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Ollie Thomas
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By email: ollie.thomas@turley.co.uk

15 August 2024

Dear Ollie,

RE: Victoria Point, 44 Hathersage Road, Manchester M13 0FT - Daylight and Sunlight Summary

Further to our daylight and sunlight report dated 2nd May 2024 submitted alongside the planning application 139987/FO/2024, I write with a summary of the results of the daylight and sunlight assessment to the residential properties at 2-38 (Even) Upper West Grove.

Our assessments have been undertaken in accordance with guidance provided by the Building Research Establishment (BRE) in their document 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 2022). Further information on this guidance and relevant planning policy can be found in our submitted report.

Daylight

Vertical Sky Component (VSC) Assessment

The results of the VSC assessment have shown that 71 (90%) of 79 windows assessed across the houses at 2-38 Upper West Grove will retain levels of daylight above 27% VSC or 0.8 times the former value with the proposed development in place. With these levels, the BRE guidance suggests that the impact would not be noticeable to occupants. The 8 windows that fall below these levels retain between 0.77 and 0.79 times their former value, clearly very close to the 0.8 target suggested by the BRE guide. These minor deviations should be considered acceptable given that the BRE guidance advises flexibility when applying its non-mandatory numerical targets in dense urban centres: -

"1.6 The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide 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



since natural lighting is only one of many factors in site layout design. In special circumstances 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 proportions of existing buildings"

No Sky-Line (NSL) Assessment

We have modelled the properties along Upper West Grove using assumed room layouts as more accurate information was not found to be available through our site research (planning portal, estate agents etc.). We have not sought access to any of the surrounding properties as doing so would be impractical as part of a planning application. This is standard practice for daylight and sunlight assessments.

The BRE guidance suggests that No Sky-Line results should not be used where layouts are unknown, but these were included within the daylight and sunlight report for information purposes. The BRE guide gives the following in appendix D (Plotting the No Sky-Line): -

"D3 In most cases the position of the no sky-line has to be found from plans. The calculation can only be carried out where room layouts are known. Using estimated room layouts is likely to give inaccurate results and is not recommended."

In this case it is inadvisable to draw any conclusions from the NSL assessment and the VSC assessment results should be used to give an understanding of daylight impacts.

Sunlight

Annual Probable Sunlight Hours (APSH) Assessment

The results of the APSH assessment have shown that all rooms assessed across 2-38 Upper West Grove will achieve BRE compliance for both annual and winter sunlight (i.e. 25% APSH with 5% WPSH or at least 0.8 times the former value).

Solar Panels

From aerial photographs of the site it appears that none of the houses at 2-38 Upper West Grove have solar panels so would not be adversely affected by the proposed development. Additionally, the APSH assessment to those properties showed that there would not be any material impact to sunlight on windows, so we feel it safe to infer that there would not be any material impact to the roofs. There do appear to be some panels on the roofs of properties at 1-21 (odd) Upper West Grove on the opposite side of the Road, but these are too distant from the development to suffer material impacts to sunlight.

I trust the above is useful, but please let me know if you have any queries.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'MA' with a long horizontal stroke extending to the right.

Matthew Adams
Senior Surveyor
On behalf of EB7 Ltd

