



DAYLIGHT & SUNLIGHT

2-4 WHITWORTH STREET WEST, MANCHESTER

04 April 2025

GIA No: **21286**

1 INSTRUCTIONS & EXECUTIVE SUMMARY

- 1.1 GIA have been instructed by Glenbrook WWS Limited to produce a supplementary daylight report to support the findings in the Daylight, Sunlight & Overshadowing Environmental Statement Chapter (the DSO ES Chapter) submitted in support of the planning application for the development of 2-4 Whitworth Street West, Manchester (the Proposed Development) under reference 141773/FO/2024
- 1.2 The technical analysis which underpins the DSO ES Chapter has been completed using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)'.
- 1.3 Following consultation with MCC, a 3D visualisation of the effect on the daylight within the following properties has been requested:-
 - Hill Quays
 - 14 Albion
 - Ropeworks
 - 21 Little Peter Street
 - 357-361 Deansgate
- 1.4 The numerical analysis provided within the DSO ES Chapter and the visualisation of those analysis results contained in this supplementary report show that the effect of the Proposed development on the daylight within the above properties can be considered minor and not significant for the reasons described in both reports.

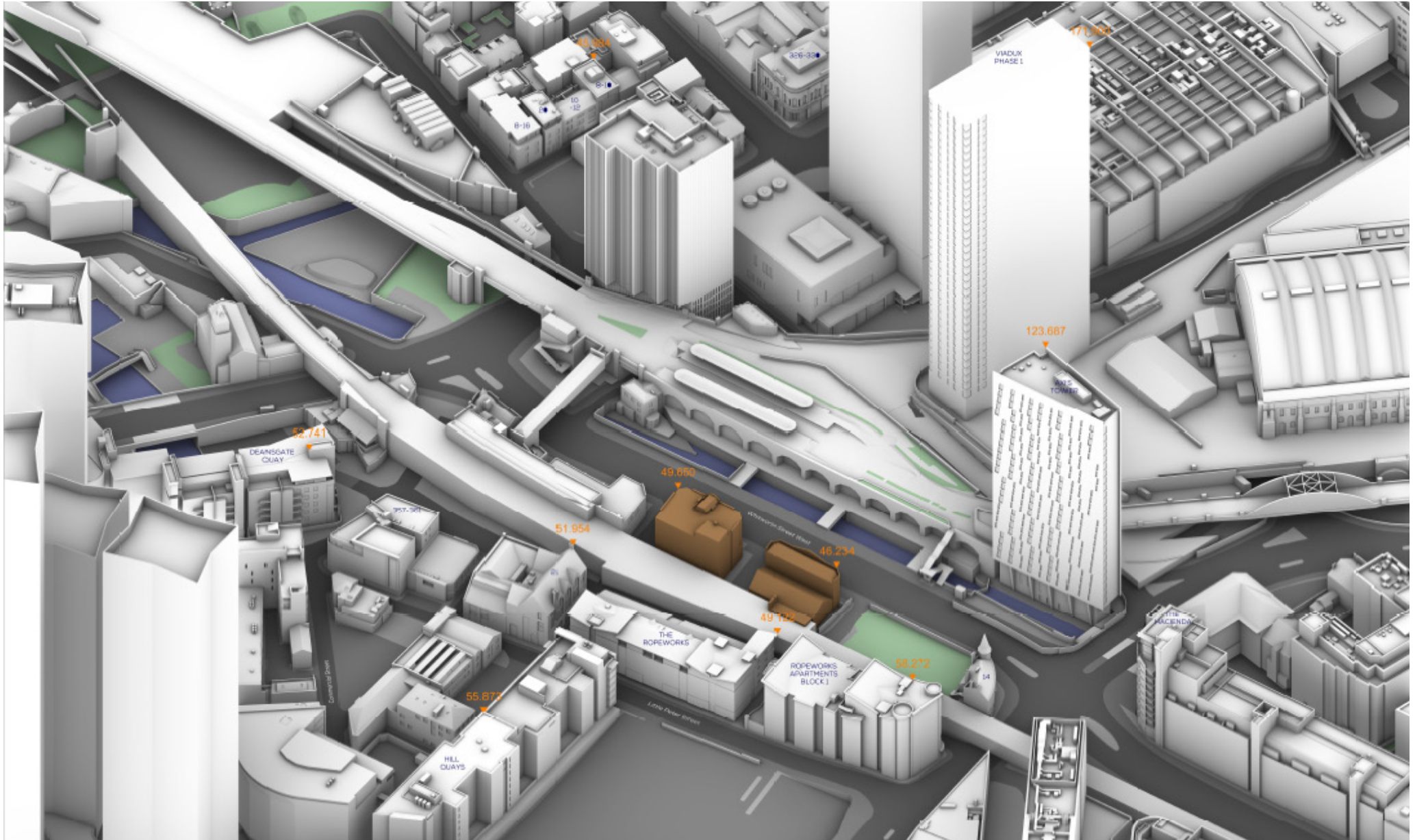


Fig. 01: The current buildings on the Site

2 BRE TARGET CRITERIA

- 2.1 The assessment of daylight effects is based principally on the amount of visible sky before and after the construction of a new development. It is for this reason that the BRE states the following at paragraph F7 in relation to the assessment of daylight changes:-

"In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because the VSC depends only on obstruction, and is therefore a measure of the daylight environment as a whole."

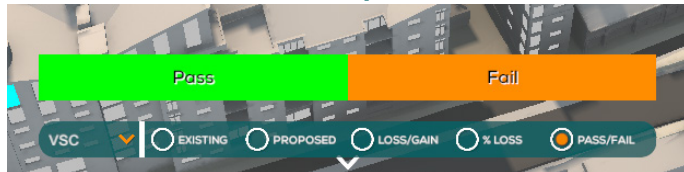
- 2.2 For the purpose of this supplementary report, the following two-stage assessment process has been adopted. The process stems from the High Court decision on the application of Melanie Rainbird and The Council of the London Borough of Tower Hamlets.

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

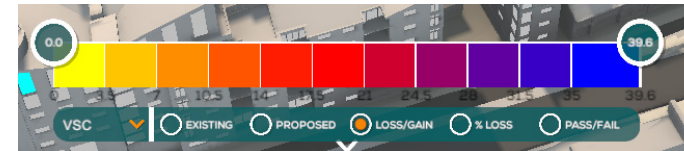
Stage 2 - Can the deviations from the VSC recommendations be deemed acceptable?

- 2.3 The images on the following pages show the window maps of the five relevant surrounding residential properties.

STAGE 1A - VSC PASS/FAIL



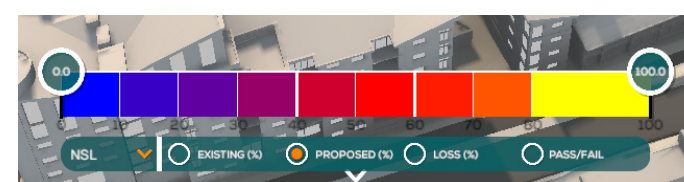
STAGE 2A - ABSOLUTE VSC CHANGE



STAGE 1B - % OF BASELINE VSC CHANGE



STAGE 2A - EFFECT ON NSL



3 DAYLIGHT WINDOW MAPS
HILL QUAYS

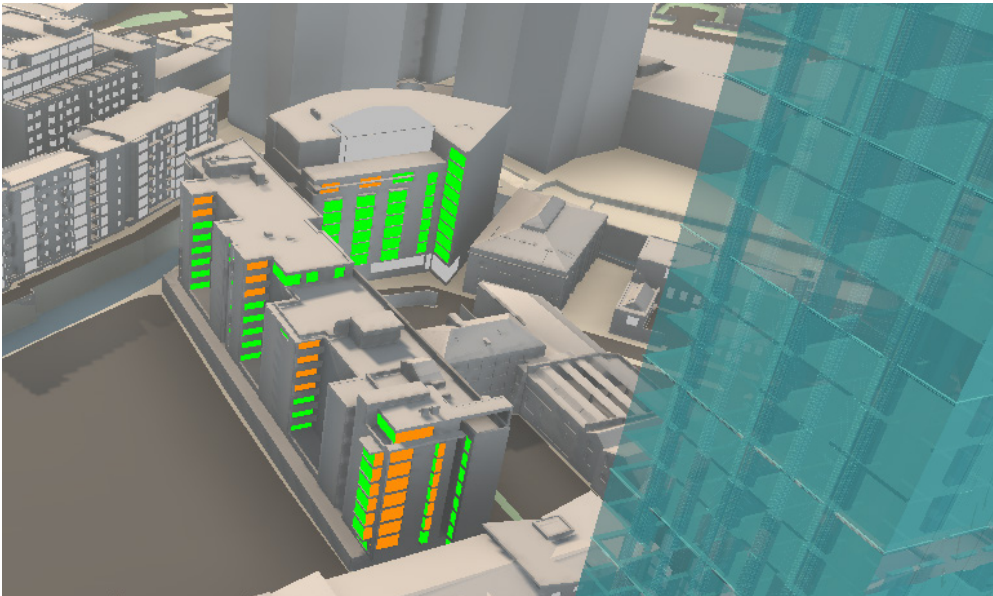


Fig. 03: STAGE 1 - VSC Pass/Fail

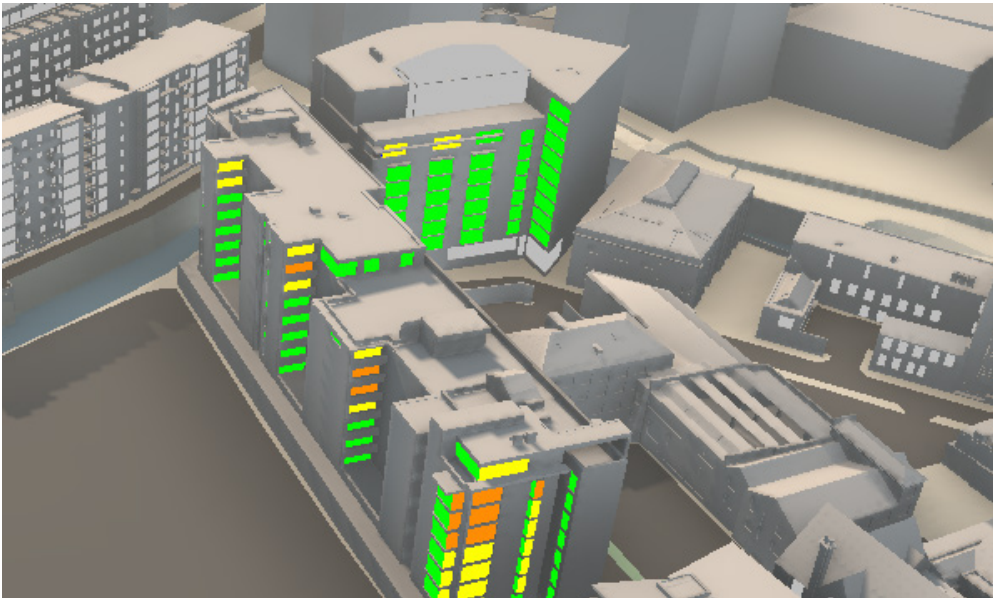


Fig. 04: STAGE 1 - VSC % Change



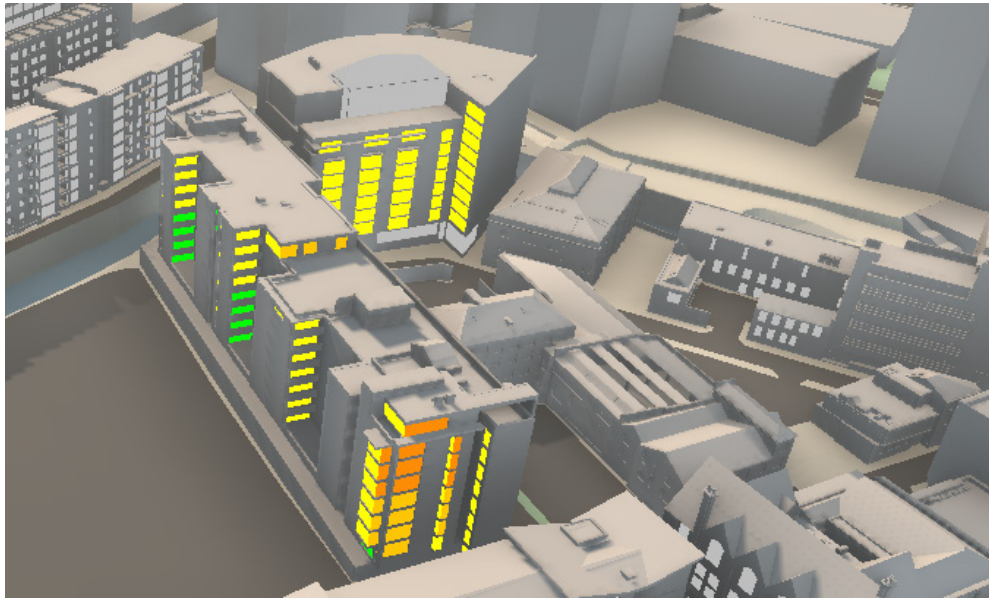


Fig. 05: STAGE 2 - Small Actual VSC Changes

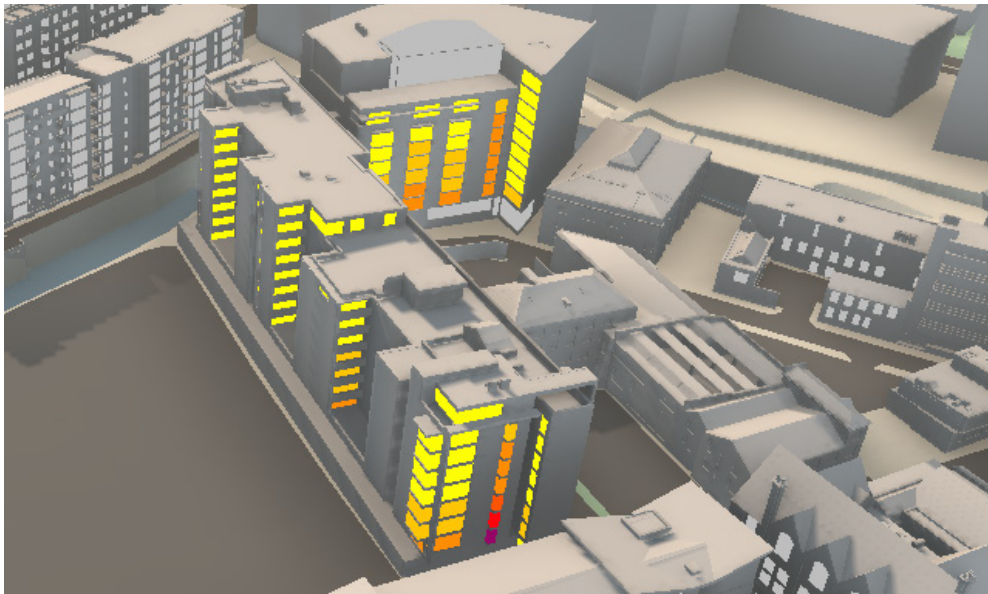
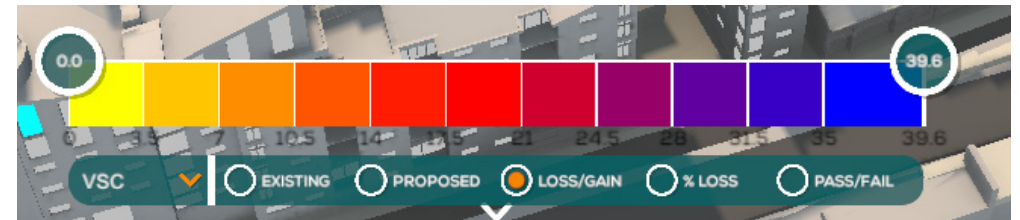
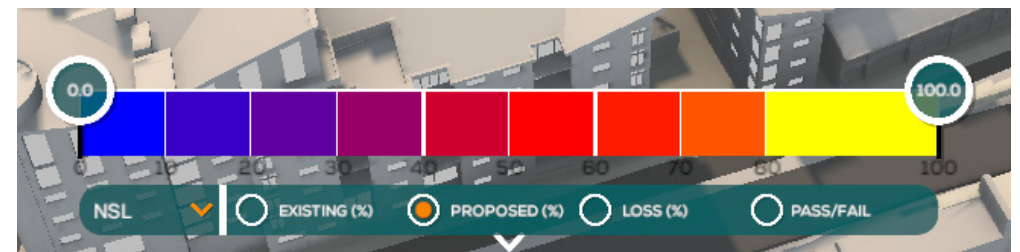


Fig. 06: STAGE 2 - Good NSL levels with the Proposed Development in Place



4 DAYLIGHT WINDOW MAPS

14 ALBION



Fig. 07: STAGE 1 - VSC Pass/Fail



Fig. 08: STAGE 1 - VSC % Change





Fig. 09: STAGE 2 - Small Actual VSC Changes

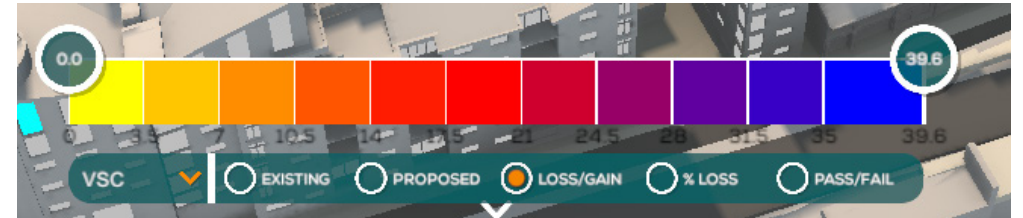
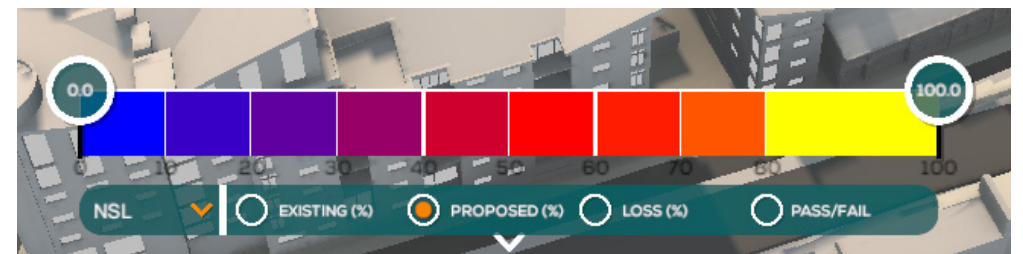


Fig. 10: STAGE 2 - Good NSL levels with the Proposed Development in Place



5 DAYLIGHT WINDOW MAPS
ROPEWORKS

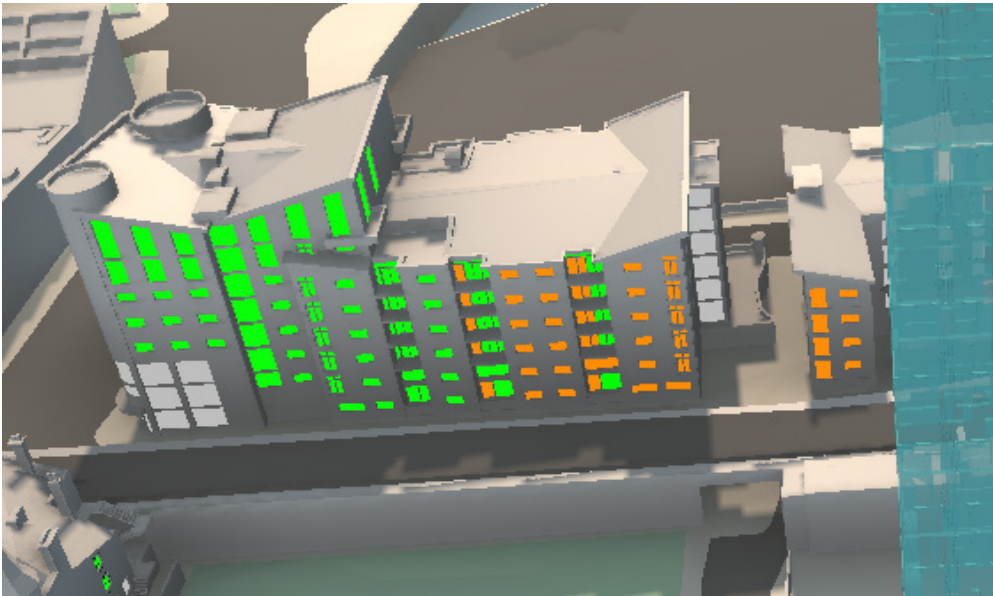


Fig. 11: STAGE 1 - VSC Pass/Fail

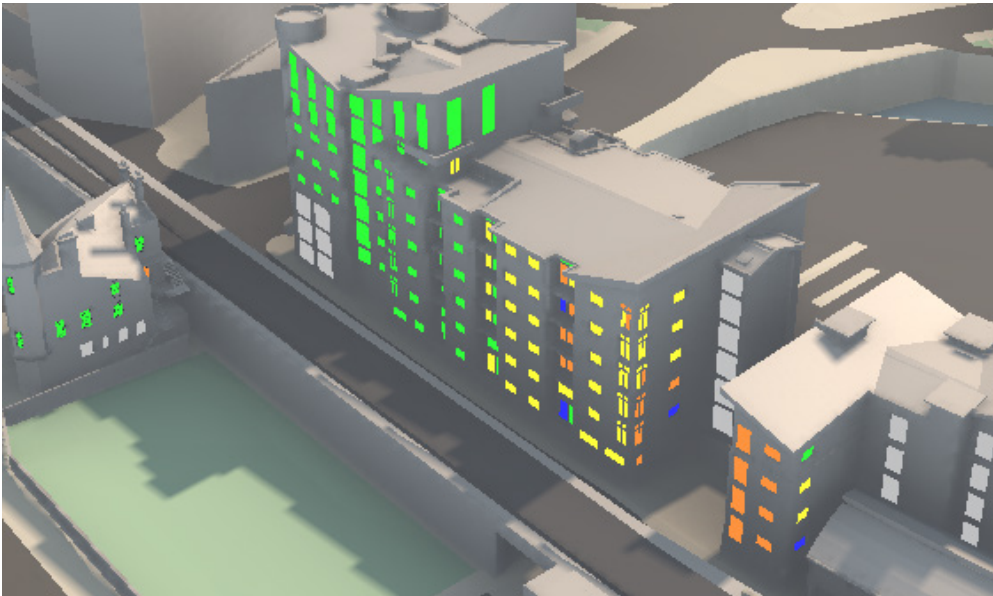


Fig. 12: STAGE 1 - VSC % Change



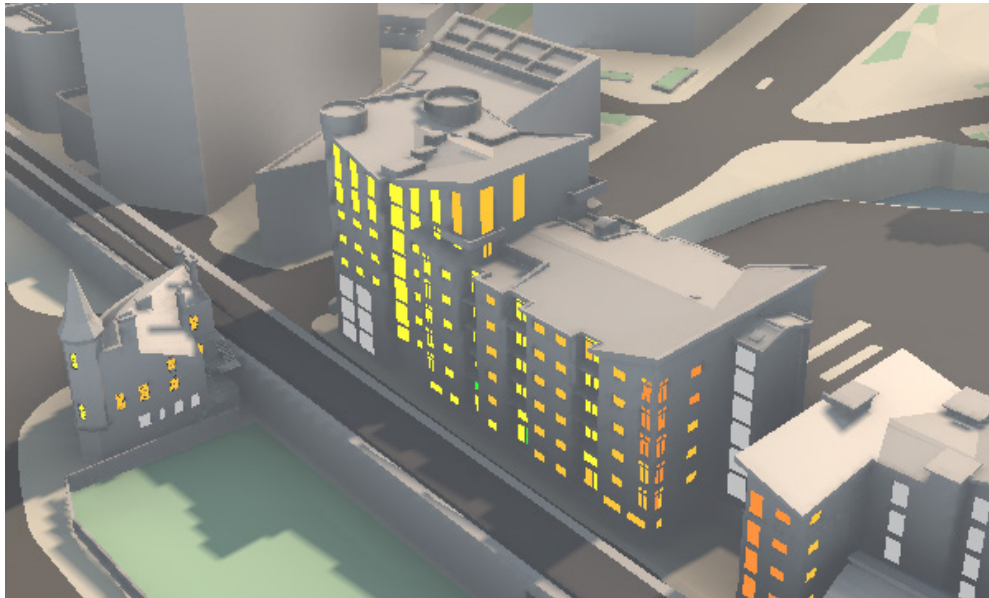


Fig. 13: STAGE 2 - Small Actual VSC Changes

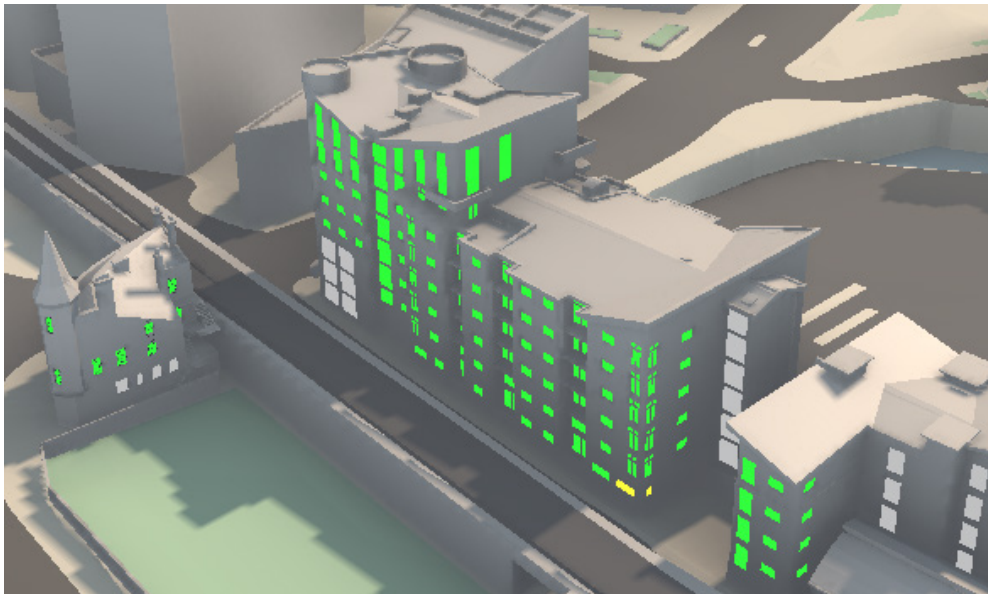
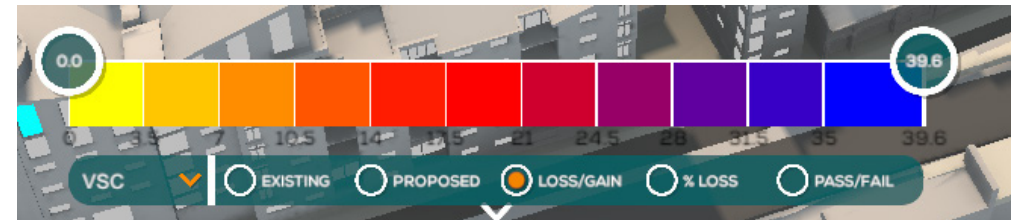
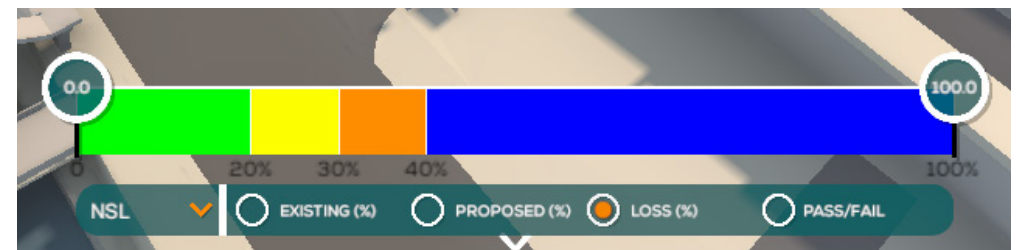


Fig. 14: STAGE 2 - Almost all NSL Changes are BRE compliant



6 DAYLIGHT WINDOW MAPS
21 LITTLE PETER STREET



Fig. 15: STAGE 1 - VSC Pass/Fail

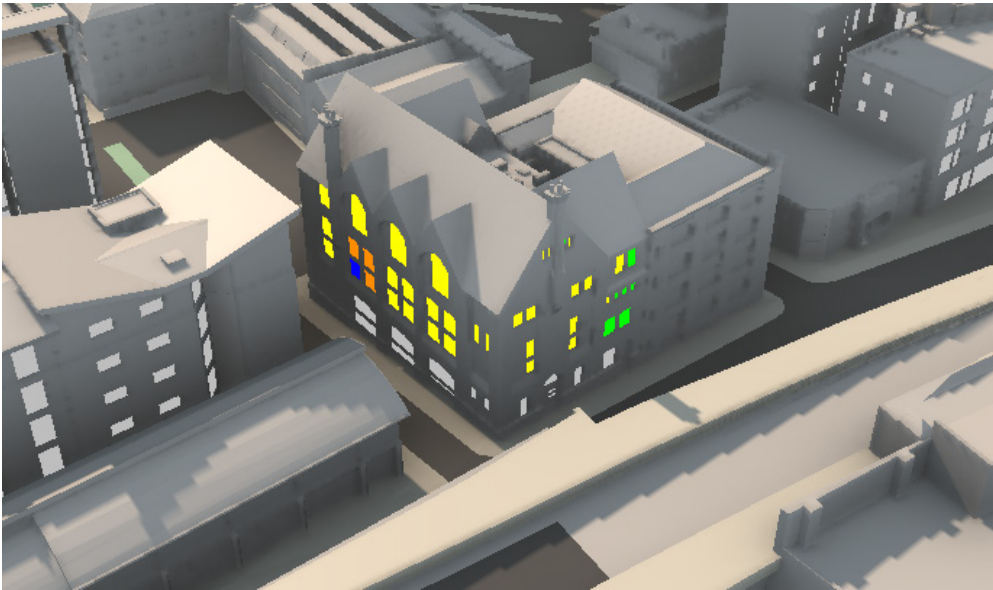


Fig. 16: STAGE 1 - VSC % Change





Fig. 17: STAGE 2 - Small Actual VSC Changes

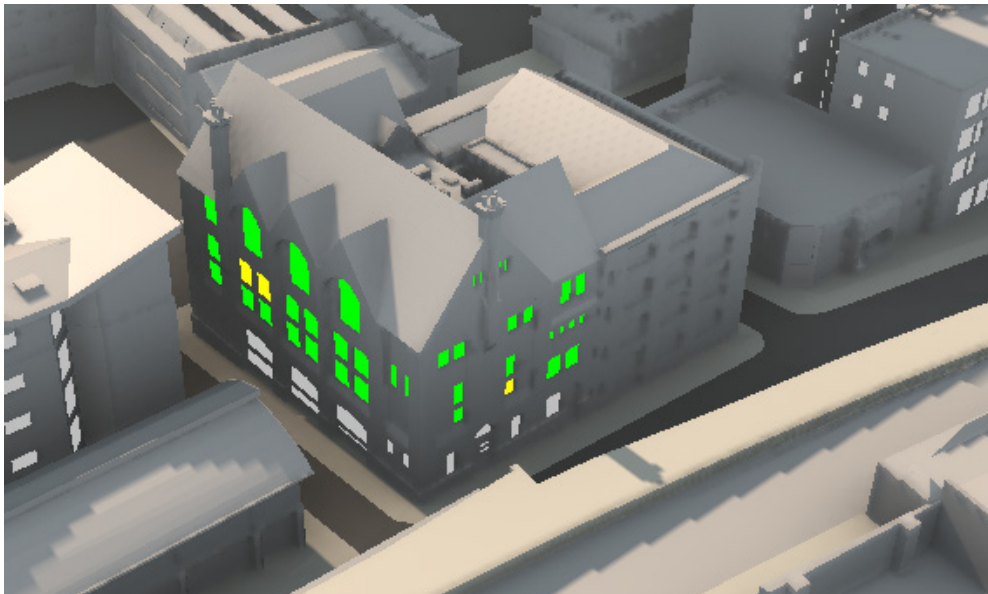
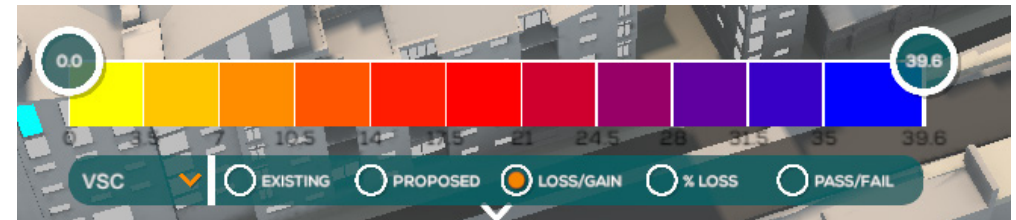
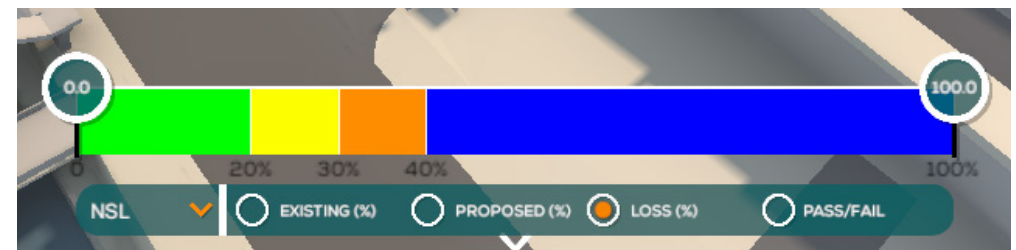


Fig. 18: STAGE 2 - Almost all NSL Changes are BRE compliant



7 DAYLIGHT WINDOW MAPS
357-361 DEANSGATE

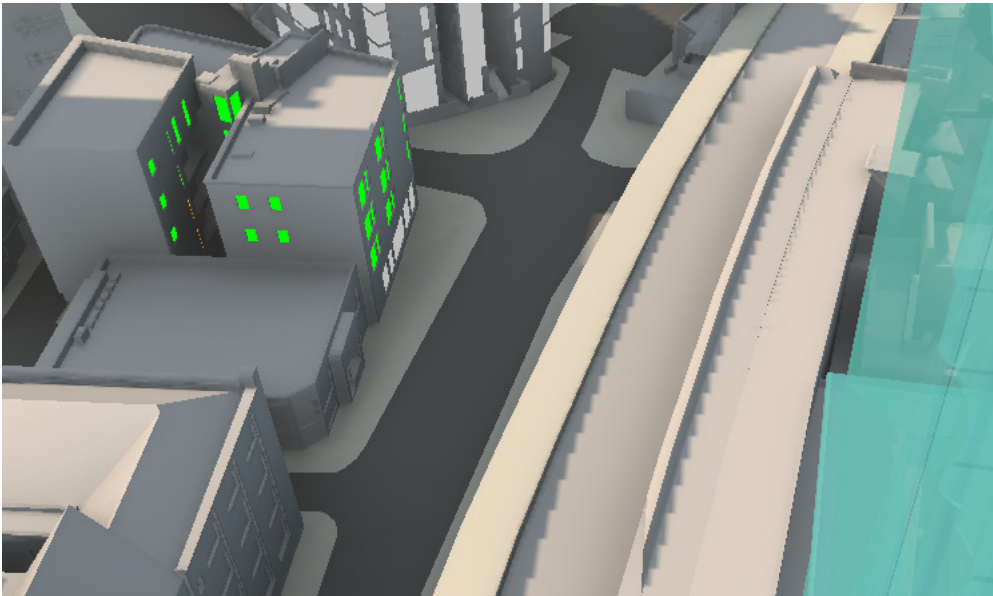


Fig. 19: STAGE 1 - VSC Pass/Fail

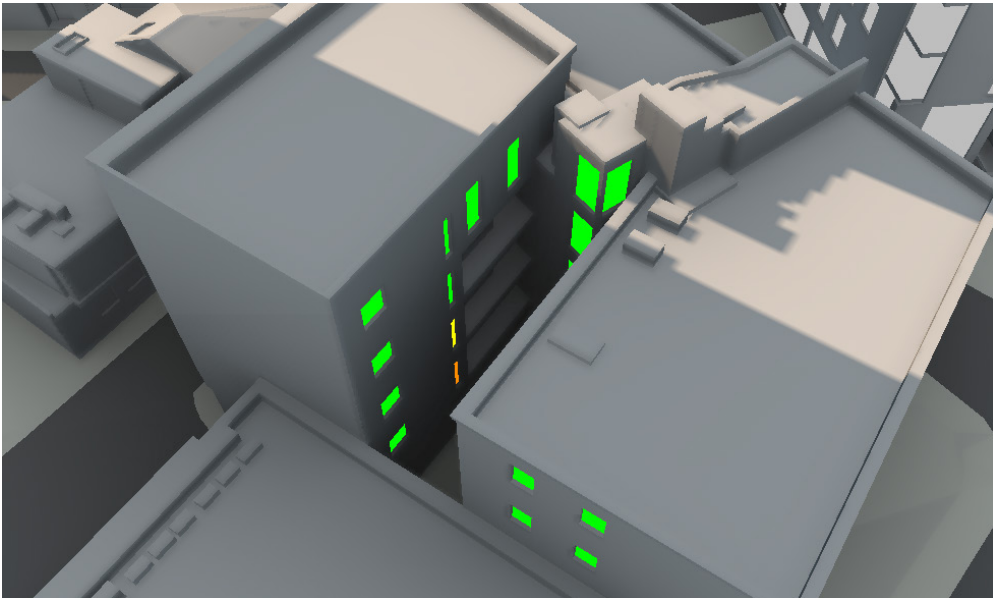


Fig. 20: STAGE 1 - VSC % Change



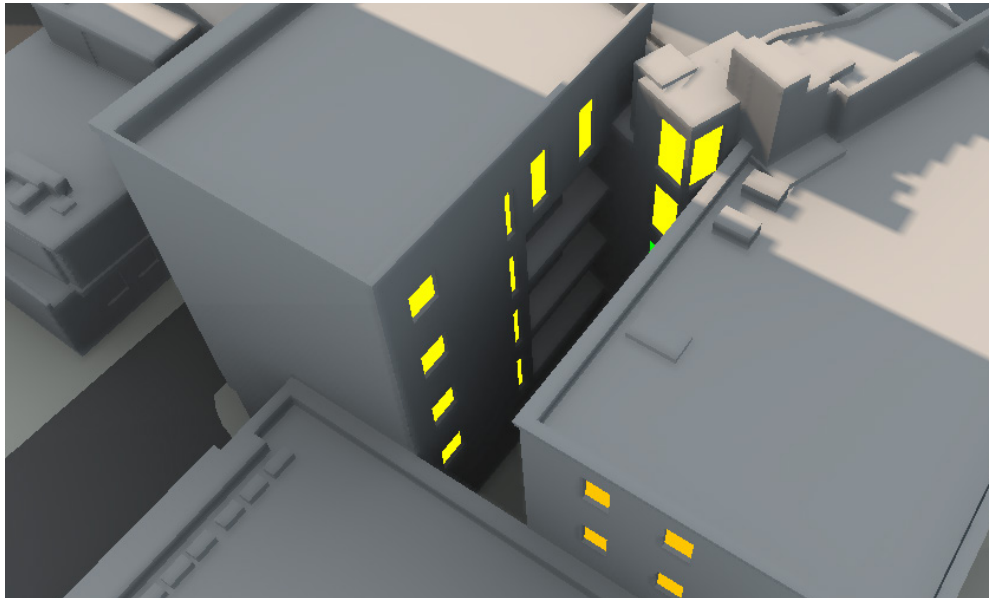


Fig. 21: STAGE 2 - Small Actual VSC Changes

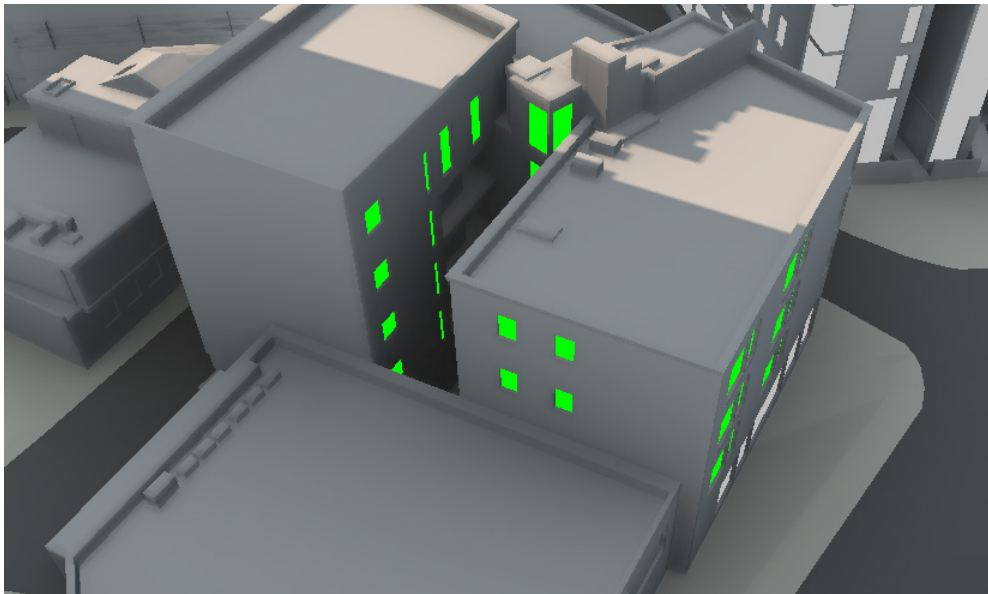
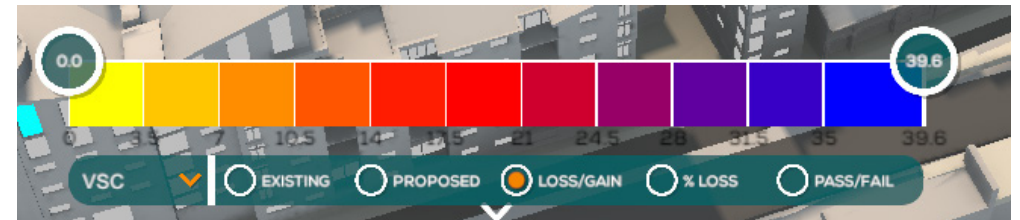
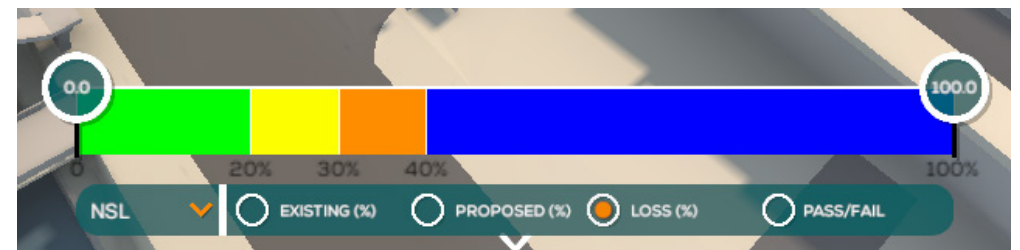


Fig. 22: STAGE 2 - Almost all NSL Changes are BRE compliant





What we do:

Building Surveying
Daylight & Sunlight
Light Obstruction Notices
Measured Surveys
Neighbourly Matters
Rights of Light
Solar Photovoltaics
Wind

Where we are:

Belfast
Birmingham
Bristol
Dublin
London
Manchester