

Redevelopment of Boulton House, Manchester

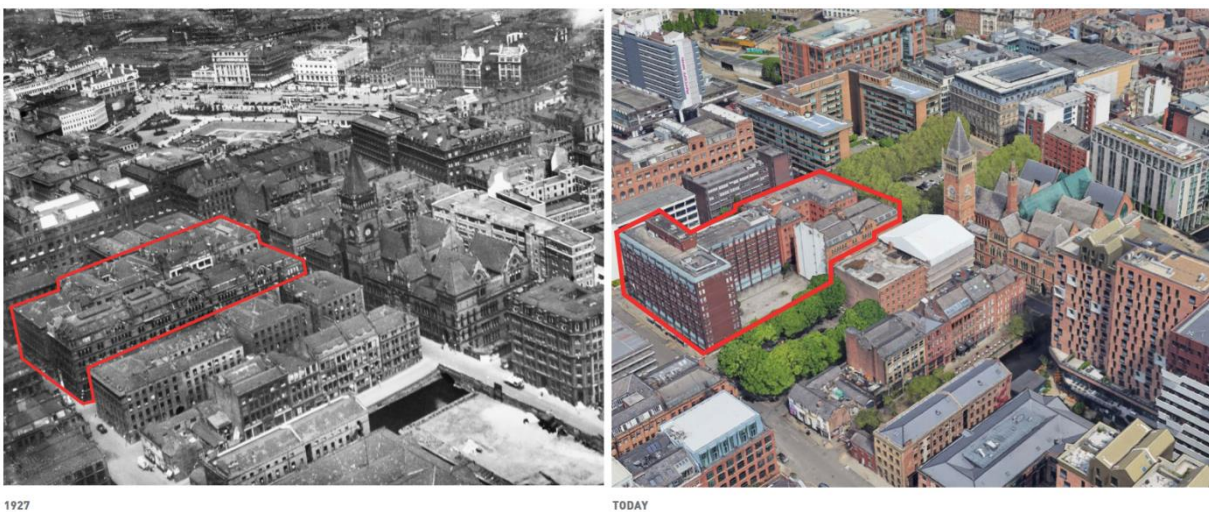
Daylight and Sunlight Review

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In accordance with the Building Research Establishment's publication "Site layout planning for daylight and sunlight. A guide to good practice" (2022) (BRE guidelines), we have considered the implications the proposals will have on the neighbouring residential properties.

The proposals take into account the scale of the neighbouring properties, as well as the previous structure that was on the site, as shown below.



Because the new-build element is located on the open car park, which it is considered is underdeveloped for such a location, the proposals will have a greater implication on the daylight enjoyed in certain locations within the neighbouring properties than recommended in the BRE guidelines.

In relation to 11 Bloom Street, at lower ground, ground, first and second floor levels, whilst there are a number of bedrooms that do not achieve the numerical targets set out in the BRE guidelines, as the guidelines state, these are considered less important. There is, however, also on each floor, a living/kitchen/dining room that will not achieve the numerical targets, with the implications demonstrated by the Daylight Distribution (DD) results. Set out below are the results.

Level	Existing DD%	Proposed DD%
Lower Ground	36%	18%
Ground	88%	27%
First	90%	38%
Second	86%	50%

As stated above, these results are because 11 Bloom Street enjoys exceptional access to daylight over the underdeveloped portion of the site. Therefore, whilst the proposals reflect the massing of what previously stood on the site and the neighbouring properties, they will have a disproportionate effect of the daylight enjoyed.

With regards to 6 Minshall Street, the situation is the same for a living/kitchen/dining room and first and second floor level, with the DD results set out on the table below.

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Level	Existing DD%	Proposed DD%
First	66%	17%
Second	73%	25%

In conclusion, we believe that, given the underdeveloped state of the portion of the site where the new building is located and considering that its height is in keeping with both the previous structure and the neighbouring properties, the outcomes outlined above, although not meeting the numerical targets specified in the BRE guidelines, are still suitable for this urban setting.

We have also considered the level of daylight the proposed accommodation will enjoy and this demonstrates that except for some rooms facing into the courtyard, the proposals will provide accommodation with good access to daylight.

In view of the nature of the occupation of the property, it is considered that the results are appropriate.