

PROJECT: BLOCK C, FIRST STREET, MANCHESTER
SUBJECT: DAYLIGHT & SUNLIGHT
DATE: 12 APRIL 2024

01.INTRODUCTION

- 1.1 GIA have been requested to provide further clarification on the proposed development known as Block C, First Street, Manchester, and it's potential affect upon the daylight and sunlight amenity of the residential properties to the south and west of the proposed development.
- 1.2 Appendix F of the BRE guide states that *"sometimes there may be an extant planning permission for a site but the developer wants to change the design. In assessing the loss of light to existing windows nearby, a local authority may allow the vertical sky component (VSC) and annual probably sunlight hours (APSH) for the permitted scheme to be used as alternative benchmarks. However since the permitted scheme only exists on paper, it would be inappropriate for it to be treated in the same way as an existing building, and for the developer to set 0.8 times the values for the permitted scheme as benchmarks."*
- 1.3 The site has extant consent for development (125573/FO/2019), and so in line with BRE guidance, GIA have assessed the levels of daylight and sunlight received by the properties to the south and west of the proposed development against those with the extant consent in place.

02.ASSESSMENT SCOPE

- 2.1 GIA have assessed the properties in closest proximity to the proposed development site to identify whether the levels of daylight and sunlight with the proposed development in place would be comparable to those with the extant consent in place. The properties identified as relevant for assessment were Loxford Court (23-39 Calrendon Street), 30-42 Rockdove Avenue, and 44-72 Rockdove Avenue. The properties are outlined in red on the image below:



03. ADDITIONAL IMPACTS FROM PROPOSED DEVELOPMENT

- 3.1 For Loxford court, the average VSC daylight level with the extant consent in place is 24.30%, whilst the average VSC daylight level with the proposed development in place would be 23.69%. Where windows receive a VSC daylight level in excess of 20% with the consented scheme in place, they will also do so with the proposed scheme in place. Where windows receive a VSC daylight level of less than 20% with the extant consent in place, no additional impact is imparted by the proposed development. There are marginal differences in VSC daylight to some windows, however this difference is around 1% or less in almost all cases, and the largest absolute difference is 1.4% to a fifth floor window, which is reduced from 24.2% VSC to 22.8% VSC.
- 3.2 Similarly, the average VSC daylight level of the properties on Rockdove Avenue would be 30.06% with the extant consent in place, whilst the average VSC daylight level with the proposed development in place would be 29.18%. The greatest difference in VSC daylight level is 1%, and crucially, all of the windows will continue to receive very good levels of daylight.
- 3.3 None of the windows assessed are oriented within 90 degrees of due south, and so no assessment of APSH sunlight is necessary.

04. CONCLUSIONS

- 4.1 With the proposed development in place, the VSC daylight levels of Loxford Court and Rockdove avenue are entirely comparable to those with the extant permission in place. The difference in height and shape of the proposed massing mean that there are some marginal discrepancies in places, however these differences are all BRE compliant, and would in no way be noticeable by occupants.
- 4.2 A simplified table of results is appended to this document, showing the level of VSC daylight both with the extant permission in place, and with the proposed development in place.

FLOOR	ROOM	ROOM USE	WINDOW	CONSENTED VSC LEVEL (W)	PROPOSED VSC LEVEL (W)	VSC LOSS (W)	VSC LOSS % (W)
LOXFORD COURT							
F00	R1	Kitchen	W1/F00	23.2	22.7	0.5	2.2
	R2	Kitchen	W2/F00	24.4	24.2	0.2	0.8
	R3	Kitchen	W3/F00	25.3	25.1	0.2	0.8
	R4	Kitchen	W4/F00	25.9	25.6	0.3	1.2
	R5	Kitchen	W5/F00	26.3	25.9	0.4	1.5
	R6	Kitchen	W6/F00	26.8	26.3	0.5	1.9
	R7	Kitchen	W7/F00	27.3	26.6	0.7	2.6
	R8	Kitchen	W8/F00	27.9	27	0.9	3.2
	R9	Kitchen	W9/F00	28.5	27.4	1.1	3.9
F01	R1	Bedroom	W1/F01	23.9	23.5	0.4	1.7
	R2	Bedroom	W2/F01	25	24.7	0.3	1.2
	R3	Bedroom	W3/F01	25.9	25.6	0.3	1.2
	R4	Bedroom	W4/F01	26.5	26.1	0.4	1.5
	R5	Bedroom	W5/F01	26.9	26.5	0.4	1.5
	R6	Bedroom	W6/F01	27.4	26.8	0.6	2.2
	R7	Bedroom	W7/F01	27.9	27.1	0.8	2.9
	R8	Bedroom	W8/F01	28.5	27.5	1	3.5
	R9	Bedroom	W9/F01	29.1	27.9	1.2	4.1
F02	R1	Bedroom	W1/F02	24.9	24.5	0.4	1.6
	R2	Kitchen	W2/F02	25.8	25.5	0.3	1.2
	R3	Bedroom	W3/F02	26.7	26.4	0.3	1.1
	R4	Dining Room	W4/F02	27	26.6	0.4	1.5
	R5	Kitchen	W5/F02	27.2	26.8	0.4	1.5
	R6	Bedroom	W6/F02	27.7	27.2	0.5	1.8
	R7	Bedroom	W7/F02	27.9	27.3	0.6	2.2
			W8/F02	6.8	6.8	0	0
	R8	LKD	W9/F02	28.3	27.5	0.8	2.8
			W10/F02	28.5	27.7	0.8	2.8
	R9	Bedroom	W11/F02	28.9	27.9	1	3.5
	R10	Kitchen	W12/F02	29.4	28.2	1.2	4.1
	R11	Dining Room	W13/F02	29.7	28.4	1.3	4.4
F03	R1	Bedroom	W1/F03	25.6	25.2	0.4	1.6
	R2	Kitchen	W2/F03	26.4	26.1	0.3	1.1
	R3	Bedroom	W3/F03	27.2	26.8	0.4	1.5
	R4	Dining Room	W4/F03	27.5	27.1	0.4	1.5
	R5	Kitchen	W5/F03	27.7	27.2	0.5	1.8
	R6	Bedroom	W6/F03	2.1	2.1	0	0
			W7/F03	28.1	27.5	0.6	2.1
	R7	Bedroom	W8/F03	28.3	27.7	0.6	2.1
			W9/F03	6.8	6.8	0	0
	R8	LKD	W10/F03	28.7	27.9	0.8	2.8
			W11/F03	28.9	28	0.9	3.1
	R9	Bedroom	W12/F03	29.3	28.2	1.1	3.8
			W13/F03	6.8	6.8	0	0
	R10	Kitchen	W14/F03	29.7	28.5	1.2	4
	R11	Dining Room	W15/F03	30.1	28.8	1.3	4.3
F04	R1	Bedroom	W1/F04	26	25.6	0.4	1.5
	R2	Kitchen	W2/F04	26.6	26.2	0.4	1.5

	R3	Bedroom	W3/F04	27.1	26.8	0.3	1.1
	R4	Dining Room	W4/F04	27.4	27	0.4	1.5
	R5	Kitchen	W5/F04	27.6	27.1	0.5	1.8
	R6	Bedroom	W6/F04	28	27.4	0.6	2.1
	R7	Bedroom	W7/F04	28.2	27.5	0.7	2.5
			W8/F04	6.8	6.8	0	0
	R8	LKD	W9/F04	28.6	27.7	0.9	3.1
			W10/F04	28.8	27.8	1	3.5
	R9	Bedroom	W11/F04	29.1	28	1.1	3.8
	R10	Kitchen	W12/F04	29.6	28.3	1.3	4.4
	R11	Dining Room	W13/F04	30	28.7	1.3	4.3
F05	R1	Bedroom	W1/F05	21.1	20.7	0.4	1.9
	R2	Kitchen	W2/F05	21.5	21.1	0.4	1.9
	R3	Bedroom	W3/F05	21.9	21.5	0.4	1.8
	R4	Dining Room	W4/F05	22.1	21.6	0.5	2.3
	R5	Kitchen	W5/F05	22.3	21.8	0.5	2.2
	R6	Bedroom	W6/F05	1.4	1.4	0	0
			W7/F05	22.7	22	0.7	3.1
	R7	Bedroom	W8/F05	22.9	22.1	0.8	3.5
			W9/F05	5.5	5.5	0	0
	R8	LKD	W10/F05	23.2	22.3	0.9	3.9
			W11/F05	23.4	22.4	1	4.3
	R9	Bedroom	W12/F05	23.8	22.6	1.2	5
			W13/F05	5.6	5.6	0	0
	R10	Kitchen	W14/F05	24.2	22.8	1.4	5.8
	R11	Dining Room	W15/F05	24.7	23.3	1.4	5.7

FLOOR	ROOM	ROOM USE	WINDOW	CONSENTED VSC LEVEL (W)	PROPOSED VSC LEVEL (W)	VSC LOSS (W)	VSC LOSS % (W)
30-42 ROCKDOVE AVE.							
F00	R1	Bedroom	W1/F00	32.7	31.9	0.8	2.4
	R2	Bedroom	W2/F00	31.7	30.8	0.9	2.8
	R3	Bedroom	W3/F00	32.1	31.3	0.8	2.5
	R4	Bedroom	W4/F00	33.3	32.5	0.8	2.4
	R5	Bedroom	W5/F00	33.4	32.6	0.8	2.4
	R6	Bedroom	W6/F00	32.1	31.3	0.8	2.5
F01	R1	Bedroom	W1/F01	32.9	32	0.9	2.7
	R2	Bedroom	W2/F01	31.8	31	0.8	2.5
	R3	Unknown	W3/F01	33.7	32.8	0.9	2.7
	R4	Bedroom	W4/F01	32.2	31.3	0.9	2.8
	R5	Bedroom	W5/F01	33.3	32.5	0.8	2.4
	R6	Bedroom	W6/F01	33.3	32.5	0.8	2.4
	R7	Bedroom	W7/F01	32.1	31.3	0.8	2.5
F02	R1	Bedroom	W1/F02	27.6	26.7	0.9	3.3
	R2	Bedroom	W2/F02	26.6	25.7	0.9	3.4
	R3	Unknown	W3/F02	34	33.2	0.8	2.4
	R4	Bedroom	W4/F02	26	25.2	0.8	3.1
	R5	Bedroom	W5/F02	26.5	25.7	0.8	3
	R6	Bedroom	W6/F02	25.9	25.2	0.7	2.7
	R7	Bedroom	W7/F02	24.9	24.1	0.8	3.2

44-72 ROCKDOVE AVE.							
F00	R1	Bedroom	W1/F00	32.6	31.7	0.9	2.8
	R2	Bedroom	W2/F00	31.5	30.6	0.9	2.9
	R3	Bedroom	W3/F00	31.5	30.6	0.9	2.9
	R4	Bedroom	W4/F00	32	31	1	3.1
	R5	Bedroom	W5/F00	31.7	30.8	0.9	2.8
	R6	Bedroom	W6/F00	30.4	29.5	0.9	3
	R7	Bedroom	W7/F00	30.5	29.6	0.9	3
	R8	Bedroom	W8/F00	31.1	30.1	1	3.2
	R9	Assumed Bedroom	W9/F00	20.7	19.8	0.9	4.3
	R10	Assumed Bedroom	W10/F00	27.8	27	0.8	2.9
F01	R1	Bedroom	W1/F01	32.8	31.9	0.9	2.7
	R2	Bedroom	W2/F01	31.7	30.8	0.9	2.8
	R3	Unknown	W3/F01	33.1	32.2	0.9	2.7
	R4	Bedroom	W4/F01	31.8	30.9	0.9	2.8
	R5	Bedroom	W5/F01	32.3	31.3	1	3.1
	R6	Bedroom	W6/F01	32	31.1	0.9	2.8
	R7	Bedroom	W7/F01	30.8	29.9	0.9	2.9
	R8	Unknown	W8/F01	32.4	31.4	1	3.1
	R9	Bedroom	W9/F01	31.1	30.2	0.9	2.9
	R10	Bedroom	W10/F01	31.8	30.8	1	3.1
	R11	Assumed Bedroom	W11/F01	22.5	21.6	0.9	4
	R12	Assumed Bedroom	W12/F01	29.8	28.9	0.9	3
	R13	Unknown	W13/F01	21.1	20.2	0.9	4.3
F02	R1	Bedroom	W1/F02	27.9	27	0.9	3.2
	R2	Bedroom	W2/F02	27.4	26.5	0.9	3.3
	R3	Unknown	W3/F02	33.5	32.6	0.9	2.7

	R4	Bedroom	W4/F02	27.6	26.7	0.9	3.3
	R5	Bedroom	W5/F02	28	27.1	0.9	3.2
	R6	Bedroom	W6/F02	28	27	1	3.6
	R7	Bedroom	W7/F02	27.5	26.5	1	3.6
	R8	Unknown	W8/F02	32.8	31.8	1	3
	R9	Bedroom	W9/F02	29.2	28.2	1	3.4
	R10	Bedroom	W10/F02	30.1	29.2	0.9	3
	R11	Assumed Bedroom	W11/F02	28.9	28	0.9	3.1
	R12	Assumed Bedroom	W12/F02	31.8	30.9	0.9	2.8
	R13	Unknown	W13/F02	22.1	21.2	0.9	4.1