

Proximity

Daylight & Sunlight
Amenity Impact
Assessment Report

Grey Mare Lane
Manchester
M11 3DG



Project Particulars

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1.0 Executive Summary

- 1.1.1 Great Places Housing Group have developed a proposal for the residential redevelopment of a parcel of land fronting Grey Mare Lane, Manchester, M11 3DG.
- 1.1.2 Proximity is appointed to evaluate the daylight and sunlight amenity impact of the Proposed Development on the surrounding properties. This Report confirms our assessment methodology, findings and opinions.
- 1.1.3 We have used the provisions set out in the Building Research Establishment (“BRE”) design guidance *Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice*, which is recognised as the industry standard, technically robust, methodology for appraising daylight and sunlight amenity impact in the built environment.
- 1.1.4 The BRE Guidance primarily seeks to promote the daylight and sunlight impact assessment of neighbouring buildings of residential use; it highlights the consideration of daylight and sunlight to living rooms and daylight to bedrooms and family kitchens.
- 1.1.5 This Report documents the measured impact that the Proposed Development will have on the daylight and sunlight amenity of the Site facing habitable rooms of the following neighbouring buildings that have been impact assessed are:
- > 1,3,5 & 7 Jenkyn Walk, Manchester, M11 3UR;
 - > 21 Newcombe Close, Manchester, M11 3TF;
 - > 15-17 Newcombe Close, Manchester, M11 3TF;
 - > 115,117 & 119 Newcombe Close, Manchester, M11 3TF; And
 - > 13a Grey Mare Lane, Manchester, M11 3DQ;
- 1.1.6 Proximity has not identified any amenity areas in the vicinity of the Site that would justify a ‘Time in Sun’ impact assessment.

<u>Property</u>	<u>Windows that meet BRE's VSC Criteria</u>	<u>Windows with Acceptable tolerance VSC (>21.6%)</u>	<u>Rooms that meet BRE's NSL Criteria</u>	<u>Rooms that meet BRE's APSH Criteria</u>	<u>Summary</u>
<u>1,3,5 & 7 Jenkyn Walk</u>	3 out of 12 windows (25%)	11 out of 12 windows (92%)	6 out of 12 rooms (50%)	12 out of 12 rooms (100%)	The daylight amenity impact is non-significant. Properties will retain sufficient daylight levels in the Proposed Condition. The sunlight amenity impact is negligible and non-significant.
<u>21 Newcombe Close</u>	2 out of 3 windows (67%)	3 out of 3 windows (100%)	3 out of 3 rooms (100%)	N/A – North facing windows	The daylight amenity impact is non-significant, leaving the properties with sufficient daylight levels.
<u>17 & 19 Newcombe Close</u>	2 out of 2 windows (100%)	2 out of 2 windows (100%)	2 out of 2 rooms (100%)	N/A – North facing windows	The daylight amenity impact is negligible and non-significant, leaving the properties with sufficient daylight levels.
<u>115, 117 & 119 Newcombe Close</u>	8 out of 12 windows (67%)	12 out of 12 windows (100%)	10 out of 12 rooms (83%)	N/A – North facing windows	The daylight amenity impact is non-significant, leaving the properties with sufficient daylight levels.
<u>13a Grey Mare Lane</u>	1 out of 2 windows (50%)	2 out of 2 windows (100%)	1 out of 2 rooms (50%)	2 out of 2 rooms (100%)	The daylight amenity impact is non-significant, leaving the properties with sufficient daylight levels. The sunlight amenity impact is negligible and non-significant.

- 1.1.7 Overall, the Proposed Development will have a non-significant impact on the daylight amenity to the surrounding properties assessed.
- 1.1.8 Overall, the Proposed Development will have a negligible and non-significant impact on the sunlight amenity of the surrounding properties assessed.

2.0 Introduction

2.1 Background and Instructions

- 2.1.1 Great Places Housing Group (GPHG) have developed a proposal for the residential redevelopment of a parcel of land fronting Grey Mare Lane, Manchester, M11 3DG.
- 2.1.2 Proximity is appointed to evaluate the daylight and sunlight amenity impact of the Proposed Development on the surrounding properties. This Report confirms our assessment methodology, findings and opinions.

2.2 Scope of this Report

- 2.2.1 This daylight and sunlight amenity impact assessment revolves around the provisions of the Building Research Establishment's ("BRE") Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. The Guide provides an objective means for evaluating daylight and sunlight amenity impacts in the built environment.
- 2.2.2 The Site facing windows of the rooms within the following neighbouring buildings are identified as key receptors and have been daylight and sunlight amenity impact appraised.
- > 1,3,5 & 7 Jenkyn Walk, Manchester, M11 3UR;
 - > 21 Newcombe Close, Manchester, M11 3TF;
 - > 15,17 & 19 Newcombe Close, Manchester, M11 3TF;
 - > 115,117 & 119 Newcombe Close, Manchester, M11 3TF; And
 - > 13 Grey Mare Lane, Manchester, M11 3DQ;
- 2.2.3 We have undertaken a daylight and sunlight technical analysis and have measured, using computerised 3D massing simulations of the Site and its surroundings and specialist computer software, the amount of daylight and/or sunlight that is available to the abovementioned receptors, both as existing / baseline and as proposed.

2.3 The Site

- 2.3.1 The Site is the land at the junction of Grey Mare Lane and Ashton New Road, Beswick, Manchester, M11 3DG.
- 2.3.2 The Site is currently open land and free of any massing.

2.4 The Proposed Development

- 2.4.1 The Proposed Development is made up of two linked residential apartment blocks, one of 5 storeys in height and the other of between 3-5 storey height. The proposal has associated soft landscaping and a surface car park provision.
- 2.4.2 The proposed massing images contained at Appendix 1 communicate the location, footprint and height of the Proposed Development relative to its immediate surroundings.

2.5 Information Relied upon and Site-Specific Limitations

- 2.5.1 We have inspected the Site and walked its surroundings and in so doing have identified the window provision of the neighbouring buildings that overlook the Site (to the extent that such windows are capable of being observed from the adjacent public highways). This has been supplemented with Google Earth Imagery.
- 2.5.2 To facilitate the running of the computerised technical analysis, we have constructed digital 3D massing models of the Site and its immediate surroundings, both in its existing or baseline configuration and as is proposed. In establishing the 3D massing models, we have relied on the following information, provided to us by others:
- > A photogrammetric model of the Site and its surroundings by AccuCities; and
 - > A 3D model of the Proposed Development prepared by Bowker Sadler Architecture.
- 2.5.3 The interior of the neighbouring buildings considered as part of this Report has not been inspected. It has therefore been necessary to make assumptions regarding the use and arrangement of the neighbouring rooms. These assumptions can be observed from the No Sky Line Contour Plans at Appendix 3.

- 2.5.4 Further, the height between the internal floor level and the window cill in each room of the neighbouring buildings will influence the position of the working plane, which is the level at which the internal distribution of skylight is measured. We have had to assume the position of the working plane.
- 2.5.5 On the basis that the neighbouring buildings have not been inspected, we have also had to make assumptions as to their internal use and function. Our assumptions are primarily influenced by observations made during our Site inspection. We have also identified the neighbouring buildings of residential use by reference to Valuation Office Agency records – neighbouring buildings with a Council Tax Band being of residential use.
- 2.5.6 Our technical analysis only appraises the daylight and sunlight amenity impact that the massing of the Proposed Development will have on the of the surrounding built environment. It is not a cumulative assessment that acknowledges the massing of any other construction development proposed in the vicinity of the Site.

3.0 Standards

3.1 National Planning Policy

- 3.1.1 There are no national planning policy guidelines that directly govern daylight and sunlight amenity in terms of sufficiency and acceptable impacts.
- 3.1.2 It is, however, acknowledged that the National Planning Policy Framework (“NPPF”) 2024 confirms the Government’s objective to conserve and enhance the natural and local environment in the planning system.
- 3.1.3 The availability of daylight and sunlight are, of course, natural resources that can enhance an environment.
- 3.1.4 The NPPF promotes (Section 11; Para 129c), where appropriate, an uplift in density for residential development in town and city centres, and notes that a flexible approach should be taken in applying guidance relating to daylight and sunlight in such areas of high density. This is consistent with the BRE Guidance (See Section 3.3).

3.2 Local Planning Policy and Guidance

Core Strategy (2012)

- 3.2.1 Manchester City Council’s (“the Council”) Core Strategy was adopted in July 2012 and is the key development plan document in the Local Development Framework (“LDF”).
- 3.2.2 It describes Manchester today and outlines the Council’s vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision.
- 3.2.3 The Site falls immediately adjacent to the boundary of what is defined as the ‘Regional Centre’ and is within ‘East Manchester’ as defined by The Council’s Core Strategy, which notes at *Policy H4 – East Manchester*, that:

‘High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre. These neighbourhoods include Ancoats, New Islington, Holt Town and Chancellor’s Place; to the west of Alan Turing Way, and within Eastlands, Newton Heath, Openshaw and Gorton district centres as part of mixed-use schemes.’

- 3.2.4 Grey Mare Lane Estate is confirmed as being a gateway site which benefits from good transport links from the Velopark metrolink, bus routes into the City Centre, cycle lanes and Ashton New Road.

Policy EC 5 – East Manchester:

- 3.2.5 The Council will promote development which:

Takes advantage of key transport infrastructure such as the arterial roads (Oldham Road, Ashton New Road, Ashton Old Road and Hyde Road) and public transport networks, such as bus routes and the proposed extension to Metrolink including two new lines and new stops;

- 3.2.6 The Core Strategy confirms that all new developments should follow certain “development principles”. Policy DM1 – Development Management – confirms that all developments should have regard to a number of issues, such as the effects on amenity, including light.

- 3.2.7 Places for Everyone Joint Development Plan

- 3.2.8 The Places for Everyone Joint Development Plan (“PfE”) was adopted March 2024.

- 3.2.9 It is a “a plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth that covers the period from 2022 up to 2039”.

- 3.2.10 The Site is well connected with respect to transport links, PfE echoes at several points the sentiment of Local Plan policy EF1, noted above, regarding higher densities being appropriate for areas in the most accessible locations, which in turn will

“also maximise the number of people living in the most accessible places, helping increase the proportion of trips made by walking, cycling and public transport, and reducing the demand for car-based travel”.

Grey Mare Lane Masterplan (2021) & Draft update (2024)

- 3.2.11 The Site is within the Grey Mare Lane Masterplan 2021 which sets out plans for the regeneration of the area. In this document, the Site is identified as a location for apartments, an uplift in density in comparison to the surrounding houses within the vicinity.
- 3.2.12 A report has been commissioned by Manchester City Council (MCC) which aims to update in density the masterplan previously endorsed in 2021. BDP has drawn up the proposal for the revitalisation of the housing estate on behalf of the City Council, with consultation occurring earlier this year.
- 3.2.13 The Site is identified as PLOT 2 in the draft masterplan, and is described as a gateway site for which:
- ‘an increased scale to the corner would be favoured but with a need to step down to suit the existing family dwelling context adjacent.’*
- 3.2.14 The current and draft masterplans both envisage an uplift in density/massing on the Site.
- 3.2.15 Although the above-mentioned Policies and Guidance reference daylight and sunlight amenity, and an appropriateness of scale and massing, there is no bespoke “daylight and sunlight” policy. Further, no guidance is provided on how a daylight and sunlight amenity impact might be measured and evaluated in practice.
- 3.2.16 Accordingly, it is necessary to consider the design guidance available from the Building Research Establishment (BRE) and their Guidance Note “Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice”.

3.3 The BRE “Site Layout Planning for Daylight & Sunlight”

- 3.3.1 The BRE Guidance was produced following extensive consultation with architects, planning officers, consultants, professional institutions and Government officials.
- 3.3.2 The Guidance was first published in 1991 and superseded the Department of the Environment Guidance “Sunlight and Daylight Planning Criteria and Design of Buildings”.

- 3.3.3 The current edition (3rd) of the BRE Guidance was published in June 2022.
- 3.3.4 Its purpose is to assist in evaluating the relationship between new and existing buildings to ensure that each retains the potential to achieve a “fair share” of daylight and sunlight given their relative siting, height and mass.
- 3.3.5 The BRE Guidance is technically robust and has become the industry standard methodology for assessing daylight and sunlight amenity in the built environment. The provisions of the BRE Guidance are not mandatory and the BRE have taken steps to confirm that it should not be read as an instrument of planning policy:
- “The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural daylight is only one of many factors in site layout design”.*
- 3.3.6 It is important to note that the BRE Guidance was principally developed for use in the assessment of low-density suburban environments and should, therefore, be applied flexibly for developments in urban City or Town Centre sites, commercially influenced areas or areas where greater density is sought / encouraged.
- 3.3.7 The BRE targets should not, therefore, be seen as absolute and immovable targets when applied in built environments either of existing high density or where increased density is being sought / encouraged.

4.0 The BRE Tests

4.1 Daylight

4.1.1 The BRE Guidance confirms that its daylight provisions are intended for use for rooms in neighbouring dwellings where daylight is required, which would include living rooms, kitchens and bedrooms. It goes on to confirm that windows serving bathrooms, toilets, store rooms, circulation areas, and garages need not be analysed.

4.1.2 There are several different methods of measuring daylight amenity.

4.1.3 Where more detailed analysis of the impact of a Proposed Development is necessary, the BRE recommend that the Vertical Sky Component ("VSC") test is used when considering the impact that a new development will have on the daylight amenity of an existing neighbouring building.

4.1.4 The VSC is a unit of measurement that represents the amount of visible sky capable of being received at the external face of a window. Daylight is derived directly from the sky. On that basis, the more unobstructed sky or sky visibility available to a window, the potential daylighting capability of the room served by it will increase.

4.1.5 The unit is expressed as a percentage, as it is the ratio between the amount of visible sky available to the window being tested, compared to that available from a totally unobstructed sky.

To put this unit of measurement into perspective, the maximum percentage VSC value of a window located in a vertical plane is 50%, but in practice the VSC values do not typically exceed 40%, because of projecting window reveals and window heads which lessen / reduce the angles of measurement.

4.1.6 The BRE Guidance for daylight confirms that:

"... daylighting of an existing building may be adversely affected ... if ... the VSC measured at the centre of an existing ... window is less than 27%, and less than 0.8 times its former value".

4.1.7 In this regard, an aspirational target of 27% VSC is established for each window. However, if a window already receives less than 27% VSC, then a reduction in the existing value of up to 20% (i.e., to 0.8x baseline value) is accepted as permissible on the basis that such a reduction is unlikely to be noticed by the room's occupants.

4.1.8 We would stress that should a window's VSC value be reduced by more than 20%, this does not mean that the room will ordinarily be left with inadequate levels of daylight; it simply means that the reduction in light will be more noticeable to the occupants.

- 4.1.9 The BRE Guidance confirms that the daylight distribution of an existing building can be found by plotting the No Sky Line (“NSL”) for each main room, which would include living rooms, dining rooms and kitchens (bedrooms are considered less important). The NSL is measured at an internal working plane within a room and divides those parts of it which can and cannot see the sky through its window provision. Those parts of a room beyond the NSL usually look dark and gloomy, compared with the rest of the room, because they receive no direct light.
- 4.1.10 The BRE Guidance confirms that the area of a room within the baseline NSL can be reduced by 20% (or to 0.8x baseline value) without being noticed by the room occupants.

4.2 Sunlight to Buildings

Unlike daylight, which is not influenced by orientation and assumes that light from the sky is uniform, the availability of sunlight is dependent upon compass orientation. As the United Kingdom is in the northern hemisphere, sun is only received from the south, rising in the east and setting in the west. The availability of sunlight is therefore dependent upon the orientation of the window being tested relative to due south.

- 4.2.1 The BRE Guidance for sunlight concludes that:

“If a living room of an existing dwelling has a main window facing within 90° of due south and any part of the new development subtends an angle of more than 25° to the horizontal, measured from the centre of the window in a vertical section perpendicular to the window, the sunlighting of the existing dwelling may be adversely affected”.

- 4.2.2 Based on the wording of this provision, sunlight may only need to be considered for windows serving living rooms, which contrasts with the daylight test that applies equally to kitchens and bedrooms.
- 4.2.3 The BRE Guidance goes on to conclude that sunlight will be adversely affected if the living room window *“...receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March”*. The period September–March is acknowledged as the “winter months”.
- 4.2.4 Again, the BRE confirms that where the APSH values are not met in the existing condition, a reduction of up to 20% (i.e., 0.8x) the existing value would be acceptable, on the basis that the reduction is unlikely to be noticed by the building occupants.

- 4.2.5 We would, again, stress that reductions of more than 20% should not ordinarily be interpreted as a window being left with insufficient levels of sunlight amenity; it simply means that the reduction is more likely to be noticed by the building occupants.

4.3 Alternative Daylight Targets

- 4.3.1 The BRE acknowledges the need for the provisions of the Guidance to be applied and interpreted flexibly, including adjustment, where it is used outside of the low density suburban environments for which it was designed, in confirming that

“... the Developer or Planning Authority may wish to use different target values. For example, in a historic City Centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportion of existing buildings”

- 4.3.2 This is entirely logical. It is unrealistic to rigidly impose the BRE's low density massing targets in city centres or other local centres where increased density is sought. The promoting of a high-density environment is at odds with the maintaining of those levels of daylight that the BRE has set for its low density massing targets.
- 4.3.3 Proximity considers the setting of alternative targets to be a necessary means of adjusting the BRE Guidance for use in an environment such as this Site. As covered earlier in this Report (see section 3.2), MCC Policy and the Masterplan for the area is promoting density in the vicinity of the Site.
- 4.3.4 It is unreasonable to expect higher density developments to fall in line with the BRE's low density targets. For this reason, the setting of alternative daylight amenity targets is justified for this Site, and an appropriate means of impact appraising the Proposed Development.
- 4.3.5 A generic or non-site specific alternative daylight target of 21.6% VSC can be established for higher density massing environments, through applying BRE principles.
- 4.3.6 To explain, the BRE Guidance confirms that the 27% target VSC is an acceptable level of daylight, and one that is capable and accepted of being reduced by 20% (i.e. retention of 0.8x baseline values).

- 4.3.7 In this regard, if a window enjoys 27% VSC in the existing condition, it would be acceptable to reduce that VSC to 21.6%. In such circumstances, it would be concluded that a VSC of 21.6% would be adequate to satisfy the BRE's daylight test criterion.
- 4.3.8 That conclusion would be drawn on the basis that the reduction in direct sky light would not be noticed by the building or room occupants. However, that is not the same, and this is an important distinction, as concluding that 21.6% VSC is in anyway an insufficient amount of direct sky light for a window or room to receive.
- 4.3.9 Logically, if 21.6% can be concluded as a sufficient proposed VSC for one habitable room window, then there is no reason why that could not be set as an alternative benchmark or target for all habitable room windows, regardless of their existing VSC values and the extent to which any reductions in sky light might be experienced.
- 4.3.10 A window with a VSC of 21.6% means that the window would still have access to more than half of the sky dome (from which daylight is derived) that is realistically available to an unobstructed window located in a vertical plane or elevation. We would therefore deem that a window achieving a VSC of at least 21.6% would at least be within an acceptable tolerance of the aspirational 27% target noted in the BRE Guidance.
- 4.3.11 We consider the setting of Alternative targets based on the accepted uplift in density for the masterplan that the Proposed Development falls within, to be appropriate.

4.4 Sunlight to Open Spaces

- 4.4.1 As well as ensuring that living rooms receive a good level of sunlight, it is also important that open spaces between and around buildings such as gardens are suitably sunlit.
- 4.4.2 The BRE recommend that the availability of sunlight should be checked for all external spaces where it will be required, and this would normally include:
- > Gardens, usually the main back garden of a house;
 - > Parks and playing fields;
 - > Children's playgrounds;
 - > Outdoor swimming pools and paddling pools;
 - > Sitting out areas, such as those between non-domestic buildings / public squares;
 - > Focal points such as monuments or fountains.

4.4.3 The BRE Guidance concludes that:

“It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If, as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable”.

4.4.4 This ultimately means that 50% of any garden or external amenity space must be capable of receiving two hours of sunlight, and by implication be free from any permanent overshadowing, on 21 March. A reduction to 0.8x of the existing value is accepted by the BRE on the grounds that it is unlikely to be noticed by the users.

5.0 Assessment

5.1 Assessment Methodology

- 5.1.1 Our assessment follows the methodology set out in the BRE Guidance, which provides an objective means of measuring and evaluating daylight and sunlight amenity impacts.
- 5.1.2 To appraise the impact that the massing of the Proposed Development will have on the daylight and sunlight amenity of the surrounding built environment, a topographically accurate digital 3D model has been constructed that simulates the massing of the Site and its surroundings in both its baseline and proposed condition.
- 5.1.3 Specialist computer software (known as “Waldram Tools”, a widely used and market leading simulated light measurement software) has been used to perform the BRE daylight and sunlight tests.
- 5.1.4 The information upon which the 3D model and technical analysis is based, has been extracted from the information referred to in Section 2.4 of this Report.

5.2 Receptor Identification

- 5.2.1 It is clear from reading the BRE Guidance that it seeks to consider daylight and sunlight amenity for neighbouring buildings of residential use; it emphasises the availability of daylight and sunlight to living rooms, and daylight to bedrooms and family kitchens. The relevant or sensitive daylight and sunlight receptors around the Site are therefore those windows that serve anticipated habitable room uses in the neighbouring buildings.
- 5.2.2 For the purposes of this Report, we have identified the Site facing windows and habitable rooms of the following neighbouring buildings as the relevant daylight and sunlight amenity impact receptors:
 - > 1,3,5 & 7 Jenkyn Walk, Manchester, M11 3UR;
 - > 21 Newcombe Close, Manchester, M11 3TF;
 - > 15-17 Newcombe Close, Manchester, M11 3TF;
 - > 115,117 & 119 Newcombe Close, Manchester, M11 3TF; and
 - > 13a Grey Mare Lane, Manchester, M11 3DQ;

- 5.2.3 Proximity has not identified any amenity areas in the vicinity of the Site that would justify a 'Time in Sun' impact assessment.
- 5.2.4 In line with BRE principles, any windows in the above-mentioned buildings that are known to serve circulation space or welfare accommodation have not been analysed.

5.3 Baseline Condition

- 5.3.1 The baseline condition acknowledges the current massing of the Site and its surroundings at the date of this Report. Baseline massing images of the Site are provided at Appendix 1.

5.4 The Measured Daylight & Sunlight Amenity Impact

- 5.4.1 The results of the VSC daylight tests are tabulated in Appendix 2.
- 5.4.2 We have measured the daylight impact of the Proposed Development against the BRE's 27% VSC target.
- 5.4.3 Where windows do not achieve the 27% VSC target, we have also commented on whether VSC values achieve the suggested Acceptable Tolerance Alternative Target of 21.6%.
- 5.4.4 The tabulated VSC results contained within the Appendices of this Report appended have been colour annotated for ease of review, as follows:
 - 5.4.5 Green indicates the result achieves the unmodified BRE target;
 - 5.4.6 Amber indicates the result comes within an 'Acceptable Tolerance' of the unmodified BRE target (i.e. it achieves the generic Alternative Target appropriate to a City Centre or high-density environment)
 - 5.4.7 Pink indicates that the result is more than the Acceptable Tolerance reduction.

- 5.4.8 Results in the 'Pr/Ex' column show the proposed value as a proportion of the baseline value.
- 5.4.9 These results are colour annotated pink or green based on whether the proposed result is, respectively, less than or greater than 0.8x the Baseline value.
- 5.4.10 Proposed "Pr/Ex" results that are greater than 0.8x Baseline Values are coloured green and are considered acceptable to the BRE on the basis that any reduction in VSC, would not be noticed by the room occupants. Effectively, this impact is considered to be negligible.
- 5.4.11 Therefore, a pink result for VSC is considered BRE compliant if the Pr/Ex result is coloured green (i.e., the result in the Proposed Condition is not < 0.8x baseline values, and therefore not noticeable to the room occupants).
- 5.4.12 The tabulated results and contour plots of the NSL tests are presented at Appendix 3. The hatched area of the room identifies the extent of sky visibility loss, because of the Proposed Development.
- 5.4.13 As above, the BRE confirm that only windows facing within 90° of due south can have any real expectation of receiving sunlight and need to be technically appraised. This is because the sun rises in the east, sets in the west, passing through south. The Site facing windows / rooms of some neighbouring buildings considered as part of this Report are north facing. For this reason, they have not been sunlight amenity impact evaluated.
- 5.4.14 Tabulated APSH results can be found at Appendix 4.
- 5.4.15 A summary of the results of our technical study, and commentary confirming our opinion of them, is set out on a neighbouring property by property basis at Section 6 below.

6.0 The Neighbouring Receptors



1,3,5 & 7 Jenkyn Walk

These four 2 storey residential properties are located to the west of the Site.

Their east facing window provision overlooks the Site directly.



21 Newcombe Close

21 Newcombe Close is a 2 storey residential property located to the south of the Site.

Its north facing window provision overlooks the Site directly.



15 & 17 Newcombe Close

15-17 Newcombe Close are both 1 storey, ground floor, residential properties located to the southwest of the Site.

Its northeast facing window provision overlooks the Site directly.



115,117 & 119 Newcombe Close

These are 2 storey residential properties located to the southwest of the Site. They are situated above 15-19 Newcombe Close and set back from it on the first floor.

Its northeast facing window provision overlooks the Site directly.



13a Grey Mare Lane

This first floor residential flat is located to the east of the Site.

Its west facing window provision overlooks the Site directly.

1,3,5 & 7 Jenkyn Walk

Daylight Amenity

12 windows, serving 12 habitable rooms have been appraised.

In the Baseline Condition, 12 windows out of 12 (100%) achieve the BREs aspirational VSC target of 27%.

In the Proposed Condition, 3 windows out of 12 appraised (25%) meet the 27% VSC target or retain VSC figures of at least 0.8x the measured baseline value (which the BRE accept would not be noticed by room occupants)

A further 8 (66%) windows would achieve the Acceptable Tolerance VSC target of 21.6%, which we consider appropriate to areas of mixed and high-density, and areas where planning policy supports an uplift in density.

The remaining window would achieve VSCs of 21.48%. In addition to being negligibly different from the Acceptable Tolerance target of 21.6%, the magnitude of change to this window is low.

6 rooms of the 12 appraised (50%) appraised would pass the NSL test, experiencing negligible impacts on daylight distribution within each room appraised.

Of the remaining 6 rooms, 5 would experience a low magnitude of change in the No Skyline. Notwithstanding reduction in NSL that could be noticed by the room occupants, all 6 of these rooms would continue to receive direct daylight to the majority (to at least two thirds) of their area.

Overall, the daylight amenity impact on these neighbouring buildings is non-significant, leaving the properties with sufficient levels of daylight once the Proposed Development has been constructed.

Sunlight to Buildings

Nos. 1 to 7 Jenkyn Walk are located to the west of the Site.

The windows through which the Proposed Development will be seen are east facing and receive direct sunlight over the Site.

In the Baseline Condition, all 12 rooms appraised (100%) achieve the BRE's annual and winter sunlight targets.

In the Proposed Condition, all 12 rooms appraised (100%) would continue to achieve the BRE's annual and winter sunlight targets. The sunlight amenity impact on this neighbouring building is therefore negligible and non-significant.

21 Newcombe Close

Daylight Amenity

3 windows, serving 3 habitable rooms have been appraised.

In the Baseline Condition, all 3 windows (100%) appraised achieve the BREs aspirational VSC target of 27%.

In the Proposed Condition, 2 of the 3 windows appraised (67%) will continue to achieve 27% VSC target or retain figures of at least 0.8x the measured baseline value (which the BRE accept would not be noticed by room occupants).

The remaining window would achieve 25.56% VSC, well above the Acceptable Tolerance target of 21.6%. Magnitude of change in VSC for this window is low, retaining 0.79x the baseline value – a reduction that is very close to the threshold of 0.8x accepted by the BRE as unlikely to be noticed by an occupant.

All 3 habitable rooms appraised (100%) would pass the NSL test, experiencing negligible impacts on daylight distribution within each room appraised.

Overall, the daylight amenity impact on this neighbouring building is negligible and non-significant.

Sunlight to Buildings

21 Newcombe Close is located to the south of the Site.

The windows through which the Proposed Development will be seen are north facing.

In accordance with the BRE Guidance, rooms served by windows that are orientated more than 90 degrees from due south need not be appraised, on the basis that they have limited expectation of direct sunlight.

It should therefore be concluded that the Proposed Development will have no significant adverse impact on the sunlight amenity of this neighbouring building.

15 & 17 Newcombe Close

Daylight Amenity

2 windows, serving 2 kitchens have been appraised.

In the Baseline Condition, both windows (100%) achieve the BREs aspirational VSC target of 27%.

In the Proposed Condition, both windows (100%) would continue to achieve the VSC target of 27%.

Both kitchens (100%) appraised would also pass the NSL test, experiencing negligible impacts on daylight distribution within each room appraised or experience no reduction from its baseline condition.

The daylight amenity impact on these neighbouring building is negligible and non-significant.

Sunlight to Buildings

15 & 17 Newcombe Close are located to the southwest of the Site.

The windows through which the Proposed Development will be seen are northeast facing.

In accordance with the BRE Guidance, rooms served by windows that are orientated more than 90 degrees from due south need not be appraised, on the basis that they have limited expectation of direct sunlight.

It should therefore be concluded that the Proposed Development will have no significant adverse impact on the sunlight amenity of this neighbouring building.

115,117 & 119 Newcombe Close

Daylight Amenity

12 windows, serving 12 habitable rooms have been appraised.

In the Baseline Condition, 12 windows out of 12 (100%) achieve the BREs aspirational VSC target of 27%.

In the Proposed Condition, 8 windows out of 12 appraised (66%) would meet the 27% VSC target, or retain VSC figures of at least 0.8x the measured baseline value (which the BRE accept will not be noticed by the room occupants).

The remaining four window (33%) - one in 117 Newcombe Close and three second floor windows in 119 Newcombe Close - will retain VSC values of between 23% and 25%, which is above the Acceptable Tolerance target of 21.6%. Each of these windows would also retain at least 0.73x baseline values, equating to low magnitudes of change in VSC.

10 of the 12 habitable rooms (100%) appraised would pass the NSL test, experiencing negligible impacts on daylight distribution within each room appraised.

The remaining two rooms - both at second floor level of 119 Newcombe Close - would experience low magnitudes of change in the NSL. These rooms - achieving VSCs of 23% and 24% - would continue to receive direct daylight to more than 70% of their area in the Proposed Condition. The impact on these rooms is minor, and not significant.

Overall, the daylight amenity impact on this neighbouring building is negligible and non-significant.

Sunlight to Buildings

115, 117 & 119 Newcombe Close are located to the southwest of the Site.

The windows through which the Proposed Development will be seen are northeast facing.

In accordance with the BRE Guidance, rooms served by windows that are orientated more than 90 degrees from due south need not be appraised, on the basis that they have limited expectation of direct sunlight.

It should therefore be concluded that the Proposed Development will have no significant adverse impact on the sunlight amenity of this neighbouring building.

13a Grey Mare Lane

Daylight Amenity

2 windows, serving 2 habitable rooms have been appraised.

In the Baseline Condition, both windows (100%) achieve the BREs aspirational VSC target of 27%.

In the Proposed Condition, 1 window out of 2 appraised (50%) meet the VSC targets.

The remaining window will achieve a VSC of 25.5% VSC, well above the Acceptable Tolerance target of 21.6%. Whilst the change has the potential to be noticeable to the occupants of 13a Grey Mare Lane, this is due to the very high levels of daylight in the baseline condition (a VSC of 39%) resulting from the outlook over an open parcel of land.

1 habitable room out of 2 appraised (50%) would pass the NSL test, experiencing negligible impacts on daylight distribution.

The remaining room, at first floor level, would experience a reduction in the NSL which could be noticeable to the room occupants. However:

- > In the Proposed Condition circa two thirds of this room will continue to receive direct daylight.
- > The Site is an open parcel of land, meaning that the magnitude of change in the NSL is inflated. This reduction would be smaller and less noticeable if the Site was currently occupied by a building.

Overall, the daylight amenity impact on these neighbouring building is appropriate and balanced. Residual levels of daylight to the habitable rooms of this neighbouring building will be sufficient following construction of the Proposed Development.

Sunlight to Buildings

13a Grey Mare Lane is located to the east of the Site.

The windows through which the Proposed Development will be seen are west facing and receive direct sunlight over the Site.

In the Baseline Condition, both rooms appraised (100%) achieve the BRE's annual and winter sunlight targets.

In the Proposed Condition, both rooms appraised (100%) would continue to achieve the BRE's annual and winter sunlight targets.

The sunlight amenity impact on this neighbouring building is therefore negligible and non-significant.

Appendix 1: Baseline and Proposed Massing Images

Plan View Existing Site

CLIENT:
Great Places Housing Association

PROJECT:
Grey Mare Lane
Manchester

DRAWING TITLE:
Plan View
Existing Site

SCALE @ A2: 1:500	DATE: 25.02.2025	DRAWN: CHECKED:	PRX: DMH
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DRAWING NUMBER: 2274_MA-01	REV: 01
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REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed

All heights in m AOD

NOTES:

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis

Produced using Wildtram Tools
MBS Survey Software Ltd (www.mbssoftware.co.uk)

Existing Model & Surrounding Model

3D Contextual Model produced by Accutities Ltd
used for wider surrounding missing.

Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal & local history.

Where plans/revisions were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model

Proposed scheme massing - x - apartments
250218 - 3D View - (3D)dwg



Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CIENT:
Great Places Housing Association

PROJECT:
Grey Mare Lane
Manchester

DRAWING TITLE:
3D View 1
Existing Site

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	25.02.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2274_MA-02	01

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

NOTES:

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Walktram Tools
MBS Survey Software Ltd (www.mbssoftware.co.uk)

Existing Model & Surrounding Model
3D Contextual Model produced by Associates Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal & local history.
Where plans/revisions were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing - x - apartments
250218 - 3D View - (3D)dwg"



Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
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Tel: 0161 444 3950

CLIENT:
Great Places Housing Association

PROJECT:
Grey Mare Lane
Manchester

DRAWING TITLE:
3D View 2
Existing Site

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	25.02.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2274_MA-03	01

REV.	NOTES	DRWN.	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

NOTES:

No dimensions are to be scaled from this drawing.
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discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Walktram Tools
MBS Survey Software Ltd (www.mbssoftware.co.uk)

Existing Model & Surrounding Model
3D Contextual Model produced by Accutitles Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal & local history.
Where plans/revisions were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing - x - apartments
250218 - 3D View - (3D)dwg"



CLIENT:
Great Places Housing Association

PROJECT:
Grey Mare Lane
Manchester

DRAWING TITLE:
Plan View
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	PRX
1:500	25.02.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2274_MA-04	01

REV.	NOTES	DRWN.	DATE:

Massing Legend

	Existing
	Proposed

All heights in m AOD

NOTES:

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Walktram Tools
MBS Survey Software Ltd (www.mbssoftware.co.uk)

Existing Model & Surrounding Model
3D Contextual Model produced by Accutitles Ltd
used for wider surrounding missing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal & local history.
Where plans/revisions were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing - x - apartments
250218 - 3D View - (3D)dwg"



Proximity

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CLIENT:
Great Places Housing Association

PROJECT:
Grey Mare Lane
Manchester

DRAWING TITLE:
3D View 1
Proposed Scheme

SCALE @ A2: NTS	DATE: 25.02.2025	DRAWN: CHECKED:	PRX: DMH
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DRAWING NUMBER: 2274_MA-05	REV: 01
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REV.	NOTES	DRWN.	DATE

Massing Legend

	Existing
	Proposed

All heights in m AOD

NOTES:

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Walktram Tools
MBS Survey Software Ltd (www.mbssoftware.co.uk)

Existing Model & Surrounding Model
3D Contextual Model produced by Associates Ltd used for wider surrounding missing.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal & historic.
Where plans/revisions were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model
Proposed scheme massing - x - apartments
250218 - 3D View - (3D)dwg"



Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CUSTOMER:
Great Places Housing Association

PROJECT:
Grey Mare Lane
Manchester

DRAWING TITLE:
3D View 2
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	PRX
NTS	25.02.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2274_MA-06	01

REV:	NOTES:	DRWN:	DATE:

Massing Legend	
	Existing
	Proposed
All heights in m AOD	

NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Wildtram Tools
MBS Survey Software Ltd (www.mbssoftware.co.uk)

Existing Model & Surrounding Model
3D Contextual Model produced by Accutiles Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal & local history.
Where plans/revisions were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing - x - apartments
250218 - 3D View - (3D)dwg"



Appendix 2: Tabulated VSC Results

Project Name: Grey Mare Lane, Manchester
Project No.: 2274
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
115 Newcombe Close								
First	R1	Residential	Unknown	W1	37.58	32.55	5.03	0.87
Second	R1	Residential	Unknown	W1	31.68	27.29	4.39	0.86
	R2	Residential	Unknown	W2	31.53	26.88	4.65	0.85
	R3	Residential	Unknown	W3	31.51	26.37	5.14	0.84
117 Newcombe Close								
First	R1	Residential	Unknown	W1	37.45	30.92	6.53	0.83
Second	R1	Residential	Unknown	W1	31.51	25.77	5.74	0.82
	R2	Residential	Unknown	W2	31.52	25.47	6.05	0.81
	R3	Residential	Unknown	W3	31.53	24.93	6.60	0.79
119 Newcombe Close								
First	R1	Residential	Unknown	W1	37.50	29.21	8.29	0.78
Second	R1	Residential	Unknown	W1	31.55	24.24	7.31	0.77
	R2	Residential	Unknown	W2	31.57	23.78	7.79	0.75
	R3	Residential	Unknown	W3	31.84	23.25	8.59	0.73
15 Newcombe Close								
Ground	R3	Residential	Kitchen	W3	37.47	30.49	6.98	0.81
17 Newcombe Close								
Ground	R3	Residential	Kitchen	W3	37.55	28.56	8.99	0.76
21 Newcombe Close								
Ground	R1	Residential	Unknown	W1	32.34	25.56	6.78	0.79
First	R1	Residential	Unknown	W1	31.11	25.27	5.84	0.81
	R2	Residential	Unknown	W2	30.76	26.04	4.72	0.85
1 Jenkyn Walk								
Ground	R1	Residential	Unknown	W1	30.64	27.11	3.53	0.88
First	R1	Residential	Unknown	W1	30.67	24.59	6.08	0.80

Project Name: Grey Mare Lane, Manchester
 Project No.: 2274
 Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R2	Residential	Unknown	W2	30.98	24.03	6.95	0.78
3 Jenkyn Walk								
Ground	R1	Residential	Unknown	W1	30.76	25.51	5.25	0.83
First	R1	Residential	Unknown	W1	31.11	23.70	7.41	0.76
	R2	Residential	Unknown	W2	31.21	22.89	8.32	0.73
5 Jenkyn Walk								
Ground	R1	Residential	Unknown	W1	30.23	23.92	6.31	0.79
First	R1	Residential	Unknown	W1	34.42	25.56	8.86	0.74
	R2	Residential	Unknown	W2	34.54	24.98	9.56	0.72
7 Jenkyn Walk								
Ground	R1	Residential	Unknown	W1	29.73	21.48	8.25	0.72
First	R1	Residential	Unknown	W1	31.50	21.87	9.63	0.69
	R2	Residential	Unknown	W2	31.71	22.43	9.28	0.71
13 Grey Mare Lane								
First	R1	Residential	Unknown	W1	38.99	25.52	13.47	0.65
Second	R1	Residential	Unknown	W1	89.78	83.81	5.97	0.93

Appendix 3: No Sky Line Contour Plots & Tabulated Results

Project Name: Grey Mare Lane, Manchester
Project No.: 2274
Report Title: Daylight Distribution - Neighbour Analysis

Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
115 Newcombe Close											
First	R1	Unknown	7.71	82.99	7.52	80.95	0.98	7.51	0.01	0.08	1.00
Second	R1	Unknown	6.33	68.16	6.24	67.21	0.99	6.23	0.01	0.12	1.00
	R2	Unknown	4.95	53.28	4.83	52.02	0.98	4.83	0.00	0.00	1.00
	R3	Unknown	7.74	83.27	7.67	82.58	0.99	7.52	0.15	1.64	0.98
117 Newcombe Close											
First	R1	Unknown	8.23	88.59	7.97	85.74	0.97	7.27	0.70	7.50	0.91
Second	R1	Unknown	6.85	73.77	6.75	72.63	0.98	5.88	0.86	9.29	0.87
	R2	Unknown	4.95	53.28	4.83	52.02	0.98	4.83	0.00	0.00	1.00
	R3	Unknown	7.74	83.27	7.68	82.62	0.99	6.76	0.92	9.89	0.88
119 Newcombe Close											
First	R1	Unknown	8.23	88.59	8.01	86.17	0.97	6.51	1.49	16.09	0.81
Second	R1	Unknown	6.85	73.77	6.74	72.55	0.98	5.03	1.71	18.44	0.75
	R2	Unknown	4.95	53.28	4.84	52.07	0.98	4.08	0.76	8.21	0.84
	R3	Unknown	7.22	77.67	7.17	77.13	0.99	5.20	1.96	21.12	0.73
15 Newcombe Close											
Ground	R3	Kitchen	6.07	65.39	6.07	65.39	1.00	6.07	0.00	0.00	1.00
17 Newcombe Close											
Ground	R3	Kitchen	6.07	65.39	6.07	65.39	1.00	5.68	0.39	4.22	0.94
21 Newcombe Close											
Ground	R1	Unknown	8.20	88.25	7.98	85.94	0.97	7.76	0.22	2.41	0.97
First	R1	Unknown	8.20	88.25	8.03	86.48	0.98	7.13	0.90	9.74	0.89
	R2	Unknown	6.10	65.70	5.98	64.35	0.98	5.84	0.14	1.49	0.98
1 Jenkyn Walk											
Ground	R1	Unknown	6.74	72.51	6.52	70.14	0.97	6.52	0.00	0.00	1.00
First	R1	Unknown	6.74	72.51	6.56	70.59	0.97	6.22	0.34	3.65	0.95
	R2	Unknown	6.93	74.62	6.78	72.97	0.98	5.96	0.82	8.83	0.88
3 Jenkyn Walk											
Ground	R1	Unknown	7.54	81.21	7.24	77.92	0.96	7.21	0.03	0.29	1.00
First	R1	Unknown	7.17	77.13	6.99	75.24	0.98	5.98	1.01	10.89	0.86
	R2	Unknown	6.93	74.63	6.78	72.97	0.98	5.34	1.44	15.47	0.79
5 Jenkyn Walk											
Ground	R1	Unknown	7.07	76.11	6.85	73.70	0.97	6.06	0.79	8.51	0.88
First	R1	Unknown	7.07	76.11	6.90	74.24	0.98	4.94	1.96	21.05	0.72
	R2	Unknown	7.37	79.37	7.24	77.90	0.98	5.06	2.18	23.43	0.70
7 Jenkyn Walk											
Ground	R1	Unknown	6.42	69.07	6.11	65.79	0.95	4.78	1.34	14.38	0.78
First	R1	Unknown	6.42	69.07	6.24	67.22	0.97	4.31	1.93	20.81	0.69
	R2	Unknown	7.41	79.74	7.20	77.45	0.97	5.34	1.86	20.01	0.74
13 Grey Mare Lane											
First	R1	Unknown	28.46	306.30	28.22	303.73	0.99	16.88	11.34	122.02	0.60
Second	R1	Unknown	7.51	80.79	6.43	69.18	0.86	6.42	0.00	0.03	1.00

Proximity

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Tel: 0161 444 3950

CLIENT:
Great Places Housing Association

PROJECT:
Grey Mare Lane
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100/200	25.02.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2274_MA-07	01

REV:	NOTES:	DRWN:	DATE:

Massing Legend

	Existing
	Proposed
All heights in m AOD	

DD Legend

	Room Area (Measured Layout)
	Existing NoSky Area
	Proposed NoSky Area
	Area of Loss/Gain

NOTES:

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

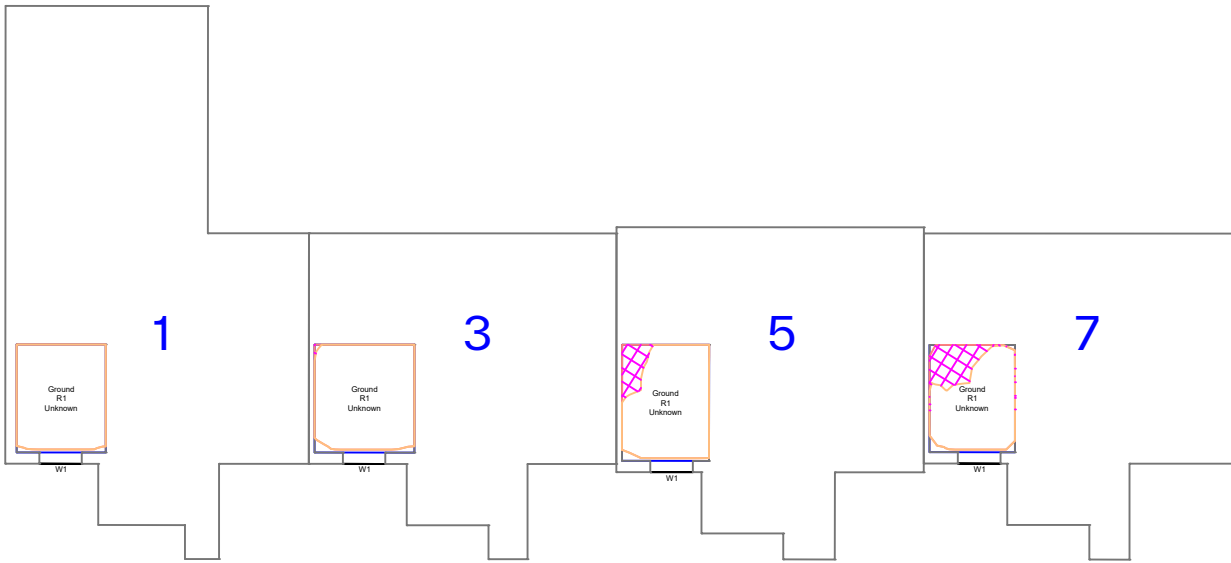
Analysis
Produced using WalDRAM Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
3D Contextual Model produced by Accucities Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal/sales history.
Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing - x - apartments
250218 - 3D View - (3D).dwg"

1-7 Jenkyn Walk

Ground Floor

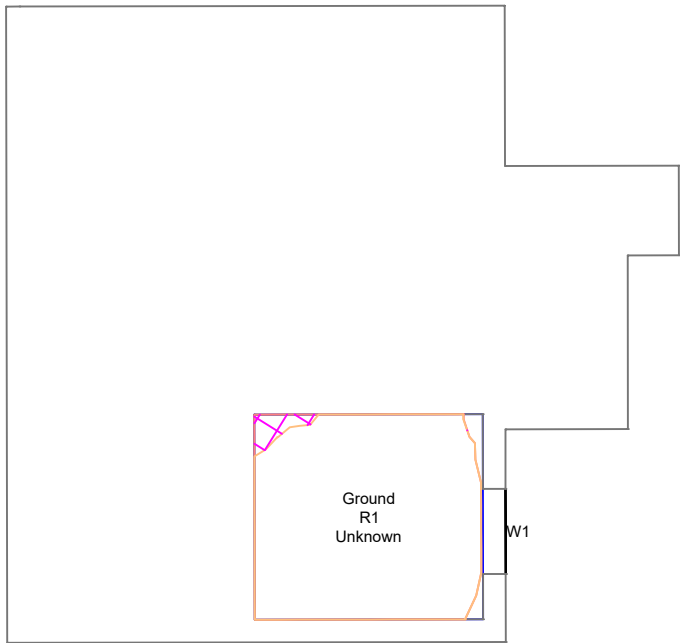


1:200



21 Newcombe Close

Ground Floor

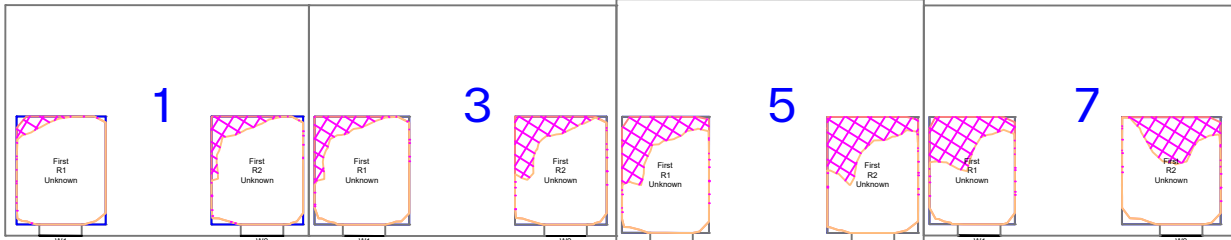


1:100



1-7 Jenkyn Walk

First Floor

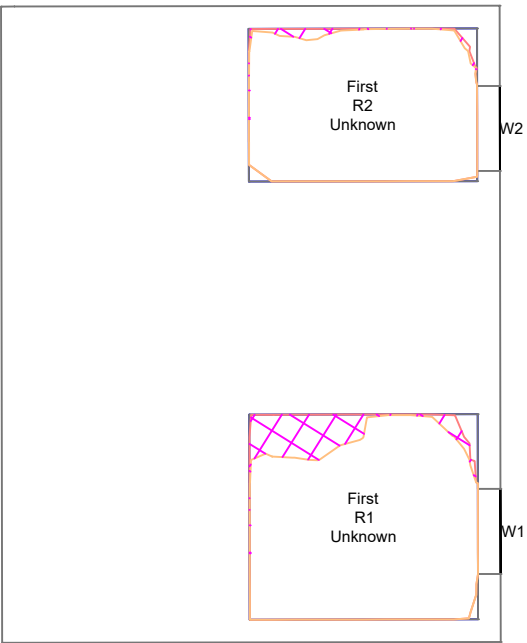


1:200



21 Newcombe Close

First Floor



1:100



Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Great Places Housing Association

PROJECT:
Grey Mare Lane
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	25.02.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2274_MA-08	01

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing NoSky Area

Proposed NoSky Area

Area of Loss/Gain

NOTES:

No dimensions are to be scaled from this drawing.

All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using WalDRAM Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
3D Contextual Model produced by Accucities Ltd used for wider surrounding massing.

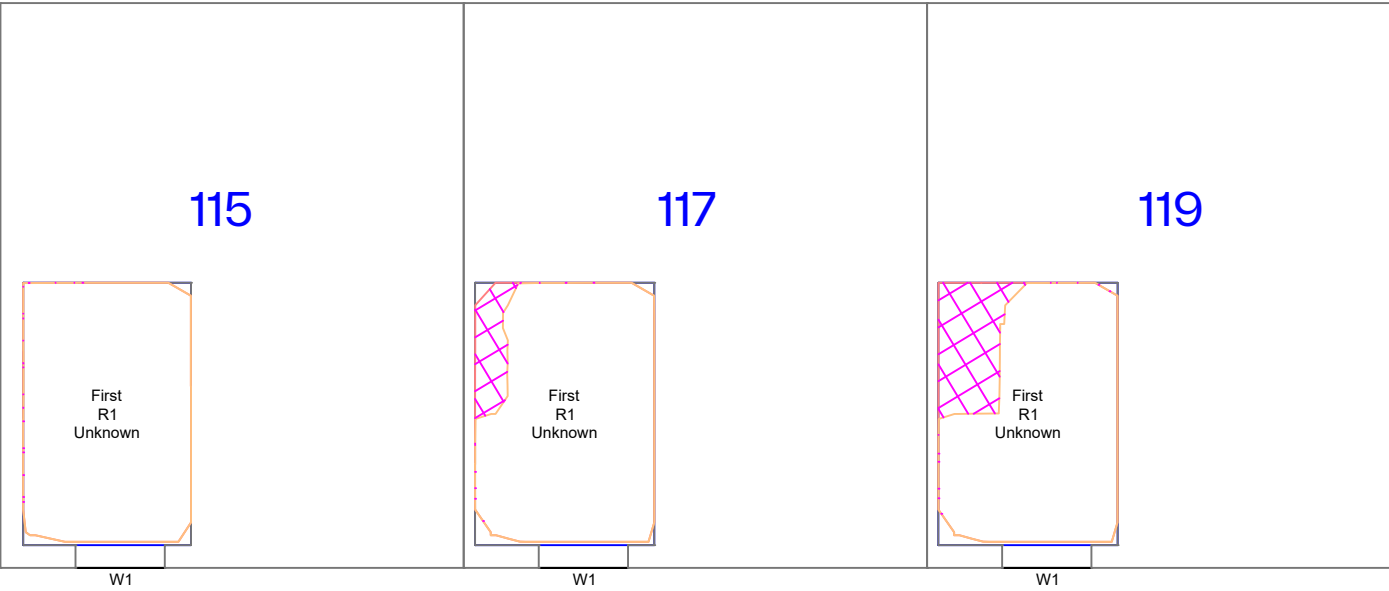
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model
Proposed scheme massing - x - apartments
250218 - 3D View - (3D).dwg"

115-119 Newcombe Walk

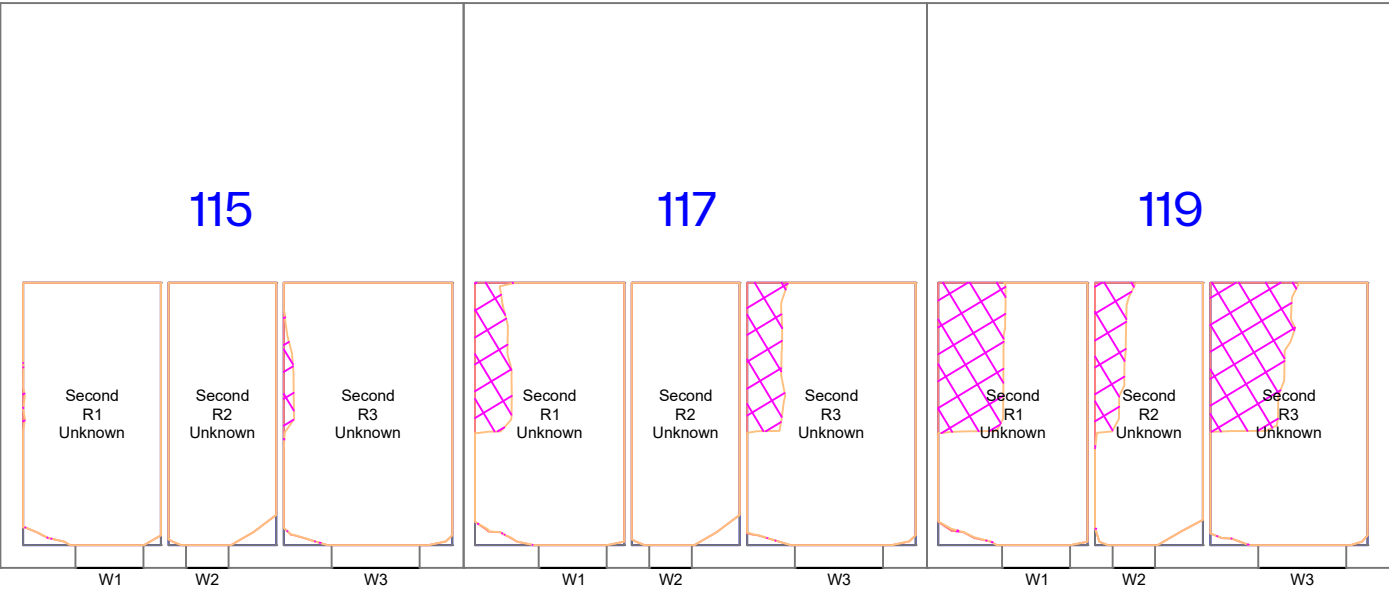
First Floor



1:100

115-119 Newcombe Walk

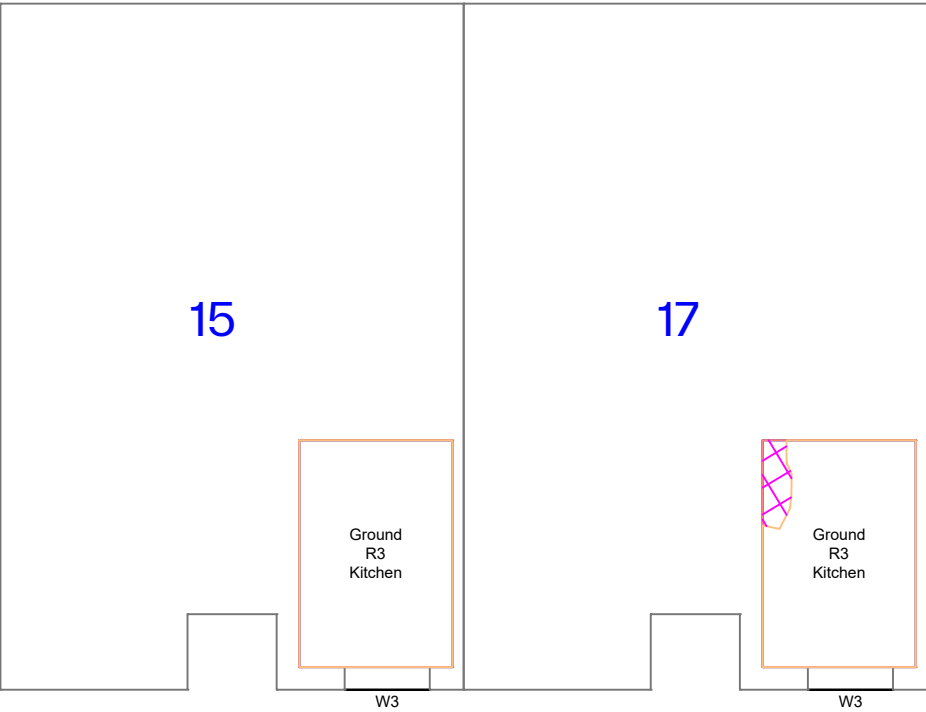
Second Floor



1:100

15-17 Newcombe Walk

Ground Floor



1:100

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Great Places Housing Association

PROJECT:
Grey Mare Lane
Manchester

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	25.02.2025	CHECKED:	DMH

DRAWING NUMBER:	REV:
2274_MA-09	01

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)

Existing NoSky Area

Proposed NoSky Area

Area of Loss/Gain

NOTES:

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

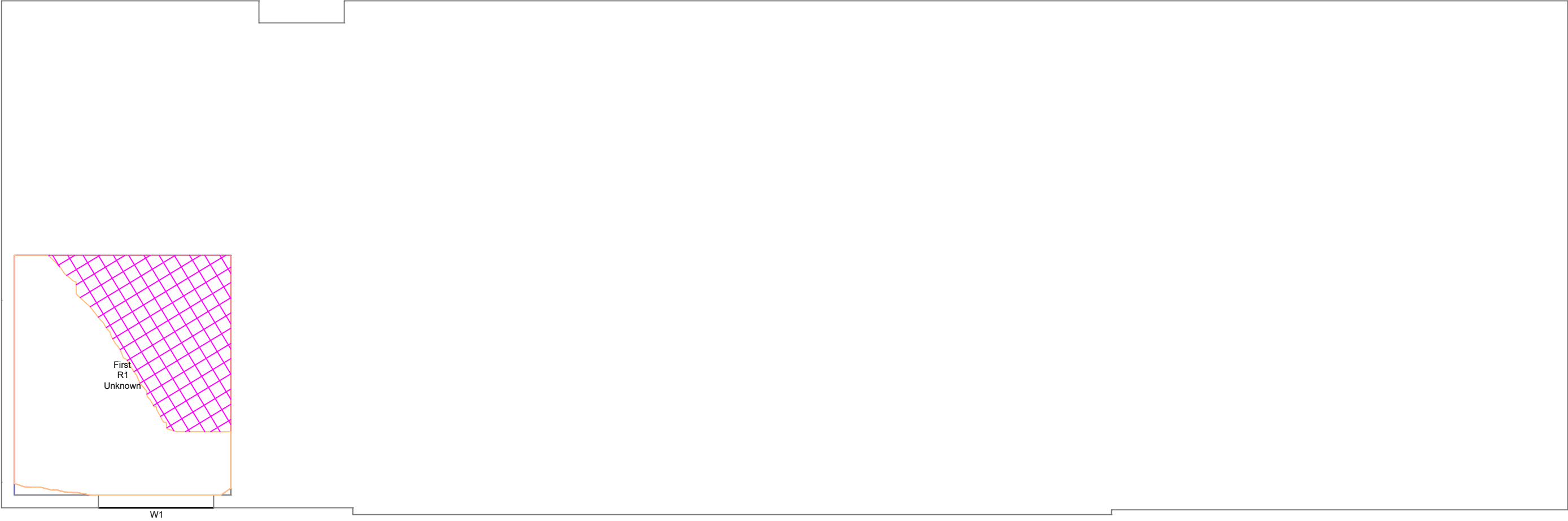
Analysis
Produced using WalDRAM Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
3D Contextual Model produced by Accucities Ltd
used for wider surrounding massing.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal/sales history.
Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model
Proposed scheme massing - x - apartments
250218 - 3D View - (3D).dwg"

13 Grey Mare Lane

First Floor

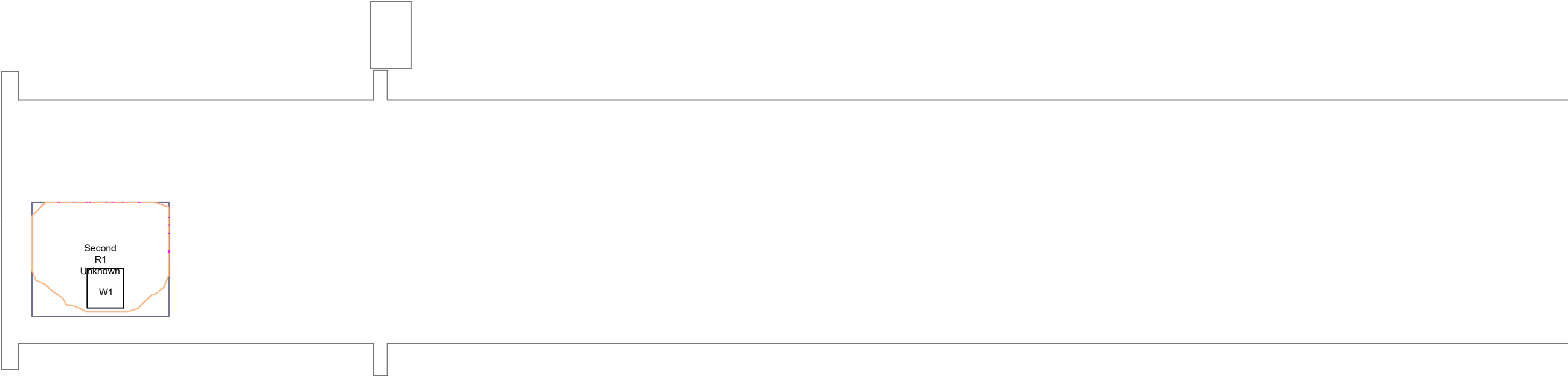


1:100



13 Grey Mare Lane

Second Floor



1:100



Appendix 4: Tabulated APSH Results

Project Name: Grey Mare Lane, Manchester
Project No.: 2274
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
1 Jenkyn Walk													
Ground	R1	Residential	Unknown	W1	103°	50.00	45.00	5.00	0.90	14.00	13.00	1.00	0.93
First	R1	Residential	Unknown	W1	103°	43.00	37.00	6.00	0.86	16.00	15.00	1.00	0.94
	R2	Residential	Unknown	W2	103°	41.00	34.00	7.00	0.83	14.00	13.00	1.00	0.93
3 Jenkyn Walk													
Ground	R1	Residential	Unknown	W1	103°	51.00	44.00	7.00	0.86	17.00	15.00	2.00	0.88
First	R1	Residential	Unknown	W1	103°	41.00	34.00	7.00	0.83	14.00	13.00	1.00	0.93
	R2	Residential	Unknown	W2	103°	41.00	32.00	9.00	0.78	14.00	12.00	2.00	0.86
5 Jenkyn Walk													
Ground	R1	Residential	Unknown	W1	103°	51.00	42.00	9.00	0.82	16.00	12.00	4.00	0.75
First	R1	Residential	Unknown	W1	103°	45.00	35.00	10.00	0.78	16.00	14.00	2.00	0.88
	R2	Residential	Unknown	W2	103°	45.00	31.00	14.00	0.69	16.00	13.00	3.00	0.81
7 Jenkyn Walk													
Ground	R1	Residential	Unknown	W1	103°	49.00	37.00	12.00	0.76	17.00	13.00	4.00	0.76
First	R1	Residential	Unknown	W1	103°	40.00	26.00	14.00	0.65	13.00	10.00	3.00	0.77
	R2	Residential	Unknown	W2	103°	41.00	26.00	15.00	0.63	14.00	10.00	4.00	0.71
13 Grey Mare Lane													
First	R1	Residential	Unknown	W1	256°	57.00	38.00	19.00	0.67	17.00	13.00	4.00	0.76
Second	R1	Residential	Unknown	W1	256° Inc	86.00	75.00	11.00	0.87	25.00	21.00	4.00	0.84

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