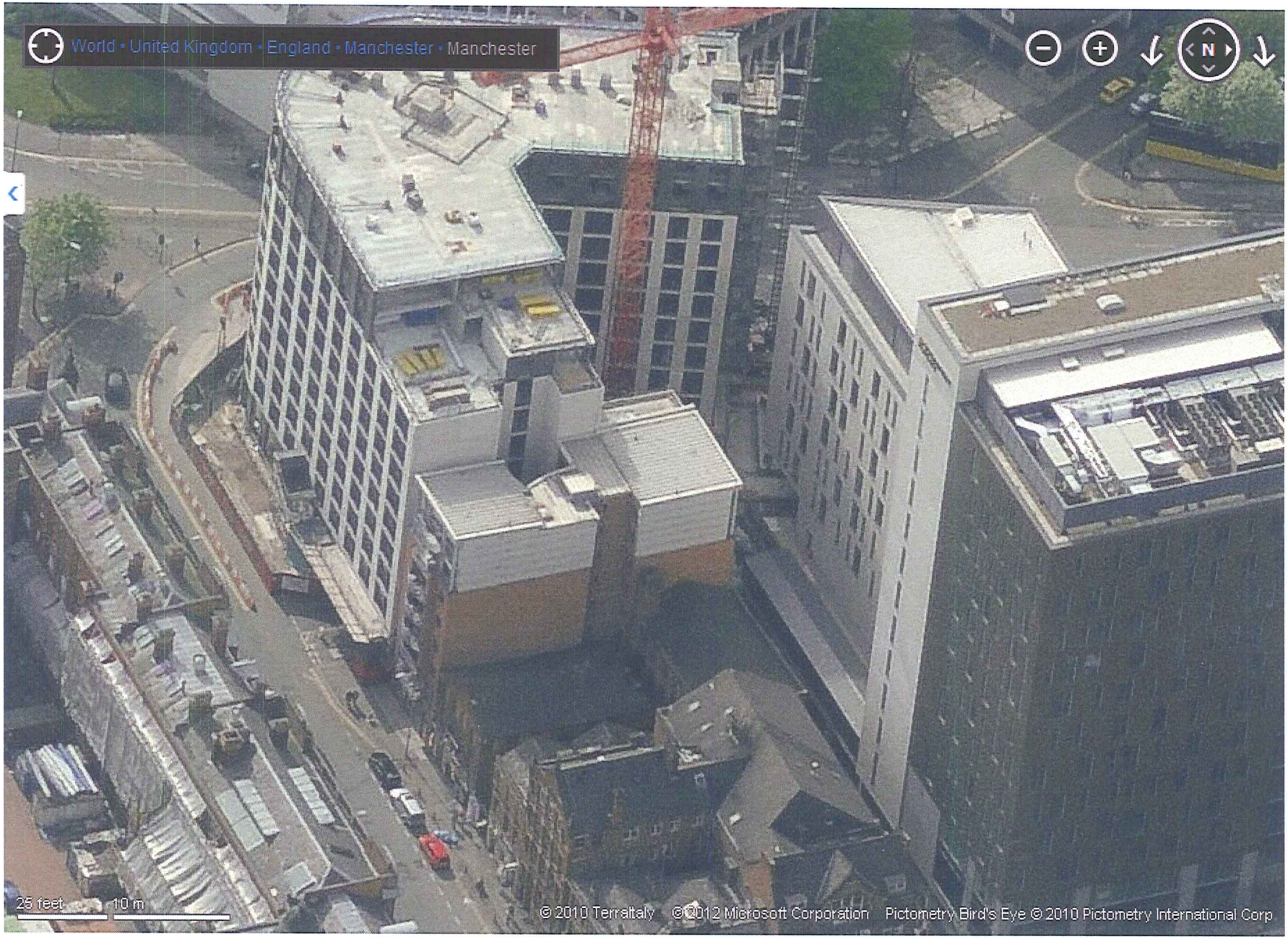
4.5 Similarly glare is not a cause for concern in relation to neighbouring buildings, whether residential or commercial, nor in relation to nearby highways, whether the user be pedestrian of vehicular.

Yours sincerely

John Carter FRICS
For and on behalf of
Brooke Vincent + Partners

email: john.carter@brooke-vincent.co.uk

APPENDIX 1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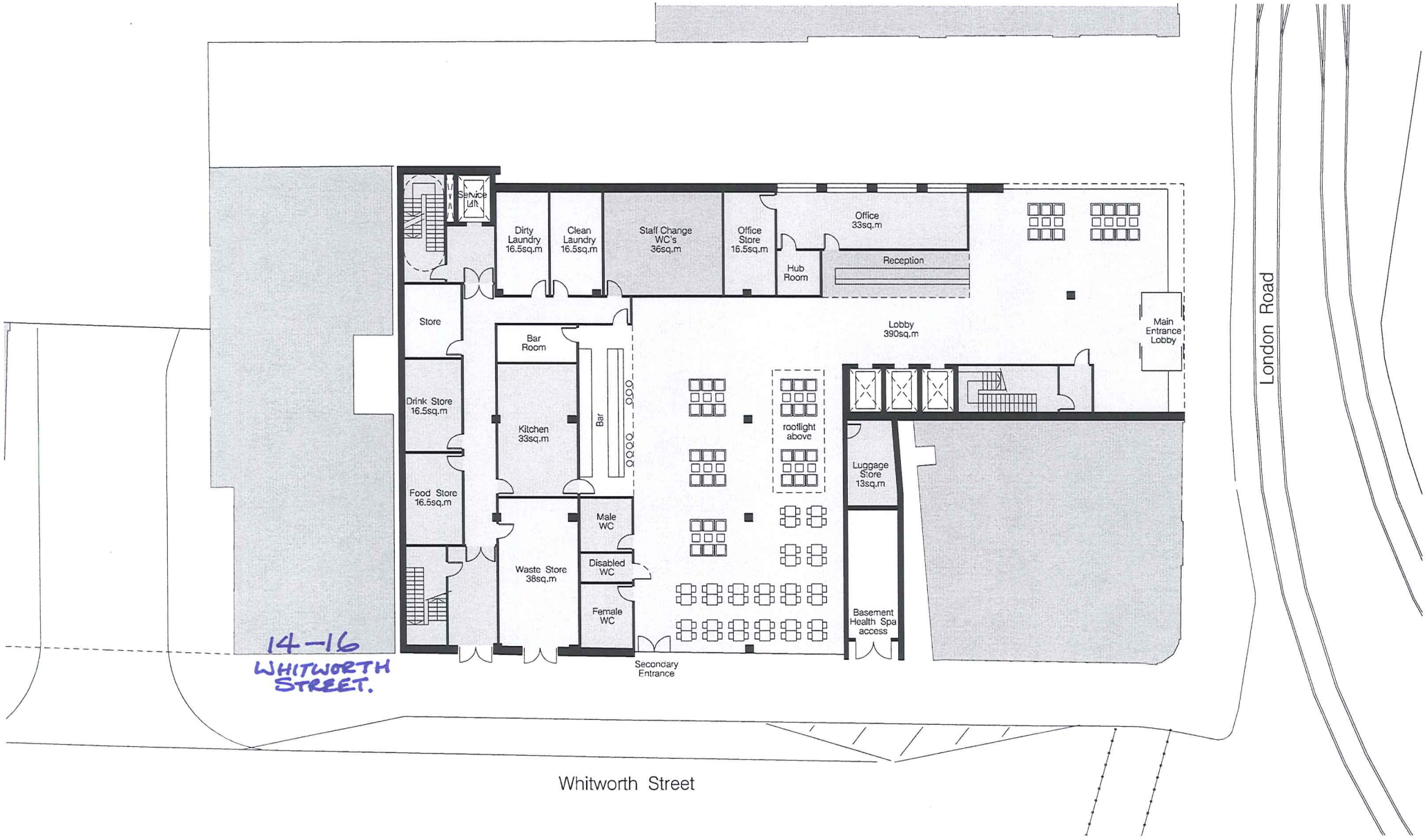

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DO NOT SCALE
Work to an ordered dimensions only.
Read drawing in conjunction with relevant specification.
Structural Engineers' and Services Engineers' drawings.
Confirm all dimensions before commencement of any work on site or fabrication.

revisions + notes:

0 10m 20m 30m

client: OLYMPIAN HOMES LTD	date: 10 JANUARY 2012	
project: MOTEL ONE MANCHESTER	scale: 1:200 @ A3	drawn by: TG
title: GROUND FLOOR PLAN	drawing number: L(—)000	
status: PRELIMINARY	job number: 0553	revision: /

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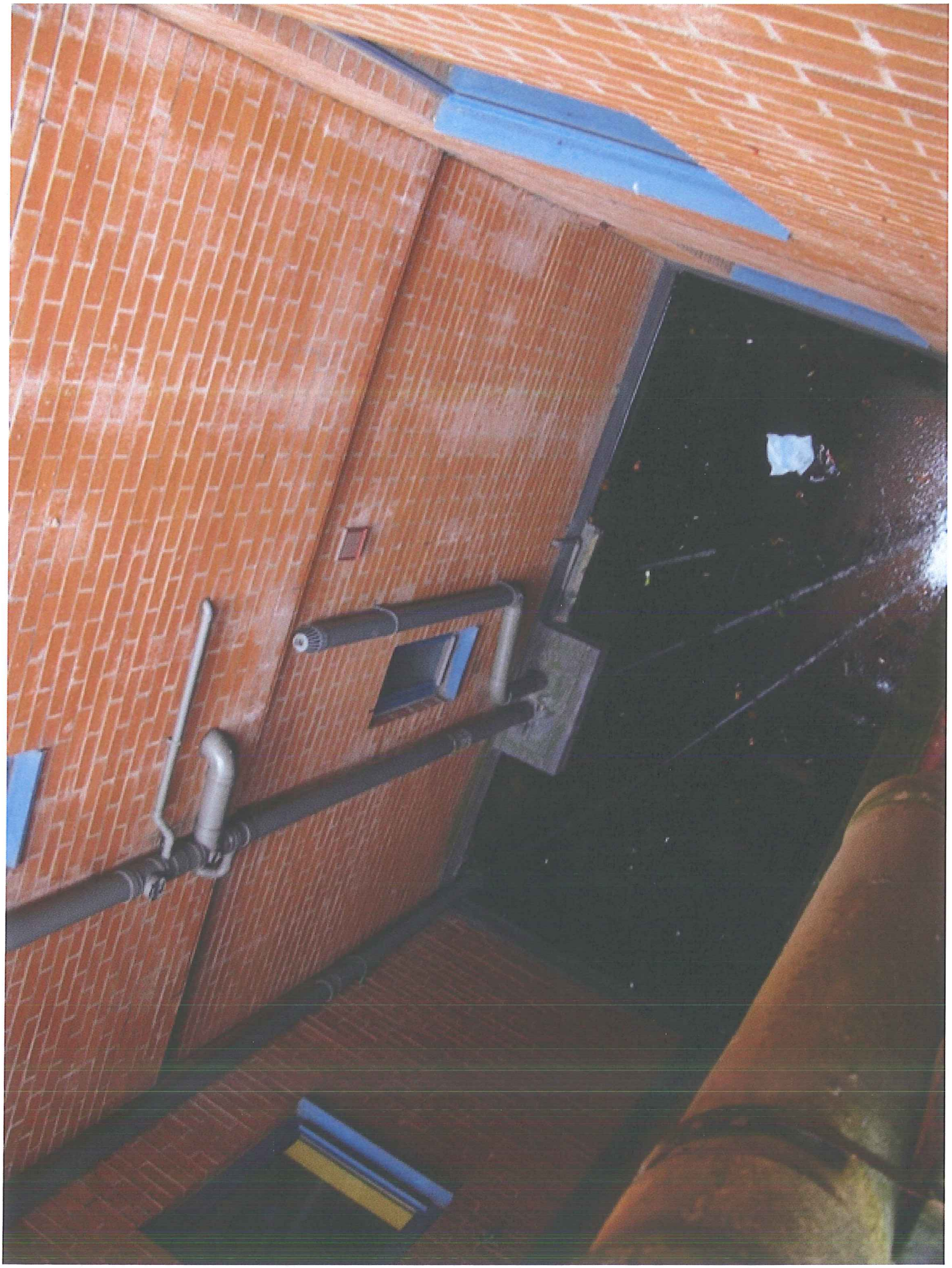
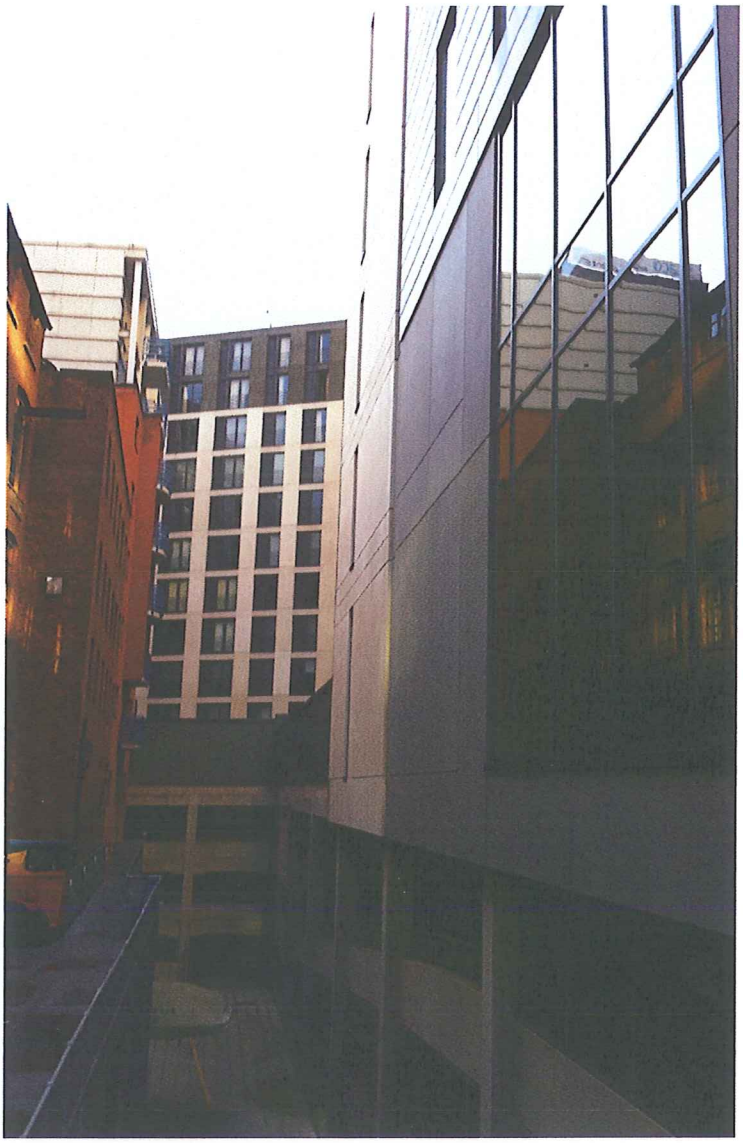
APPENDIX 2





APPENDIX 3


THE OUTPOST





APPENDIX 4



NOTES:
DIMENSIONS NOT TO BE SCALED FROM THIS DRAWING. CONTRACTORS TO NOTIFY ARC***CTS OF SITE VARIATIONS AFFECTING INFORMATION ON THIS DRAWING. THIS DRAWING IS COPYRIGHT OF GLENN HOWELLS ARCHITECTS.

Date	Rev	Details

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PLANNING

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Project
9 Piccadilly Place, manchester

Client
Argent Estates Limited

Drawing title
General Arrangement Plan- Level 2 to Level 6

Date	Scale	Checked
21.06.06	1 : 100 @ A1	-

Project Ref.	Drawing No.	Revision
1236	PL 103	

APPENDIX 5

CREDENTIALS

JOHN CARTER FRICS **2012**

A Founding Partner of Brooke Vincent + Partners in 1974, a Director from May 2007 and a Fellow of the Royal Institution of Chartered Surveyors since 1981.

Professional experience covers most aspects of a Chartered Building Surveyor's workload. Now almost exclusively Rights to Light and Daylighting but occasionally Party Wall legislation, boundary disputes and building surveys of a wide variety of building styles and ages.

Past Chairman of the Pyramus & Thisbe Club (a club for surveyors advising on boundary related disciplines) and Honorary Secretary from 2000 to 2007. Previously a member of two of the Institution's skills panels (residential surveys and geodetics) and a consulting member to the boundaries panel.

Whilst with the residential survey panel, co-opted onto the working party responsible for revising and extending the RICS Good Practice Note for Residential Building Surveys and thereafter scripting and presenting an educational tape on the same subject.

For many years an independent assessor of candidates undertaking their RICS Assessment of Professional Competence. In 1999, received CEDR accreditation as a mediator and became a member of the RICS panel of mediators (both now lapsed).

Previously a frequent speaker on Party Wall issues and building surveys but now speaking almost exclusively on Right of Light, Daylight and related topics. During the last few years, providing the knowledge based background to the production of new software that has now gained widespread acceptance for the analysis of natural light in the built environment.