External Daylight and Sunlight Study

Client: Plymouth Grove Property Developments

Site Details: Plymouth Grove
Manchester
M13 9NT

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Report Details:

Prepared by	Checked by	Date	Job Number
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1. Introduction & Methodology

The daylight study aims to ensure that people in and around neighbouring buildings remain comfortable, healthy, and safe. It also recognises and promotes homes that ensure a healthy and safe indoor environment, retaining the quality of life for residents.

Using industry standard methodology as prescribed by BRE and British Standard guidance and in line with the BRE Guide: BRE BR 209 2022 Edition and BS EN 17037, we have made numerical analyses to ensure compliance with the recommended levels of change in daylight.

The main criteria used in this analysis to show compliance is the:

Vertical Sky Component (VSC)

VSC measures the general amount of light available on the outside plane of the window as a ratio (%) of the amount of total unobstructed sky viewable following introduction of visible barriers such as buildings. The maximum value is just under 40% for a completely unobstructed vertical wall.

The relevant BRE recommendations for daylight and sunlight are:

The Vertical Sky Component measured at the centre of a window should be no less than 80% of its former value, where the window(s) do not meet this criteria, BRE Guidelines states that if the VSC at the centre of a window is more than 27% of available light, then the diffuse daylighting will not be adversely affected.

Annual Probable Sunlight Hours (APSH)

APSH is a measure of the amount of potential direct sunlight that is available to a given surface. Only windows which face within 90 degrees of due south need to be assessed. BRE Guidance states that windows should continue to receive in excess of 80% of their pre-development value, **or** 25% of available hours over a year / 5% of hours in winter to be considered well - lit **or** if the total loss of sunlight throughout the year is 4% or less, it's considered a small loss.

Overshadowing Analysis (DSO)

For overshadowing, the BRE guidance suggests for an amenity area, such as garden space, to appear sunlit throughout the year at least 50% of the garden or amenity area should receive two hours of sunlight on 21st March (21st March is the equinox month and is the set day for testing overshadowing in accordance with the BRE criteria). If a new development causes overshadowing of existing open areas that do not meet these criteria, and the area which can receive 2 hours of sun on 21st March reduces more than 20% of its former value, then loss of sunlight may be noticeable, therefore representing an adverse impact and will fail to meet the BRE criteria.

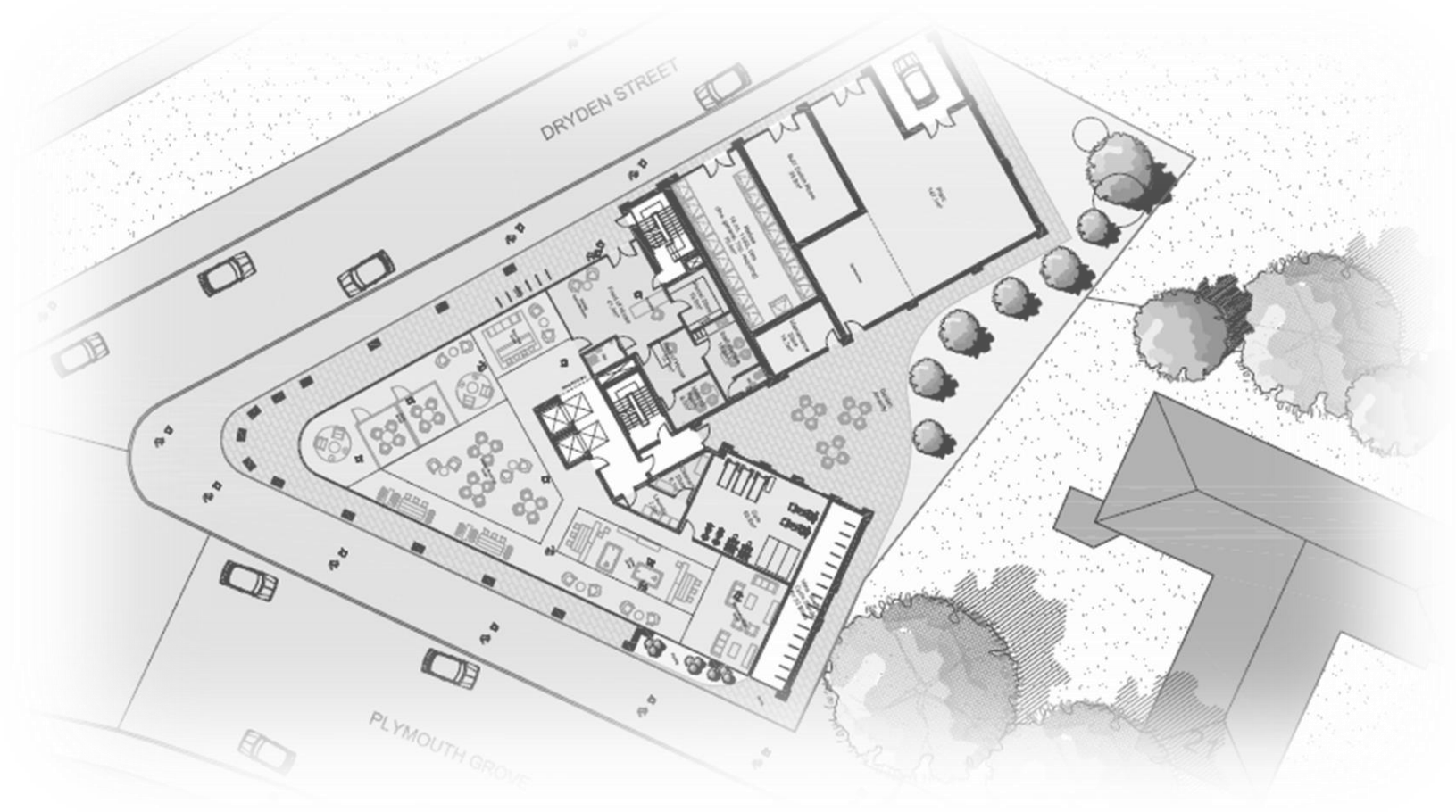
The Guide is not an instrument of planning policy; therefore, whilst the methods given are technically robust, some level of flexibility should be applied where appropriate.

We must stress that despite the methodology used above and the results that are drawn from it provide helpful guidance to consultants and planning officials, these are purely advisory, how the results are interpreted may depend on the complexity and context of the development as a whole.

2. Proposed Development

There are proposals for the construction of part 6 – storey, part 8 – storey student accommodation development with ancillary student amenity space at ground floor level on the corner of Dryden Street and Plymouth Grove, Manchester, M13 9NT.

Site Plan



3. Modelling the site & Window Schedule

An analysis model has been created of the proposed development and all relevant surrounding obstructions, which has allowed analysis of the proposals including for the relevant daylight and sunlight calculations to be run. The outputs of those calculations can be exported numerically. Using the BRE guidance which gives absolute figures for the acceptable percentage of daylight and sunlight, we can then establish if the proposal will have the required daylighting levels stipulated by BRE guidelines.

It is important to note that not all nearby features have been modelled, only those that will affect the daylighting, in accordance with BRE recommendations.

The reference document for this analysis, BRE BR 209 2022 Edition and BS EN 17037, provides the methodology for undertaking the calculations as well as benchmark figures for the acceptable reduction in the daylight/sunlight.

In order to complete an accurate model of the existing and proposed development site, we have used a combination of the following plans and information.

- Proposed Site Plan, Floor Plans, Sections, Elevations
- Proposed 3D model for reference
- Elevations of Nick Everton Court
- Site Visit conducted on Monday 3rd July 2023

The purpose of this report is to assess the potential impact that the proposed development may have on the immediate surrounding neighbouring dwellings in terms of daylight, sunlight and overshadowing. The immediate neighbouring dwellings that have been identified for analysis being the existing student residential accommodation at Nick Everton Court which are situated opposite to the proposed development to the south, on the other side of Plymouth Grove and the women's emergency access hostel at No.21 Plymouth Grove which is situated adjacent of the proposed development to the east. After site analysis we have established that Nick Everton Court and No.21 Plymouth Grove are classed as the 'worst case' affected dwellings due to their proximity in relation to the proposed development, therefore, if the analysis shows that these dwellings meet the requirements for levels of change in daylight in accordance with BRE guidelines then all additional surrounding dwellings will meet these requirements by default.

For a full location and window schedule please see below.

Target Study Area

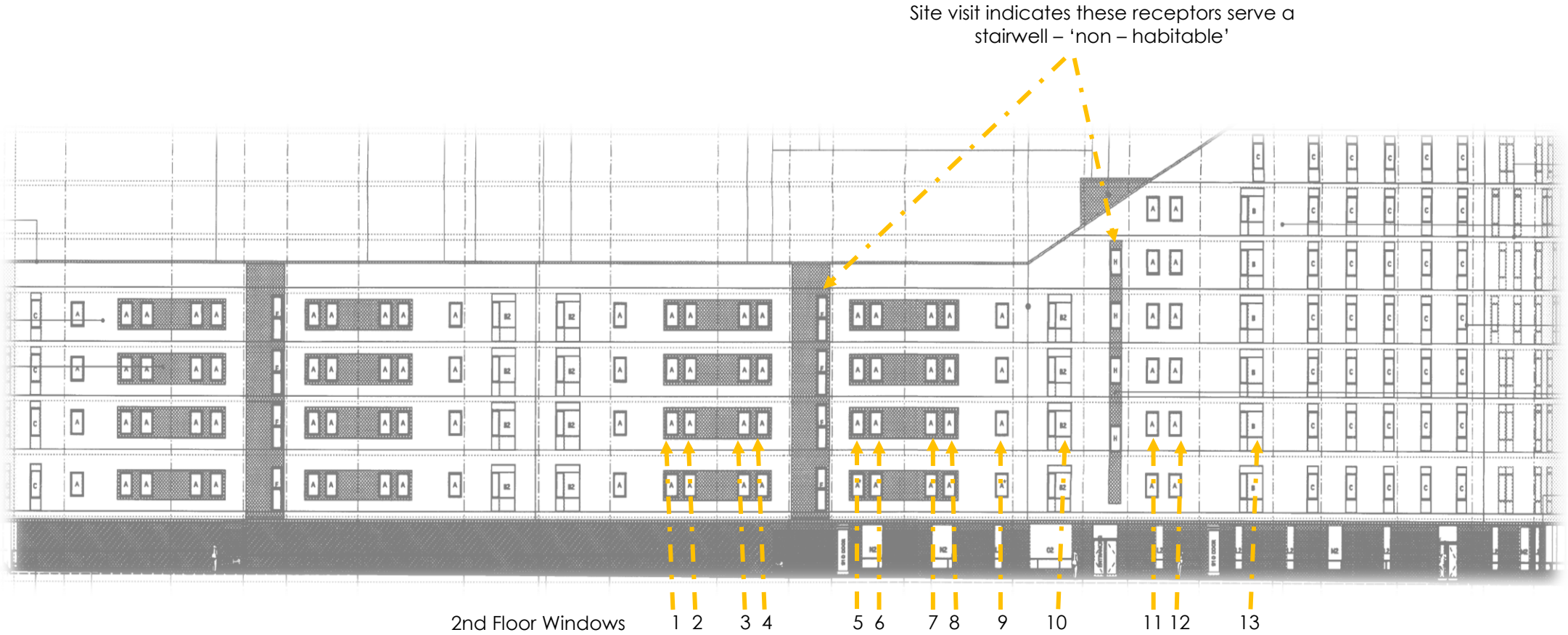


(Google Earth Image)

Nick Everton Court – North Elevation – 1st Floor Window Referencing



Nick Everton Court – North Elevation – 2nd Floor Window Referencing



Nick Everton Court – North Elevation – 3rd Floor Window Referencing



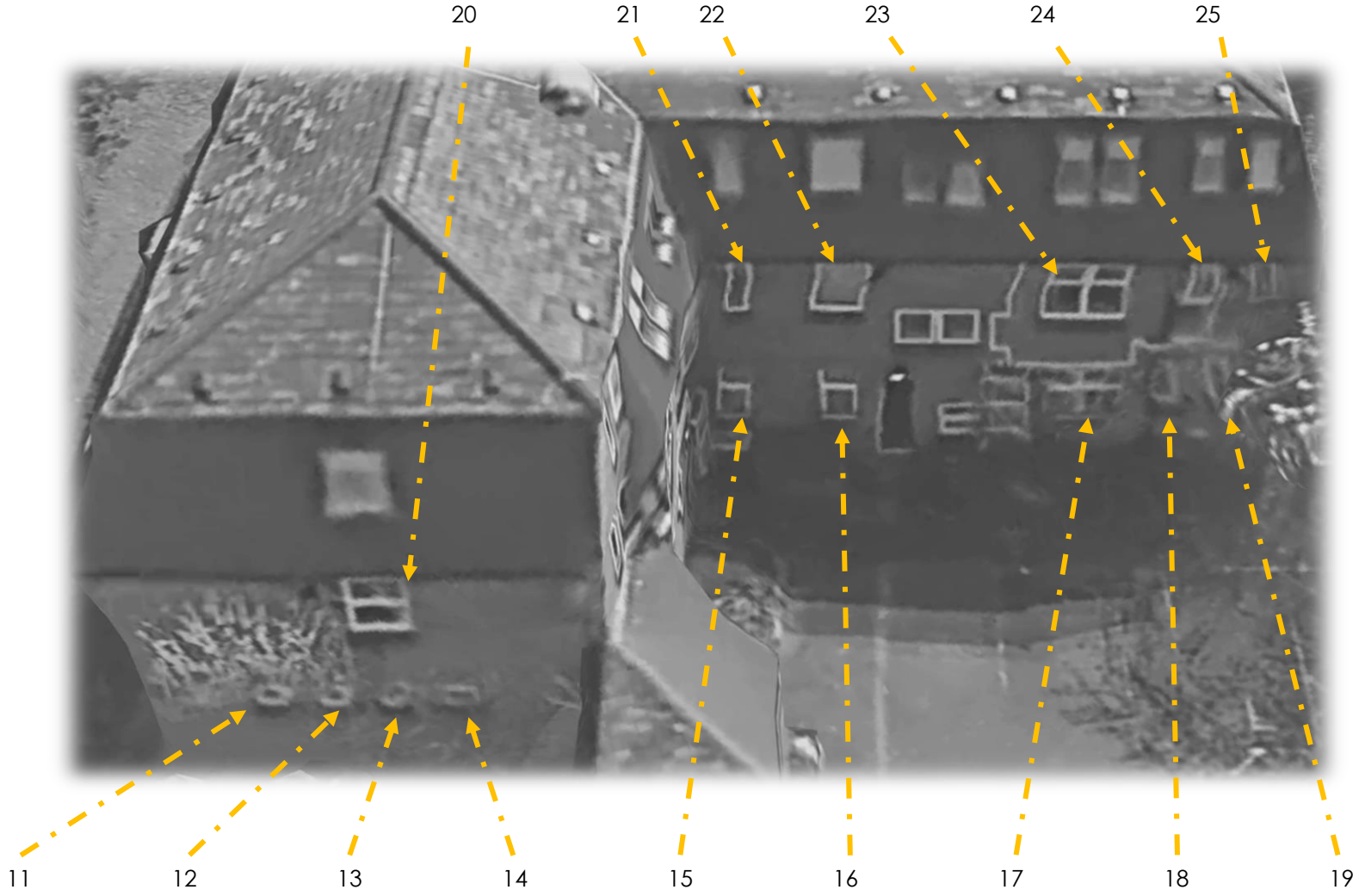
Nick Everton Court – North Elevation – 4th Floor Window Referencing



No.21 Plymouth Grove – Front / South Elevation

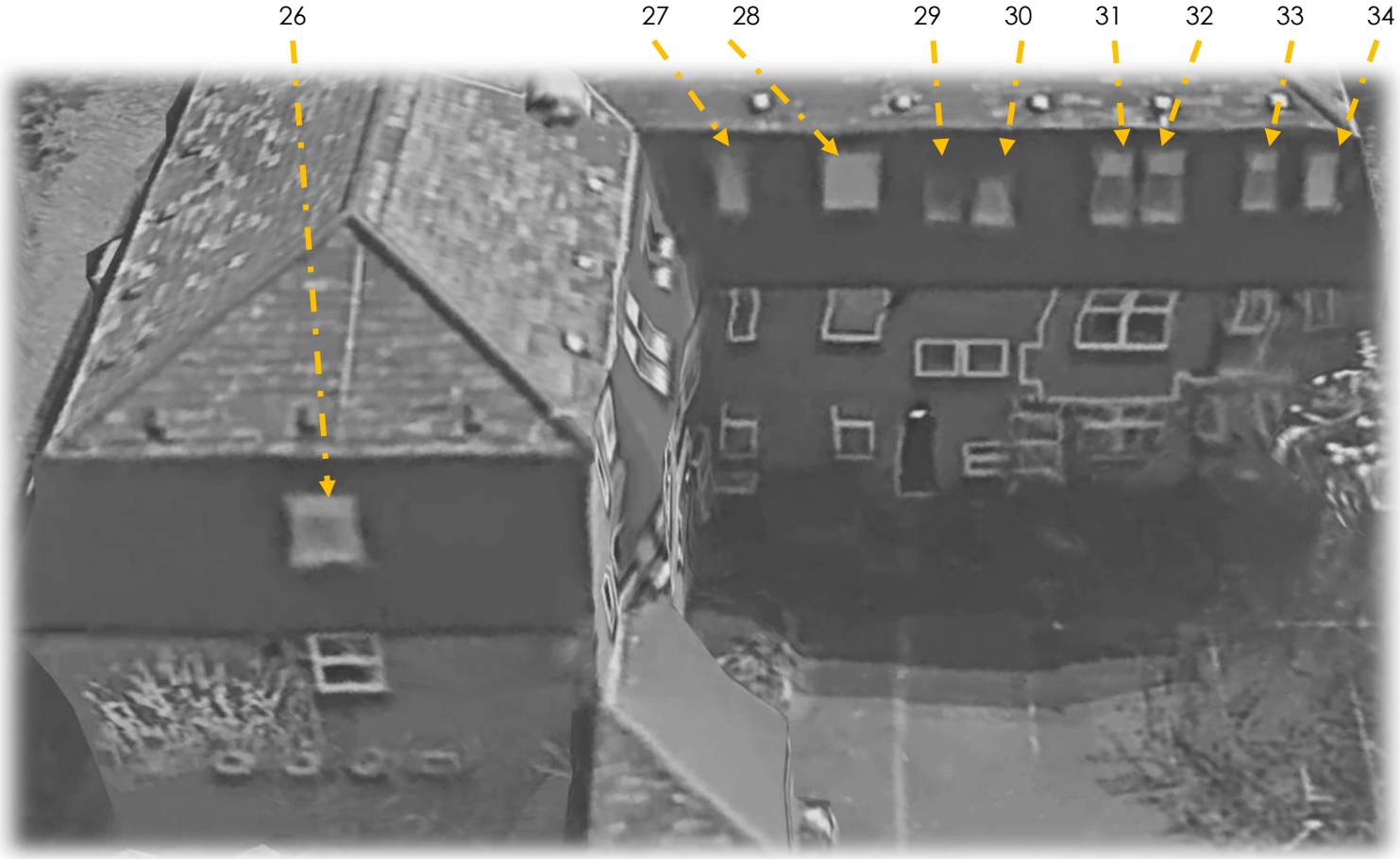


No.21 Plymouth Grove – Side / West Elevation

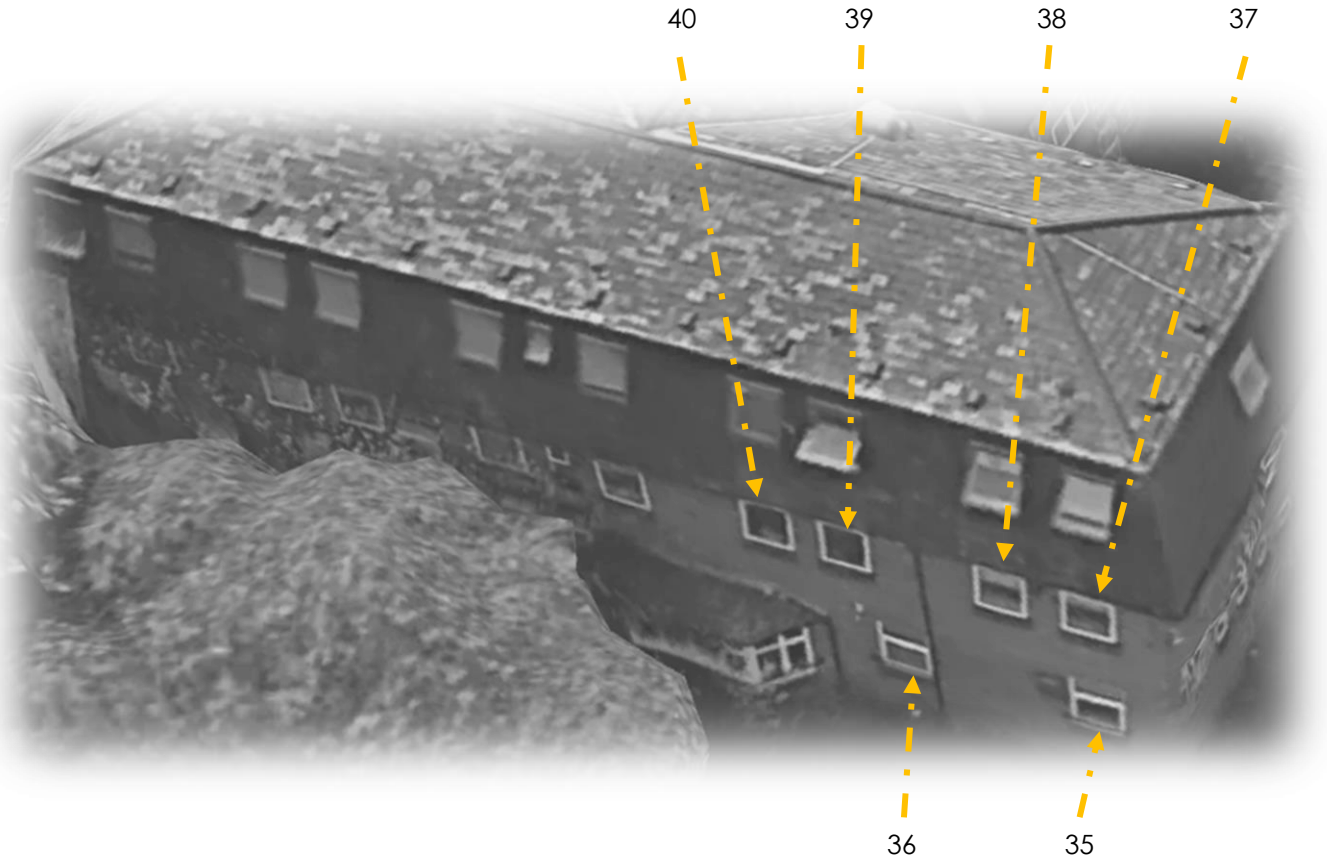


Windows 11 – 14 assumed non-habitable due to their size and location

No.21 Plymouth Grove – Side / West Elevation



No.21 Plymouth Grove – Rear / North Elevation



As can be seen, there are 88 relevant window receptors of concern that may experience an impact in terms of daylight and sunlight from the proposed development.

- The first 52 receptors have been selected within the middle portion of the North elevation at Nick Everton Court, the window receptors referenced are 'worst case' as they are the closest in proximity to the proposed development. Therefore, if these window receptors meet BRE Guidelines then the remaing windows serving this elevation will pass by default as they will either be further away or at a higher elevation and therefore less obstructed

- Receptors 1 to 10 and 15 – 40 located to the front, side and rear elevation of No.21 Plymouth Grove

Remaining Windows within the target study area

All windows assessed are considered 'worst case', therefore, where window receptors meet requirements in accordance with BRE Guidelines, any other windows within the vicinity that sit at a further distance or higher elevation than those that meet requirements will also pass by default. Where nearby windows have not been labelled, they have either been identified as un-affected from the proposed development due to having superior daylighting qualities as those labelled, at a distance and elevation that they will be unaffected from the proposed development or they serve non-habitable spaces such as bathrooms, stairways etc. For example, in the case of this study, after site analysis we have identified windows 11 - 14 of the flank/west elevation of No.21 Plymouth Grove as non-habitable due to their size and position.

Target Garden/Amenity Area for Analysis

Garden/Amenity - No.21 Plymouth Grove

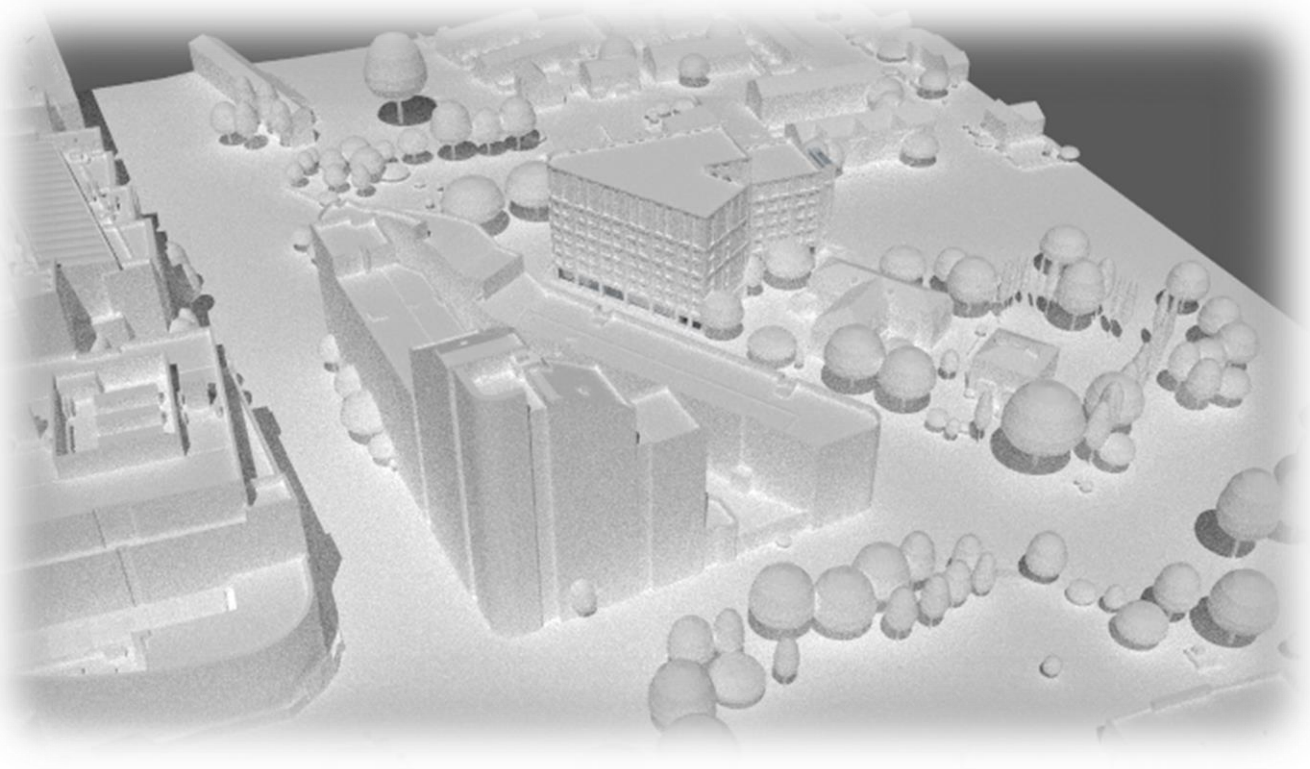


4. Vertical Sky Component, Annual and Winter Probable Sunlight Hours and Overshadowing Analysis

Stage 1 of the analysis is to model the existing site condition and then the proposal in 3 dimensions, thus allowing us to analyse the current situation and compare with relative ease the proposed situation.

The 3D model that has been created is then imported into specialist daylight analysis software from which calculations are then run for both the existing and proposed situation. We have isolated the dwellings of concern and taken a screen shot of the model which is displayed below.

Proposed Conditions



For Illustrative Purposes Only

5. Vertical Sky Component Benchmark & Results

As previously stated, even though the benchmark figures provided by BRE may provide helpful guidance to consultants and planning officials, these are purely advisory, how the results are interpreted may depend on the complexity and context of the development as a whole. Locations that may be considered dense urban areas or City Centre developments are often exposed to larger constraints in comparison to low-rise suburban areas, with that said, there is a higher scope for potential obstructions and loss of daylight in these areas. Higher density developments, such as the one in question, generally experience lower daylight and sunlight levels.

Interpretation of the scale of impact

As discussed, the windows of the neighboring dwelling may or may not achieve the targets set by BRE, however, what BRE does not provide is an idea of the significance that these results will have on the assessed neighboring dwellings. Therefore, using professional experience, if we apply a scale to judge the implication these results may have on the dwelling, we can better understand the impact that may be experienced. The scale below is based on the BRE baseline target of 80% daylight retention.

Scale of Impact

Where the loss of daylight and sunlight fully meets the BRE Guidance Values, the impact is assessed as ***Negligible***

Where the loss of daylight and sunlight is reduced within 20 – 35% of the BRE Guidance Values, the impact is can be classed as ***Minor***

Where the loss of daylight and sunlight is reduced within 35 – 50% of the BRE Guidance Values, the impact is can be classed as ***Moderate***

Where the loss of daylight and sunlight is reduced within 50 – 100% of the BRE Guidance Values, the impact is can be classed as ***Major***

***The guidance above has been taken from BRE daylight and sunlight book for the nature and scale section 5. Ref: Site Layout Planning for Daylight and Sunlight, Appendix 1 Environmental Impact Assessment, page 73.*

6. Vertical Sky Component Analysis Results

The Vertical Sky Component has been calculated for the openings labelled in section 3 of this report for both the existing and proposed conditions. As previously stated, these window receptors are considered 'worst case', therefore, any other windows that sit at a greater distance or higher elevation than those that have passed the analysis within this report, under BRE Guidelines, will also pass by default.

Vertical Sky Component Results Summary (Numerical Results Appendix D)

The results show that of the 90 receptors tested, 63 meet and are in excess of minimum requirements in accordance with BRE Guidelines, with the remaining 29 receptors experiencing varying levels of impact.

When we apply the scale of impact as detailed in section 5, page 19 of this report, we can see that the window receptors tested may experience the following impact:

Nick Everton Court

There may be only a minor to moderate impact of a select few window receptors located to the 1st and 2nd floor only at Nick Everton Court. The results show that above 2nd floor level, the window receptors either experience a negligible impact or they are completely unaffected from the proposed development.

It can be seen that at 1st floor level, receptors 5 – 12 may experience between a minor to moderate impact and at 2nd floor level, receptors 6 – 10 may only experience a negligible impact, leaving the remaining window receptors at Nick Everton Court falling within the negligible category.

No.21 Plymouth Grove

From the 40 receptors tested, the results show that:

- Receptors 1, 3 – 10 and 26 – 40 may experience a '*Negligible*' impact
- Receptor 2 may experience a '*Minor*' impact
- Receptors 15 – 19 and 21 – 25 may experience a '*Moderate*' impact
- Receptors 11 – 14 and 20 may experience a '*Major*' impact

Receptors Notes

We must stress that despite the methodology used above and the results that are drawn from it provide helpful guidance to consultants and planning officials, these are purely advisory, how the results are interpreted may depend on the complexity and context of the development as a whole. Generally, urban areas such as the one in question usually experience a higher degree of obstruction and we therefore find it is more accepted that dwellings within these areas receive less daylight and sunlight. Moreover, it is crucial to bear in mind that the housing arrangement at No. 21 Plymouth Grove is inherently temporary, serving as an emergency hostel. Consequently, the application of BRE Guidance should be approached with flexibility in this context, rather than being directly compared to a permanent family residence where occupants reside full-time.

It must also be noted that window receptors 11 – 14 are assumed to serve a non – habitable space as they are opaque and considerably small in size. Therefore, as per the BRE Guide, the report and results derived from it should be focused on habitable spaces only.

7. Annual Probable Sunlight Hours Results (Numerical Results Appendix E)

As stated in section 3 of this report, APSH is a measure of the amount of potential direct sunlight that is available to a given surface. Only windows which face within 90 degrees of due south need to be assessed. BRE Guidance states that windows should continue to receive in excess of 80% of their pre-development value, **or** 25% of available hours over a year / 5% of hours in winter to be considered well - lit **or** if the total loss of sunlight throughout the year is 4% or less, it's considered a small loss.

As can be seen, all windows serving No.21 Plymouth Grove are orientated in a northern direction and are therefore exempt from the APSH/WPSH analysis as per the BRE Guide.

The results show that all receptors tested serving Nick Everton Court that are subject to the APSH / WPSH analysis meet the minimum criteria for sunlight hours both annually and in the winter months and therefore satisfy BRE Guidelines.

8. Overshadowing Analysis Results

The Overshadowing analysis has been calculated for the amenity areas labelled in section 3, page 17 of this report. As previously detailed, for a proposed development, BRE guidance suggests for an amenity area to appear sunlit throughout the year, the garden or amenity area should retain 80% of its former sunlight value on 21st March (21st March is the equinox month and is the set day for testing overshadowing in accordance with the BRE criteria)

Garden Amenity Area	Existing % area that receives 2 hours of direct sunlight on March 21st	Proposed % area that receives 2 hours of direct sunlight on March 21st	% Retained
No..21 Plymouth Grove	85%	84%	98%

As can be seen above, the amenity area assessed retains over 80% of its former sunlight value and therefore meets and is in excess of the Overshadowing criteria in accordance with BRE Guidelines.

9. Conclusion

As previously stated, there are proposals for the construction of a part 6 storey, part 8 storey student accommodation development with supporting student amenity space provided at ground floor level on land at the corner of Dryden Street and Plymouth Grove, Manchester, M13 9NT.

The purpose of this report is to assess the potential impact that the proposed development may have on the immediate surrounding neighbouring dwellings in terms of daylight and sunlight. The immediate neighbouring dwellings that have been identified for analysis being the existing student residential accommodation at Nick Everton Court which are situated opposite to the proposed development and No.21 Plymouth Grove which is situated adjacent of the proposed development. After site analysis we have established that Nick Everton Court and No.21 Plymouth Grove are classed as the 'worst case' affected dwellings due to their proximity in relation to the proposed development, therefore, if the analysis shows that these dwellings meet the requirements for levels of change in daylight in accordance with BRE guidelines then all additional surrounding dwellings will meet these requirements by default.

Using industry standard methodology, we have undertaken numerical analysis to calculate the recommended levels of change in daylight for the window receptors detailed in section 3 of this report.

The criteria used in this analysis to show compliance is the Vertical Sky Component (VSC) and Annual/Winter Probable Sunlight Hours (APSH/WPSH) for the effect on a neighbouring dwelling's habitable window and Overshadowing (DSO) analysis for the effect on a garden or amenity space.

The analysis shows that, with respect to daylight (Vertical Sky Component), 63 from the 88 relevant window receptors tested meet the minimum requirements in accordance with BRE Guidelines and may only experience a *negligible* impact in terms of daylight and sunlight, providing an overall 72% pass rate with respect to impact on the neighbouring dwelling windows. The remaining 25 receptors may experience between a minor to major impact in terms of daylight.

The results show that all receptors tested that are subject to the APSH / WPSH analysis meet the minimum criteria for sunlight hours both annually and in the winter months and therefore satisfy BRE Guidelines.

The results show that the closest neighbouring garden / amenity space located to No.21 Plymouth Grove retains 98% of its existing sunlight value and therefore meets and is in excess of the minimum requirements for overshadowing in accordance with BRE Guidelines.

It must be noted that the Vertical sky component (VSC) and Annual/Winter Probable Sunlight Hours test are a 'spot' measure of the skylight reaching the mid-point of a window from an overcast sky. It represents the amount of visible sky that can be seen from that reference point, from over and around an obstruction in front of the window. That area of visible sky is expressed as a percentage of an unobstructed hemisphere of sky, and, therefore, represents the amount of daylight available for that particular window alone. As it is a 'spot' measurement taken on the outside face of the window, its shortcoming is that it takes no account of the size or number of the windows serving a room, or the size and layout of the room itself.

Referencing the national planning policy framework, paragraph 123(c) – '*local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."*

In addition, a request for No Sky - Line (or 'Daylight Distribution') analysis has been made to understand the implication on the impact at No.21 Plymouth Grove.

The No Sky - Line analysis is a slightly more detailed analysis which essentially carries out the same 'view of sky' calculation as the 'Vertical Sky Component' already undertaken within this report.

The NSL test calculates the area of the working plane inside a room that will have a direct view of the sky. This is done by plotting the 'no sky - line', i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not, as shown in Figure 3 below.

However, it is not possible to carry out this calculation for No.21 Plymouth Grove. In order to do so, accurate floor plans of the neighbouring rooms are required in order to create a 3D model of those neighbouring rooms, plotting their exact layout and window position. Unfortunately, this information is not available, therefore, it is impossible to create an exact replica of the layout of each room serving No.21 Plymouth Grove to carry out this study currently.

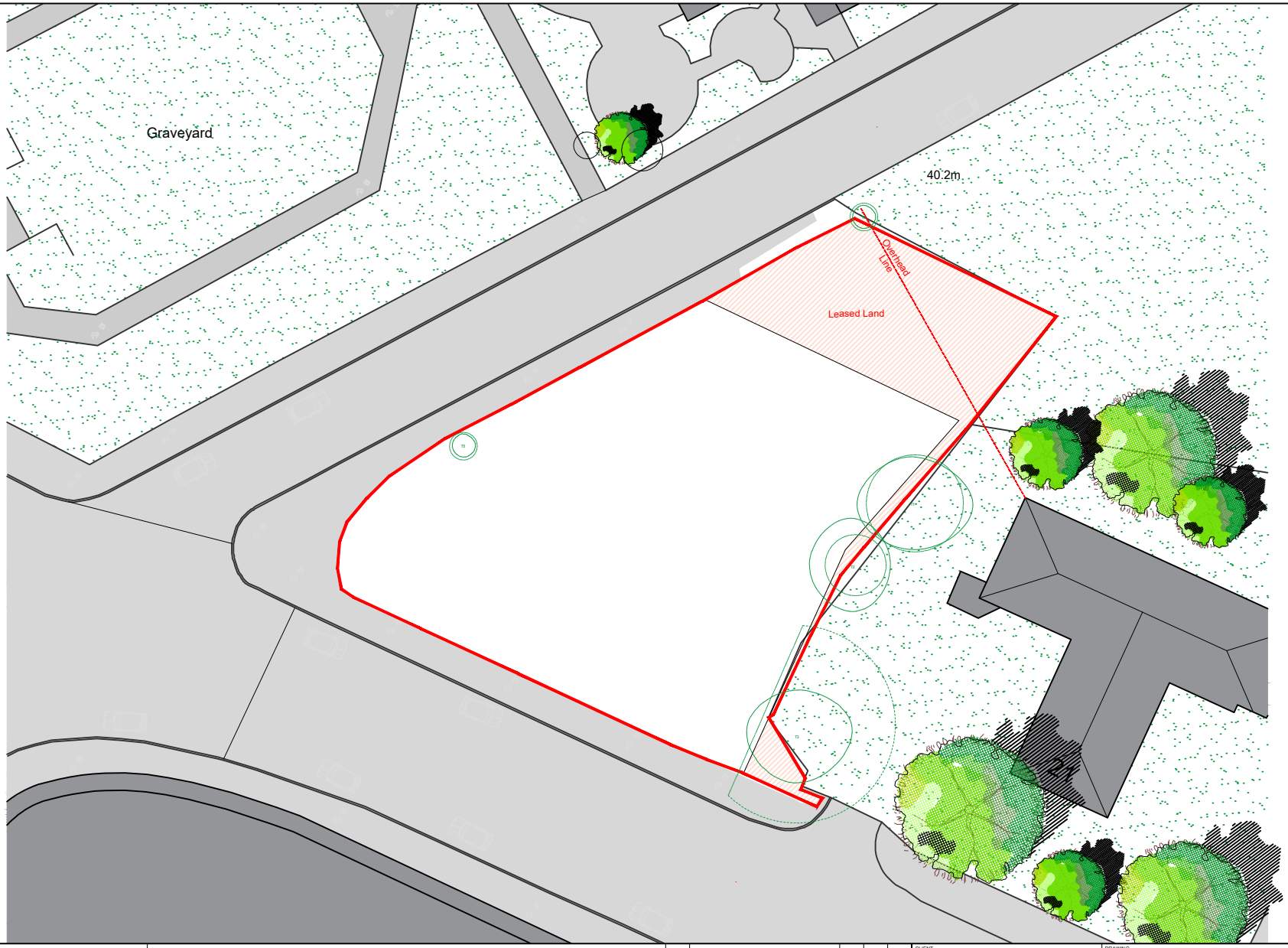
Therefore, using the 'Vertical Sky Component' methodology in this report, which takes a similar measurement but from the centre point of the window externally, gives us the next best idea on the impact in sky view that No.21 Plymouth Drive can expect.

Similarly, as the VSC results within in Appendix D show all windows serving Nick Everton Court meet and surpass the minimum requirements in accordance with BRE Guidelines comfortably then there is no need to carry out NSL testing as the results in the report confirm that the view of sky to those windows will not be adversely impacted, making any other additional analysis trivial.

We must stress that despite the methodology used above and the results that are drawn from it provide helpful guidance to consultants and planning officials, these are purely advisory, how the results are interpreted may depend on the complexity and context of the development as a whole.

Appendices

Appendix A: Existing Plans



GENERAL NOTES:

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NOTES:

REV	DESCRIPTION	DATE	REV BY	CHKD BY
D	TREE POSITIONS UPDATED	02.06.23	JRB	NOD
C	RED LINE BOUNDARY UPDATED AND INFORMATION ADDED	29.03.23	JRB	GH
B	RED LINE BOUNDARY UPDATED	23.03.23	JRB	GH
A	ISSUED FOR INFORMATION	31.10.22	IM	MH

CLIENT
WUKPG

PROJECT
Plymouth Grove

DRAWING
Existing Site Plan

SCALE
1:500 @A4

DATE ISSUED
31.10.22

PROJECT	DRAWN BY	CHECKED BY
1007	IM	MH

ORIGIN	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REVISION
DAY	XX	XX	DR	A	XX	D

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Appendix B: Proposed Plans



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REV	DESCRIPTION	DATE	REV BY	CHKD BY
J	SCHEME UPDATED	31.05.23	JRB	NOO
I	SCHEME UPDATED	02.05.23	JRB	NOO
H	SCHEME UPDATED	19.04.23	JRB	NOO
G	RED LINE BOUNDARY AND LAYOUT REVISIONS	29.03.23	JRB	GH
F	RED LINE BOUNDARY UPDATED	23.03.23	JRB	GH
E	ISSUED FOR INFORMATION	20.02.23	JRB	NOO
A	ISSUED FOR INFORMATION	31.10.22	IM	MH

CLIENT: WUKPG

PROJECT: Plymouth Grove

DRAWING: Proposed Site Plan

SCALE: 1:500 @A4

DATE ISSUED: 31.10.22

PROJECT	DRAWN BY	CHECKED BY
1441+21	IM	MH

ORIGIN	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REVISION
DAY	XX	00	DR	A	XX	G

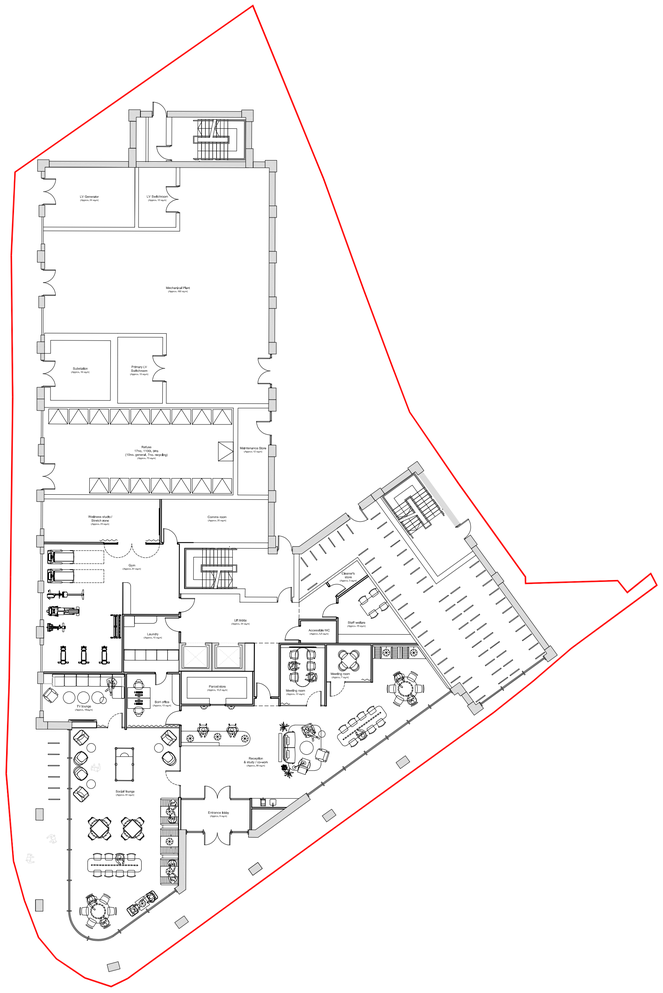
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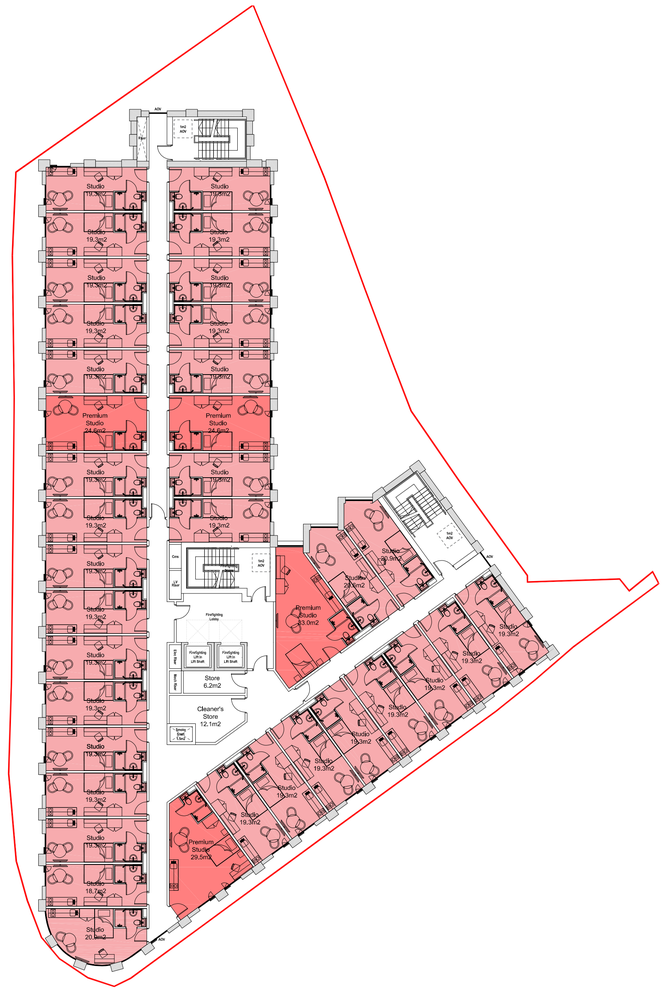
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Proposed Ground Floor Plan



Proposed 1st - 5th Floor Plan



Proposed 6th - 7th Floor Plan

Schedule of Accommodation

Level	Studio		Premium Studio				
	Units	Occupancy	Units	Occupancy	Units/ Level	Occupancy / Level	GIFA/ Level (m²)
Ground	0	0	0	0	0	0	933
1	33	33	4	8	37	41	1049
2	33	33	4	8	37	41	1049
3	33	33	4	8	37	41	1049
4	33	33	4	8	37	41	1049
5	33	33	4	8	37	41	1049
6	25	25	2	4	27	29	796
7	25	25	2	4	27	29	796
Total	**215**	**215**	**24**	**48**	**239**	**263**	
U:O Ratio	1:1		1:2				
Total Units	**215**		**24**		**239**		
Total GIFA							8819
Mix %	90%		10%		100%		

Site Boundary

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REV	DESCRIPTION	DATE	REV BY	CHKD BY
E	SCHEME UPDATED	31.05.23	JRB	NOD
D	SCHEME UPDATED	02.05.23	JRB	NOD
C	SCHEME UPDATED	19.04.23	JRB	NOD
B	RED LINE BOUNDARY AND LAYOUT REVISIONS	29.03.23	JRB	GH
A	SCHEME UPDATED TO REVISED RED LINE BOUNDARY	24.03.23	JRB	GH

CLIENT: WUKPG

PROJECT: Plymouth Grove

DRAWING: Proposed Floor Plans

SCALE: 1:200 @A1

DATE ISSUED: 15.03.23

PROJECT	DRAWN BY	CHECKED BY
1441-22	NOD	NOD

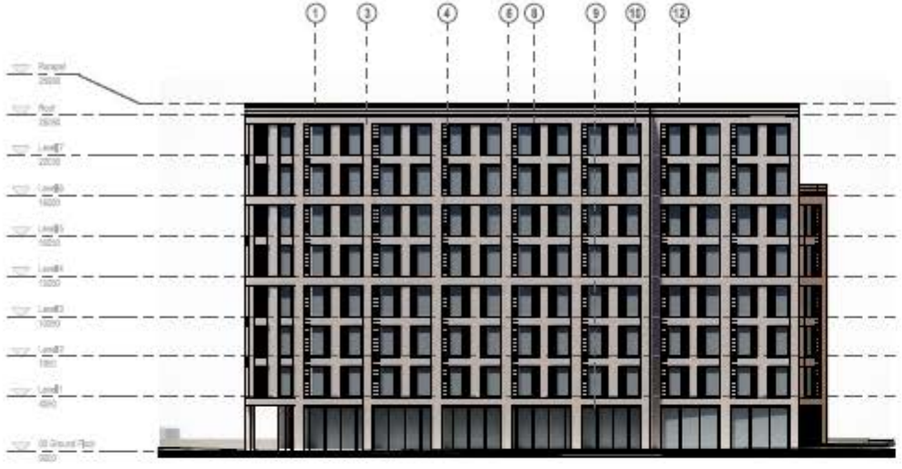
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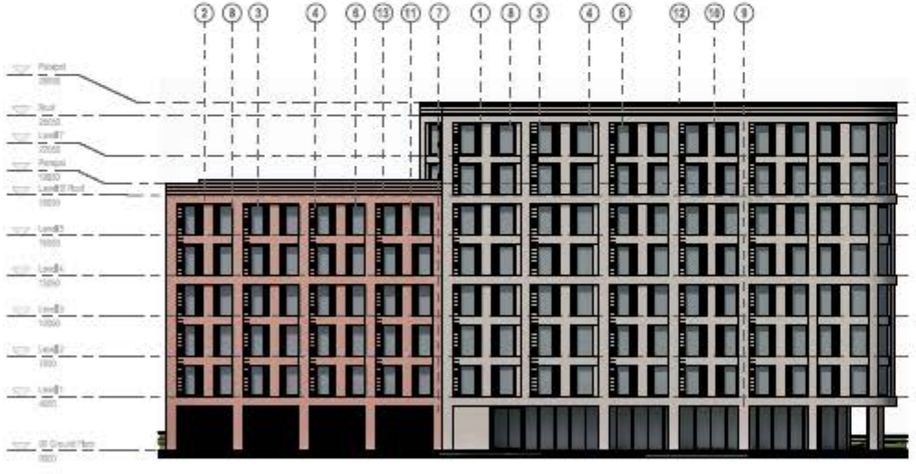
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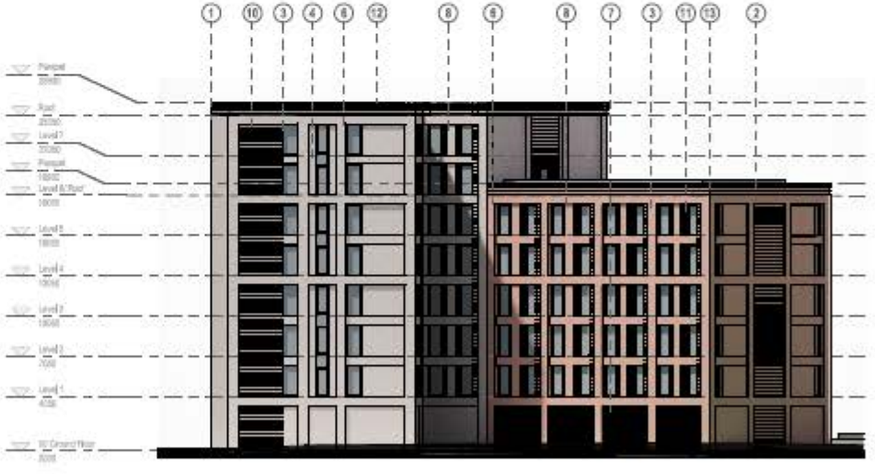
Elevation 1



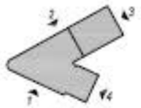
Elevation 3



Elevation 2



Elevation 4



Elevation Key

Material Key

1. Facing Brick: Buff Grey Mix
2. Facing Brick: Mix III Red Brick
3. Clear Glazing
4. Spandrel Glazing: Clear Grey
5. Spandrel Panel: Light Grey
6. Frames to Windows, Doors, Curtain Walling, & Spandrel Panels: Light Grey
7. Louvred Doorset: Light Grey
8. Louvred Panel: Light Grey
9. Glazed Doorset
10. Brick Protruding Detail: Buff Grey Mix
11. Brick Protruding Detail: Mix III Red
12. Brick Parapet: Buff Grey Mix
13. Brick Parapet: Mix III Red

Materials



Facing Brick: Buff/Grey Mix

Facing Brick: Mix III Red

Detail Brick: Buff/Grey Mix

Detail Brick: Mix III Red

Painting: Light Grey

GENERAL NOTES

DAY Architectural Ltd accepts no responsibility for any costs known or otherwise arising from these drawings, specifications and related documents unless they are formally agreed with the Client or any unauthorised use of any drawings.

1. All dimensions, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
2. Partial Samples, any discrepancies with site or other information is to be advised to the Architect / Designer and direction and or approval is to be sought before work commences and finished.
3. Maps and site plans are reproduced under licence from the Ordnance Survey.
4. Do not scale this drawing.
5. For the purpose of coordination, all relevant parties must check their information prior to construction and report any discrepancies to the Architect / Designer.

REV	DESCRIPTION	DATE	INITIAL	CHECKED

CLIENT: WMPG

PROJECT: Plymouth Grove

DRAWING: Proposed Elevations

SCALE: 1:200 @A1

DATE ISSUED: 21.02.23

PROJECT	ORIGINATOR	CONTRIBUTOR
1441-22	JRB	MCD

ORIGIN	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REVISION
DAY	XX	XX	DR	A	XX	N/A

DRAWING STATUS: INFORMATION

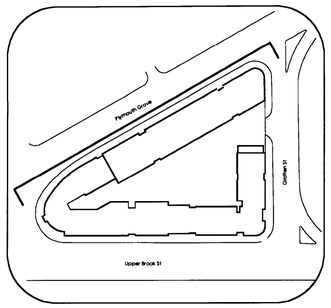
DAY

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Appendix C: Nick Everton Court – Supporting Plans and Information

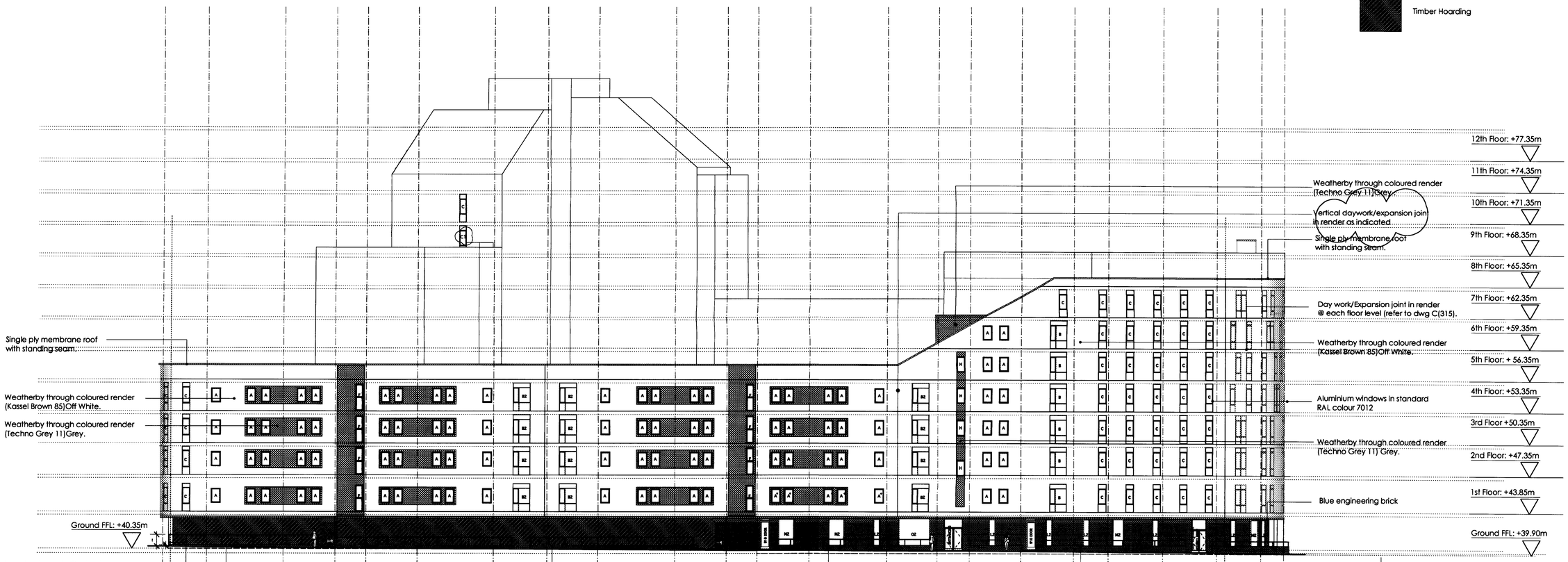
Site Plan



FOR CONSTRUCTION

- Weatherby through coloured render (colour from standard manufacturer's range) off white.
- Weatherby through coloured render (colour from standard manufacturer's range) grey.
- Kingspan Panels
- Brickwork
- Timber Hoarding

PLANNING
RECD
28 FEB 2007



rev	description	date	checked
K	1.0 Window type B2 replaced type B between grid lines 35-37 & 29-30 2.0 Dry risers indicated and brick wall amended where necessary 3.0 Type F window amended to re flect Cheshire Wins. requirements. 4.0 Type C window 2 no. indicated on gable wall in block C	18.10.06	AH
J	1.0 Note amended	21.09.06	DO
H	1.0 Notes added / amended	04.09.06	DO
G	1.0 Render colour descriptions added	08.08.06	DO
F	1.0 GL 33 -32 access door removed, perimeter wall updated 2.0 Doors updated to correspond with window/door schedule 3.0 Windows on 1st floor positioned at +43.85. Type A positioned 800mm from top of floor level	01.08.06	DO
E	1.0 Perimeter wall and railing updated	03.07.06	AH
D	1.0 Window type F amended 2.0 Perimeter wall added 3.0 Window replaced by door and ramp added at gridline 24-23	05.06.06	DO
C	1.0 key to materials added	30.03.06	DO
B	1.0 windows to curved section set out as g.a.plan 2.0 window types anotated	08.03.06.	DO
A	1.0 levels updated 2.0 pavement levels added, cill levels adjusted to suit 3.0 c-section soffit steelwork amended 4.0 timber boarding shown at retail unit frontages 5.0 false window panel note added 6.0 ground floor windows set out as g.a plan	FEB 06	DO

rev	description	date	checked
L	1.0 Reinstated horizontal expansion joints to all levels 2.0 Roof level revised to suit drawing C(343) 3.0 Door at GL 27 amended to suit ground floor plan. 4.0 Type H window repositioned to suit new steel on 2nd fl GL 28 5.0 All window positions and door positions revised 6.0 Vertical daywork/expansion joints indicated	27.02.07	DO

Plymouth Grove, Manchester
Student Accomodation

PROVAN & MAKIN
architects
urban regeneration consultants
Telephone 0700 4 ARCHITECT
0700 4 272848
Facsimile 0161 236 6981
e mail: architect@provanandmakin.com

Plymouth Grove Elevation
Proposed

scheme	0091	date	March 05
scale	1:200 @ A1 / 1:400 @ A3	drawn	DO, AJH, JMK, CAS

C(202) L

DRAWING STATUS: SK sketch—P proposed—C construction—AB asbuilt

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DO NOT SCALE FROM THIS DRAWING - ALL DIMENSIONS TO BE CHECKED ON SITE

Appendix D: Vertical Sky Component – Numerical Results

Project Name: No.3 Plymouth Grive, Manchester, M13 9NT
Project No: 10915 - Rev3
Report Title: Vertical Sky Component Analysis - Rev0
Date of Analysis: 05.01.2024

Nick Everton Court - Vertical Sky Component - Numerical Results Rev0			
1st Floor Receptor Reference	VSC - Existing (%)	VSC - Proposed (%)	% Retained
1	38.52	29.59	77.00%
2	38.54	29.24	76.00%
3	38.63	28.10	73.00%
4	38.65	27.65	72.00%
5	38.78	24.73	64.00%
6	38.80	24.41	63.00%
7	38.86	23.88	61.00%
8	38.88	23.78	61.00%
9	38.93	23.87	61.00%
10	39.03	24.58	63.00%
11	39.12	26.27	67.00%
12	39.13	26.75	68.00%
13	39.20	28.77	73.00%

Nick Everton Court - Vertical Sky Component - Numerical Results Rev0			
2nd Floor Receptor Reference	VSC - Existing (%)	VSC - Proposed (%)	% Retained
1	39.37	31.73	81.00%
2	39.37	31.40	80.00%
3	39.40	30.32	77.00%
4	39.40	29.88	76.00%
5	39.41	27.23	69.00%
6	39.41	26.93	68.00%
7	39.41	26.38	67.00%
8	39.41	26.28	67.00%
9	39.41	26.31	67.00%
10	39.40	26.56	67.00%
11	39.47	28.16	71.00%
12	39.48	28.58	72.00%
13	39.47	30.09	76.00%

Nick Everton Court - Vertical Sky Component - Numerical Results Rev0			
3rd Floor Receptor Reference	VSC - Existing (%)	VSC - Proposed (%)	% Retained
1	39.52	33.20	84.00%
2	39.53	32.92	83.00%
3	39.55	31.97	81.00%
4	39.55	31.59	80.00%
5	39.54	29.33	74.00%
6	39.54	29.09	74.00%
7	39.52	28.60	72.00%
8	39.52	28.52	72.00%
9	39.51	28.53	72.00%
10	39.51	28.74	73.00%
11	39.57	30.12	76.00%
12	39.57	30.47	77.00%
13	39.60	31.63	80.00%

Nick Everton Court - Vertical Sky Component - Numerical Results Rev0			
4th Floor Receptor Reference	VSC - Existing (%)	VSC - Proposed (%)	% Retained
1	39.52	34.73	88.00%
2	39.53	34.51	87.00%
3	39.54	33.71	85.00%
4	39.56	33.45	85.00%
5	39.59	31.72	80.00%
6	39.56	31.50	80.00%
7	39.53	31.12	79.00%
8	39.52	31.04	79.00%
9	39.52	31.05	79.00%
10	39.52	31.14	79.00%
11	39.59	32.29	82.00%
12	39.60	32.57	82.00%
13	39.60	33.32	84.00%

No.21 Plymouth Grove - Vertical Sky Component - Numerical Results Rev0			
4th Floor Receptor Reference	VSC - Existing (%)	VSC - Proposed (%)	% Retained
1	27.48	22.09	80.00%
2	21.07	16.14	77.00%
3	23.32	19.69	84.00%
4	22.12	18.52	84.00%
5	27.75	23.84	86.00%
6	31.95	26.79	84.00%
7	30.51	25.82	85.00%
8	54.93	48.79	89.00%
9	54.70	49.07	90.00%
10	54.16	49.37	91.00%
11	36.16	9.43	26.00%
12	36.12	9.45	26.00%
13	36.07	9.48	26.00%
14	36.01	9.53	26.00%
15	20.77	10.59	51.00%
16	26.10	13.23	51.00%
17	31.77	16.26	51.00%
18	32.83	17.25	53.00%
19	33.12	17.69	53.00%
20	36.69	11.43	31.00%
21	26.34	15.49	59.00%
22	31.16	18.03	58.00%
23	34.59	19.54	56.00%
24	34.98	20.21	58.00%
25	35.04	20.56	59.00%
26	57.82	30.81	53.00%
27	54.03	41.41	77.00%
28	57.37	42.92	75.00%
29	58.27	43.26	74.00%
30	58.54	43.42	74.00%
31	58.90	43.81	74.00%
32	58.97	44.00	75.00%
33	59.03	44.45	75.00%
34	59.00	44.75	76.00%
35	38.31	31.04	81.00%
36	38.06	33.57	88.00%
37	38.91	32.02	82.00%
38	38.91	33.68	87.00%
39	38.95	35.57	91.00%
40	38.98	36.40	93.00%

Appendix E: Annual / Winter Probable Sunlight Hours - Numerical Results

Project Name: No.3 Plymouth Grive, Manchester, M13 9NT
Project No: 10915 - Rev3
Report Title: Annual Probable Sunlight Hours Analysis - Rev0
Date of Analysis: 05.01.2024

Nick Everton Court - Annual Probable Sunlight Hours			
Window Receptors - Annual Hours	Existing %	Proposed %	% Retained
1	57.00	43.00	75.00%
2	43.00	29.00	67.00%
3	46.00	38.00	83.00%
4	45.00	34.00	76.00%
5	65.00	53.00	82.00%
6	73.00	59.00	81.00%
7	64.00	52.00	81.00%
8	80.00	67.00	84.00%
9	79.00	67.00	85.00%
10	75.00	64.00	85.00%

Nick Everton Court - Winter Probable Sunlight Hours			
Window Receptors - Winter Hours	Existing %	Proposed %	% Retained
1	15.00	15.00	100.00%
2	9.00	9.00	100.00%
3	8.00	8.00	100.00%
4	7.00	7.00	100.00%
5	15.00	15.00	100.00%
6	21.00	21.00	100.00%
7	18.00	18.00	100.00%
8	21.00	21.00	100.00%
9	20.00	20.00	100.00%
10	16.00	16.00	100.00%