PLANNING AND
BUILDING CONTROL
28 MAY 2012

May 2012

Daylight / sunlight Assessment

Site of the former Gamecock Public House Boundary Lane, Manchester

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BUILDING CONTROL
28 MAY 2012

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Daylight / sunlight assessment

1.0 Type of application

This assessment is in support of a detail planning application relating to the site listed below and has been written to meet the requirements of Article 8(3) of the town and country planning (Development Management Procedure) (England) order 2010

2.0 Location of proposed development

2.1 land site of former Gamecock PH, Boundary Lane, Manchester.

3.0 Description of proposed development

3.1 This application is for the construction of a new purpose build student housing project.

4.0 Document first compiled on

4.1 22nd May 2012

5.0 Amendments

.....
.....

6.0 Applicant

Crosslane (Gamecock) LLP,
Suite 3D, Manchester International Office Centre,
Styal Road, Manchester,
M22 5WB

7.0 Agent

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N

Briarfield Hall

4 to 14

Victoria Halls

1 to 70
Hopton Court

SALUTATION STREET

FENNEL STREET

MILLBECK STREET

FREEMAN SQ

BOOTH STREET WEST

57 to 63

Surgery

HIGHER CAMBRIDGE STREET

Car Park

BOUNDARY LANE

Trinity Court

Cooper House

RUBY ST

EPPING STREET

Mortenscroft Centre

Mission Hall

DRYHURST WALK

1 to 70
Meredith Court

El Sub Sta

BRINDLE PLACE

EPSLEY CLOSE

RAIL PLACE

EDEN CLOSE

Hester Walk

FLATLEY CLOSE

Trinity
Church of England
High School

BRIDGEFORD STREET

El Sub Sta

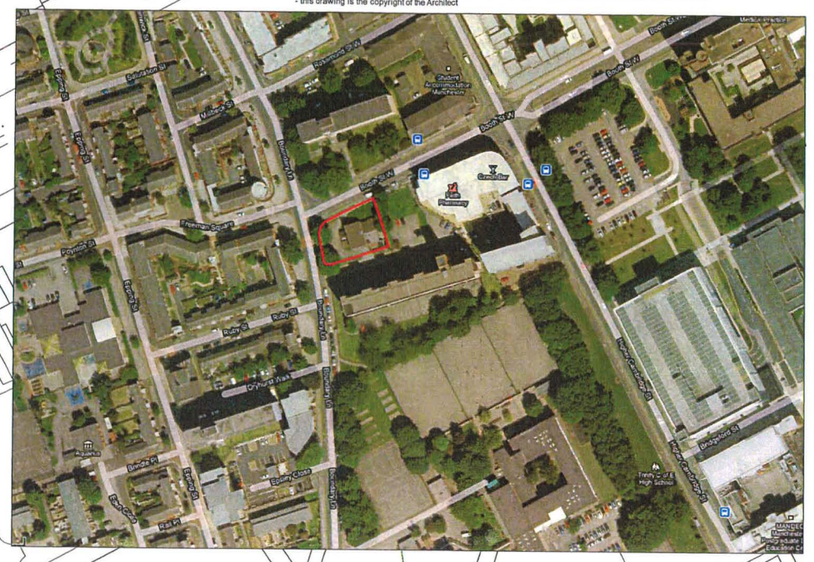
LLOYD STREET NORTH

The University of Manchester

Architecture and Planning Building

HULME WALK

PV



PURPOSE OF ISSUE

- Figured dimensions to be followed in preference to scale
- All dimensions shall be verified by the Contractor(s) on site prior to work commencing and relevant orders being placed.
- Any discrepencies to be brought to the attention of the Contract Administrator for instructions prior to proceeding.
- this drawing is the copyright of the Architect

SITE BOUNDARY LINE

OUTLINE OF PREVIOUSLY APPROVED BUILDING

REV:	DATE:	DRAWN BY:	DETAILS:
-	-	-	-

SW **FOULKES** ARCHITECTS

PROJECT:
STUDENT HOUSING
BOUNDARY LANE, MANCHESTER

DRAWING:
LOCATION PLAN AS PROPOSED

DATE	DRAWN BY	CHECKED BY:
JAN 2012	SWF	

SCALE	DRAWING NO	REV.
1:1250 A3	611-08.2-103	-

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Manchester
United Kingdom
M1 5AN

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8.0 Purpose of the report

8.1 The purpose of this report is to assess the impact on the daylight and sunlight available to neighbouring properties of the proposed development on the site of the former Gamecock PH

9.0 Assessing the context of the Site

9.1 The site is set on the corner of Boundary Lane and Booth Street West, to the south of Manchester city centre.

10.0 Assessment of the immediate site and wider context

10.1 The site is currently occupied by the two storey detached structure of the former Gamecock Public House. The property ceased trading as a public house a number of years ago and is now vacant.

The proposal is to replace the existing building with a new building which will occupy the site and step up to a maximum of 11 storeys

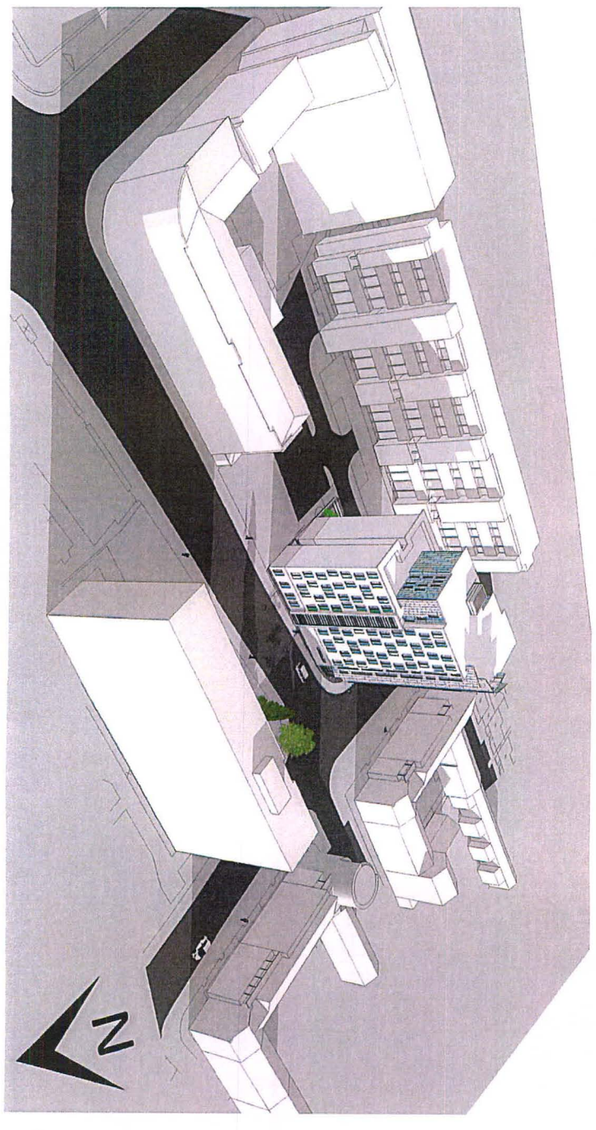
To the north of the site across Booth Street West is the large residential apartment block of Hopton Court and immediately to the south is a similar apartment building known as Cooper House. To the west of the site across Boundary Lane there are lower level terraces of apartments and housing that were built as part of a more recent regeneration project for Hulme. Immediately to the east of the site is some open land associated with Cooper house and beyond that is the Manchester Foyer Building.

The Properties in the area are a mixture of housing, commercial uses, places of worship, schools, education faculties and apartments.

11.0 The proposed building is to the north of the nearest building, Cooper House and is fortunate that the nature of the site gives the proposed structure a substantial spacing from the surrounding buildings. It can be seen from the shadowing simulation enclosed that we have illustrated the situations at the extremes of summer and winter for first thing in the morning, midday and in the evening.

For these studies it can be seen that the proposed building will not put any elevation of any surrounding building permanently in shade. Any shadowing would be temporary i.e. less than 2 hours and most cases only fleeting.

light & shadow study _ summer _15 June



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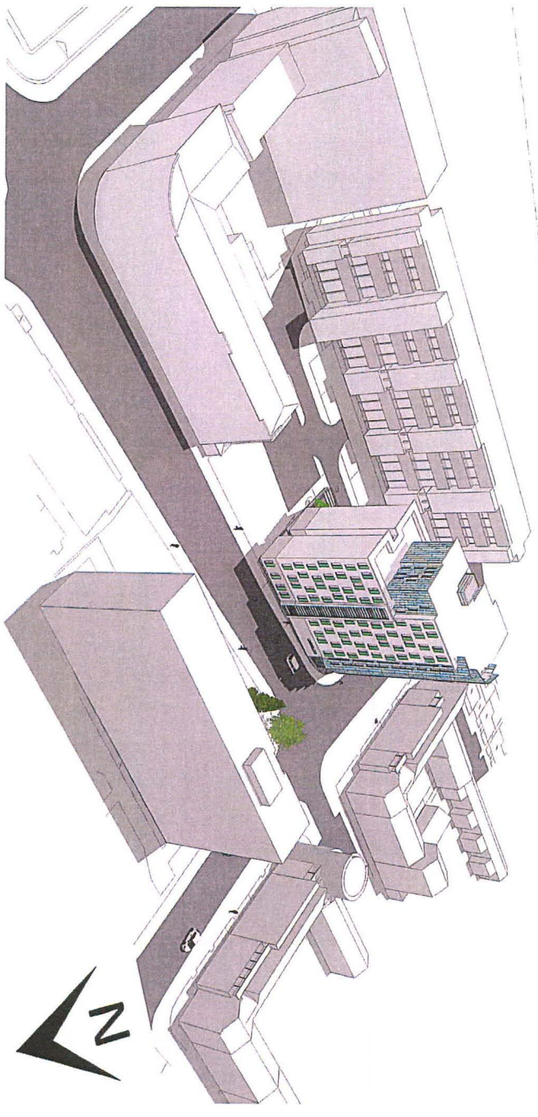

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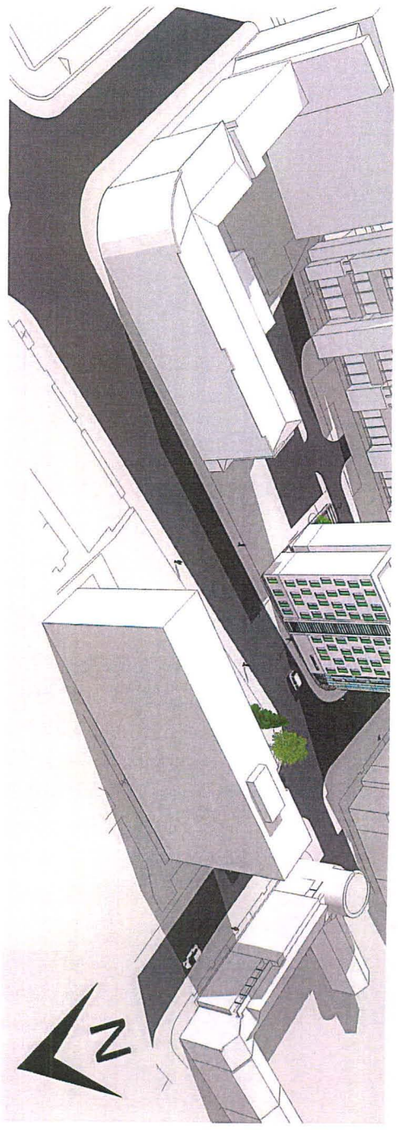

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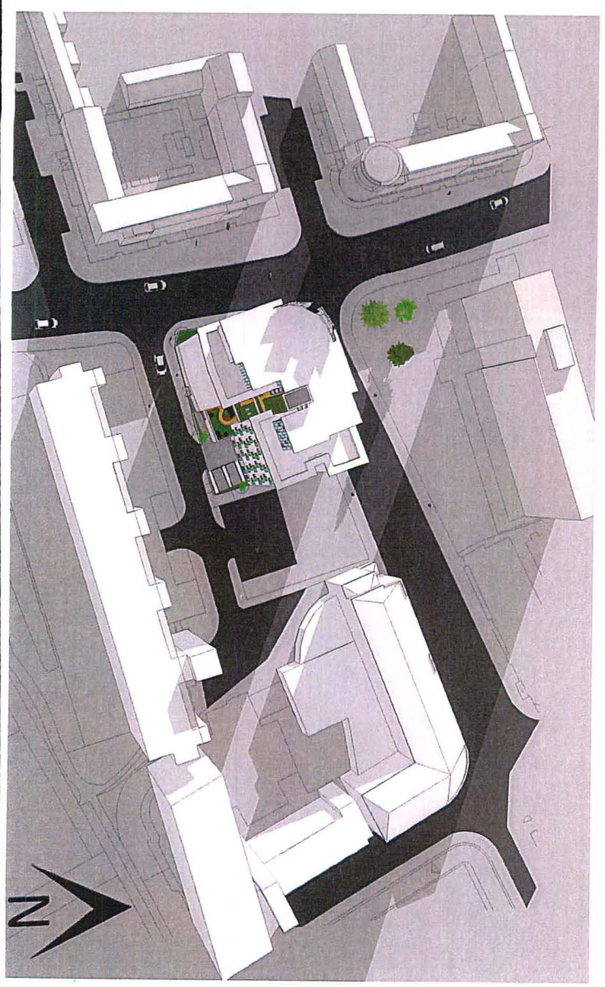
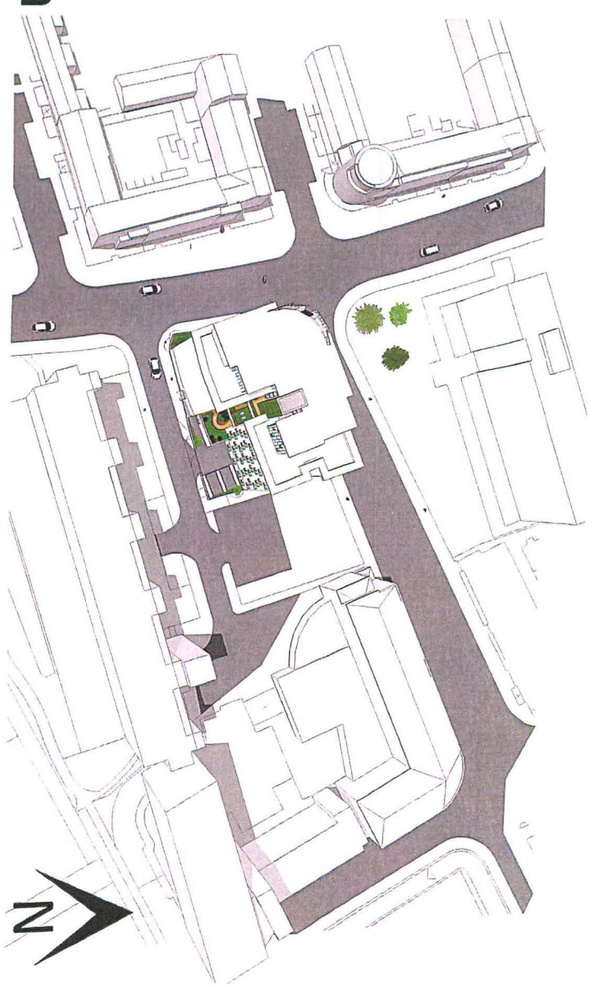
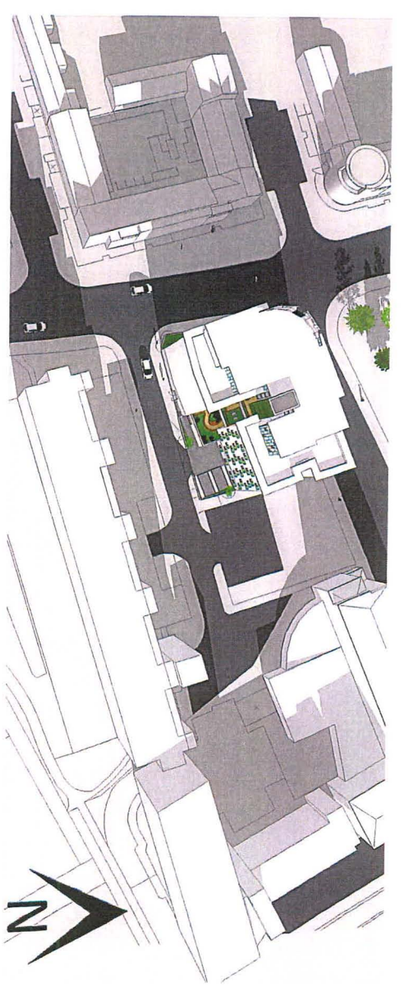
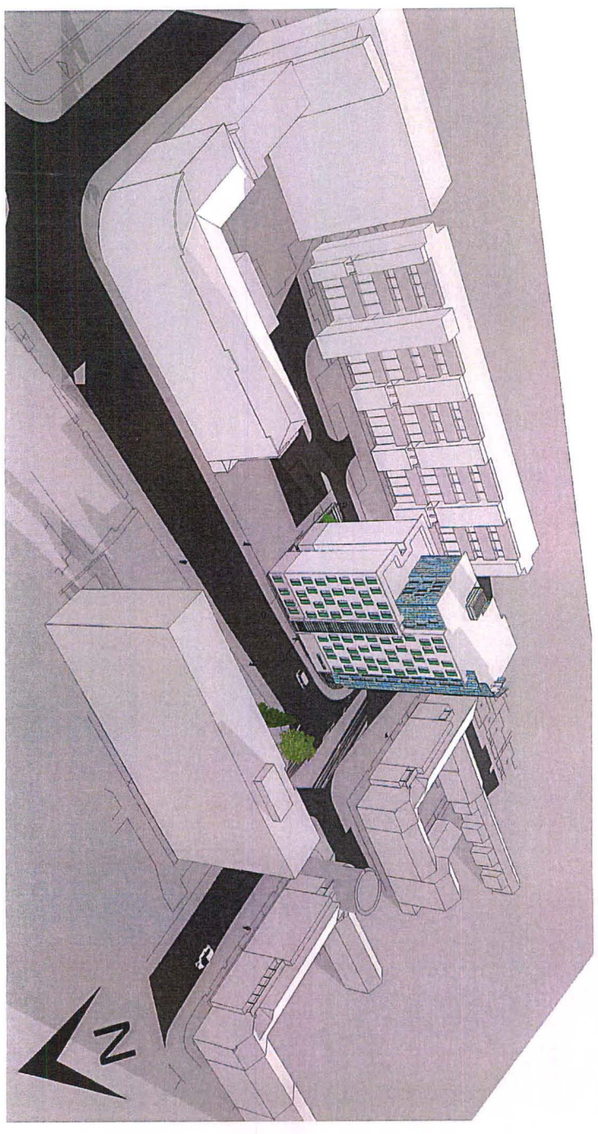






SW **FOULKES** ARCHITECTS

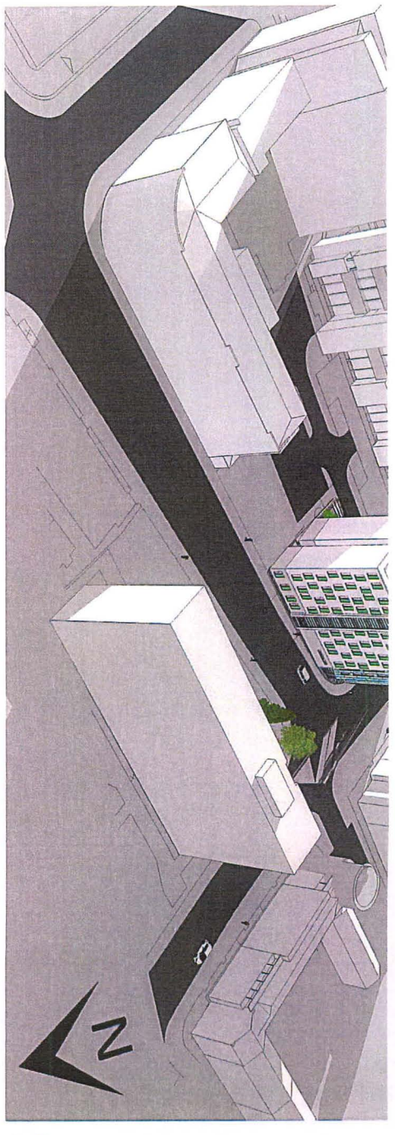
light & shadow study _ winter_30 Decemb



4 pm



12 am



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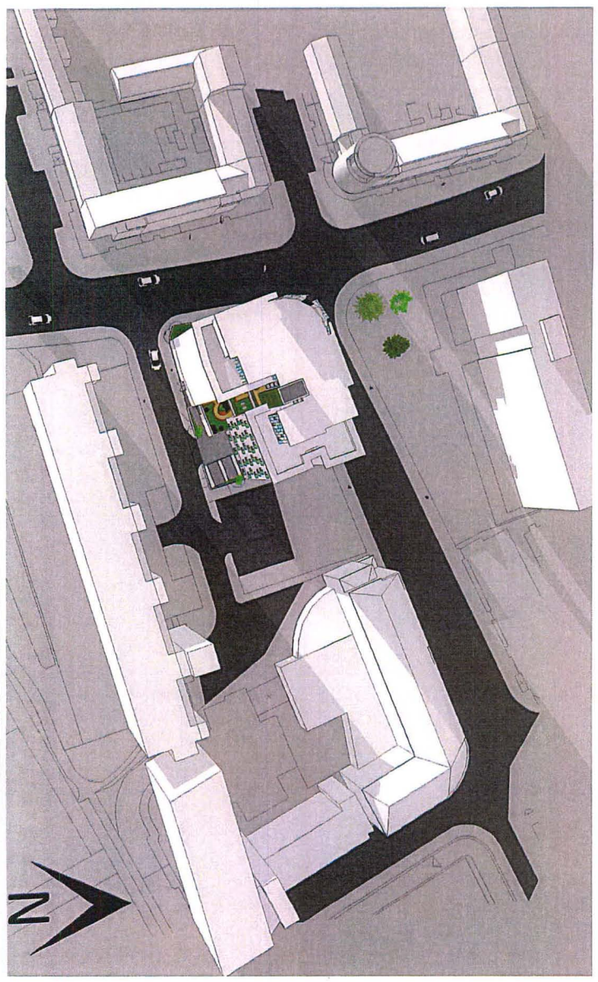

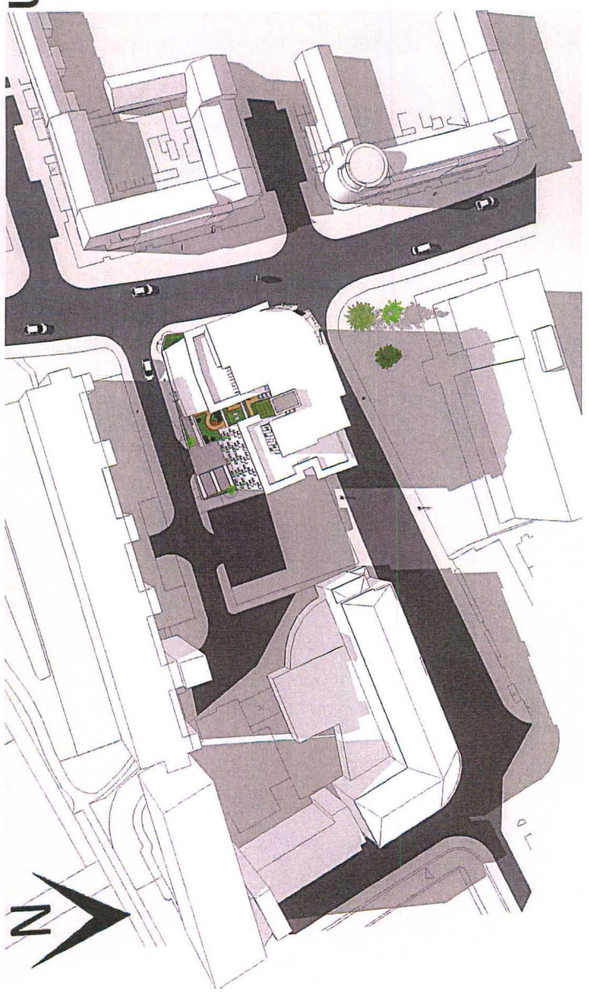

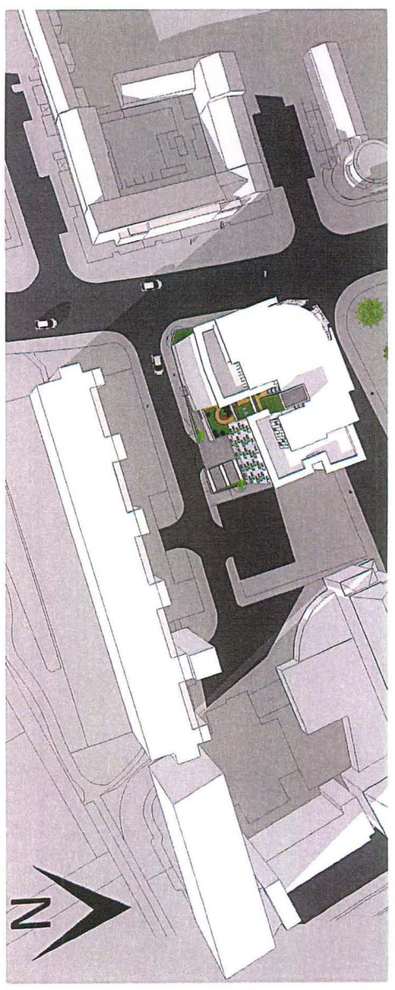

SW **FOULKES** ARCHITECTS

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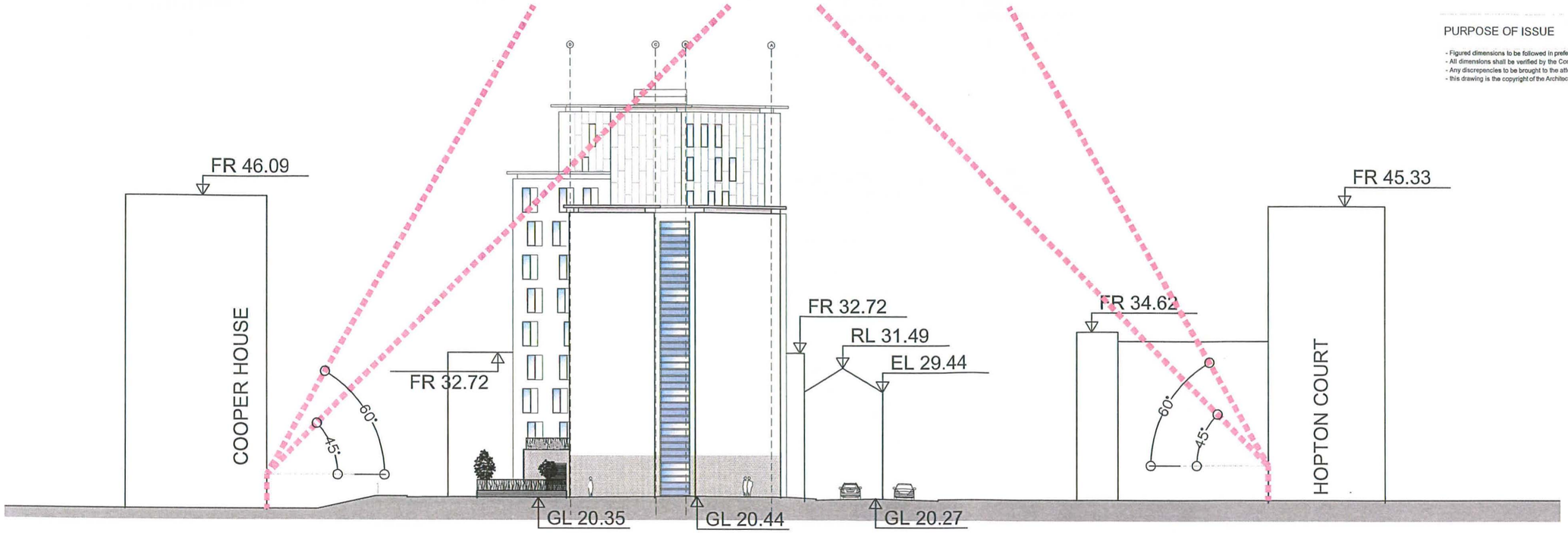
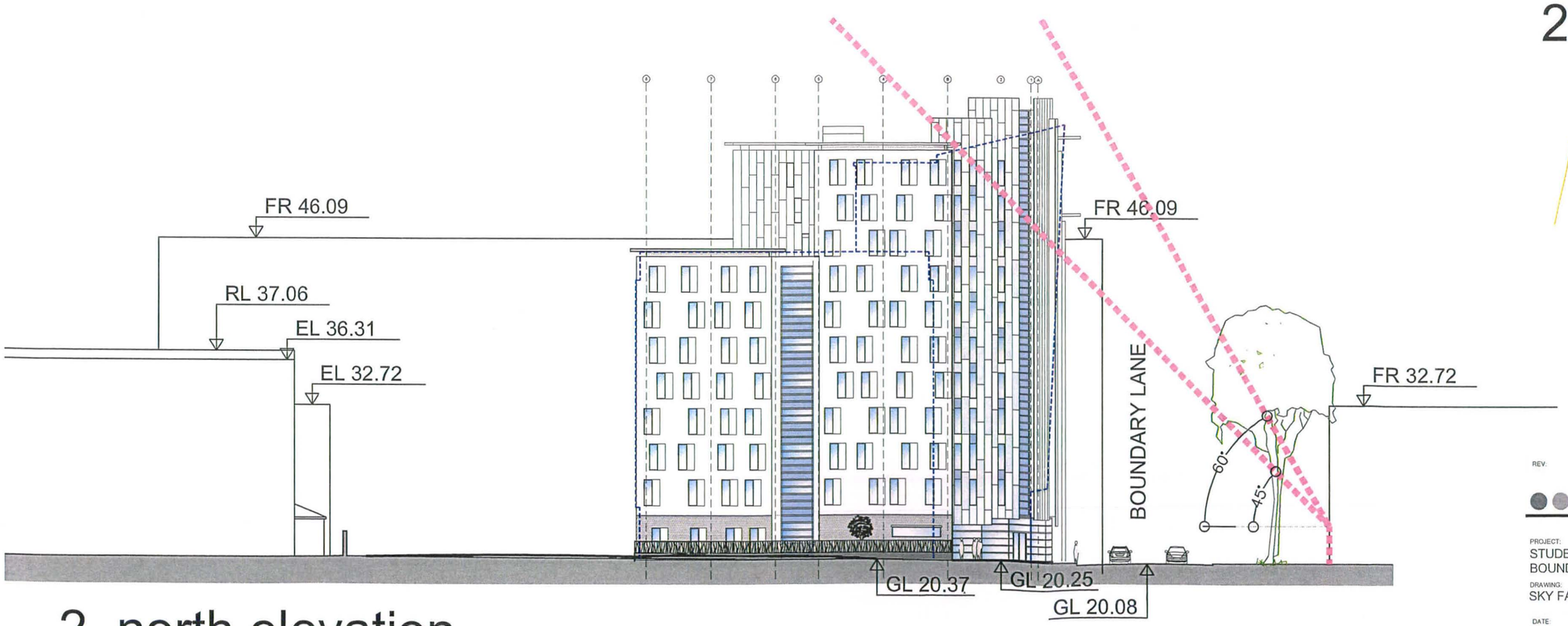
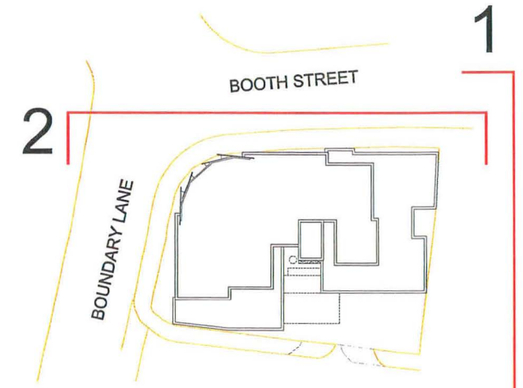


1. east elevation



2. north elevation



REV. DATE: DRAWN BY: DETAILS:

SW **FOULKES** ARCHITECTS

PROJECT:
STUDENT HOUSING
BOUNDARY LANE, MANCHESTER

DRAWING:
SKY FACTOR STUDY

DATE: MAY 2012
DRAWN BY: MSZ
CHECKED BY:
SCALE: 1:400 A3
DRAWING NO: 611-08.2-400
REV.

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12.0 We also enclose two street elevations which illustrate that all the Surrounding building elevations will have a view of the sky down to ground floor window level.

The outline of the previously approved scheme is also included as a dotted line to illustrate that the proposed situation does not vary in substance from the previously approved scheme.

13.0 **Conclusion**

The proposed scheme doesn't in any significant way compromise the well being of the surrounding residential accommodation in terms of reduced daylight or over shadowing