

Right of Light Consulting

Burley House
15-17 High Street
Rayleigh
Essex
SS6 7EW

TEL 0800 197 4836

E-MAIL enquiries@right-of-light.co.uk

WEBSITE www.right-of-light.co.uk

Shimla Enterprises Limited
Hexagon House
21-23 Gatley Road
Cheadle
SK8 1NZ

24 March 2025

Dear Sirs,

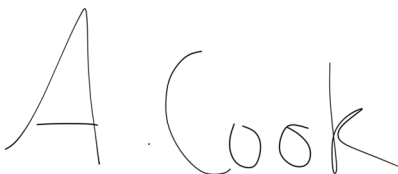
BRE Daylight and Sunlight – 23 Radium Street, Manchester M4 6AY

I have reviewed the latest design drawings for the scheme, as enclosed. I have compared these drawings to the ones listed in section 2.1.1 of our BRE Daylight and Sunlight Report dated 3 May 2024. Whilst there were areas of noncompliance with the BRE guidelines under the previous scheme design, the windows would exceed their alternative targets under Appendix F of the BRE guidelines. We are of the opinion that the revised scheme will also be fully compliant for the BRE Guidelines for daylight and sunlight, regardless of appendix F of the BRE guide.

We therefore remain of the opinion that the development design will have a low impact on the light receivable by the neighbouring properties and that the proposed development is acceptable in terms of daylight and sunlight.

I hope the above is useful, please do not hesitate to come back to me if you require any further assistance with the project.

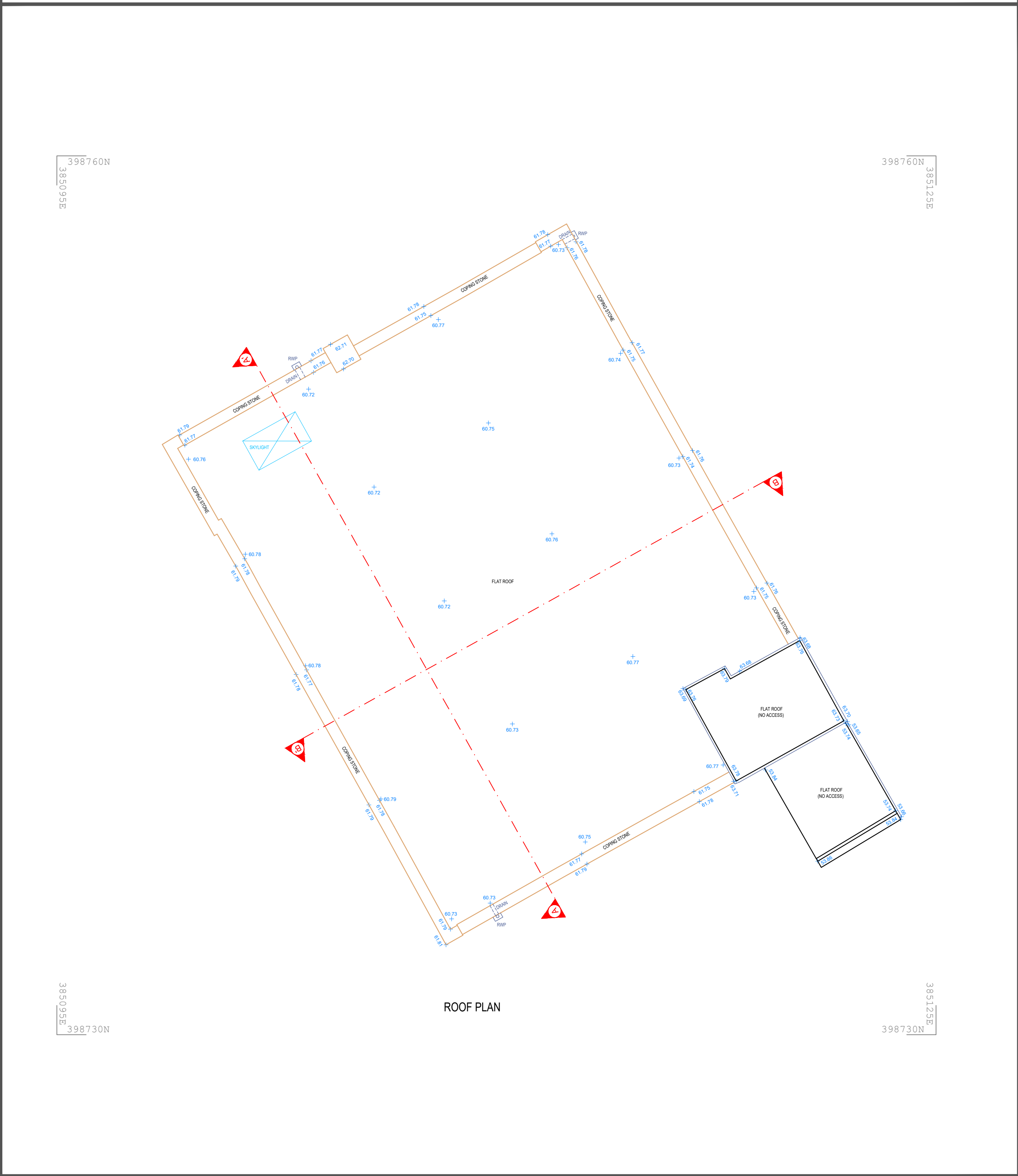
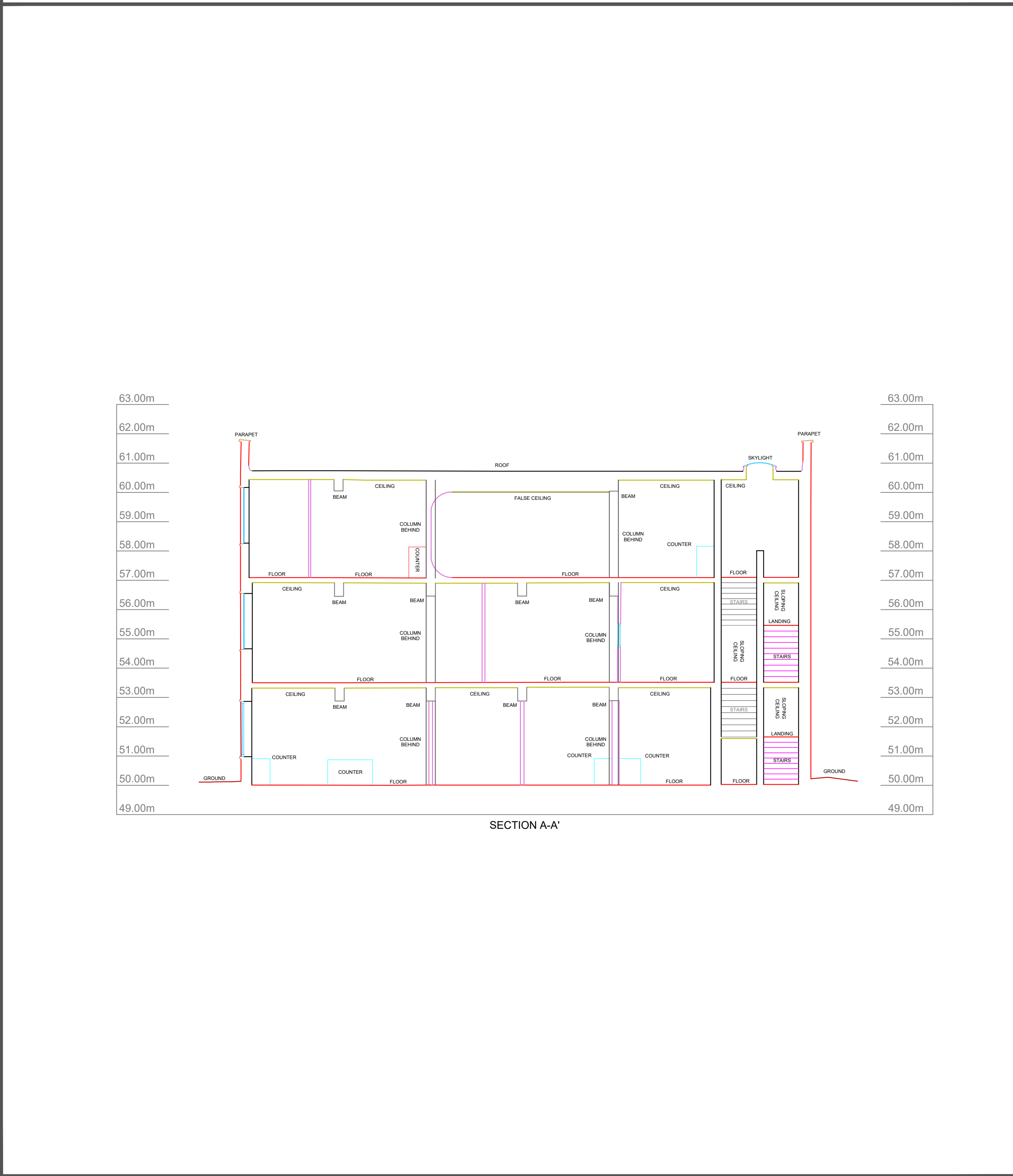
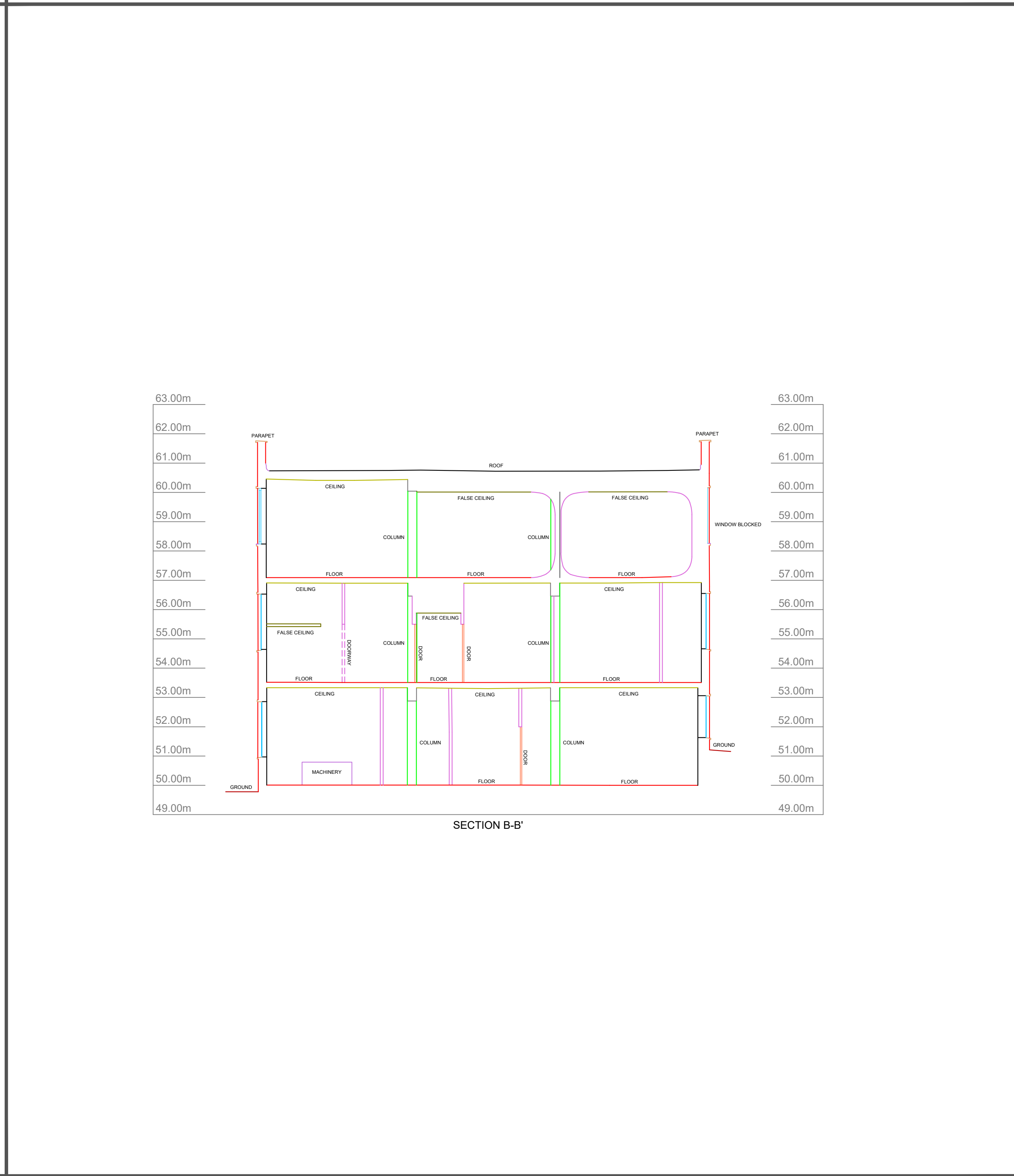
Yours sincerely



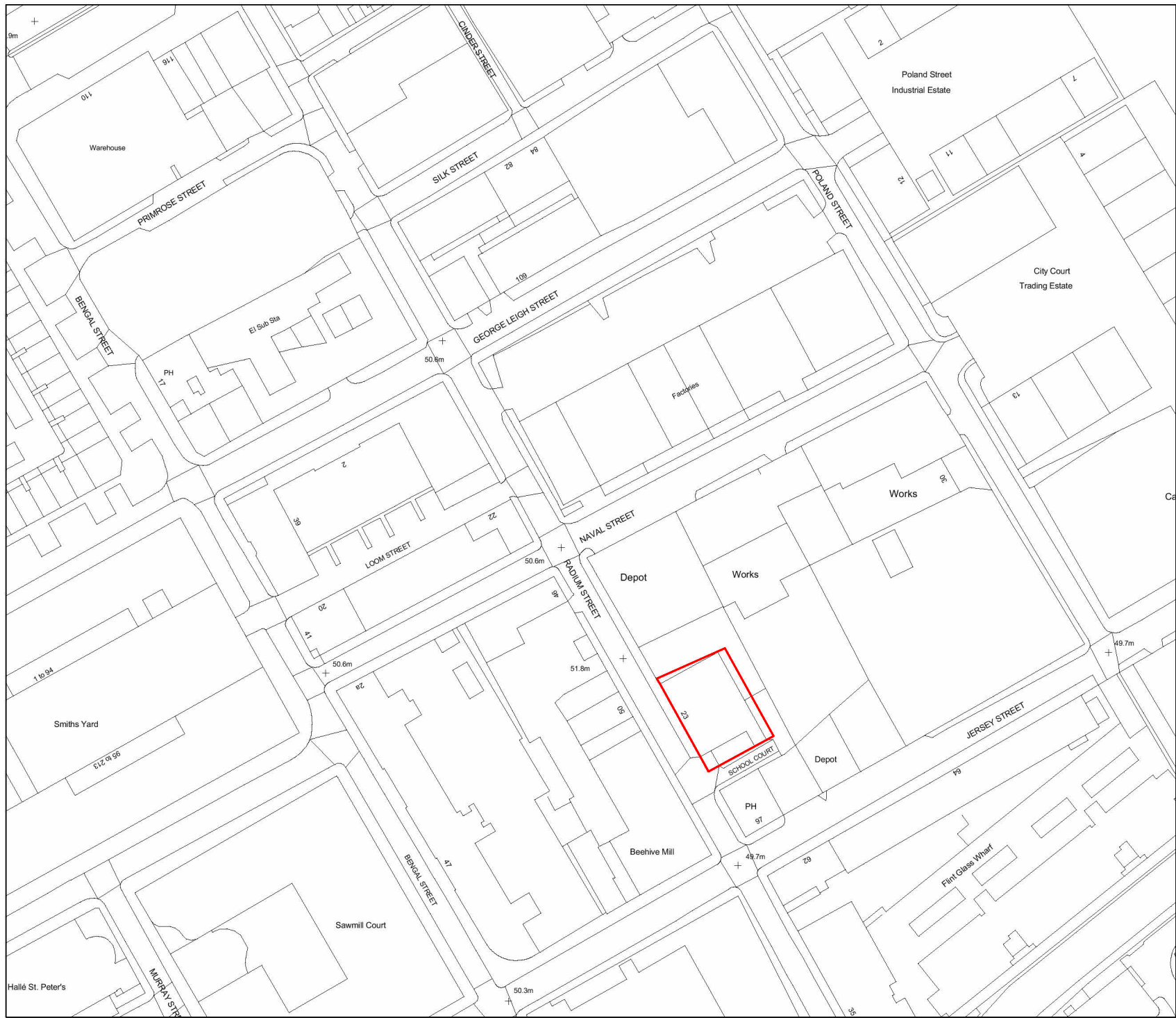
Alice Cook BA (Hons)
Senior Right of Light Surveyor



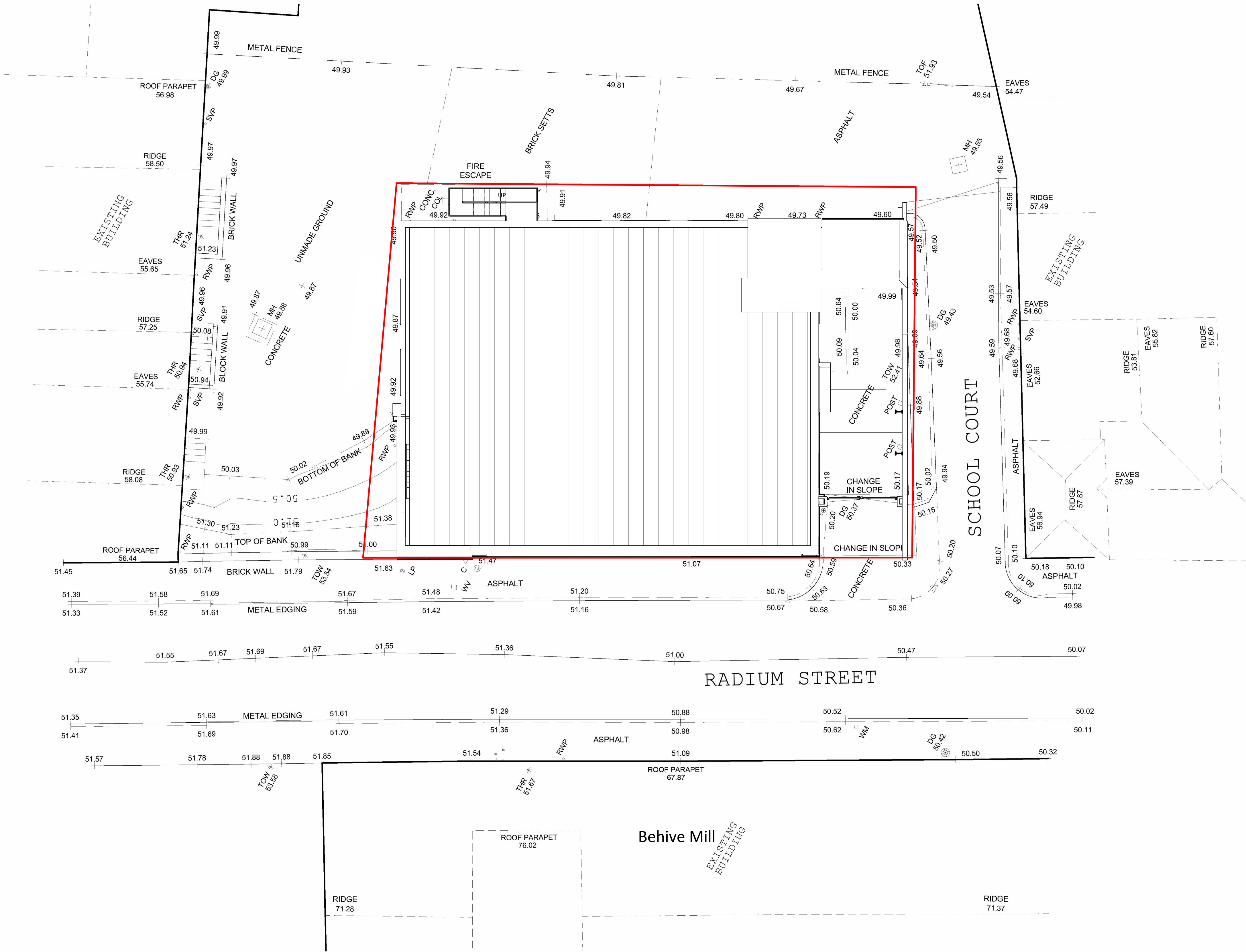
Notes	
This drawing and the information contained therein is issued in confidence and is the copyright of MT Surveys Ltd. Disclosure of this information to Third Parties and unauthorised copying or replication of this data without approval is forbidden.	
Direction of North	
GRID OS NATIONAL GRID. Using the OS GPS Network and applying OSTATS transformation and then removing the scale factor for true distances.	
DATUM OS LEVEL DATUM Using the OS GPS Network and applying OSGM15 National Geoid Model to obtain local area corrections.	
BUILDING SURVEY KEY	
CEILING HEIGHTS	WINDOW HEIGHTS
SCF 2.22 Floor to Structural Ceiling	F-C 1.43 Floor to Cill
FCF 2.22 Floor to False Ceiling	C-H 2.29 Cill to Head
APX 2.22 Floor to Ceiling Apex	C-SPR 1.43 Cill to Spring
SPR 2.22 Floor to Ceiling Spring	C-APX 2.29 Cill to Apex
SCF 0.00 Level to Structural Ceiling	CL 0.00 Cill Level
FCF 0.00 Level to False Ceiling	TL 0.00 Head Level
APL 0.00 Level to Ceiling Apex	APL 0.00 Level to Apex
SPL 0.00 Level to Ceiling Spring	SPL 0.00 Level to Spring
BEAM HEIGHTS	RECESS HEIGHTS
BMH 3.52 Floor to U/S of Beam	BM 0.88 Floor to Base
BM SPR 3.52 Floor to U/S of Spring	TH 3.35 Floor or Base to U/S
BM SPL 3.52 Floor to U/S of Apex	BL 0.00 Level to Beam
BM 0.00 Level to U/S of Beam	TL 0.00 Level to U/S
BM SPL 0.00 Level to U/S of Spring	APL 0.00 Level to Apex
BM APL 0.00 Level to U/S of Apex	SPL 0.00 Level to Spring
DOOR HEIGHTS	OTHER
DH 2.67 Floor to U/S Door Frame	TOW 0.00 Top of Wall Level
F-SPR 1.48 Floor to Spring of Door	0.00 Floor Level
F-APX 2.35 Floor to Apex of Door	
DL 0.00 Level to Base of Door	
DL 0.00 Level to U/S Door Frame	
DAL 0.00 Level to U/S Apex of Door	
DSP 0.00 Level to U/S Spring of Door	
	ANNOTATION
	HL Access Hatch
	SKY Skylight



(w) www.mtsurveys.com (e) admin@mts-surveys.com (t) 01274 406352	
MT Surveys Ltd Unit 8 Parkview Court Shipley BD18 3DZ	
CLIENT BARCX	
SITE 23 Radium Street, Manchester	
DRAWING TITLE Part Measured Building Survey	
DRAWING REF (LAYOUT TAB) 1612-102_BS (A0)	
PROJECT REF 1612-102	
SURVEYED WS MT	
DRAWN DATE 12 / 04 / 2023	
SCALE 1/100	
REV Ø	
REV DATE DRAWN DESCRIPTION CHECKED	



Site Location Plan
1 : 1250



Existing Site Plan
1 : 100

revision	date	drawn	description
----------	------	-------	-------------

BARCX

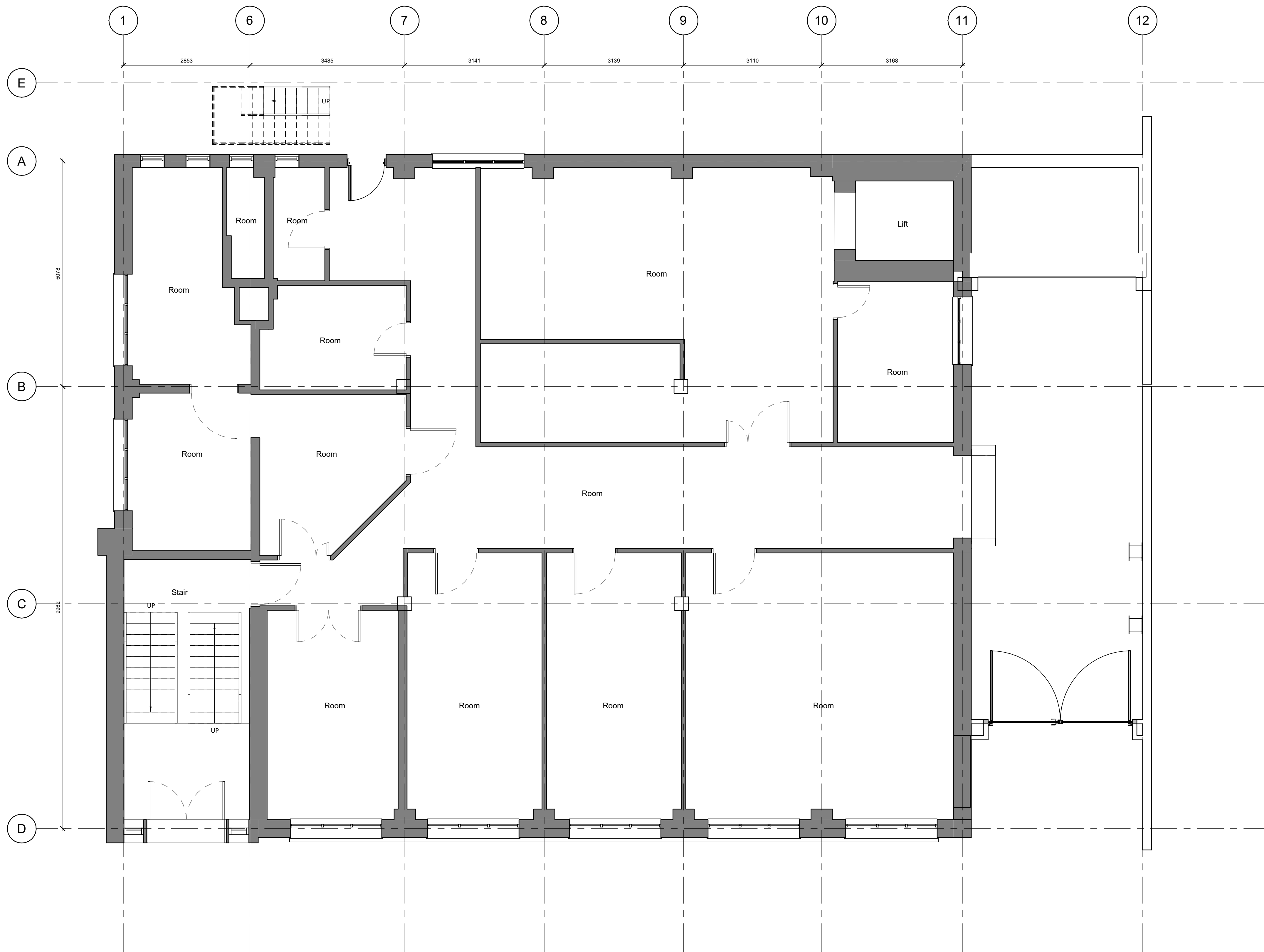
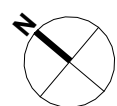
Do not scale from drawings unless by agreement with architect. Use of figures and dimensions only. Check all dimensions on site before construction. Drawing to be read in conjunction with other relevant consultant information.

This drawing is the copyright of BARCX Ltd and must not be copied or reproduced in part, or in whole, without the express permission of the architect. Drawing to be read in conjunction with specification.



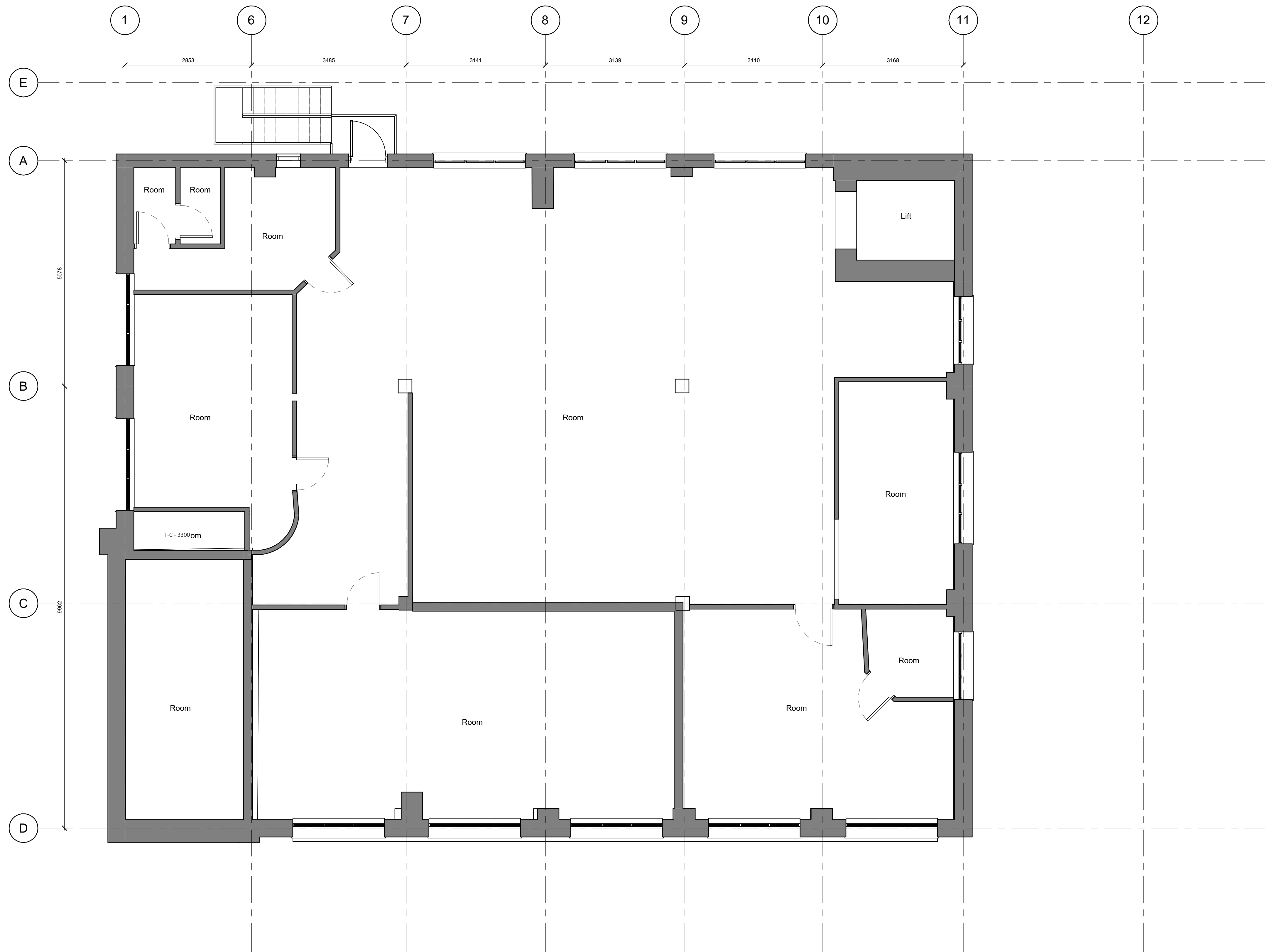
Site Location Existing Site Plan
OR
23 Radium St

B-0257-1001-Site Location Existing
Site Plan
1:100 @ A1
scale
B-0257
job reference
KH
drawn





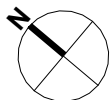
Existing Level 01



Existing Level 02
1 : 50



Existing RF Plan
1 : 50



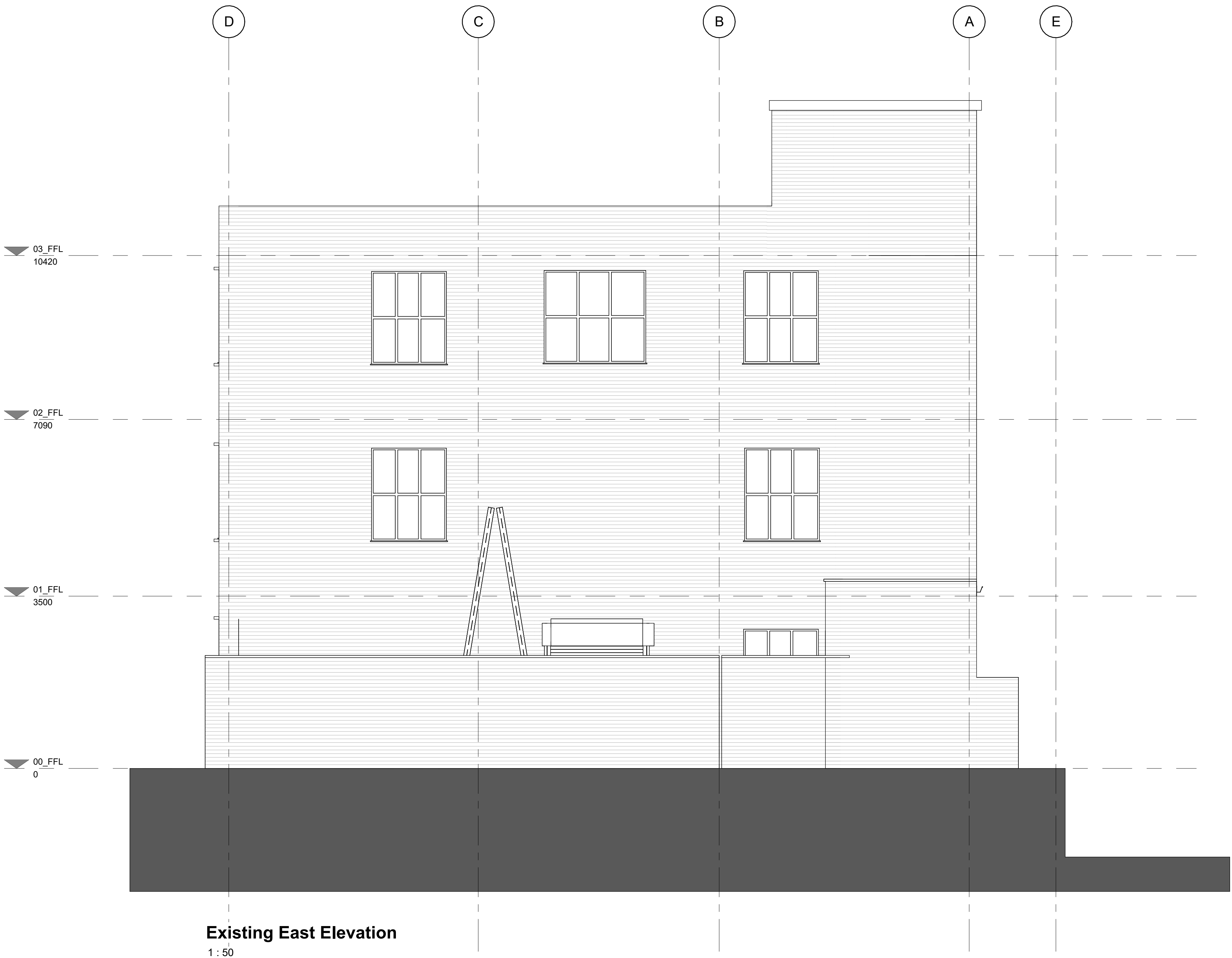




Existing North Elevation
1 : 50



Existing West Elevation
1 : 50





Proposed Level 00 Plan
1 : 50

revision	date	drawn	description
P1	01.05.24	KH	Updated as per LA's Comments

BARCX

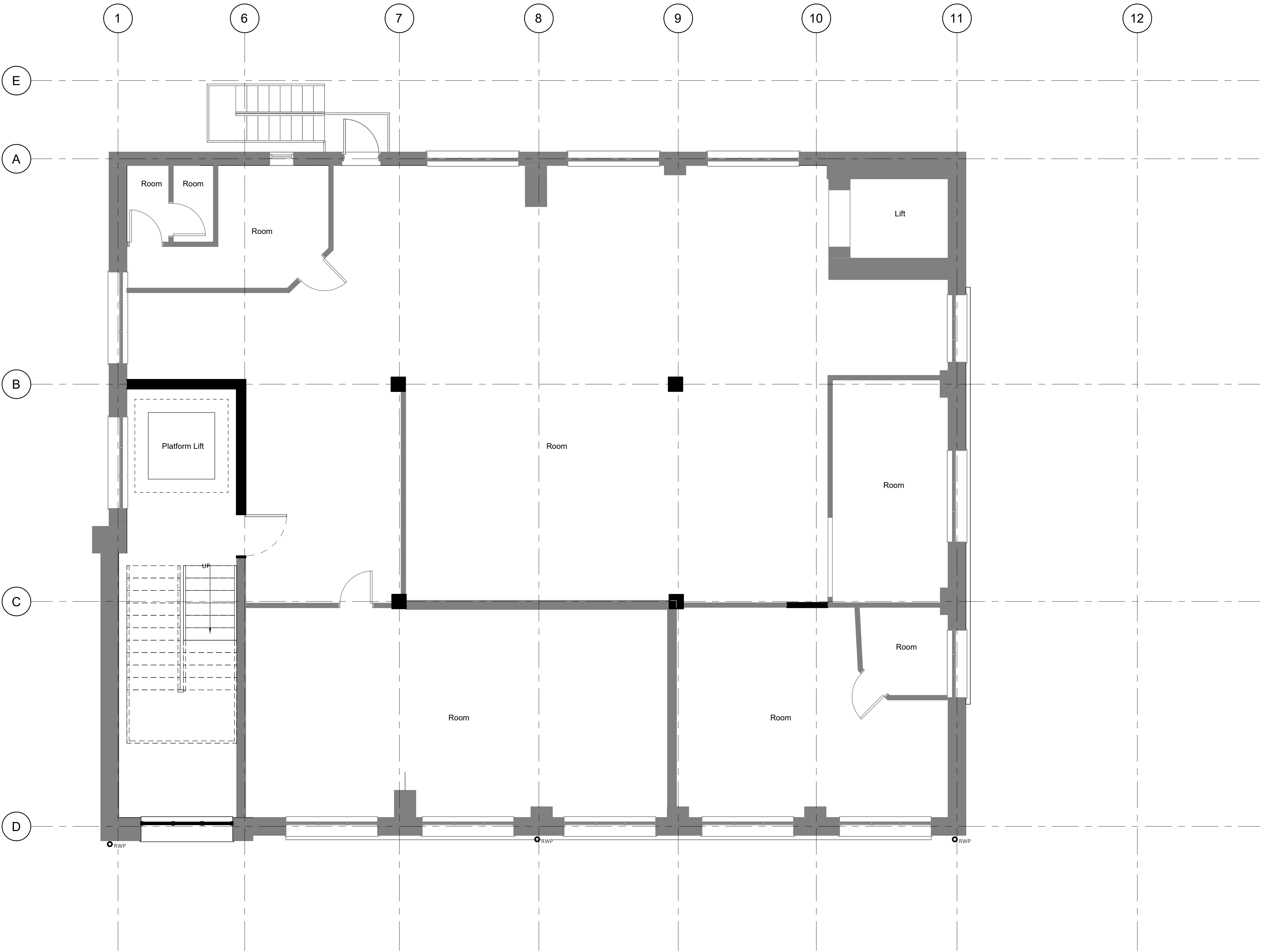
Do not scale from drawings unless by agreement with architect. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

This drawing is the copyright of BARCX Ltd and must not be copied or reproduced in part, or in whole, without the express permission of the architect. Drawing to be read in conjunction with specification.



Proposed GA Level 00
OR
23 Radium St

number	revision
B-0257-1105-Proposed GA Level 00 P1	
1:50 @ A1 scale	B-0257 job reference
	KH drawn



Proposed Level 02 Plan
1 : 50

revision	date	drawn	description
P1	01.05.24	KH	Updated as per LA's Comments

BARCX

Do not scale from drawings unless by agreement with architect. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

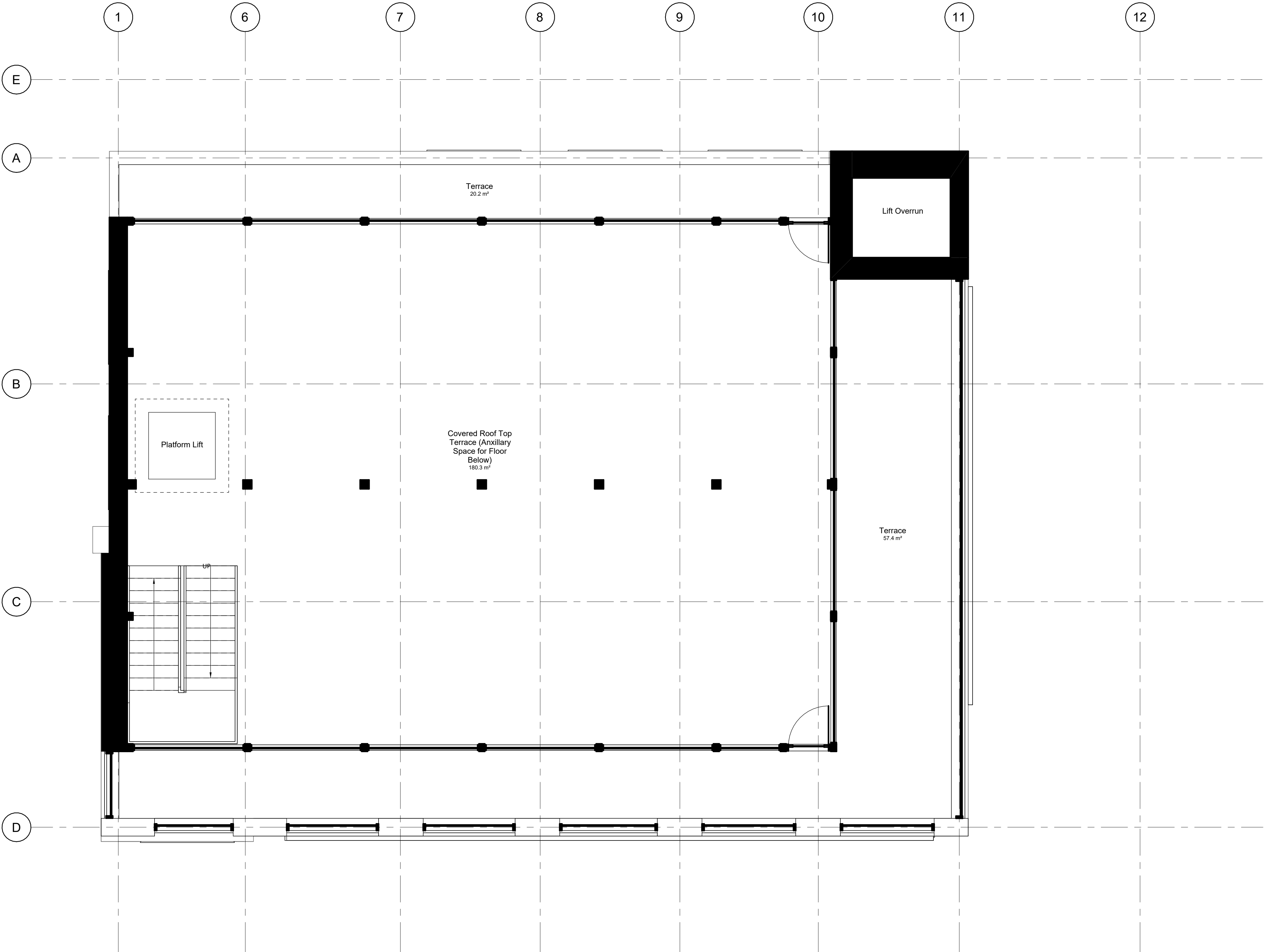
This drawing is the copyright of BARCX Ltd and must not be copied or reproduced in part, or in whole, without the express permission of the architect. Drawing to be read in conjunction with specification.



Proposed GA Level 02

OR
23 Radium St

number	revision
B-0257-1107-Proposed GA Level 02 P1	
1:50 @ A1	KH
scale	drawn
B-0257	job reference



Proposed Level 03 Plan
1 : 50

revision	date	drawn	description
P1	01.05.24	KH	Updated as per LA's Comments

BARCX

Do not scale from drawings unless by agreement with architect. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

This drawing is the copyright of BARCX Ltd and must not be copied or reproduced in part, or in whole, without the express permission of the architect. Drawing to be read in conjunction with specification.

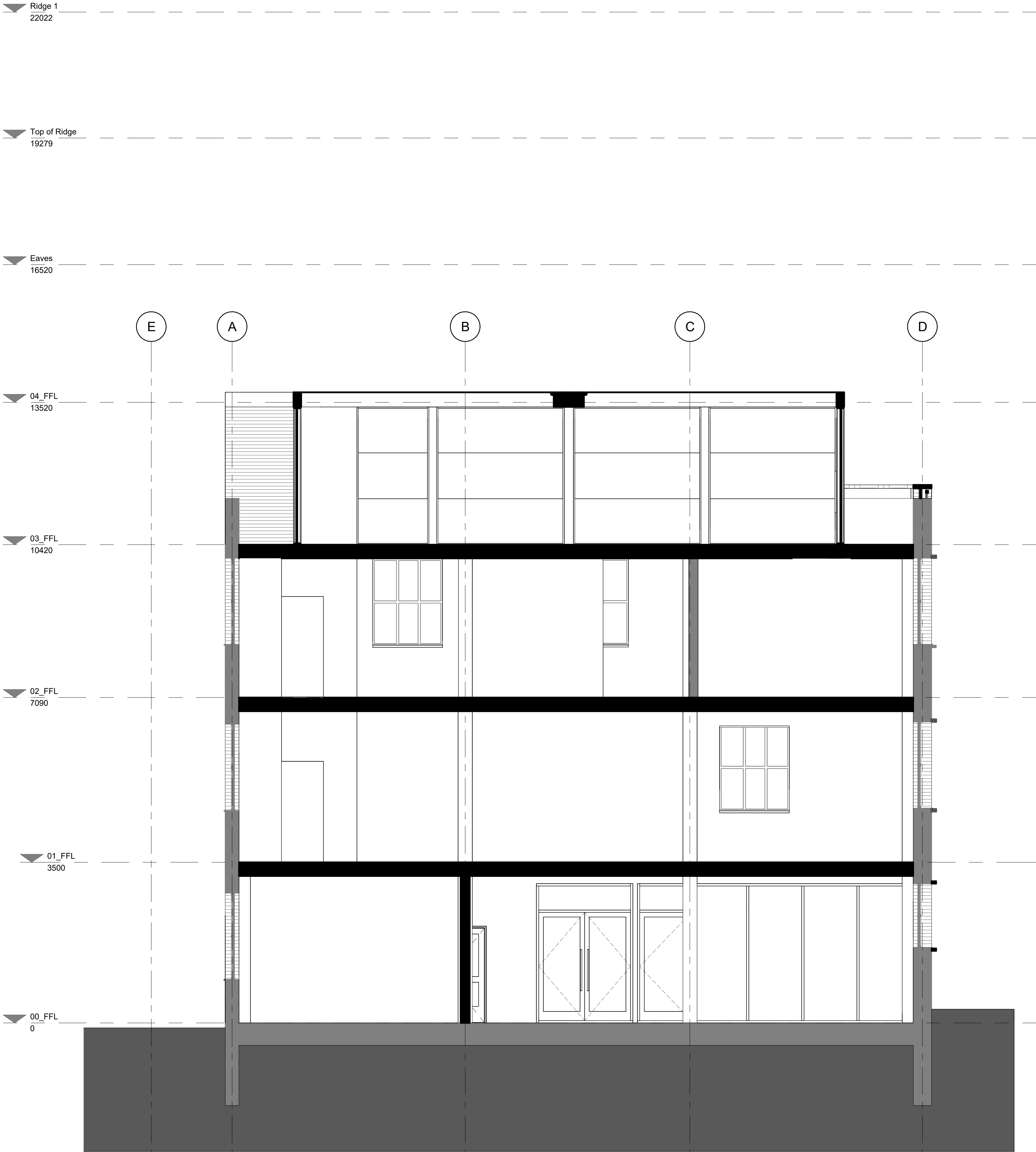


Proposed GA Level 03

OR

23 Radium St

number	revision
B-0257-1108-Proposed GA Level 03 P1	
1:50 @ A1	KH
scale	drawn
B-0257	job reference



Section 5
1 : 50

revision date drawn description

Do not scale from drawings unless by agreement with architect. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

This drawing is the copyright of BARCX Ltd and must not be copied or reproduced in part, or in whole, without the express permission of the architect. Drawing to be read in conjunction with specification.

BARCX

0m 1m 2m 3m 4m 5m

Proposed Section A-A

OR
23 Radium St

B-0257-1202-Proposed Section A-A

number revision

1:50 @ A1
scale

B-0257
job reference

KH
drawn



Key

- 01 Brick as and to match as existing
- 02 Anthrocite Grey Window and Door Frames
- 03 Guillotine Floor-to-Ceiling Frameless Glazing – Toughened and laminated Low-E glass with automated vertical sliding panels
- 04 Steel Structural Frame - Powder-coated steel structural frame, colour to be confirmed
- 05 Frameless glass railing

Existing windows to be relaced with Anthrocite Grey Windows. Appearance and structural opening as existing

revision	date	drawn	description
P1	01.05.24	KH	Updated as per LA's Comments

Do not scale from drawings unless by agreement with architect. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

This drawing is the copyright of BARCX Ltd and must not be copied or reproduced in part, or in whole, without the express permission of the architect. Drawing to be read in conjunction with specification.

BARCX



Proposed North Elevation

OR
23 Radium St

B-0257-1305-Proposed North
Elevation

1:50 @ A1
scale

B-0257
job reference

P1
revision

KH
drawn



Key

- 01 Brick as and to match as existing
- 02 Anthrocite Grey Window and Door Frames
- 03 Guillotine Floor-to-Ceiling Frameless Glazing - Toughened and laminated Low-E glass with automated vertical sliding panels
- 04 Steel Structural Frame - Powder-coated steel structural frame, colour to be confirmed
- 05 Frameless glass railing

Existing windows to be relaced with Anthrocite Grey Windows. Appearance and structural opening as existing

SOUTH_Elevation
1 : 50

revision	date	drawn	description
P1	01.05.24	KH	Updated as per LA's Comments

Do not scale from drawings unless by agreement with architect. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

This drawing is the copyright of BARCX Ltd and must not be copied or reproduced in part, or in whole, without the express permission of the architect. Drawing to be read in conjunction with specification.

Proposed South Elevation

OR
23 Radium St

B-0257-1306-Proposed South
Elevation

1:50 @ A1
scale

B-0257
job reference

P1
revision

KH
drawn

BARCX





Key

- 01 Brick as and to match as existing
 - 02 Anthrocite Grey Window and Door Frames
 - 03 Guillotine Floor-to-Ceiling Frameless Glazing – Toughened and laminated Low-E glass with automated vertical sliding panels
 - 04 Steel Structural Frame - Powder-coated steel structural frame, colour to be confirmed
 - 05 Frameless glass railing
- Existing windows to be relaced with Anthrocite Grey Windows. Appearance and structural opening as existing

revision	date	drawn	description
P1	01.05.24	KH	Updated as per LA's Comments

Do not scale from drawings unless by agreement with architect. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

This drawing is the copyright of BARCX Ltd and must not be copied or reproduced in part, or in whole, without the express permission of the architect. Drawing to be read in conjunction with specification.

BARCX



Proposed West Elevation

OR
23 Radium St

B-0257-1307-Proposed West Elevation

number	revision
B-0257	KH
1:50 @ A1	drawn
scale	job reference

Key

- | | |
|----|--|
| 01 | Brick as and to match as existing |
| 02 | Anthracite Grey Window and Door Frames |
| 03 | Guillotine Floor-to-Ceiling Frameless
Glazing – Toughened and laminated Low-E
glass with automated vertical sliding panels |
| 04 | Steel Structural Frame - Powder-coated steel
structural frame, colour to be confirmed |
| 05 | Frameless glass railing |

Existing windows to be relaced with Anthrocite Grey Windows. Appearance and structural opening as existing



EAST_Elevation
1 : 50

revision	date	drawn	description
P1	01.05.24	KH	Updated as per LA's Comments

Do not scale from drawings unless by agreement with architect. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

This drawing is the copyright of BARCX Ltd and must not be copied or reproduced in part, or in whole, without the express permission of the architect.
Drawing to be read in conjunction with specification.

Proposed East Elevation

OR
23 Radium St

B-0257-1308-Proposed East ElevationR1

number

1:50 @ A1
scale

B-0257
job reference

KH
drawn

BARCX

