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Dear Cait

Re: Moxy Hotel, Spinningfields – Daylight & Sunlight

GIA have been instructed to provide daylight and sunlight advice in respect of the proposed extension of Moxy Hotel, Spinningfields, Manchester. The extension comprises the addition of three storeys to the existing building, and GIA have reviewed the proposals to advise on whether a daylight and sunlight assessment is required to support the application.

This review has been undertaken with consideration to the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)'. The guide states:

"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens, and bedrooms... the guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops, and some offices."

The existing hotel was redeveloped pursuant to planning application 116164/FO/2017. This application was supported by a daylight and sunlight report dated 25 April 2017, prepared by Gray Scanlan Hill.

The above report concluded that the surrounding buildings were all of commercial use and, in accordance with the BRE guidance, a daylight and sunlight assessment was not required. Subsequent to the 2017 report, an assessment of sunlight to the amenity area serving the neighbouring 1 Hardman Street was assessed, albeit this is a small amenity area serving a commercial building and was therefore not considered a key receptor in terms of daylight and sunlight.

All of the neighbouring properties are still commercial use, and there are no residential buildings that would be considered relevant for assessment under the BRE guidance. As such, having reviewed the proposals, there will be no adverse effect on any relevant receptors and a daylight and sunlight assessment is not required.

Yours sincerely

For and on behalf of GIA



Michael Beatty

Director
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GIA SURVEYORS LIMITED incorporated and registered in England and Wales with company number **14032506** whose registered office is at **The Whitehouse, Belvedere Road, London SE1 8GA**

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