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Client: G&O Securities Limited

Daylight and Sunlight Assessment for the Development at Hilltop Court, Crumpsall, Manchester, M8 4JH

September 2025

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1 Executive Summary

A daylight and sunlight assessment has been carried out in accordance with the BRE Guidelines (BR209 2022) in order to assess the potential impact of the proposed development at Hilltop Court, Crumpsall, Manchester, M8 4JH on the neighbouring properties. The provision of daylight and sunlight to the proposed new units has also been assessed.

In line with the assessment criteria, it has been shown that none of assessed neighbouring windows will experience a reduction beyond the acceptable BRE threshold, or the provision of daylight will exceed the acceptable threshold. Whilst the majority of neighbouring rooms will be compliant with the BRE criteria, where there are some notable reductions, these have been shown to be minor and have either been included within the assessment as a worst-case scenario or serve bedrooms which have the lowest requirement for daylighting.

It has also been possible to demonstrate that none of the neighbouring properties will experience a reduction beyond the BRE thresholds for sunlighting and therefore is considered acceptable.

Furthermore, the analysis concludes that all of the neighbouring amenity areas will still receive a good level of direct sunlighting on 21st March with the proposed development in place.

2 Background and Scope of Appraisal

2.1 Study Objectives

Herrington Consulting has been commissioned by G&O Securities Limited to assess the potential impact of the proposed development at Hilltop Court, Crumpsall, Manchester, M8 4JH in relation to daylight, sunlight and overshadowing on the neighbouring buildings. The key objectives of the assessment are to:

- assess the baseline conditions at the site;
- analyse the potential impacts of the development on the daylight and sunlight currently received by the neighbouring buildings;
- analyse the potential impacts of the development on the daylight and sunlight currently received by the existing flats on the lower storeys of Hiltop Court
- assess these impacts in line with any relevant planning policies and best practice guidance.

2.2 Site Location

The site is situated in the area of Crumpsall in northern Manchester and is located within the administrative boundaries of the Manchester City Council. The location of the site is shown in Figure 2.1 and the site plan included in Appendix A.1 gives a more detailed reference to the site location and layout.

Figure 2.1 - Location map (contains Ordnance Survey data © Crown copyright and database rights 2015)

2.3 The Development

The proposal for development is to build a single-storey roof extension to the existing residential building to accommodate for 6 one-bedroom flats. Drawings of the proposed scheme are included in Appendix A.1 and a 3D rendered image of the development proposal is shown in Figure 2.2.

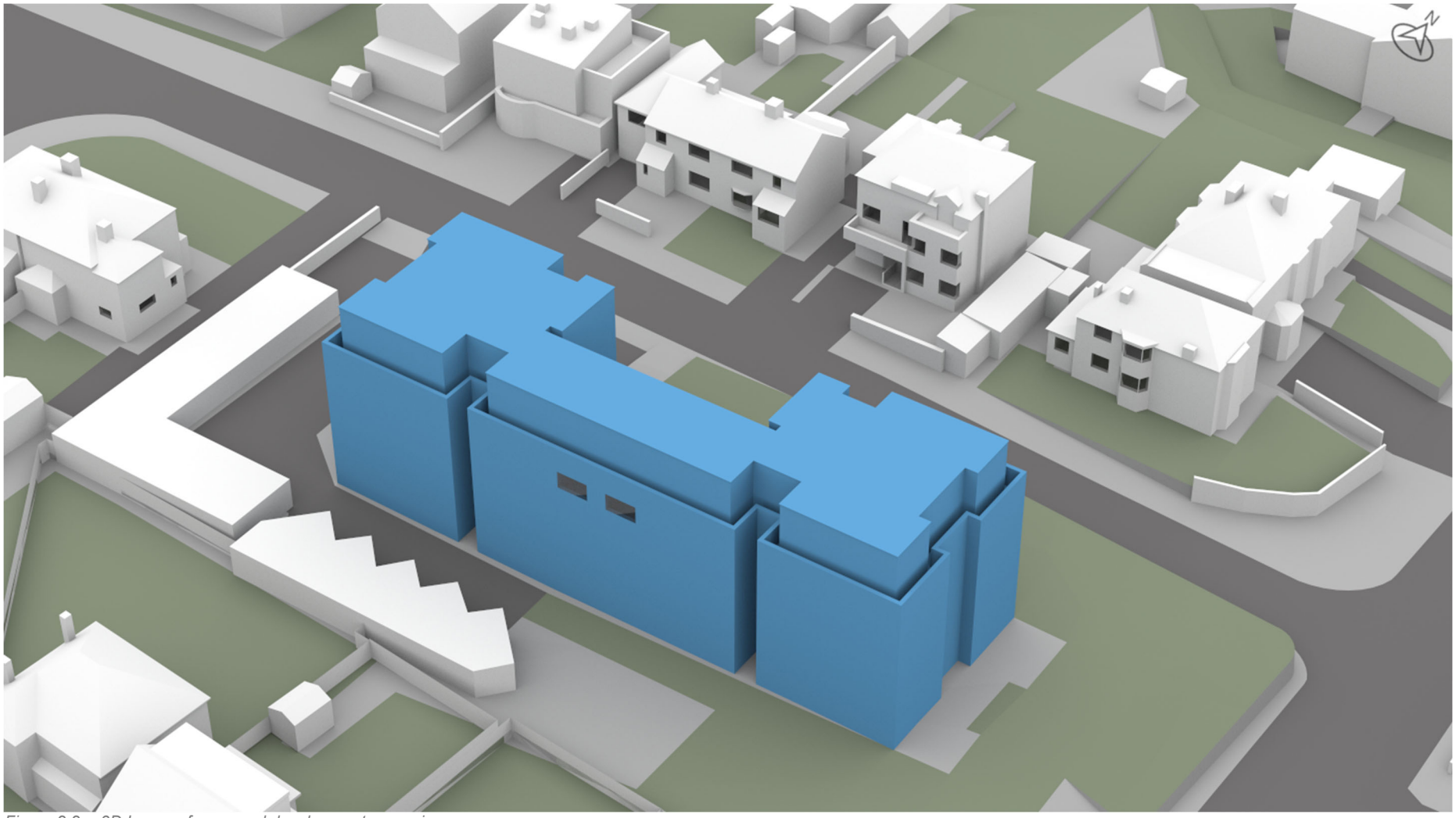


Figure 2.2 -- 3D Image of proposed development scenarios

3 Policy and Guidance

3.1 National Planning Policy

National Planning Policy Framework (December 2024, as amended February 2025)

Paragraph 130 on 'Achieving appropriate densities' states that *"c) 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)."*

Guidance on Effective Use of Land (Revised July 2019)

The guidance states that *"Where a planning application is submitted, local planning authorities will need to consider whether the proposed development would have an unreasonable impact on the daylight and sunlight levels enjoyed by neighbouring occupiers, as well as assessing whether daylight and sunlight within the development itself will provide satisfactory living conditions for future occupants."*

Furthermore, it also states that "*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. In such situations good design (such as giving careful consideration to a building's massing and layout of habitable rooms) will be necessary to help make the best use of the site and maintain acceptable living standards."*

3.2 Regional and Local Planning Policy

Manchester's Local Development Framework Core Strategy Development Plan Document (July 2012)

Policy DM1 Development Management states that *"All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation."*

3.3 Best Practice Guidance

In the absence of official national planning guidance/legislation on daylight and sunlight, the most recognised guidance document is published by the Building Research Establishment and entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice', Third Edition, 2022; herein referred to as the '**BRE Guidelines**'.

The BRE Guidelines are not mandatory and themselves state that they should not be used as an instrument of planning policy, however in practice they are heavily relied upon as they provide a good guide to approach, methodology and evaluation of daylight and sunlight impacts.

Whilst the BRE Guidelines provide numerical guidance for daylight, sunlight and overshadowing, these criteria should not be seen as absolute targets. The document states that the intention of the guide is to aid rather than constrain the designer. The Guide is not an instrument of planning policy, therefore whilst the methods given are technically robust, it is acknowledged that some level of flexibility should be applied where appropriate.

4 Assessment Techniques

4.1 Background

Natural light refers to both daylight and sunlight. However, a distinction between these two concepts is required for the purpose of analysis and quantification of natural light in buildings. In this assessment, the term '*Daylight*' is used for natural light where the source is the sky in overcast conditions, whilst '*Sunlight*' refers specifically to the light coming directly from the sun.

The primary objective of this assessment is to quantify the impacts of the proposed development on the adjacent building[s] and therefore the methods employed by this study are focussed on this objective. These methodologies are described in the following sections of this report and follow the hierarchical approach set out by the BRE Guidelines. The 'decision chart' outlining this process (Figure 20 of the Guidelines) has been reproduced for clarity.

The BRE guidelines are primarily intended for use for residential rooms in adjoining dwellings. However, they may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices in specific circumstances. For dwellings, it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.

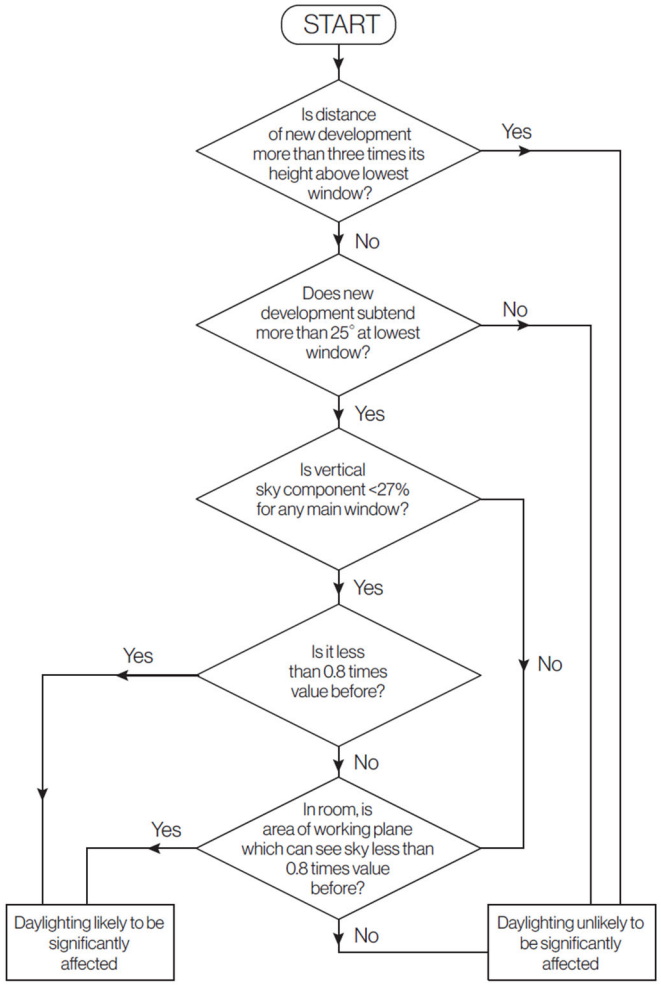


Figure 4.1 - Decision chart (Figure 20 of the BRE Guidelines)

4.2 Vertical Sky Component

The Vertical Sky Component (VSC) calculation is the ratio of the direct sky illuminance falling on the outside of a window, to the simultaneous horizontal illuminance under an unobstructed sky. The standard CIE (Commission Internationale d'Éclairage) Overcast Sky is used and the ratio is expressed as a percentage. For example, a window that has an unobstructed view over open fields would benefit from the maximum VSC, which would be close to 40%. For a window to be considered as having a reasonable amount of skylight reaching it, the BRE Guidelines suggests that a minimum VSC value of 27% should be achieved. When assessing the impact of a new development on an existing building, the BRE Guidelines specifies the following requirement:

> *"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 reduction in light to the window is likely to be noticeable."*

This means that a reduction in the VSC value of up to 20% its former value would be acceptable and thus the impact would be considered negligible. It is important to note that the VSC is a simple geometrical calculation, which provides an early indication of the potential for daylight entering the space. It does not, however, assess or quantify the actual daylight levels inside the rooms.

4.3 No Sky Line

The No Sky Line, or sometimes referred to as No Sky View method, describes the distribution of daylight within rooms by calculating the area of the 'working plane', which can receive a direct view of the sky. The working plane height is generally set at 850mm above floor level within a residential property and 700mm within a commercial property. When assessing the potential impacts on the daylight available to the neighbouring properties, the BRE Guidelines state that if the area within a room receiving direct skylight is reduced by less than 0.8 following the construction of a new development, the impact will be noticeable to the occupants. This is also true if the No Sky Line encroaches onto key areas like kitchen sinks and worktops.

One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, for both the existing and proposed conditions, and a judgement can be made as to whether the room will retain light to a reasonable depth.

4.4 Annual Probable Sunlight Hours

It is also possible to quantify the amount of sunlight available to a new development and the recognised methodology for undertaking this analysis is the Annual Probable Sunlight Hours (APSH) method.

The BRE Guidance outlines the following parameters and for the assessment to conclude that the sunlighting of the existing dwelling could be adversely affected, all three of the following tests need to have been failed:

Test A - Does the window receive less than 25% of the APSH, or less than 5% the APSH between 21st September and 21st March?

Test B - Does the assessed window receive less than 0.8 times its former sunlight hours during either the 'whole year' or 'winter' period?

Test C - Is the reduction in sunlight received over the whole of the year greater than 4% of the APSH?

For new development and especially where existing buildings are being re-developed, it is important to acknowledge that these are aspirational targets intended to aid and not constrain the designer.

These aspirational targets were derived to improve the amenity of single dwellings that typically comprise a living room, kitchen and bedrooms; the objective being to maximise sunlight in the main living areas. However, for buildings that contain multiple apartments, it is rarely possible to configure the internal layout such that all rooms receive direct sunlight as it is inevitable that some windows will be situated on an elevation that faces within 90 degrees of due north.

It is therefore important to understand that when assessing the provision of sunlight to a building containing multiple dwellings, the BRE Guidelines seek only to maximise the amount of sunlight received. They do not set absolute targets.

4.5 Overshadowing

The BRE Guidance suggests that where new development may affect one or more amenity areas, then analysis can be undertaken to quantify the loss of sunlight resulting from overshadowing. Typical examples of areas that could be considered as open spaces or amenity areas are main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains. Amenity areas in the form of balconies are not recommended to be assessed under the BRE Guidelines due to their small size and often significant obstruction.

Sun Hours on Ground

The BRE Guidelines acknowledge that good site layout planning for daylight and sunlight should not limit itself to providing good natural light inside buildings. Sunlight in the space between buildings has an important effect on the overall appearance and ambiance of a development.

The BRE Guidelines recommend that for a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of an amenity area should receive at least 2 hours of sunlight on 21st March. The BRE Guidelines also suggest that if, as a result of a new development, an existing garden or amenity area does not meet these guidelines, and the area which can receive some sun on the 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

When undertaking this analysis, sunlight from an altitude of 10° or less has been ignored as this is likely to be obscured by planting and undulations in the surrounding topography. Driveways and hard standing for cars is also usually left out of the area used for this calculation. Fences or walls less than 1.5 metres high are also ignored. Front gardens which are relatively small and visible from public footpaths are omitted, with only main back gardens needing to be analysed.

The Guidelines also state that *"normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building."* This is especially the case for deciduous trees, which provide welcome shade in the summer whilst allowing sunlight to penetrate during the winter months.

Transient Overshadowing

The BRE Guidelines suggest that where large buildings are proposed, which may affect a number of open spaces or amenity areas, it is useful and illustrative to plot a shadow plan to show the location of shadows at different times of the day and at key times during the year. Typically, the 21st March, the 21st June, and 21st December are used to represent the annual variance of sun position, noting that the position of the sun in the sky during the spring equinox (21st March) is equivalent to that of the autumn equinox.

The BRE Guidelines provide no criteria for the significance of transitory overshadowing other than to suggest that by establishing the different times of day and year when shadow would be cast over surrounding areas, an indication as to the significance of the likely effect of a new development will be found.

The assessment of transient overshadowing effects is therefore based upon expert judgment, taking into consideration the likely effects of the various baseline conditions and comparing them with the likely significant transient overshadowing effects of the development proposals.

5 Assessment Methodology

5.1 Method of Baseline Data Collation

The following data has been used to inform this study:

- OS Mastermap mapping
- Scheme drawings in AutoCAD format (ME Architects – May 2025)
- 3D Building model constructed using photogrammetric techniques (provided by AccuCities 2025 based on satellite imagery from 2023 to 15cm accuracy)
- Aerial photography (Google Maps and Bing)

5.2 Identification of Key Sensitive Receptors

The BRE Guidelines are intended for use for rooms and adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storeroom circulation areas and garages are not deemed as requiring daylight and therefore are not identified as sensitive receptors. The BRE document also states that the guidelines may be applied to any non-domestic building where the occupants have a reasonable expectation of daylight. This would normally include schools, hospitals, hotels, hostels, small workshops and some offices.

The first step in this process is to determine the key sensitive receptors, i.e. which windows may be affected by the proposed development. Key receptors are those windows that face, or are located broadly perpendicular to the proposed development.

If a window falls into this category, the second step is to measure the obstruction angle. This is the angle at the level of the centre of the lowest window between the horizontal plane and the line joining the highest point of nearest obstruction formed from any part of the proposed development. If this angle is less than 25°, then it is unlikely to have a substantial effect on the diffuse daylight enjoyed by the existing window and the window is not deemed to be a sensitive receptor. A graphical representation of the 25° rule is illustrated in Figure 5.1 below.

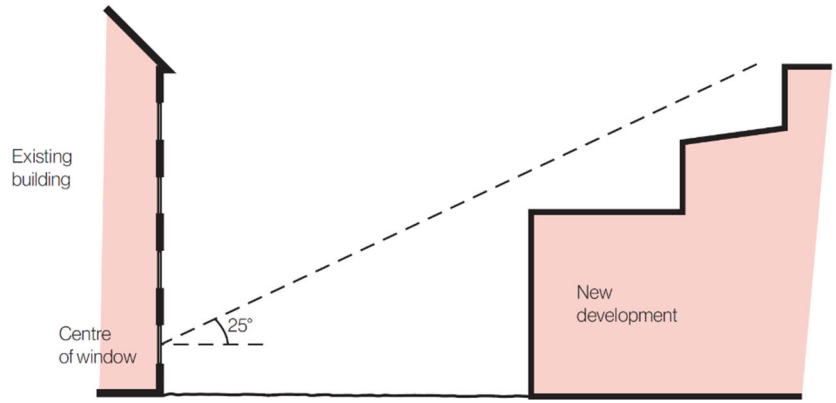


Figure 5.1 - Graphical representation of the 25° Rule (indicative buildings used for illustration purposes only)

As part of this assessment a digital three-dimensional model of the study area has been created for both the 'pre' and 'post' development scenarios. Images of these models are shown in Appendix A.2.

Using the 3D model, it is possible to identify all windows having an obstruction angle no greater than 25°. Impacts to these windows are therefore deemed to be negligible in line with the criteria set out within the BRE Guidelines.

There are, however, circumstances where the 25° rule is not wholly appropriate, for example where the development facing the window does not create a uniform obstruction along the skyline, or where the proposals are not directly adjacent to the receptor window. In these situations, professional judgement is used to differentiate between windows that require more detailed analysis and those that will clearly not be impacted. Where any level of uncertainty exists, the window is taken forward for detailed analysis.

Windows serving non-habitable spaces are not included within the assessment as these are not identified by planning policy or by the BRE Guidelines to be sensitive to changes in daylight and sunlight. Therefore, as part of the identification of sensitive receptors, the use of each room is, where possible, established and windows serving non-habitable spaces such as toilets, storerooms, stairwells and circulation spaces are identified. Typically, kitchens that have a floor area less then 13m^2 are not considered to be habitable spaces in their own right.

Windows serving rooms within commercial premises are assumed to be non-habitable and in accordance with the BRE Guidelines are not identified as sensitive receptors. However, there are special cases where it can be assumed that some non-domestic uses have a reasonable expectation of daylight, and therefore could be taken forward for more detailed analysis. Typically, these could be school classrooms, hospital wards, art studios etc. but professional judgement is generally relied upon to determine this and where considered appropriate, windows serving commercial premises are included.

Drawings showing the location of all sensitive receptors that have been assessed as part of this study are included in Appendix A.2.

In summary, habitable rooms in the following residential buildings have been identified as potential sensitive receptors and have therefore been tested:

- 4- 8 Brooklands Road (Evens Only)
- 9 Brooklands Road
- 2-8 Bettwood Drive (Evens Only)
- 155 Middleton Road

In addition to the above neighbouring properties, a selection of rooms/windows on the third floor at Hilltop Court have also been assessed, where the proposed upwards extension may be visible.

5.3 Numerical Modelling

The numerical analysis used in this assessment has been undertaken using the Waldrum Tools (Version 7.0.0.5) software package.

5.4 Calculation Assumptions

The following assumptions have been made when undertaking the analysis:

- When assessing the VSC, the calculation is based on the centre point of the window position.

- When assessing the daylighting for internal rooms and in the absence of specific information, the following parameters are assumed:

Parameter	Value
Glazing Transmittance: Neighbours - Double Glazed	0.68
Correction Factor for Frames and Glazing Bars	0.8
Maintenance Factor	0.92
Working Plane/ Assessment Calculation Height	0.85m
Grid Spacing	0.3m

Table 5.1 - Assumed Calculation Parameters

- Where information on internal room layouts of adjacent properties is not known, best estimates as to room layout and size have been made in order to undertake the No Sky Line analysis.

- Where the internal arrangements and room uses have been estimated, it should be noted that this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window being tested (and windows have been accurately drawn from survey information, where possible). It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.

- In areas where survey data has not been provided or needs to be supplemented with additional information, photographs, OS mapping and brick counts have been used in the process of building the 3D model of the surrounding and existing buildings.

- When analysing the effect of the new building on the existing buildings, the shading effect of the existing trees has been ignored. This is the recommended practice where deciduous trees that do not form a dense belt or tree line are present (BRE Guidelines – Appendix H). This is because daylight is at its scarcest and most valuable in the winter when most trees will not be in leaf.

5.5 Assessment Criteria

The numerical assessment criteria specified within the BRE Guidelines is designed to identify the threshold at which point a change in daylight or sunlight would become ‘noticeable’ to the occupants. Consequently, where the results of the daylight and/or sunlight analysis demonstrate compliance with the BRE criteria, it can be concluded that the impact will be negligible. However, a point that should be stressed here is that ‘noticeable’ does not necessarily equate to ‘unacceptable’, and the BRE’s standard target values should not always be considered as pass/fail criteria. Whilst the BRE Guidelines provide numerical guidance for daylight, sunlight and overshadowing, these criteria should not be seen as absolute targets since, as the document states, the intention of the guide is to help rather than constrain the designer. The Guide is not an instrument of planning policy, therefore whilst the methods given are technically robust, it is acknowledged that some level of flexibility should be applied where appropriate.

Consequently, based on the numerical assessment criteria set out within the BRE Guidelines and the use of professional judgment, the following assessment criteria have been established and are used in describing the impacts of the proposed development.

Significance	Description	Change Ratio
Negligible	No alteration or a small alteration from the existing scenario. Results demonstrate full compliance with the BRE assessment criteria and therefore occupants are unlikely to notice any change	1.0 to 0.8
Minor adverse	An alteration from the existing scenario which may be marginally noticeable to the occupant. This may include a marginal infringement of the numerical levels suggested in the BRE Guidelines, which should be viewed in context. A typical change ratio for this level of significance would be 0.7	0.7 to 0.8
Moderate adverse	An alteration from the existing scenario which may cause a moderate noticeable change to the occupant. This may consist of a modest infringement of the numerical BRE assessment criteria	0.6 to 0.7
Major adverse	An alteration from the existing scenario which may cause a major noticeable change to the occupant. This may consist of a significant infringement of the numerical BRE assessment criteria	Less than 0.6

Figure 5.2 - Daylight & Sunlight impact descriptors

6 Daylighting Impacts

Based on the assessment techniques discussed in Section 4 and the results of the numerical analysis summarised in Appendix A.3, it is possible to draw conclusions on the impacts that the proposed development will have on the neighbouring buildings. The results of the daylight tests are discussed below.

6.1 Vertical Sky Component Analysis

The results of the VSC analysis are summarised below in Table 6.1.

Property	No. Windows Tested	Windows Satisfying BRE Criteria		VSC Windows Transgressions		
		No.	%	Minor Adverse	Moderate Adverse	Major Adverse
4 Brooklands Road	10	10	100%	0	0	0
6 Brooklands Road	5	5	100%	0	0	0
8 Brooklands Road	4	4	100%	0	0	0
9 Brooklands Road	2	2	100%	0	0	0
2 Bettwood Drive	6	6	100%	0	0	0
4 Bettwood Drive	6	6	100%	0	0	0
6 Bettwood Drive	5	5	100%	0	0	0
8 Bettwood Drive	7	7	100%	0	0	0
155 Middleton Road	9	9	100%	0	0	0
Hilltop Court	8	8	100%	0	0	0
Total	**62**	**62**	**100%**	**0**	**0**	**0**

Table 6.1 - Results of the VSC Analysis

Inspection of the results of this test show that all of the windows either retain a VSC value greater than 27% post development, or have a ratio of change that is 0.8 or above and therefore are fully compliant. Consequently, in line with the assessment criteria set out within the BRE Guidelines, it is possible to conclude that the impact will be **negligible**.

6.2 No Sky Line Analysis

In Appendix D of the BRE Guidelines, it states in Paragraph D3 that *"In most cases the position of the no sky line has to be found from plans. The calculation can only be carried out where room layouts are known. Using estimated room layouts is likely to give inaccurate results and is not recommended. However, where plans are available, for example on the local authorities online planning portal, the calculation should be carried out."*

In this case, the dimensions and layouts of the habitable rooms within 6, 8, 9 Brooklands Road and 6 Bettwood Drive have been reproduced from information obtained via the planning portal (Application No.: 130548/FH/2021, 117895/FH/2017, 140836/FH/2024 and 136190/FH/2023 respectively) and estate agent details. There are no internal floor layouts available for 4 Brooklands Road, 2, 4, 8 Bettwood Drive and 155 Middleton Road and therefore an estimate of the room dimensions and layouts has been made. The room and unit layouts within Hilltop Court itself have been advised from drawings provided by Me Architects and supplemented by estate agent information.

The results of the No Sky Line analysis are summarised in Table 6.2.

Property	No. Rooms Tested	Rooms Satisfying BRE Criteria		No Sky Line Room Transgressions		
		No.	%	Minor Adverse	Moderate Adverse	Major Adverse
4 Brooklands Road	7	5	71%	2	0	0
6 Brooklands Road	3	3	100%	0	0	0
8 Brooklands Road	4	4	100%	0	0	0
9 Brooklands Road	1	1	100%	0	0	0
2 Bettwood Drive	5	5	100%	0	0	0
4 Bettwood Drive	6	5	83%	1	0	0
6 Bettwood Drive	4	3	75%	1	0	0
8 Bettwood Drive	6	5	83%	1	0	0
155 Middleton Road	5	5	100%	0	0	0
Hilltop Court	4	4	100%	0	0	0
Total	**45**	**40**	**89%**	**5**	**0**	**0**

Table 6.2 - Results of the No Sky Line Analysis

From the results summarised above, it can be seen that as a result of the proposed development, the impact on the daylight distribution within the majority of the assessed rooms will be **negligible**. The reduction in the area of the working plane that has a direct view of the sky will be less than 20%, therefore occupants are unlikely to notice any change.

There are 5 rooms identified to experience a potential reduction in daylighting as outlined in Table 6.2. However, from inspection of the results in Appendix A.3, it is evident that 4 of these rooms within 4 Brooklands Road, 4 and 8 Bettwood Drive experience reductions of up to 22%. This is only marginally short of the acceptable 20% BRE threshold. In addition to this, it has not been possible to locate the rooms dimensions of layouts for these properties, therefore a worst-case assumption has been made. This assumes that the room is single aspect and at least 4.2m deep. The BRE Guidance states that *"In most cases the position of the no sky line has to be found from plans. The calculation can only be carried out where room layouts are known.*". Therefore, the results to these rooms should hold a lesser weight than where the room layouts are known.

For the one room at 6 Bettwood Drive also shown to experience a minor transgression, it has been identified that this room serves a bedroom. The BRE Guidelines state that *'bedrooms should be analysed although they are less important'*. Therefore, it is recognised that bedrooms have a lower requirement for daylight, and whilst they should be tested, hold less weight than main living spaces.

Finally, the above properties are fully compliant with the VSC test and will still retain a good level of daylighting to the window. The BRE states that whilst *"it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design"*. Of those rooms experiencing a reduction, these are only marginally below the BRE threshold (1-2%) and are included as a worst-case scenario.

6.3 Summary of Daylighting Impacts

The proposed development at Hilltop Court, Crumpsall, Manchester has been evaluated against the criteria set out by the BRE Guidelines for the assessment of the potential impacts on the daylight to the neighbouring properties. Ten properties have been identified as sensitive receptors for this study, 4-8 and 9 Brooklands Road, 2-8 Bettwood Drive, 155 Middleton Road, Hilltop Court, and

therefore, the habitable rooms and the windows serving the rooms within these properties have been tested.

When the magnitude of reduction is considered, it is evident that this will be within the acceptable limits prescribed by the BRE Guidelines in the vast majority of cases. Whilst there are a few rooms that will experience a potential reduction in daylighting, it has been shown that these are minor and have either been included within the assessment as a worst-case scenario or serve bedrooms which have the lowest requirement for daylighting.

7 Sunlight and Overshadowing Impacts

7.1 Annual Probable Sunlight Hours Analysis

The Annual Probable Sunlight Hours (APSH) tests have been carried out using the numerical model described in Section 4.3.

However, these tests are only applicable to windows that face within 90 degrees of due south. Consequently, in line with the guidelines and assessment methodologies set out within the BRE document, the analysis of sunlight impacts has only been carried out for these windows. Windows facing within 90 degrees of due north are not analysed and impacts are deemed to be negligible.

It should also be noted that where rooms have windows on more than one elevation, it is acceptable to sum the non-coincident sunlight hours to achieve a 'room total'. This approach is acknowledged by the BRE Guidelines and facilitates a greater understanding of the sunlight received within a room, by taking into account the fact that some windows will receive sunlight at different times during the day.

When examining the results of the three sunlight tests, it is first necessary to understand why there are three separate tests and more importantly, why it is not necessary to pass all three to demonstrate that there is no adverse impact. The BRE Guidelines clearly state that for the proposed development to be considered to adversely affect the available sunlight to neighbouring windows, all three tests would need to have been failed.

This is because sunlight is not assessed in terms of its contribution to the overall lighting levels within the room. The value attributed to sunlight is its transient presence and the way in which it can make a room appear bright and cheerful. There are also therapeutic values associated with sunlight and therefore it can be seen that these are not quantitative metrics that can be assessed using a single pass/fail criteria test. It is also necessary to understand that the amount of sunlight received by a window is strongly influenced by the orientation of the window elevation and any surrounding obstructions.

As a consequence of these factors, the assessment methodology embodied within the three separate tests allows the change in sunlight to be assessed in terms of the magnitude of change, absolute change and the retained level of sunlight. To conclude that a new development has no adverse impact, all that is required is for one of the three tests to be passed. The APSH test has been carried out and a summary of the results are shown below, with the detailed results of the analysis included in Appendix A.3.

Property	Number of Windows Tested	Annual			Winter		
		Windows satisfying BRE Criteria		Number of Windows Experiencing Adverse Impacts	Windows satisfying BRE Criteria		Number of Windows Experiencing Adverse Impacts
		Number	%		Number	%	
4 Brooklands Road	8	8	100%	0	8	100%	0
6 Brooklands Road	5	5	100%	0	5	100%	0
8 Brooklands Road	4	4	100%	0	4	100%	0
9 Brooklands Road	1	1	100%	0	1	100%	0
2 Bettwood Drive	*windows facing within 90 degrees of due north*						
4 Bettwood Drive	*windows facing within 90 degrees of due north*						
6 Bettwood Drive	*windows facing within 90 degrees of due north*						
8 Bettwood Drive	*windows facing within 90 degrees of due north*						
155 Middleton Road	9	9	100%	0	9	100%	0
Hilltop Court	2	2	100%	0	2	100%	0
Total	**29**	**29**	**100%**	**0**	**29**	**100%**	**0**

Table 7.1 - Results of the APSH Analysis

When the results of the APSH analysis summarised in Table 7.1 and Appendix A.3 are inspected, it can be seen that all windows and rooms pass at least one of the three sunlight tests. Consequently, it has been demonstrated that the proposed scheme will have a **negligible** impact on neighbouring buildings.

7.2 Sun on the Ground

Using the specialist software described in Section 5.3 and assessment parameters set out in Section 4.5, the path of the sun is tracked to determine where the sun would reach the ground and where it would not on the 21st March.

The gardens of the following properties have been identified as sensitive amenity areas:

- Amenity Space to 4 Brooklands Road
- Amenity Space to 2 Bettwood Drive
- Amenity Space to 4 Bettwood Drive
- Amenity Space to 6 Bettwood Drive
- Amenity Space to 8 Bettwood Drive

The results of the Sun on the Ground analysis are summarised in Table 7.2, with the graphical results of the overshadowing analysis included in Appendix A.2.

Amenity area	Percentage of area lit for 2 hours or more on 21st March		Ratio of change	Meets BRE criteria?
	Existing	Proposed		
4 Brooklands Road	88%	88%	n/a	Yes
2 Bettwood Drive	88%	88%	n/a	Yes
4 Bettwood Drive	64%	64%	n/a	Yes
6 Bettwood Drive	59%	59%	n/a	Yes
8 Bettwood Drive	83%	83%	n/a	Yes

Table 7.2 - Results of the Sun on the Ground analysis

From the above results, it can be seen that with the proposed scheme in place, the amenity areas benefit from two hours or more of direct sunlight to well over 50% of their area on the 21st March. In addition, it can be seen that as a result of the proposed development, the sunlight available to these amenity areas will not be reduced by more than 20%, which is the acceptable reduction limit prescribed by the BRE Guidelines.

Consequently, it can be concluded that the proposed development will **not** result in a noticeable increase in overshadowing to the neighbouring gardens.

7.3 Transient Overshadowing

Where amenity areas are used at specific times of day or year, it is useful and illustrative to comment on the overshadowing that will occur throughout the day and at different times of the year.

In this situation, it is not considered that any of the amenity areas that are potentially affected by the proposed development would be described as being sensitive to overshadowing at any particular time of day. Consequently, transient overshadowing is not considered appropriate for this assessment.

8 Conclusions

The impact of the proposed development at Hilltop Court, Crumpsall, Manchester, on the amount of daylight enjoyed by the neighbouring buildings has been calculated. Ten properties have been identified as sensitive receptors for this study, 4-8 and 9 Brooklands Road, 2-8 Bettwood Drive, 155 Middleton Road, Hilltop Court and therefore, the habitable rooms and the windows serving the rooms within these properties have been tested.

In line with the assessment criteria prescribed by the BRE Guidelines, it has been shown that the reduction in daylighting to the windows of the neighbouring buildings will be within the acceptable limits. Consequently, it is possible to conclude that any changes to the daylight received by the majority of habitable rooms of the neighbouring buildings will not be significant and is unlikely to be noticeable by the occupants. Whilst there are a few rooms that will experience a potential reduction in daylighting, it has been shown that these are minor and have either been included within the assessment as a worst-case scenario or serve bedrooms which have the lowest requirement for daylighting. In addition, the BRE Guidance is intended to be interpreted flexibly and it is evident that the rooms will still retain good levels of daylighting to the window in the VSC test.

The assessment of the impact of the proposed development on the sunlight enjoyed by the neighbouring buildings has also shown that despite some reductions seen in the number of probable sunlight hours enjoyed by these windows/rooms, these are again within the limits prescribed by the BRE Guidelines as being acceptable. Furthermore, the assessment of the sunlight available to the neighbouring amenity areas indicates that none of the amenity areas will experience any change to the sunlight levels they currently enjoy.

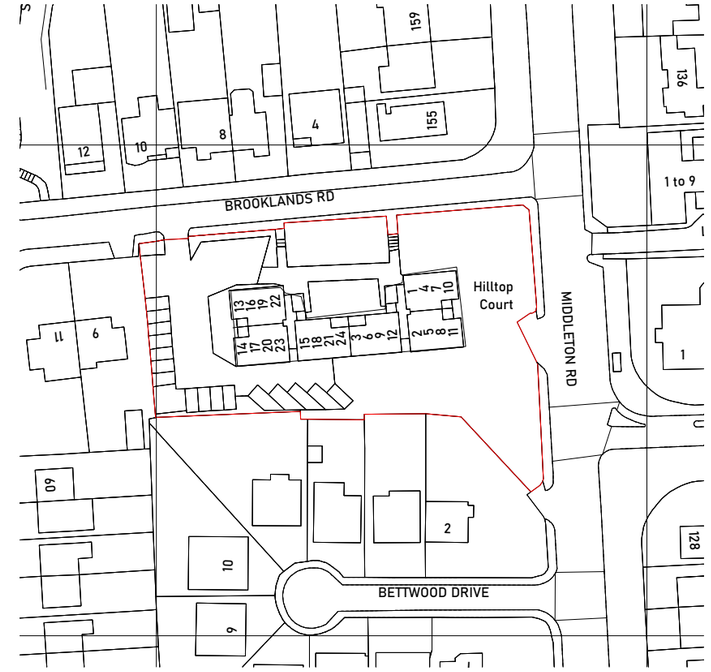
A Appendices

Appendix A.1 – Scheme Drawings

Appendix A.2 – Graphical Model Outputs

Appendix A.3 – Tabulated Results for Daylight & Sunlight Calculations

Appendix A.1 – Scheme Drawings



N

Location Plan

Scale 1:1250 @ A3

0 50m

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Rev.	Description	Date	Signed	Checked

A3 Scale	Date	Drawn by	Checked by
1:1250	16.05.25	EP	ME

Drawing Title
Location Plan

Project
Hilltop Court, Manchester
M8 4JH

ME ARCHITECTS
113 Fore Street, Hertford
Hertfordshire, SG14 1AS
T – 07764 496 345
E – info@me-architects.co.uk

Project no.	Drawing no.	Revision
24 / 264	001	00

Existing Site Plan
Scale 1:250 @ A3

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Rev.	Description	Date	Signed	Checked

0 — 12.5m

A3 Scale	Date	Drawn by	Checked by
1:250	16.05.25	EP	ME

Drawing Title
Existing
Site Plan

Project
Hilltop Court, Manchester
M8 4JH

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113 Fore Street, Hertford
Hertfordshire, SG14 1AS
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E – info@me-architects.co.uk

Project no.	Drawing no.	Revision
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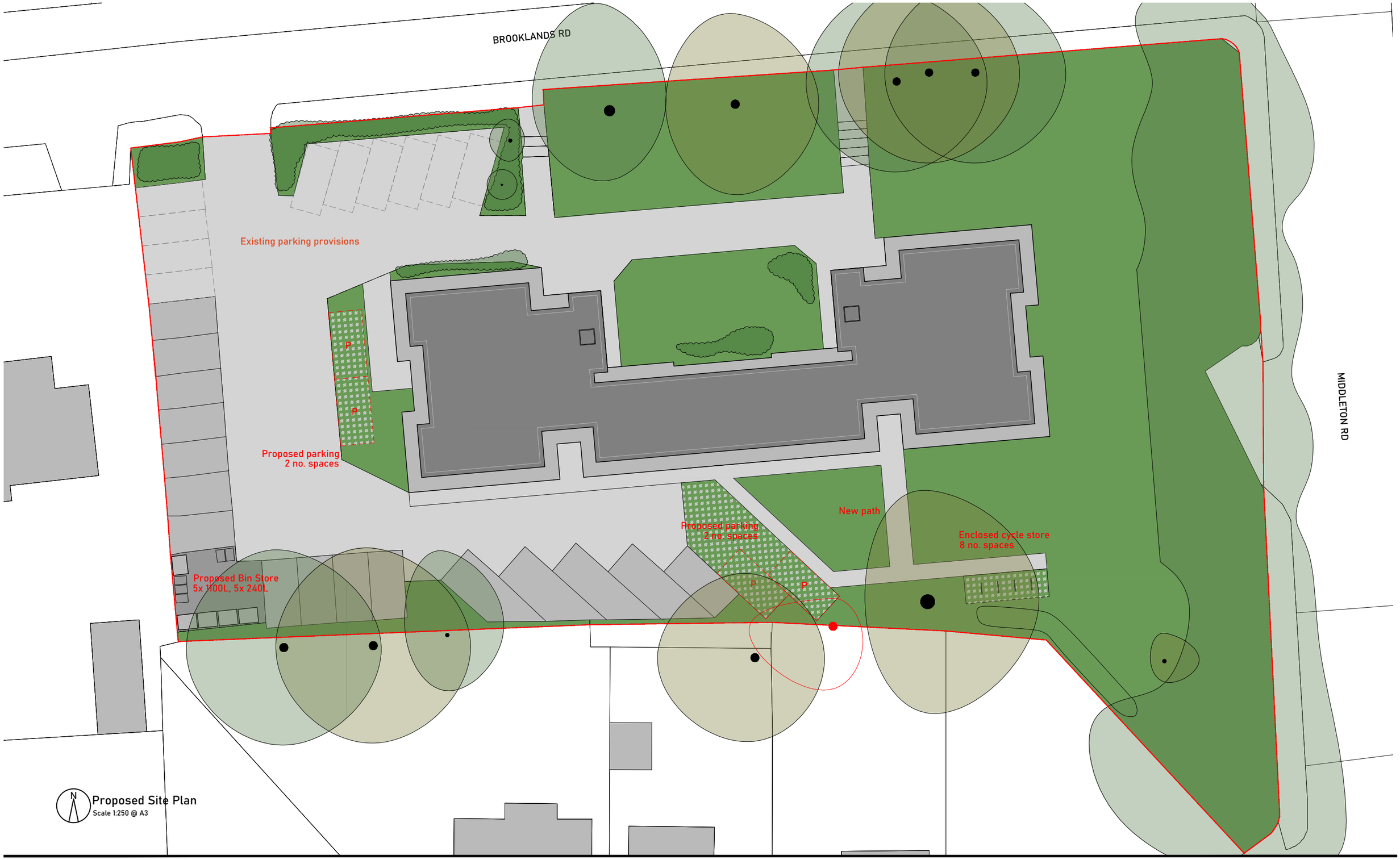

Proposed Site Plan
Scale 1:250 @ A3

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Rev.	Description	Date	Signed	Checked

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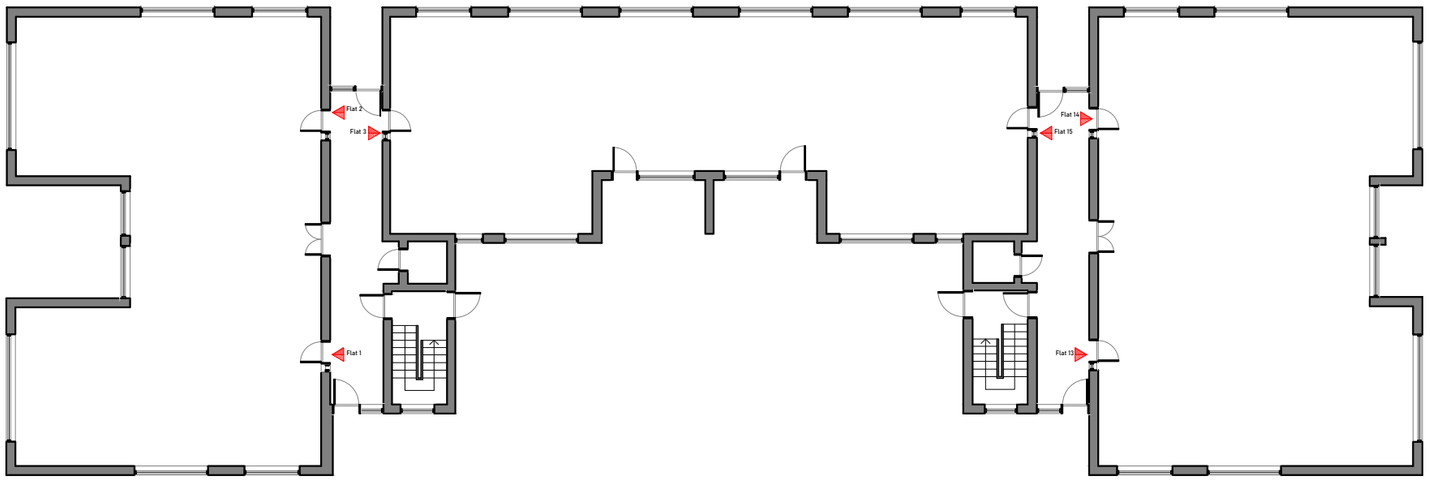
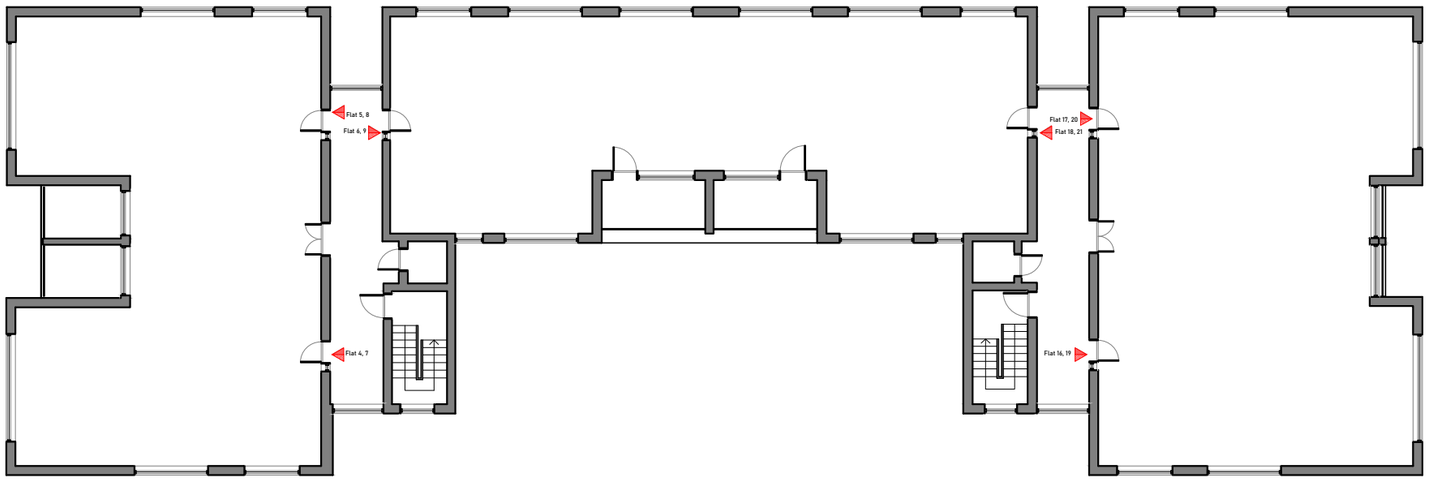
24 / 264	003	03



Existing Ground Floor Plan
Scale 1:200 @ A3



Existing First-Second Floor Plans
Scale 1:200 @ A3

0 10m

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Rev.	Description	Date	Signed	Checked

A3 Scale	Date	Drawn by	Checked by
1:200	16.05.25	EP	ME

Drawing Title
Existing Plans

Project
Hilltop Court, Manchester
M8 4JH

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Hertfordshire, SG14 1AS
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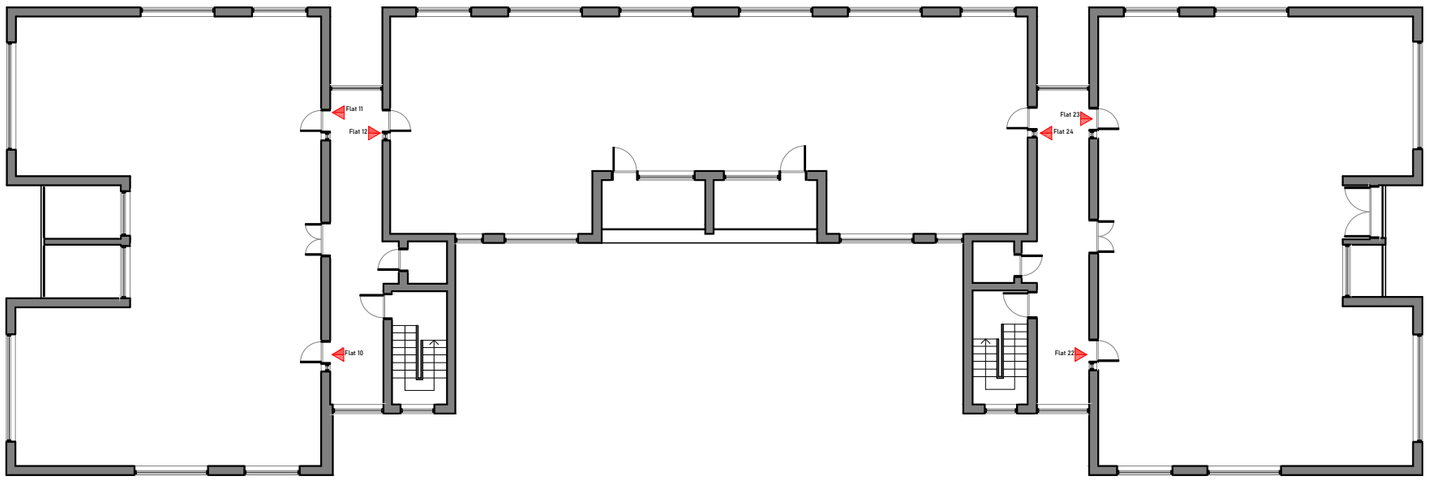
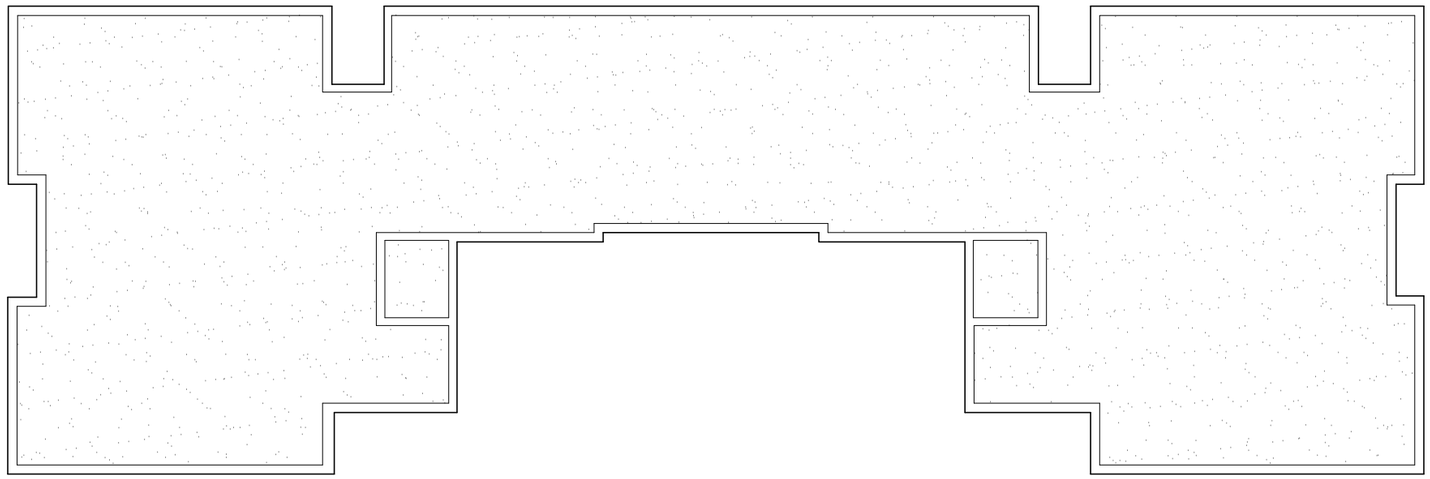
Project no.	Drawing no.	Revision
24 / 264	101	00



Existing Third Floor Plan
Scale 1:200 @ A3



Existing Roof Plan
Scale 1:200 @ A3

0 10m

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Rev.	Description	Date	Signed	Checked

A3 Scale	Date	Drawn by	Checked by
1:200	11.07.24	EP	ME

Drawing Title
Existing Plans

Project
Hilltop Court, Manchester
M8 4JH

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Project no.	Drawing no.	Revision
24 / 264	102	00

Existing Rear (South) Elevation
Scale 1:200 @ A3

Existing Side (East) Elevation
Scale 1:200 @ A3

Existing Front (North) Elevation
Scale 1:200 @ A3

Existing Side (West) Elevation
Scale 1:200 @ A3

0 10m

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Rev.	Description	Date	Signed	Checked

A3 Scale	Date	Drawn by	Checked by
1:200	16.05.25	EP	ME

Drawing Title
Existing Elevations

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Hilltop Court, Manchester
M8 4JH

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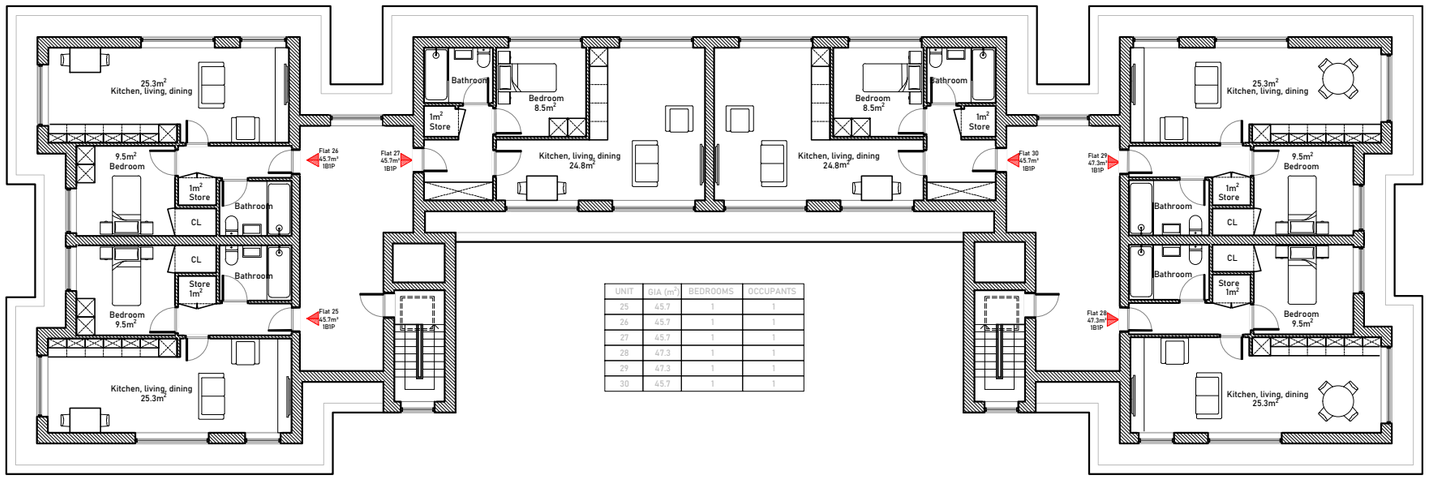
E –
info@me-architects.co.uk

Project no.	Drawing no.	Revision
24 / 264	121	00



UNIT	GIA (m²)	BEDROOMS	OCCUPANTS
25	45.7	1	1
26	45.7	1	1
27	45.7	1	1
28	47.3	1	1
29	47.3	1	1
30	45.7	1	1

Proposed Fourth Floor Plan

Scale 1:200 @ A3

Proposed Roof Plan

Scale 1:200 @ A3

0 10m

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Rev.	Description	Date	Signed	Checked

A3 Scale	Date	Drawn by	Checked by
1:200	16.05.25	EP	ME

Drawing Title
Proposed Plans

Project
Hilltop Court, Manchester
M8 4JH

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Hertfordshire, SG14 1AS
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E – info@me-architects.co.uk

Project no.	Drawing no.	Revision
24 / 264	201	01

Proposed Rear (South) Elevation

Scale 1:200 @ A3

Proposed Side (East) Elevation

Scale 1:200 @ A3

Proposed Front (North) Elevation

Scale 1:200 @ A3

Proposed Side (West) Elevation

Scale 1:200 @ A3

0 10m

Issued For
PLANNING

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Rev.	Description	Date	Signed	Checked

A3 Scale	Date	Drawn by	Checked by
1:200	16.05.25	EP	ME

Drawing Title
Proposed Elevations

Project
Hilltop Court, Manchester
M8 4JH

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Project no.	Drawing no.	Revision
24 / 264	221	00

Proposed Section

Scale 1:200 @ A3

Existing Section

Scale 1:200 @ A3

0 10m

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PLANNING

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Rev.	Description	Date	Signed	Checked

A3 Scale	Date	Drawn by	Checked by
1:200	16.05.25	EP	ME

Drawing Title
Existing and Proposed Sections

Project
Hilltop Court, Manchester
M8 4JH

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Project no.	Drawing no.	Revision
24 / 264	301	00

Appendix A.2 – Graphical Model Outputs

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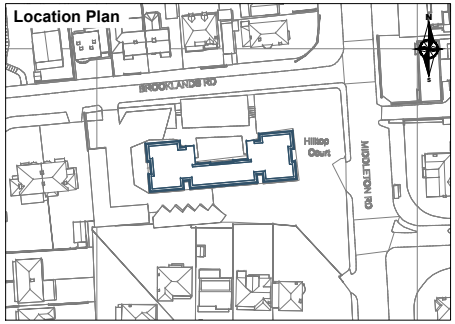
Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



Legend

- Existing Buildings
- Surrounding Buildings

Rev	Description	Date
01	Second issue	
00	First issue	21/08/2025

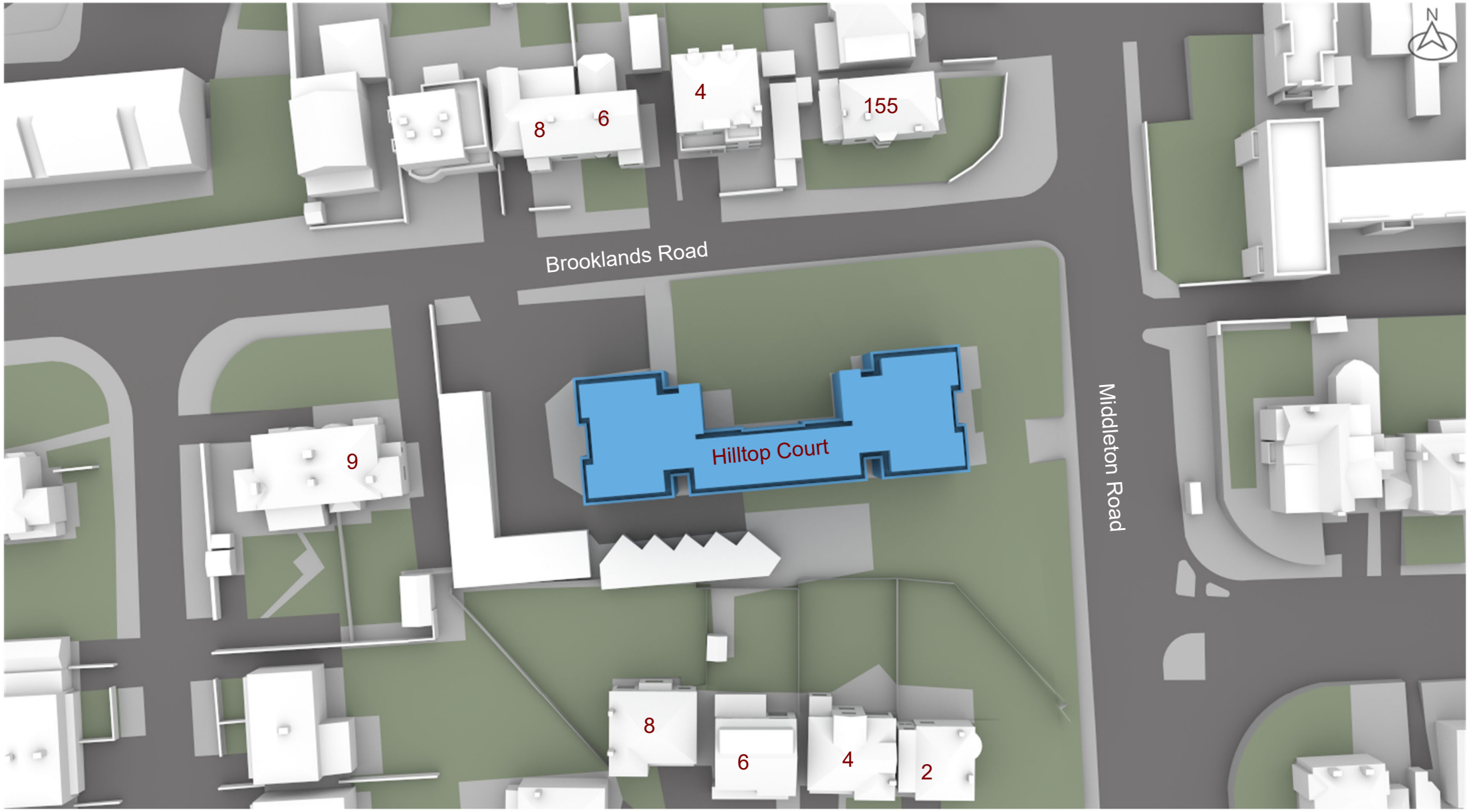
CLIENT: G&O Securities Limited

PROJECT: Hilltop Court, Crumpsall, Manchester

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	4351	LH	LR

DWG REF.: 3D Model - Existing Location Plan

DWG No.: 4351_01



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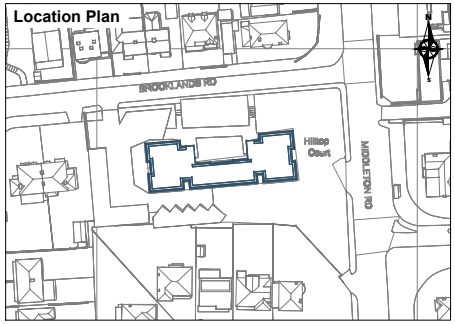
Location Plan



Legend

Proposed Buildings

Surrounding Buildings

Rev	Description	Date
01	Second issue	
00	First issue	21/08/2025

CLIENT: G&O Securities Limited

PROJECT: Hilltop Court, Crumpsall, Manchester

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	4351	LH	LR

DWG REF.: 3D Model - Proposed Location Plan

DWG No.: 4351_02

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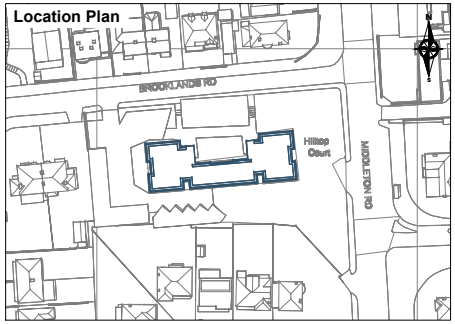
Location Plan



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- Existing Buildings
- Surrounding Buildings

Rev	Description	Date
01	Second issue	
00	First issue	21/08/2025

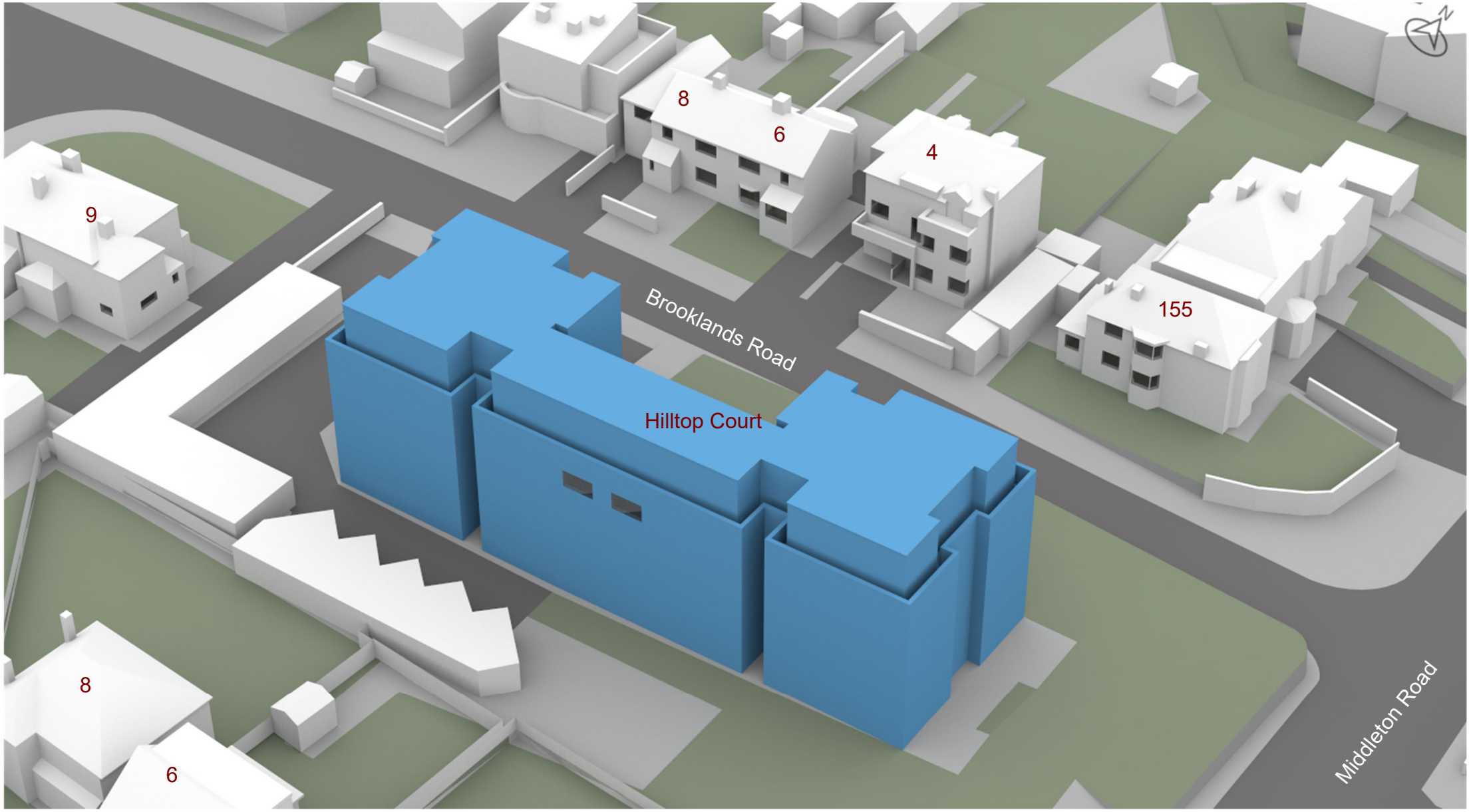
CLIENT: G&O Securities Limited

PROJECT: Hilltop Court, Crumpsall, Manchester

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	4351	LH	LR

DWG REF.: 3D Model - Existing Site Scenarios

DWG No.: 4351_03



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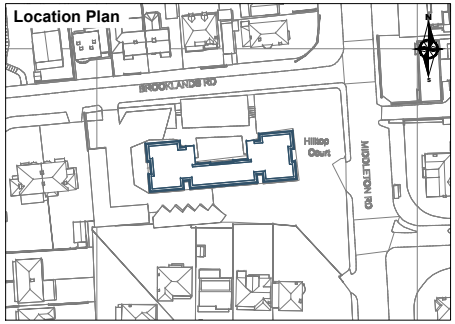
Location Plan



Legend

Proposed Buildings

Surrounding Buildings

Rev	Description	Date
01	Second issue	
00	First issue	21/08/2025

CLIENT: G&O Securities Limited

PROJECT: Hilltop Court, Crumpsall, Manchester

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	4351	LH	LR

DWG REF.: 3D Model - Proposed Site Scenarios

DWG No.: 4351_04

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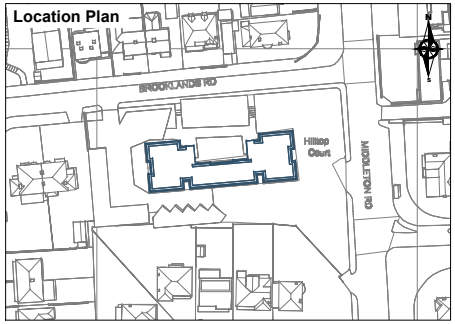
Location Plan



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Existing Buildings

Surrounding Buildings

Rev	Description	Date
01	Second issue	
00	First issue	21/08/2025

CLIENT: G&O Securities Limited

PROJECT: Hilltop Court, Crumpsall, Manchester

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	4351	LH	LR

DWG REF.: 3D Model - Existing Site Scenarios

DWG No.: 4351_05

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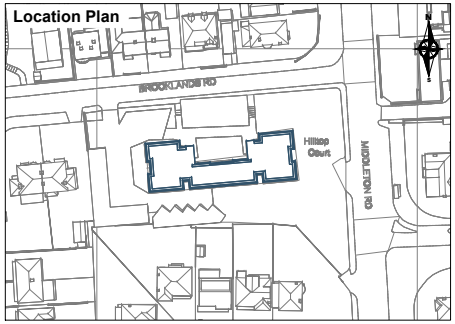
Location Plan



Legend

- Proposed Buildings
- Surrounding Buildings

Rev	Description	Date
01	Second issue	
00	First issue	21/08/2025

CLIENT: G&O Securities Limited

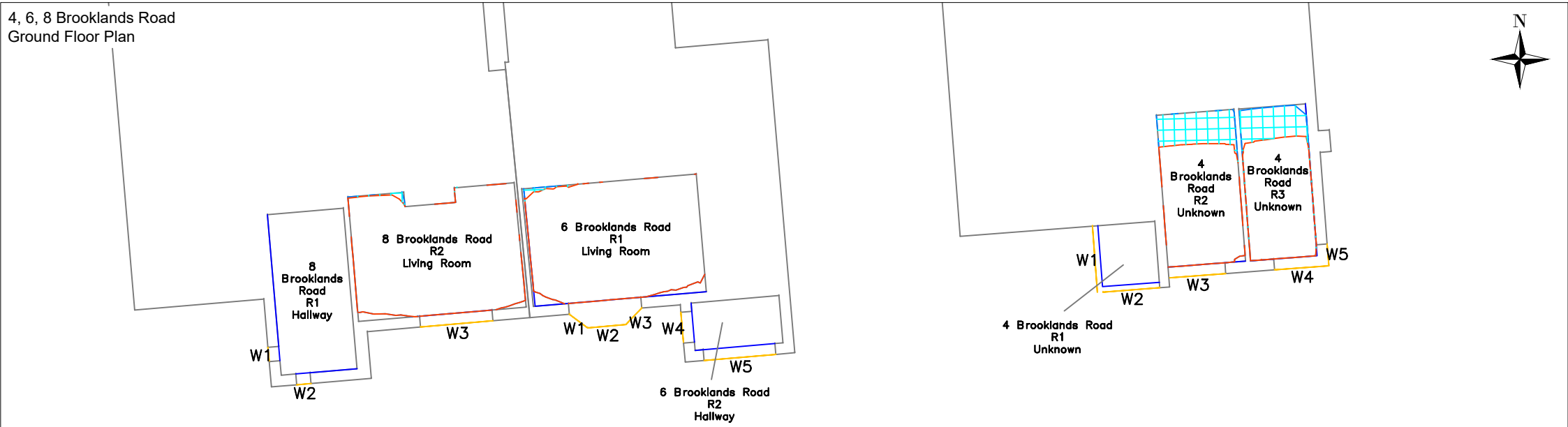
PROJECT: Hilltop Court, Crumpsall, Manchester

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	4351	LH	LR

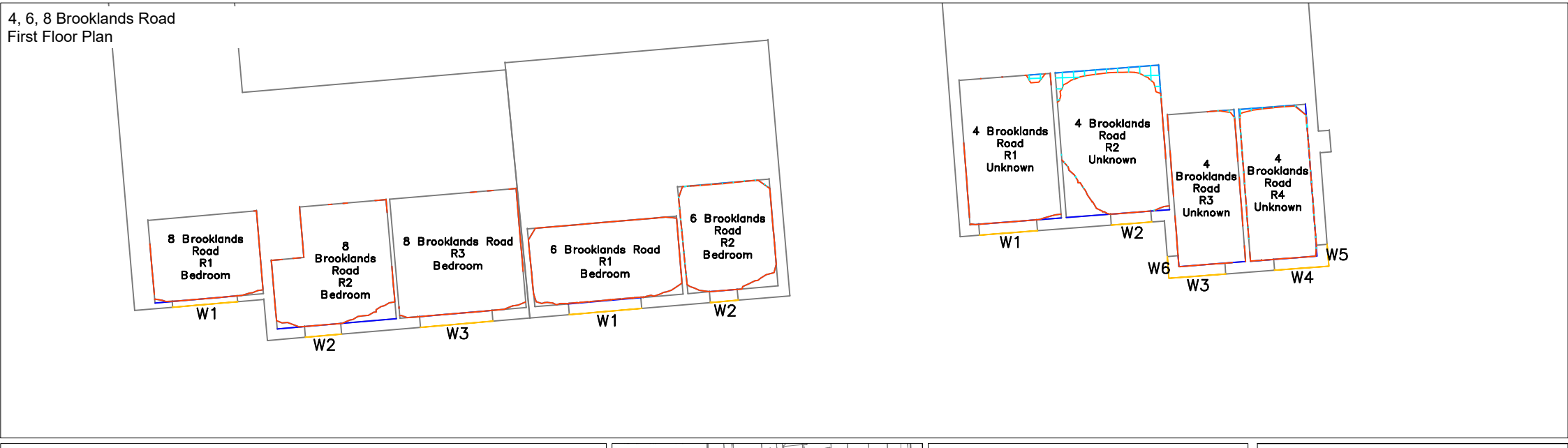
DWG REF.: 3D Model - Proposed Site Scenarios

DWG No.: 4351_06

4, 6, 8 Brooklands Road
Ground Floor Plan



4, 6, 8 Brooklands Road
First Floor Plan



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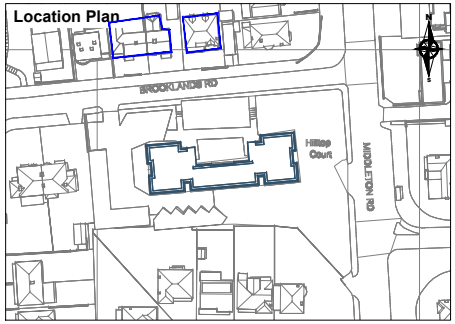
Location Plan



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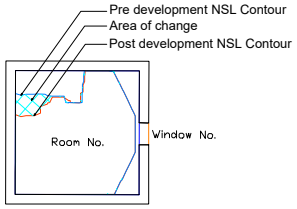


Rev	Description	Date
01	Second issue	
00	First issue	21/08/2025

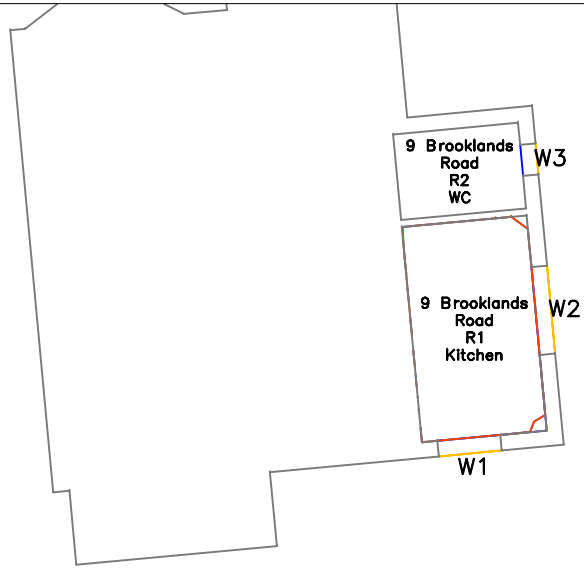
CLIENT: G&O Securities Limited

PROJECT: Hilltop Court, Crumpsall, Manchester

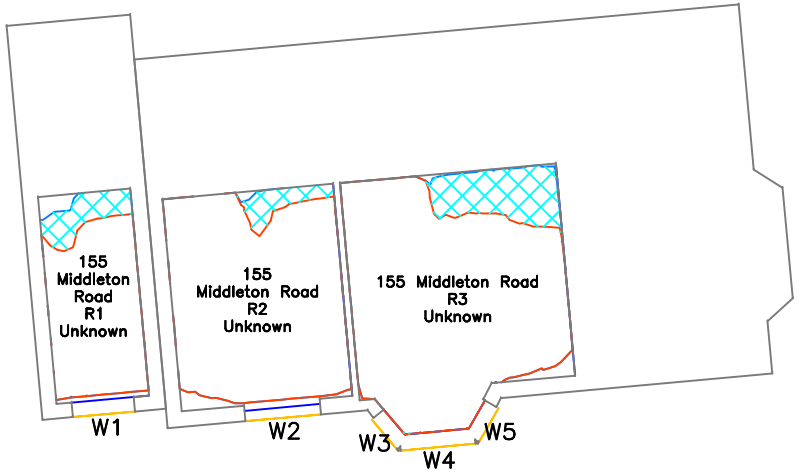
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	4351	LH	LR

DWG REF.	DWG No.
NSL contours	4351_07

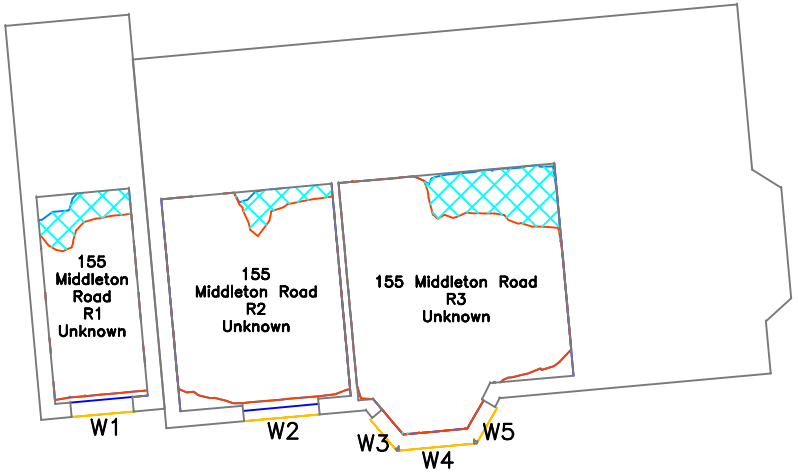
9 Brookland Road
Ground Floor Plan



155 Middleton Road
Ground Floor Plan



155 Middleton Road
First Floor Plan



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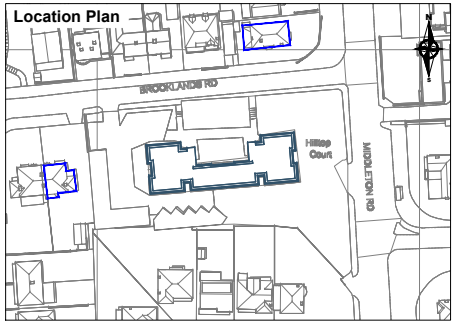
Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



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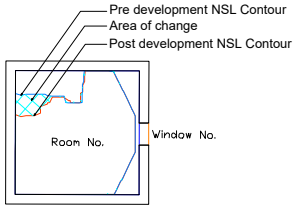


Rev	Description	Date
01	Second issue	
00	First issue	21/08/2025

CLIENT: G&O Securities Limited

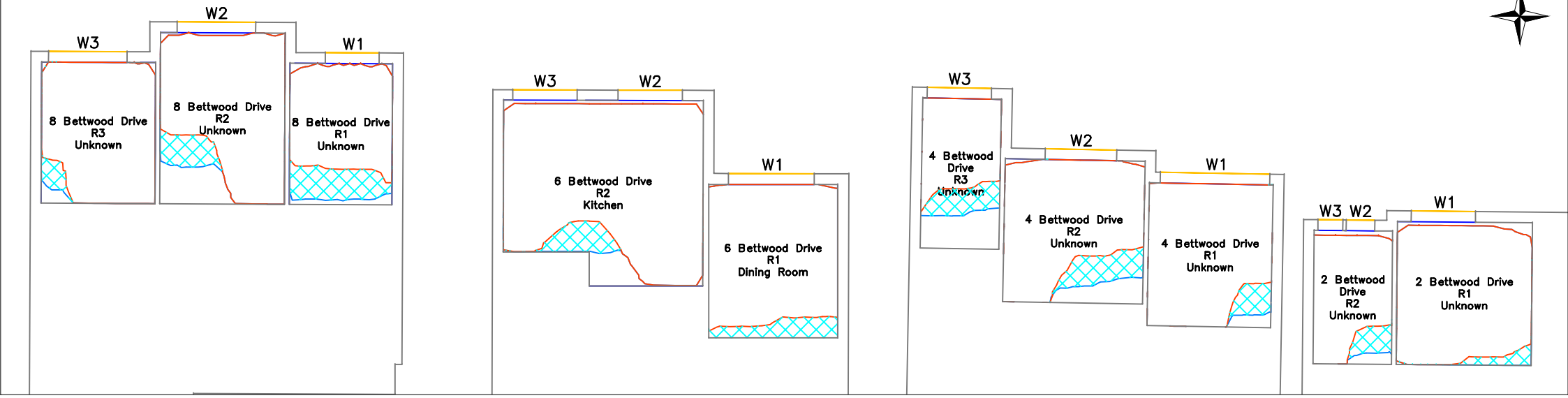
PROJECT: Hilltop Court, Crumpsall, Manchester

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	4351	LH	LR

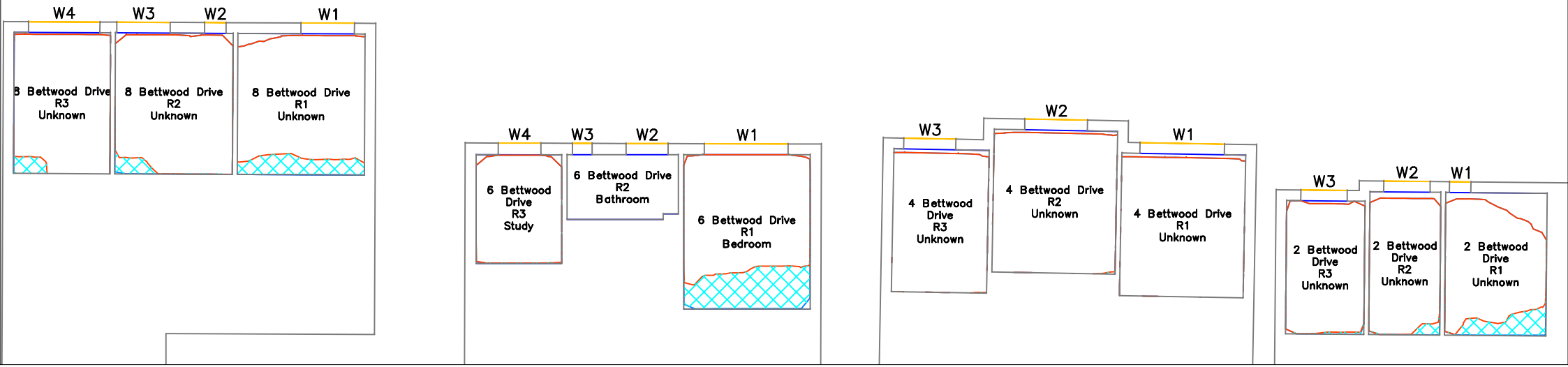
DWG REF.: NSL contours

DWG No.: 4351_08

2, 4, 6, 8 Bettwood Drive
Ground Floor Plan



2, 4, 6, 8 Bettwood Drive
First Floor Plan



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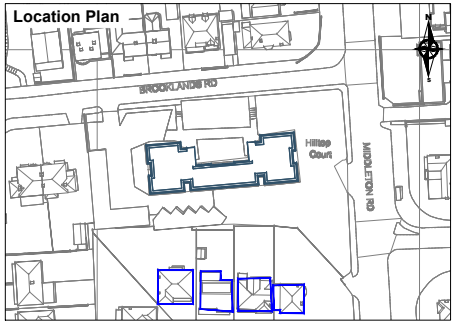
Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



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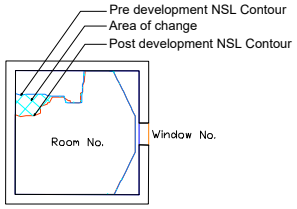


Rev	Description	Date
01	Second issue	
00	First issue	21/08/2025

CLIENT: G&O Securities Limited

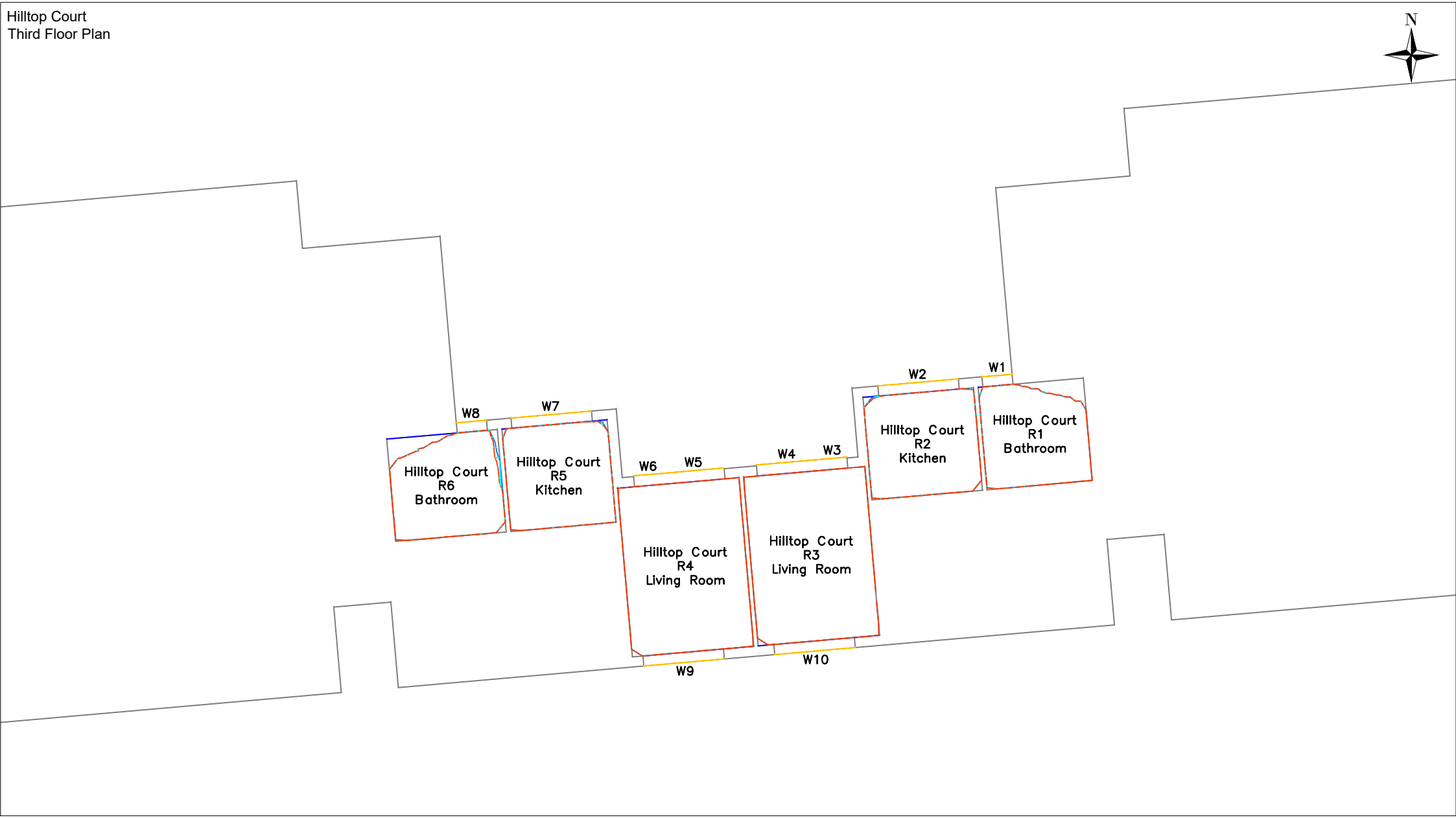
PROJECT: Hilltop Court, Crumpsall, Manchester

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	4351	LH	LR

DWG REF.: NSL contours

DWG No.: 4351_09

Hilltop Court
Third Floor Plan



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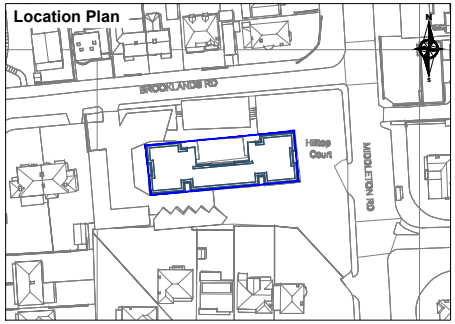
Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



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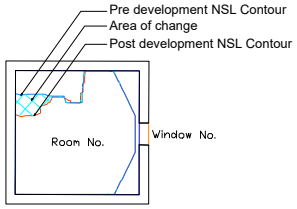


Rev	Description	Date
01	Second issue	
00	First issue	21/08/2025

CLIENT: G&O Securities Limited

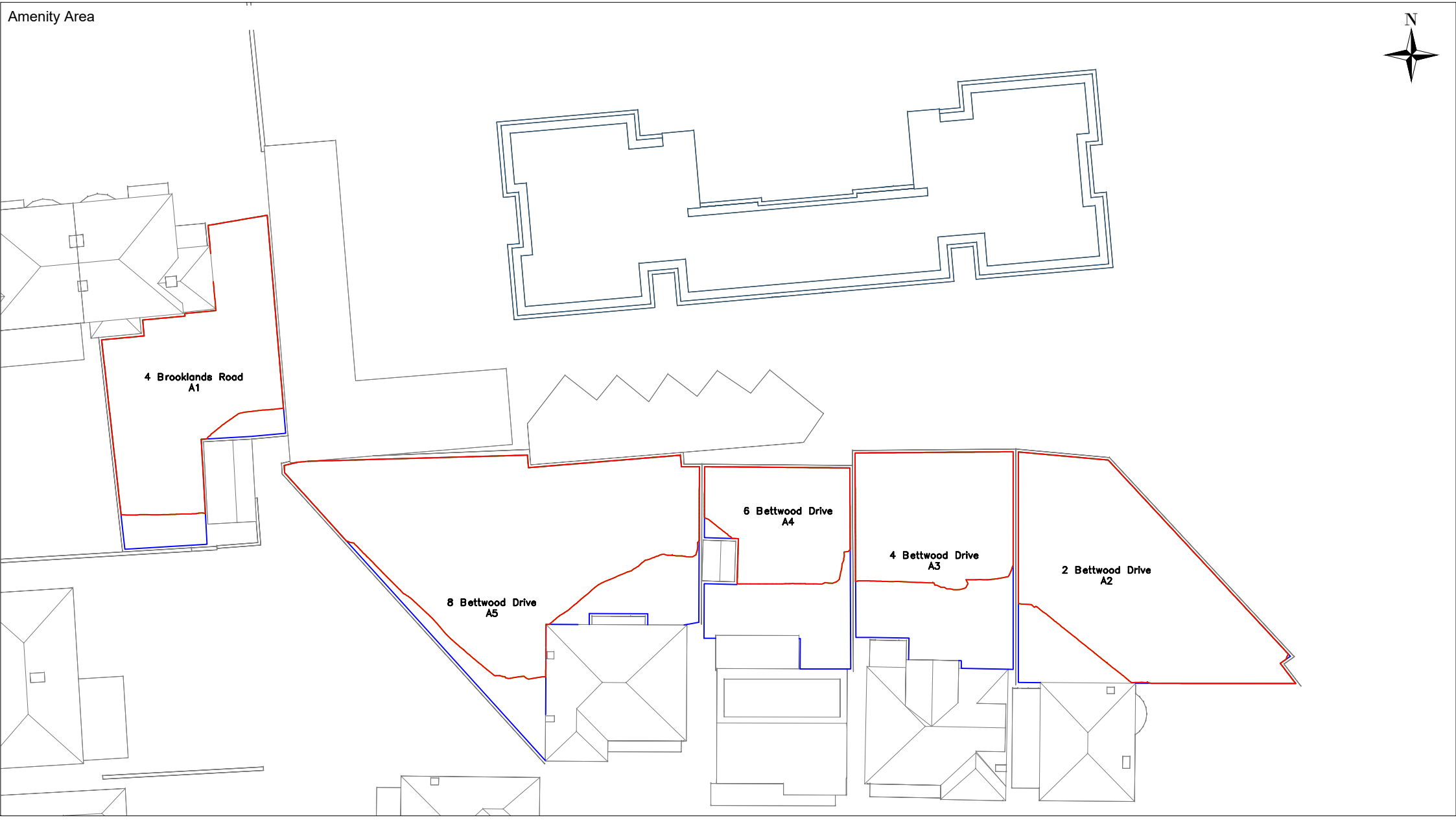
PROJECT: Hilltop Court, Crumpsall, Manchester

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	4351	LH	LR

DWG REF.: NSL contours

DWG No.: 4351_10

Amenity Area



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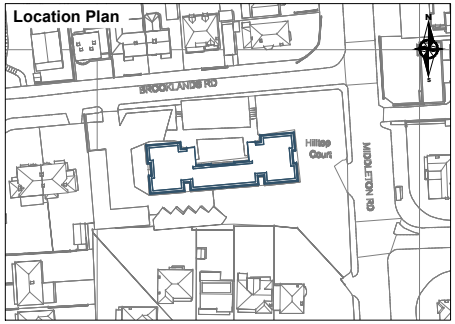
Specialists in the built environment - Coastal, Flood Risk, Drainage, Light Analysis

Location Plan



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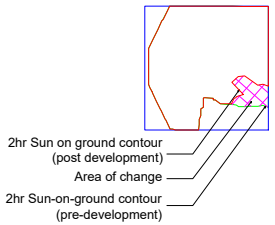

Rev	Description	Date
01	Second issue	
00	First issue	21/08/2025

CLIENT: G&O Securities Limited

PROJECT: Hilltop Court, Crumpsall, Manchester

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	4351	LH	LR

DWG REF.: 2hr SoG amenity contours

DWG No.: 4351_07

Appendix A.3 – Tabulated Results for Daylight & Sunlight Calculations

Project Name: Hilltop Court, Manchester
Project No.: 4351
Report Title: VSC and APSH Analysis - Neighbour
Date of Analysis: 21/08/2025

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
4 Brooklands Road																								
Ground	R1	Residential	Unknown	W1	Existing	6.24	0.96	YES	266°				17.00	0.88	YES	12.00	0.83	YES						
					Proposed	5.99							15.00			10.00								
				W2	Existing	31.45	0.94	YES	176°				79.00	0.96	YES	22.00	0.86	YES						
					Proposed	29.43							76.00			19.00								
										20.54	0.94	YES							79.00			22.00		
										19.29									76.00	0.96	YES	19.00	0.86	YES
	R2	Residential	Unknown	W3	Existing	30.83	0.93	YES	176°				72.00	0.96	YES	20.00	0.85	YES						
					Proposed	28.81							69.00			17.00								
										30.83	0.93	YES							72.00			20.00		
										28.81									69.00	0.96	YES	17.00	0.85	YES
	R3	Residential	Unknown	W4	Existing	31.74	0.94	YES	176°				78.00	0.97	YES	21.00	0.90	YES						
					Proposed	29.71							76.00			19.00								
				W5	Existing	33.52	0.99	YES	86°N				41.00	*North	*North	10.00	*North	*North						
					Proposed	33.19							41.00			10.00								
										32.25	0.95	YES							79.00			21.00		
										30.70									77.00	0.97	YES	19.00	0.90	YES
First	R1	Residential	Unknown	W1	Existing	33.81	0.94	YES	176°				84.00	0.96	YES	29.00	0.90	YES						
					Proposed	31.95							81.00			26.00								
										33.81	0.94	YES							84.00			29.00		
										31.95									81.00	0.96	YES	26.00	0.90	YES
	R2	Residential	Unknown	W2	Existing	25.49	0.94	YES	176°				56.00	0.93	YES	21.00	0.81	YES						
					Proposed	23.84							52.00			17.00								
										25.49	0.94	YES							56.00			21.00		
										23.84									52.00	0.93	YES	17.00	0.81	YES
	R3	Residential	Unknown	W3	Existing	34.11	0.94	YES	176°				86.00	0.93	YES	29.00	0.79	YES						
					Proposed	32.03							80.00			23.00								
				W6	Existing	23.88	0.99	YES	266°				44.00	0.98	YES	14.00	0.93	YES						
					Proposed	23.57							43.00			13.00								
										31.28	0.95	YES							89.00			29.00		
										29.69									83.00	0.93	YES	23.00	0.79	YES
	R4	Residential	Unknown	W4	Existing	34.12	0.94	YES	176°				84.00	0.94	YES	27.00	0.81	YES						
					Proposed	32.04							79.00			22.00								
				W5	Existing	37.34	0.99	YES	86°N				48.00	*North	*North	13.00	*North	*North						
					Proposed	37.00							45.00			10.00								
										35.04	0.95	YES							89.00			27.00		
										33.46									84.00	0.94	YES	22.00	0.81	YES
6 Brooklands Road																								
Ground	R1	Residential	Living Room	W1	Existing	30.22	0.98	YES	216°				67.00	0.94	YES	25.00	0.84	YES						
					Proposed	29.48							63.00			21.00								
				W2	Existing	32.00	0.95	YES	175°				76.00	0.95	YES	25.00	0.84	YES						
					Proposed	30.46							72.00			21.00								
				W3	Existing	19.76	0.94	YES	134°				49.00	0.92	YES	18.00	0.78	YES						
					Proposed	18.49							45.00			14.00								
										28.19	0.96	YES							76.00			25.00		
										26.94									72.00	0.95	YES	21.00	0.84	YES
	R2	Residential	Hallway	W4	Existing			n/a	265°						n/a			n/a						
					Proposed																			
				W5	Existing			n/a	175°						n/a			n/a						
					Proposed																			
												n/a									n/a			n/a
First	R1	Residential	Bedroom	W1	Existing	33.69	0.95	YES	175°				82.00	0.99	YES	27.00	0.96	YES						
					Proposed	32.14							81.00			26.00								
										33.69	0.95	YES							82.00			27.00		
										32.14									81.00	0.99	YES	26.00	0.96	YES

Project Name: Hilltop Court, Manchester
Project No.: 4351
Report Title: VSC and APSH Analysis - Neighbour
Date of Analysis: 21/08/2025

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
First	R2	Residential	Bedroom	W2	Existing	33.30	0.95	YES	175°				84.00	0.95	YES	29.00	0.86	YES						
					Proposed	31.60				33.30	0.95	YES	80.00			25.00			84.00	0.95	YES	29.00	0.86	YES
										31.60									80.00			25.00		
8 Brooklands Road																								
Ground	R1	Residential	Hallway	W1	Existing			n/a	265°						n/a			n/a						
					Proposed																			
				W2	Existing			n/a	175°						n/a			n/a						
					Proposed							n/a									n/a			n/a
	R2	Residential	Living Room	W3	Existing	32.85	0.96	YES	175°				78.00	0.97	YES	24.00	0.92	YES						
					Proposed	31.54				32.85	0.96	YES	76.00			22.00			78.00	0.97	YES	24.00	0.92	YES
										31.54									76.00			22.00		
First	R1	Residential	Bedroom	W1	Existing	32.43	0.97	YES	175°				71.00	0.97	YES	27.00	0.93	YES						
					Proposed	31.49				32.43	0.97	YES	69.00			25.00			71.00	0.97	YES	27.00	0.93	YES
										31.49									69.00			25.00		
	R2	Residential	Bedroom	W2	Existing	34.29	0.97	YES	175°				83.00	0.98	YES	28.00	0.93	YES						
					Proposed	33.14				34.29	0.97	YES	81.00			26.00			83.00	0.98	YES	28.00	0.93	YES
										33.14									81.00			26.00		
	R3	Residential	Bedroom	W3	Existing	34.08	0.96	YES	175°				83.00	0.98	YES	28.00	0.93	YES						
					Proposed	32.76				34.08	0.96	YES	81.00			26.00			83.00	0.98	YES	28.00	0.93	YES
										32.76									81.00			26.00		
9 Brooklands Road																								
Ground	R1	Residential	Kitchen	W1	Existing	35.81	1.00	YES	175°				83.00	1.00	YES	26.00	1.00	YES						
					Proposed	35.80							83.00			26.00								
				W2	Existing	33.88	0.96	YES	85°N				43.00	*North	*North	13.00	*North	*North						
					Proposed	32.67				34.68	0.98	YES	43.00			13.00			84.00	1.00	YES	26.00	1.00	YES
										33.97									84.00			26.00		
	R2	Residential	WC	W3	Existing			n/a	85°N					*North	*North		*North	*North						
					Proposed							n/a								*North	*North		*North	*North
2 Bettwood Drive																								
Ground	R1	Residential	Unknown	W1	Existing	33.77	0.96	YES	1°N					*North	*North		*North	*North						
					Proposed	32.33				33.77	0.96	YES								*North	*North		*North	*North
										32.33														
	R2	Residential	Unknown	W2	Existing	30.15	0.95	YES	1°N					*North	*North		*North	*North						
					Proposed	28.62																		
				W3	Existing	28.46	0.95	YES	1°N					*North	*North		*North	*North						
					Proposed	27.00				29.36	0.95	YES								*North	*North		*North	*North
										27.86														
First	R1	Residential	Unknown	W1	Existing	33.83	0.96	YES	1°N					*North	*North		*North	*North						
					Proposed	32.41				33.83	0.96	YES								*North	*North		*North	*North
										32.41														
	R2	Residential	Unknown	W2	Existing	33.60	0.96	YES	1°N					*North	*North		*North	*North						
					Proposed	32.10				33.60	0.96	YES								*North	*North		*North	*North
										32.10														

Project Name: Hilltop Court, Manchester
Project No.: 4351
Report Title: VSC and APSH Analysis - Neighbour
Date of Analysis: 21/08/2025

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
	R3	Residential	Unknown	W3	Existing Proposed	33.11 31.53	0.95	YES	1°N	33.11 31.53	0.95	YES		*North	*North		*North	*North		*North	*North		*North	*North
4 Bettwood Drive																								
Ground	R1	Residential	Unknown	W1	Existing Proposed	31.36 29.58	0.94	YES	1°N	31.36 29.58	0.94	YES		*North	*North		*North	*North		*North	*North		*North	*North
	R2	Residential	Unknown	W2	Existing Proposed	30.45 28.49	0.94	YES	1°N	30.45 28.49	0.94	YES		*North	*North		*North	*North		*North	*North		*North	*North
	R3	Residential	Unknown	W3	Existing Proposed	31.09 28.87	0.93	YES	1°N	31.09 28.87	0.93	YES		*North	*North		*North	*North		*North	*North		*North	*North
First	R1	Residential	Unknown	W1	Existing Proposed	32.07 30.20	0.94	YES	1°N	32.07 30.20	0.94	YES		*North	*North		*North	*North		*North	*North		*North	*North
	R2	Residential	Unknown	W2	Existing Proposed	34.54 32.47	0.94	YES	1°N	34.54 32.47	0.94	YES		*North	*North		*North	*North		*North	*North		*North	*North
	R3	Residential	Unknown	W3	Existing Proposed	31.43 29.30	0.93	YES	1°N	31.43 29.30	0.93	YES		*North	*North		*North	*North		*North	*North		*North	*North
6 Bettwood Drive																								
Ground	R1	Residential	Dining Room	W1	Existing Proposed	25.55 23.58	0.92	YES	0°N	25.55 23.58	0.92	YES		*North	*North		*North	*North		*North	*North		*North	*North
	R2	Residential	Kitchen	W2 W3	Existing Proposed Existing Proposed	27.21 24.89 27.26 24.97	0.91 0.92	YES YES	0°N 0°N	27.24 24.93	0.92	YES		*North *North	*North *North		*North *North	*North *North		*North	*North		*North	*North
First	R1	Residential	Bedroom	W1	Existing Proposed	32.88 30.69	0.93	YES	0°N	32.88 30.69	0.93	YES		*North	*North		*North	*North		*North	*North		*North	*North
	R2	Residential	Bathroom	W2 W3	Existing Proposed Existing Proposed			n/a n/a	0°N 0°N			n/a		*North *North	*North *North		*North *North	*North *North		*North	*North		*North	*North
	R3	Residential	Study	W4	Existing Proposed	32.00 29.84	0.93	YES	0°N	32.00 29.84	0.93	YES		*North	*North		*North	*North		*North	*North		*North	*North

Project Name: Hilltop Court, Manchester
Project No.: 4351
Report Title: VSC and APSH Analysis - Neighbour
Date of Analysis: 21/08/2025

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
8 Bettwood Drive																								
Ground	R1	Residential	Unknown	W1	Existing	29.68	0.93	YES	0°N	29.68	0.93	YES	*North	*North		*North	*North		*North	*North		*North	*North	
					Proposed	27.47				27.47														
	R2	Residential	Unknown	W2	Existing	31.12	0.93	YES	0°N	31.12	0.93	YES	*North	*North		*North	*North		*North	*North		*North	*North	
					Proposed	29.06				29.06														
	R3	Residential	Unknown	W3	Existing	29.88	0.94	YES	0°N	29.88	0.94	YES	*North	*North		*North	*North		*North	*North		*North	*North	
					Proposed	28.14				28.14														
First	R1	Residential	Unknown	W1	Existing	31.58	0.92	YES	0°N	31.58	0.92	YES	*North	*North		*North	*North		*North	*North		*North	*North	
					Proposed	29.20				29.20														
	R2	Residential	Unknown	W2	Existing	31.80	0.93	YES	0°N	31.95	0.93	YES	*North	*North		*North	*North		*North	*North		*North	*North	
					Proposed	29.61				29.85														
				W3	Existing	32.01	0.94	YES	0°N				*North	*North		*North	*North							
					Proposed	29.94																		
	R3	Residential	Unknown	W4	Existing	32.30	0.94	YES	0°N	32.30	0.94	YES	*North	*North		*North	*North		*North	*North		*North	*North	
					Proposed	30.40				30.40														
155 Middleton Road																								
Ground	R1	Residential	Unknown	W1	Existing	29.86	0.94	YES	175°	29.86	0.94	YES	71.00	0.97	YES	20.00	0.90	YES	71.00	0.97	YES	20.00	0.90	YES
					Proposed	28.07				28.07			69.00			18.00			69.00			18.00		
	R2	Residential	Unknown	W2	Existing	30.64	0.95	YES	175°	30.64	0.95	YES	73.00	0.97	YES	23.00	0.91	YES	73.00	0.97	YES	23.00	0.91	YES
					Proposed	28.97				28.97			71.00			21.00			71.00			21.00		
	R3	Residential	Unknown	W3	Existing	26.41	0.95	YES	230°	29.85	0.96	YES	55.00	0.96	YES	17.00	0.88	YES	83.00	0.98	YES	22.00	0.91	YES
					Proposed	25.03				28.61			53.00			15.00			81.00			20.00		
				W4	Existing	32.06	0.95	YES	175°				79.00	0.97	YES	22.00	0.91	YES						
					Proposed	30.48							77.00			20.00								
				W5	Existing	29.06	0.98	YES	120°				60.00	0.97	YES	18.00	0.89	YES						
					Proposed	28.58							58.00			16.00								
First	R1	Residential	Unknown	W1	Existing	31.14	0.94	YES	175°	31.14	0.94	YES	75.00	0.96	YES	26.00	0.88	YES	75.00	0.96	YES	26.00	0.88	YES
					Proposed	29.38				29.38			72.00			23.00			72.00			23.00		
	R2	Residential	Unknown	W2	Existing	30.30	0.95	YES	230°	32.34	0.96	YES	57.00	0.91	YES	20.00	0.75	YES	87.00	0.95	YES	26.00	0.85	YES
					Proposed	28.87				31.03			52.00			15.00			83.00			22.00		
				W3	Existing	33.54	0.95	YES	175°				83.00	0.94	YES	26.00	0.81	YES						
					Proposed	31.88							78.00			21.00								
				W4	Existing	32.06	0.98	YES	120°				61.00	0.97	YES	20.00	0.90	YES						
					Proposed	31.54							59.00			18.00								

Project Name: Hilltop Court, Manchester
Project No.: 4351
Report Title: VSC and APSH Analysis - Neighbour
Date of Analysis: 21/08/2025

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
Hilltop Court																								
Third	R1	Residential	Bathroom	W1	Existing			n/a	355°N					*North	*North		*North	*North		*North	*North		*North	*North
					Proposed							n/a												
	R2	Residential	Kitchen	W2	Existing	33.16	0.90	YES	355°N					*North	*North		*North	*North		*North	*North		*North	*North
					Proposed	29.86				33.16	0.90	YES												
										29.86														
	R3	Residential	Living Room	W3	Existing	12.71	0.98	YES	355°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	12.41							0.00			0.00								
				W4	Existing	9.18	0.97	YES	355°N				1.00	*North	*North	0.00	*North	*North						
					Proposed	8.94							0.00			0.00								
				W10	Existing	39.52	1.00	YES	175°				87.00	1.00	YES	30.00	1.00	YES						
					Proposed	39.52							87.00			30.00								
										22.53	0.99	YES							88.00			30.00		
										22.38									87.00	0.99	YES	30.00	1.00	YES
	R4	Residential	Living Room	W5	Existing	9.20	0.97	YES	355°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	8.95							0.00			0.00								
				W6	Existing	12.86	0.98	YES	355°N				0.00	*North	*North	0.00	*North	*North						
					Proposed	12.58							0.00			0.00								
				W9	Existing	39.51	1.00	YES	175°				87.00	1.00	YES	30.00	1.00	YES						
					Proposed	39.51							87.00			30.00								
										22.54	0.99	YES							87.00			30.00		
										22.39									87.00	1.00	YES	30.00	1.00	YES
	R5	Residential	Kitchen	W7	Existing	33.25	0.90	YES	355°N					*North	*North		*North	*North		*North	*North		*North	*North
					Proposed	29.98				33.25	0.90	YES												
										29.98														
	R6	Residential	Bathroom	W8	Existing			n/a	355°N					*North	*North		*North	*North						
					Proposed							n/a								*North	*North		*North	*North

Project Name: Hilltop Court, Manchester
Project No.: 4351
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 21/08/2025

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
4 Brooklands Road									
Ground	R1	Residential	Unknown	Area m2	2.65	2.63	2.63	1.00	YES
				% of room		98.94%	98.94%		
	R2	Residential	Unknown	Area m2	9.01	8.97	7.03	0.78	NO
				% of room		99.54%	78.03%		
	R3	Residential	Unknown	Area m2	7.74	7.64	6.04	0.79	NO
				% of room		98.71%	78.13%		
First	R1	Residential	Unknown	Area m2	10.10	10.05	9.97	0.99	YES
				% of room		99.57%	98.76%		
	R2	Residential	Unknown	Area m2	11.44	10.58	9.90	0.94	YES
				% of room		92.52%	86.53%		
	R3	Residential	Unknown	Area m2	7.75	7.75	7.72	1.00	YES
				% of room		100.00%	99.67%		
	R4	Residential	Unknown	Area m2	7.74	7.67	7.60	0.99	YES
				% of room		99.18%	98.21%		
6 Brooklands Road									
Ground	R1	Residential	Living Room	Area m2	15.65	15.17	15.05	0.99	YES
				% of room		96.93%	96.16%		
	R2	Residential	Hallway	Area m2	3.18				n/a
				% of room					
First	R1	Residential	Bedroom	Area m2	8.86	8.62	8.62	1.00	YES
				% of room		97.26%	97.25%		
	R2	Residential	Bedroom	Area m2	7.43	7.06	7.05	1.00	YES
				% of room		94.98%	94.81%		
8 Brooklands Road									
Ground	R1	Residential	Hallway	Area m2	9.32				n/a
				% of room					
	R2	Residential	Living Room	Area m2	15.36	15.08	14.99	0.99	YES
				% of room		98.15%	97.58%		
First	R1	Residential	Bedroom	Area m2	6.88	6.82	6.82	1.00	YES
				% of room		99.15%	99.15%		
	R2	Residential	Bedroom	Area m2	9.60	9.19	9.19	1.00	YES
				% of room		95.74%	95.74%		
	R3	Residential	Bedroom	Area m2	11.52	11.46	11.46	1.00	YES
				% of room		99.49%	99.49%		

Project Name: Hilltop Court, Manchester
Project No.: 4351
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 21/08/2025

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
9 Brooklands Road									
Ground	R1	Residential	Kitchen	Area m2	10.05	9.92	9.92	1.00	YES
				% of room		98.80%	98.80%		
	R2	Residential	WC	Area m2	4.00				n/a
				% of room					
2 Bettwood Drive									
Ground	R1	Residential	Unknown	Area m2	15.12	14.52	13.93	0.96	YES
				% of room		96.01%	92.13%		
	R2	Residential	Unknown	Area m2	8.18	7.52	6.70	0.89	YES
				% of room		91.92%	81.91%		
First	R1	Residential	Unknown	Area m2	11.36	9.89	8.62	0.87	YES
				% of room		87.07%	75.90%		
	R2	Residential	Unknown	Area m2	7.95	7.53	7.31	0.97	YES
				% of room		94.71%	92.00%		
	R3	Residential	Unknown	Area m2	8.18	8.00	7.93	0.99	YES
				% of room		97.78%	96.94%		
4 Bettwood Drive									
Ground	R1	Residential	Unknown	Area m2	13.86	13.44	12.55	0.93	YES
				% of room		97.00%	90.55%		
	R2	Residential	Unknown	Area m2	15.66	14.10	12.31	0.87	YES
				% of room		90.02%	78.60%		
	R3	Residential	Unknown	Area m2	9.26	7.07	5.58	0.79	NO
				% of room		76.42%	60.23%		
First	R1	Residential	Unknown	Area m2	13.86	13.50	13.50	1.00	YES
				% of room		97.42%	97.42%		
	R2	Residential	Unknown	Area m2	13.80	13.52	13.50	1.00	YES
				% of room		97.94%	97.80%		
	R3	Residential	Unknown	Area m2	10.68	10.39	10.38	1.00	YES
				% of room		97.30%	97.23%		
6 Bettwood Drive									
Ground	R1	Residential	Dining Room	Area m2	15.50	15.45	13.86	0.90	YES
				% of room		99.67%	89.41%		
	R2	Residential	Kitchen	Area m2	26.77	24.88	23.46	0.94	YES
				% of room		92.94%	87.65%		
First	R1	Residential	Bedroom	Area m2	15.32	15.15	11.52	0.76	NO
				% of room		98.93%	75.21%		
	R2	Residential	Bathroom	Area m2	5.60				n/a
				% of room					
	R3	Residential	Study	Area m2	7.30	7.14	7.10	1.00	YES
				% of room		97.79%	97.36%		

Project Name: Hilltop Court, Manchester
Project No.: 4351
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 21/08/2025

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
8 Bettwood Drive									
Ground	R1	Residential	Unknown	Area m2	11.36	10.67	8.30	0.78	NO
				% of room		93.91%	73.05%		
	R2	Residential	Unknown	Area m2	16.73	14.50	13.13	0.91	YES
				% of room		86.64%	78.49%		
	R3	Residential	Unknown	Area m2	12.60	12.19	11.63	0.95	YES
				% of room		96.76%	92.34%		
First	R1	Residential	Unknown	Area m2	14.07	13.67	12.01	0.88	YES
				% of room		97.15%	85.32%		
	R2	Residential	Unknown	Area m2	13.02	12.74	12.28	0.96	YES
				% of room		97.84%	94.33%		
	R3	Residential	Unknown	Area m2	10.66	10.52	10.10	0.96	YES
				% of room		98.67%	94.75%		
155 Middleton Road									
Ground	R1	Residential	Unknown	Area m2	7.15	6.74	5.72	0.85	YES
				% of room		94.26%	80.02%		
	R2	Residential	Unknown	Area m2	13.83	13.06	12.35	0.95	YES
				% of room		94.45%	89.31%		
	R3	Residential	Unknown	Area m2	18.80	18.26	15.96	0.87	YES
				% of room		97.14%	84.89%		
First	R1	Residential	Unknown	Area m2	13.83	12.87	12.60	0.98	YES
				% of room		93.05%	91.10%		
	R2	Residential	Unknown	Area m2	18.80	18.33	17.45	0.95	YES
				% of room		97.53%	92.85%		
Hiltop Court									
Third	R1	Residential	Bathroom	Area m2	9.57				n/a
				% of room					
	R2	Residential	Kitchen	Area m2	10.06	9.95	9.93	1.00	YES
				% of room		98.87%	98.68%		
	R3	Residential	Living Room	Area m2	18.20	18.15	18.15	1.00	YES
				% of room		99.74%	99.74%		
	R4	Residential	Living Room	Area m2	18.20	18.15	18.15	1.00	YES
				% of room		99.74%	99.74%		
	R5	Residential	Kitchen	Area m2	9.57	9.50	9.49	1.00	YES
				% of room		99.30%	99.15%		
	R6	Residential	Bathroom	Area m2	10.06				n/a
				% of room					

Project Name: Hilltop Court, Manchester
Project No.: 14351
Report Title: Two hours Sunlight to Amenity Analysis - Neighbour
Date of Analysis: 21/08/2025

Floor Ref	Amenity Ref		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
4 Brooklands Road							
Ground	A1	Area m2	208.59	183.50	183.50	1.00	YES
		Percentage		88%	88%		
2 Bettwood Drive							
Ground	A2	Area m2	254.38	224.36	224.36	1.00	YES
		Percentage		88%	88%		
4 Bettwood Drive							
Ground	A3	Area m2	189.00	120.77	120.77	1.00	YES
		Percentage		64%	64%		
6 Bettwood Drive							
Ground	A4	Area m2	147.30	87.56	87.56	1.00	YES
		Percentage		59%	59%		
8 Bettwood Drive							
Ground	A5	Area m2	386.77	319.52	319.52	1.00	YES
		Percentage		83%	83%		