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DAYLIGHT & SUNLIGHT

IMPACT ON NEIGHBOURING PROPERTIES REPORT

Didsbury Point, Manchester

Bridgestone Construction

25 April 2025

GIA No: **22387** Fee Quote: FQ0015256

PROJECT DATA:

Client **Bridgestone Construction**
Architect **Buttress Architects**
Project Title **Didsbury Point, Manchester**
Project Number **22387**

REPORT DATA:

Report Title **Daylight & Sunlight**
GIA Department **Daylight Department**
Dated **25 April 2025**
Fee Quote **FQ0015256**
Prepared by **HA**
Checked by **MB**
Type **Final**

Revisions	No:	Date:	Notes:	Signed:

SOURCES OF INFORMATION:

Information Received **IR-01**
Release Number **Rel_01_22387_CAD**
Issue Number **01**
3D models **VU.CITY**
OS Data **VU.CITY**

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1 EXECUTIVE SUMMARY

GIA have assessed the Buttress Architects' scheme (the "Proposed Development") for Didsbury Point, Manchester to understand the potential changes in light to the relevant sensitive receptors.

- 1.1 GIA have been instructed by Bridgestone Construction to provide daylight and sunlight advice in relation to the Proposed Development at Didsbury Point, Manchester.
- 1.2 GIA have undertaken daylight and sunlight assessments on the adjacent residential properties to understand the potential effect of the Proposed Development on the amenity of the relevant neighbouring receptors.
- 1.3 The technical analysis has been considered by reference to the criteria and methodology within the Building Research Establishment Guidance (BR209, 2022) which when published, recognised that it *"is advisory and the numerical target values within it may be varied to meet the needs of the development and its location"*¹.
- 1.4 Where an assessment has identified reductions in daylight to the surrounding properties, these are largely limited to bedrooms. Where main habitable rooms are affected, this is generally to a lesser degree and in part due to the design of surrounding properties limited available daylight without the proposed development in place.
- 1.5 Overall, any effects are considered to be minor and acceptable in context when considered against the flexibility with which the BRE guidance is intended to be used.
- 1.6 This report is supported by several documents, drawings and results which are all enclosed within the Appendices as listed on the Contents Page. All assumptions used in collating this report can be found in Appendices 01 & 02.

1 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 85 para F1

Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSH Sunlight
2-22 Clearwater Drive	14/35 (40%)	13/23 (57%)	4/4 (100%)
24 Clearwater Drive	9/9 (100%)	5/5 (100%)	-
26 Clearwater Drive	8/9 (89%)	4/4 (100%)	-
28 Clearwater Drive	10/10 (100%)	5/6 (83%)	-
30 Clearwater Drive	8/8 (100%)	5/5 (100%)	-

Table 01 - Daylight & Sunlight Levels

2 THE SITE

GIA have been instructed to review and advise on the daylight, sunlight and overshadowing impacts associated with the implementation of the Proposed Development known as Didsbury Point, Manchester.

THE SITE

- 2.1 The site is bound by The Boulevard to the north, existing residential properties on Clearwater Drive to the east, and Didsbury High School car park to the south and an existing office building to the west.
- 2.2 Figure 01 below illustrates the existing site. Further drawings are enclosed at Appendix 03 of this report.



Figure 01: 3D model of the existing site

PROPOSED DEVELOPMENT

- 2.3 Our analysis is based on the Proposed Development massing models produced by Buttress Architects, issued on 09 April 2025.
- 2.4 GIA's understanding of the Proposed Development is illustrated in Figure 02 and further drawings are enclosed at Appendix 03.

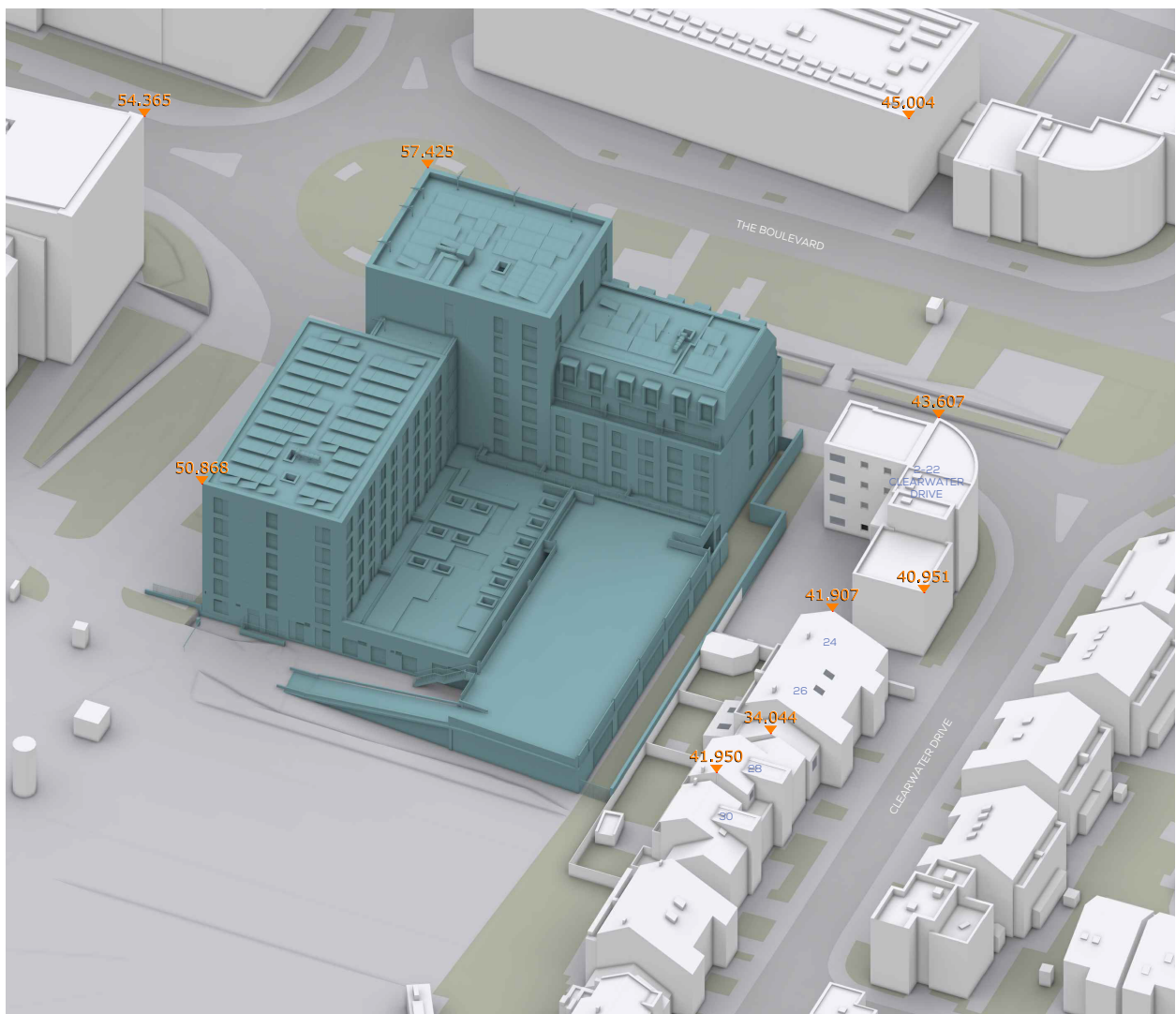


Figure 02: 3D Perspective View of the Proposed Scheme

3 POLICY & THE WIDER CONTEXT

3.1 Below we have detailed sections from the following documents as they are, in our opinion, the most pertinent in relation to daylight and sunlight matters and how we have approached the effects of the Proposed Development on the relevant neighbouring properties:

- National Planning Policy Framework (2023); and
- National Planning Practice Guidance (updated ` 2021).

NATIONAL PLANNING POLICY FRAMEWORK (2023)

3.2 The NPPF (September 2023) states that local planning authorities should refuse applications which they consider fail to make efficient use of land. The discussion in relation to daylight and sunlight highlights the Government's recognition that increased flexibility is required in response to the requirement for higher density development:

"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)".

NATIONAL PLANNING PRACTICE GUIDANCE (JUNE 2021)

- 3.3 In light of the update to the Government's Planning Practice Guidance, GIA have considered the relevant paragraphs which relate to daylight and sunlight.
- 3.4 Paragraph 6 of the NPPG (Ref ID: 66-006-20190722) acknowledges that new development may cause an impact on daylight and sunlight levels enjoyed by neighbouring occupiers. It requires local authorities to assess whether the impact to neighbouring occupiers would be "unreasonable".
- 3.5 Paragraph 7 (Ref ID: 66-007-20190722) refers to the wider planning considerations in assessing appropriate levels of daylight and sunlight. The test is whether living standards are 'acceptable' and recognises that acceptability will depend to some extent on context.

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4 BRE GUIDELINES & CONTEXT METHODOLOGY

The Building Research Establishment (BRE) have set out in their handbook 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (BR209, 2022)', guidelines and methodology for the measurement and assessment of daylight and sunlight.

BUILDING RESEARCH ESTABLISHMENT GUIDELINES (BR209, 2022)

- 4.1 The BRE Guidelines note that the document is intended to be used in conjunction with the interior daylight recommendations found within the British Standard BS EN 17037 Daylighting in Buildings and the Chartered Institution of Building Services Engineers (CIBSE) LG 10 Daylighting – a guide for designers.
- 4.2 The BRE handbook *"is intended for use in rooms in adjoining dwellings where daylight is required, including living rooms, kitchens, and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops, and some offices."*
- 4.3 The BRE Guidelines provides two methodologies for daylight assessment of neighbouring properties, namely;
- The Vertical Sky Component (VSC); and
 - The No Sky Line (NSL).
- 4.4 There is one methodology provided by the BRE Guidelines for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).
- 4.5 It is an inevitable consequence of the built-up urban environment that daylight and sunlight will be more limited in dense urban areas. It is well acknowledged that in such situations there may be many planning and urban design matters to consider other than daylight and sunlight.
- 4.6 Paragraph 4.5.10 notes that *"numerical values given are purely advisory. Different criteria may be used based on the requirements for solar energy in an area viewed against other site layout constraints. Another important issue is whether the existing solar panels are reasonably sited, at a sensible height and distance from the boundary. A greater loss of solar radiation may be inevitable if panels are mounted close to the ground and near to the site boundary."*¹

- 4.7 Appendix 02 of this report elaborates on the mechanics of each of the above assessment criteria, explains the appropriateness of their use and the parameters of each specific recommendation.

- 4.8 The following table provides a summary of the criteria set out within the BRE Guidelines for daylight and sunlight. For daylight and sunlight, the BRE Guidelines outline the approach within the accompanying Appendix I, in terms of assigning criteria to assess the effects:

"Adverse impacts occur when there is a significant decrease in the amount of skylight and sunlight reaching an existing building where it is required...The assessment of impact will depend on a combination of factors, and there is no simple rule of thumb that can be applied."

"Where the loss of skylight or sunlight fully meets the guidelines, the impact is assessed as negligible or minor adverse. Where the loss of light is well within the guidelines, or only a small number of windows or limited area of open space lose light (within the guidelines), a classification of negligible impact is more appropriate. Where the loss of light is only just within the guidelines and a larger number of windows or open space are affected, a minor adverse impact would be more appropriate, especially if there is a particularly strong requirement for daylight and sunlight in the affected building or open space."

"Where the loss of skylight or sunlight does not meet the guidelines in this book, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- *Only a small number of windows are affected;*
- *The loss of light is only marginally outside the guidelines;*
- *An affected room has other sources of skylight or sunlight; and*
- *The affected building only has a low level of requirement for skylight or sunlight."*

¹ Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 29 para 3.3.17

4.9 The classification of major adverse is documented within Paragraph 7 of the BRE Guidelines:

“Factors tending towards a major adverse impact include:

- a large number of windows are affected;*
- the loss of light is substantially outside the guidelines;*
- all the windows in a particular property are affected;*
and
- the affected indoor spaces have a particular strong requirement for skylight or sunlight, e.g. a living room in a dwelling”.*

Beneficial impacts occur when there is a significant increase in the amount of skylight and sunlight reaching an existing building. Beneficial impacts should be worked out on the same principals as adverse impacts.”

4.10 The BRE Guidelines do not provide any Guidance on what constitutes a moderate adverse impact.

4.11 The initial numerical criteria for determining the magnitude of effect is based on percentage alterations, as follows:

Magnitude of Effect	Percentage Alteration
Negligible	0-20%
Minor	20-29.9%
Moderate	30-39.9%
Major	40%+

4.12 When considering the significance of daylight and sunlight effects, professional judgement has been used. Consideration has been given to the proportion of rooms/windows affected, as well as the percentage alterations, absolute changes, retained daylight and sunlight levels and sensitivity of the receptor. This is in addition to any other relevant factors, including mitigating factors such as location and nature of the development, balconies, overhangs or design features which may also affect the determination of assigning the criteria.

5 DAYLIGHT & SUNLIGHT IMPACTS TO NEIGHBOURING PROPERTIES

This section details the daylight and sunlight impacts in relation to the relevant properties neighbouring the Site.

- 5.1 A three-dimensional computer model of the site and surrounding properties was produced based on photogrammetry. Where available we have included floor plans of the relevant properties and this context model has been used to carry out the technical assessments. All relevant assumptions made in producing this model can be found in Appendix 01.

TWO-STAGE APPROACH

- 5.2 The impacts to relevant neighbouring properties have been considered in two stages:

Stage 1 - Is there a strict compliance with the BRE Guidelines?

- The national numerical assessments for daylight and sunlight as outlined in the BRE Guidelines are applied. Where properties, windows and/or rooms meet the recommendations of the BRE Guidelines, these are not discussed further.

Stage 2 - Is there harm the quality of life of neighbouring occupiers?

- Where properties, windows and rooms do not meet the recommendations of the BRE Guidelines, wider material considerations are examined and applied.

RELEVANT SENSITIVE RECEPTORS

- 5.3 GIA have identified the following properties as relevant for daylight and sunlight assessment:
- 2 -22 Clearwater Drive
 - 24 Clearwater Drive
 - 26 Clearwater Drive
 - 28 Clearwater Drive
 - 30 Clearwater Drive
- 5.4 The following property will fully comply with the BRE target criteria with the Proposed Development in place and are not discussed in any further detail:
- 24 Clearwater Drive
 - 30 Clearwater Drive
- 5.5 The properties are fully discussed in the following sections. All results can be found in Appendix 04.

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2 - 22 CLEARWATER DRIVE

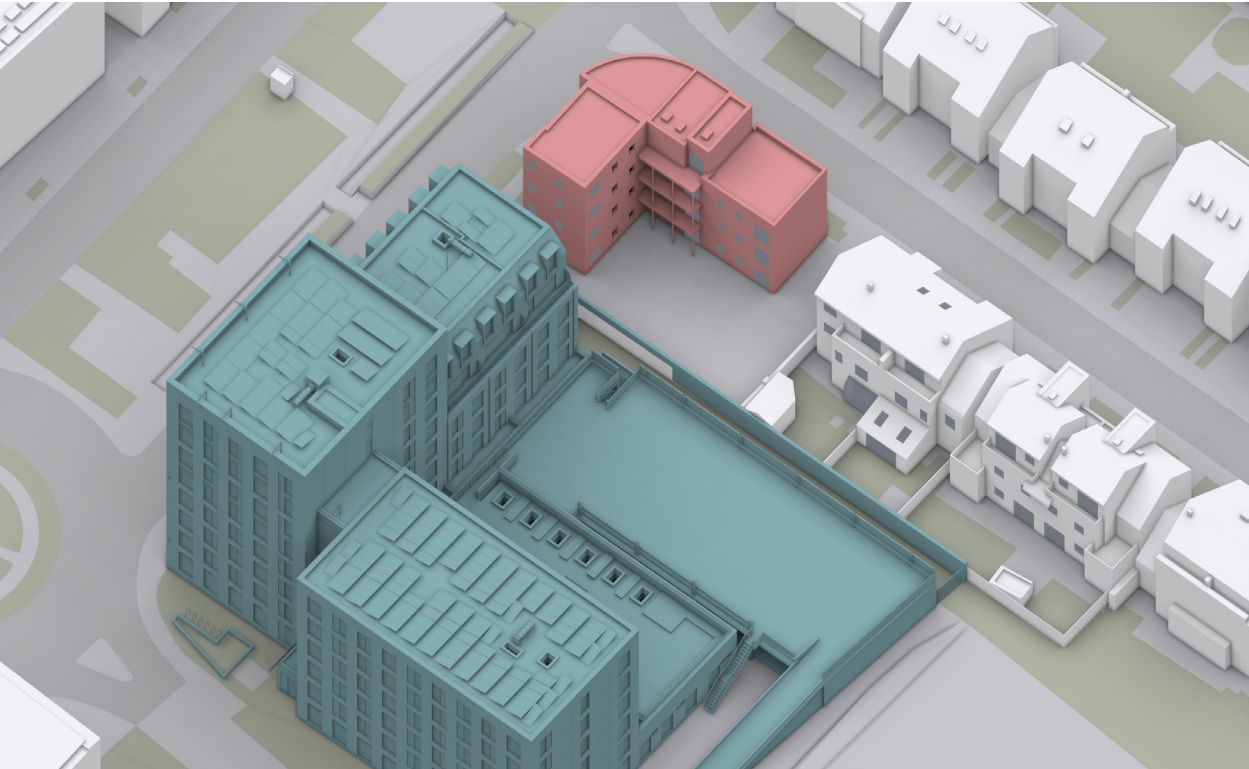


Figure 03: Rendered Image of 2 - 22 Clearwater Drive

VERTICAL SKY COMPONENT					NO SKY LINE				
WINDOW					ROOM				
TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
		20-30	30-40	40+			20-30	30-40	40+
35	14	5	5	11	23	13	3	1	6

Table 02: VSC & NSL Results - 2 - 22 Clearwater Drive

ANNUAL PROBABLE SUNLIGHT HOURS							
ROOM							
TOTAL	PASS	ANNUAL (%)			WINTER (%)		
		20-30	30-40	40+	20-30	30-40	40+
4	4	0	0	0	0	0	0

Table 03: APSH Results - 2 - 22 Clearwater Drive

- 5.6 This property will fully accord with the target criteria for APSH sunlight.
- 5.7 21 windows do not meet the VSC daylight criteria, nine of which serve bedrooms which are considered by the BRE as having a lesser requirement for daylight.
- 5.8 The remaining 12 windows serve eight living kitchen diners. Four of the living kitchen diners are provided with alternative windows and, in such instances, the BRE states that the mean for the windows overall can be considered to understand whether the room would meet the VSC target.
- 5.9 When considering the mean for all windows serving each living kitchen diner, three will fully comply with the VSC target criteria, and one room will be reduced by 21% against a 20% target.
- 5.10 The remaining four living kitchen diners are single aspect. The windows serving three of these are located beneath balconies, so they receive lower levels of daylight without the Proposed Development in place. This creates a burden on the development site to maintain already low existing levels, and leads to proportionally higher percentage changes despite the absolute reduction in VSC daylight being lower.
- 5.11 The remaining living kitchen diner will experience a reduction of 25.8%, which is considered minor in BRE terms, and the window serving it will retain 24.5% VSC against a target of 27%.
- 5.12 As such, the effects to VSC daylight brought about by the Proposed Development are considered acceptable.
- 5.13 10 rooms do not meet the NSL daylight criteria, eight of which are bedrooms which the BRE consider as having a lesser requirement for daylight.
- 5.14 The remaining two rooms are living kitchen diners, both of which will continue to receive daylight to 60.5% and 74.0% of their area, which is considered acceptable in the context.
- 5.15 As such, with due consideration to the flexibility with which the BRE guidance is intended to be used, the effect on daylight and sunlight to this property is considered to be acceptable.
- 5.16 The windows assessed to 2-22 Clearwater Drive are shown below. Green shows where a window/room will meet the BRE target criteria and orange shows where it will not.

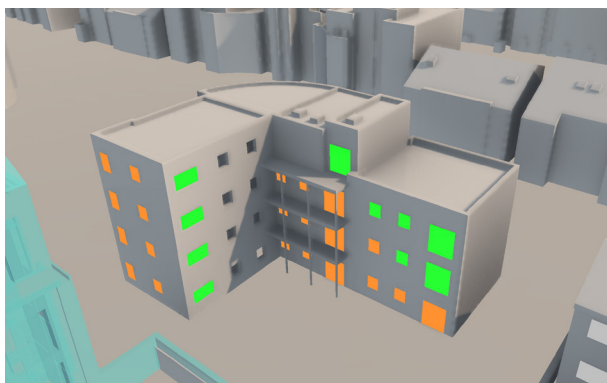


Figure 04: VSC Pass/Fail Window Maps of 2 - 22 Clearwater Drive

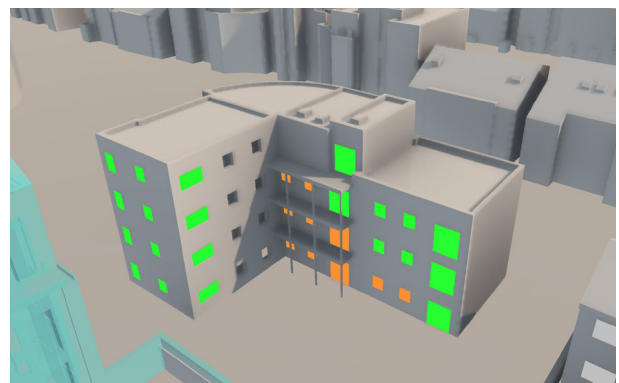


Figure 05: NSL Pass/Fail Window Maps of 2 - 22 Clearwater Drive

26 CLEARWATER DRIVE



Figure 06: Rendered Image of 26 Clearwater Drive

VERTICAL SKY COMPONENT					NO SKY LINE				
WINDOW					ROOM				
TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
		20-30	30-40	40+			20-30	30-40	40+
9	8	1	0	0	4	4	0	0	0

Table 04: VSC & NSL Results - 26 Clearwater Drive

ANNUAL PROBABLE SUNLIGHT HOURS							
ROOM							
TOTAL	PASS	ANNUAL (%)			WINTER (%)		
		20-30	30-40	40+	20-30	30-40	40+
0	0	0	0	0	0	0	0

Table 05: APSH Results - 26 Clearwater Drive

- 5.17 This property will fully accord with the BRE target criteria for NSL daylight and APSH sunlight.
- 5.18 One window which serves a living kitchen diner does not meet the VSC daylight criteria. The room is served by two other windows and, when the mean VSC for the windows overall is reviewed, the room meets the target criteria.
- 5.19 As such, the effect on daylight and sunlight to this property is considered to be acceptable.

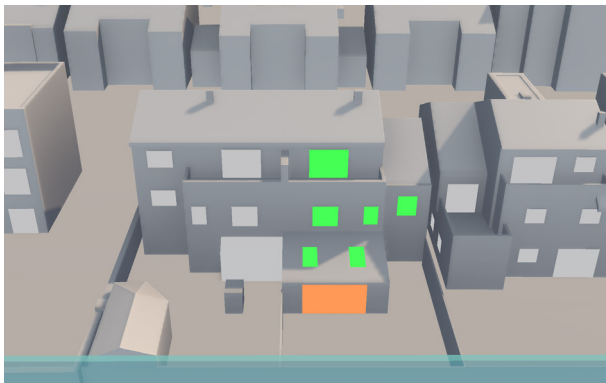


Figure 07: VSC Pass/Fail Window Maps of 26 Clearwater Drive

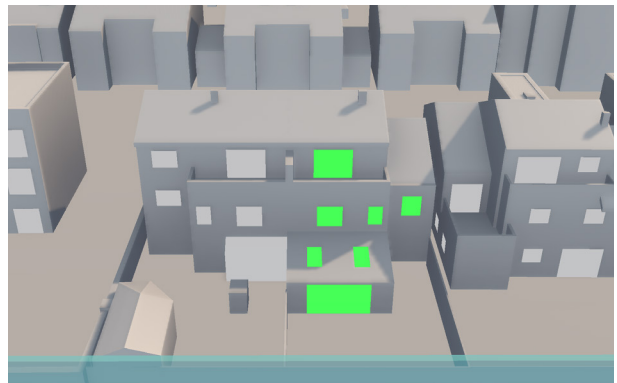


Figure 08: NSL Pass/Fail Window Maps of 26 Clearwater Drive

28 CLEARWATER DRIVE

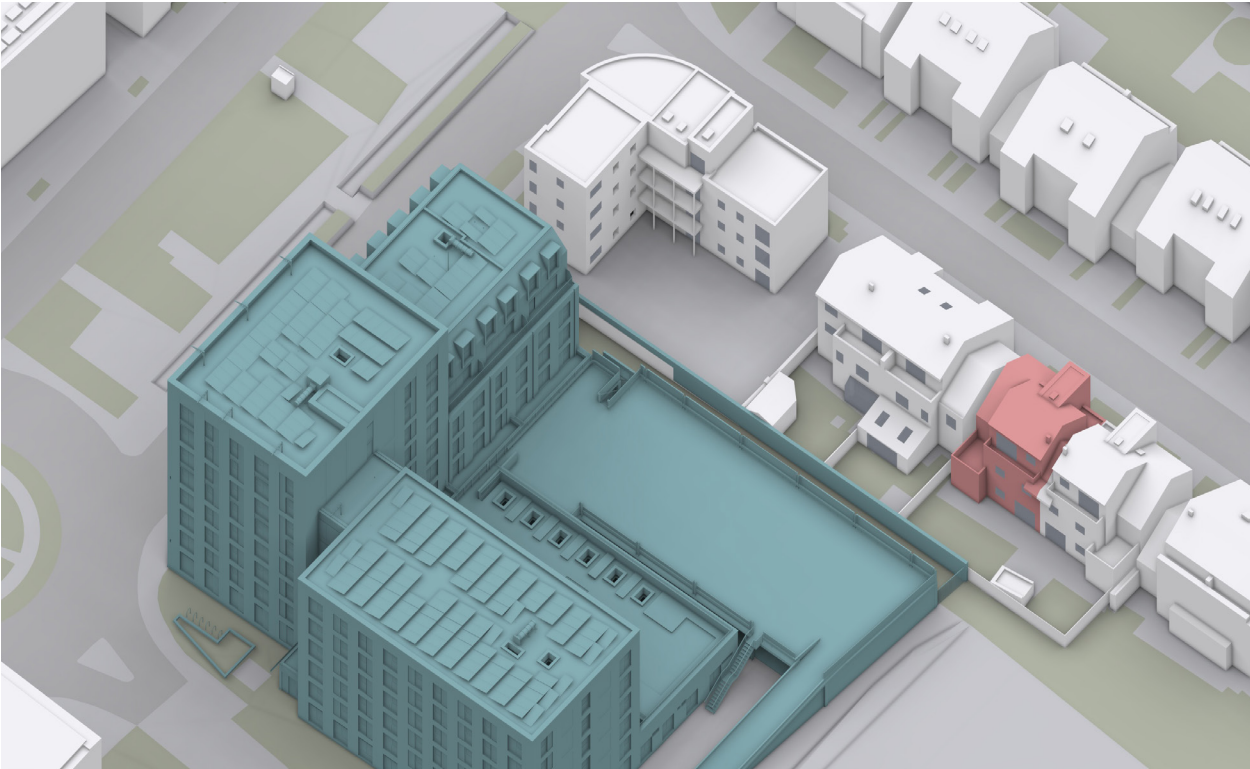


Figure 09: Rendered Image of 28 Clearwater Drive

VERTICAL SKY COMPONENT					NO SKY LINE				
WINDOW					ROOM				
TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
		20-30	30-40	40+			20-30	30-40	40+
10	10	0	0	0	6	5	0	0	1

Table 05: VSC & NSL Results - 28 Clearwater Drive

ANNUAL PROBABLE SUNLIGHT HOURS							
ROOM							
TOTAL	PASS	ANNUAL (%)			WINTER (%)		
		20-30	30-40	40+	20-30	30-40	40+
0	0	0	0	0	0	0	0

Table 06: APSH Results - 28 Clearwater Drive

- 5.20 This property will fully accord with the BRE target criteria for VSC daylight and APSH sunlight.
- 5.21 One room does not meet the NSL daylight target. The room experiences a major reduction in BRE terms, but this is largely driven by facing directly towards and being obstructed by the neighbouring property.
- 5.22 Notwithstanding the reductions to this room, the property is provided with a separate living room and sitting room which are unaffected by the development. As such, the residents will continue to have access to a well-lit main habitable room with the Proposed Development in place.
- 5.23 The effect on daylight and sunlight to this property is therefore considered to be acceptable.

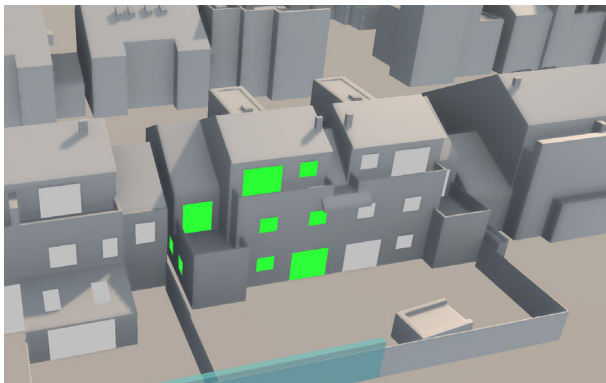


Figure 10: VSC Pass/Fail Window Maps of 28 Clearwater Drive

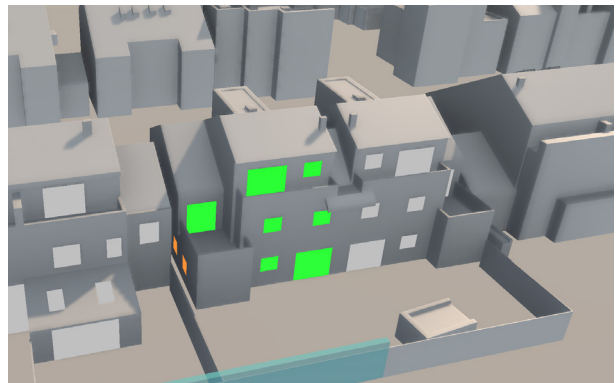


Figure 11: NSL Pass/Fail Window Maps of 28 Clearwater Drive

6 CONCLUSIONS

GIA have undertaken a daylight and sunlight assessment in relation to the Proposed Development known as Didsbury Point, Manchester. The technical analysis has been undertaken in accordance with the BRE handbook.

- 6.1 GIA have been instructed by Bridgestone Construction to provide daylight and sunlight advice in relation to the Proposed Development at Didsbury Point, Manchester.
- 6.2 GIA have undertaken daylight and sunlight assessments on the adjacent residential properties to understand the potential effect of the Proposed Development on the amenity of the relevant neighbouring receptors.
- 6.3 Where an assessment has identified reductions in daylight to the surrounding properties, these are largely limited to bedrooms. Where main habitable rooms are affected, this is generally to a lesser degree and in part due to the design of surrounding properties limited available daylight without the proposed development in place.
- 6.4 Overall, any effects are considered to be minor and acceptable in context when considered against the flexibility with which the BRE guidance is intended to be used.



What we do:

Building Surveying
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Measured Surveys
Party Wall & Neighbourly Matters
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Where we are:

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