

Venture MCR Limited
985 Stockport Road
Levenshulme
Manchester
M19 2SY

Our Ref: 2054

27 October 2023

Dear Sirs,

**Proposed Development at 98 Wilmslow Road, Rusholme,
Manchester, M14 5AL
Daylight and Sunlight Commentary**

Introduction

In accordance with your instructions, we have reviewed the proposals for the Proposed Development detailed above and prepared appropriate daylight analyses to establish whether the proposed third floor accommodation will benefit from acceptable natural daylight/sunlight levels.

Background

The Proposed Development substantially corresponds to that detailed in Planning Application 133748/FO/2022. That application was refused by the Local Planning Authority, one of the grounds cited being:

“The residential accommodation identified within the third floor of the Proposed Development served by rooflights would fail to provide an adequate standard of living accommodation by virtue of the limited access to natural daylight and sunlight contrary to policy DN1 of the Core Strategy, guidance within the Manchester Residential Quality guidance and the National Design Guide (2021)”.

This Commentary specifically addresses the refusal ground detailed above which is not supported or validated by reference to any relevant “technical analysis” evidence.

Although this Commentary focuses on the daylight and sunlight amenity impacts with respect to the third-floor accommodation to be provided within the Proposed Development, for completeness we have

also considered the daylight and sunlight amenity impacts from the Proposed Development to the relevant neighbouring properties.

The daylight and sunlight amenity impacts to the relevant neighbouring properties generated by the Proposed Development were considered in the Daylight and Sunlight Commentary dated 24 March 2022 prepared by Gray Scanlan Hill in support of the previous application, 133748/FO/2022. A copy of that Daylight and Sunlight Commentary is attached for ease of reference.

The Daylight and Sunlight Commentary prepared by Gray Scanlan Hill concluded, based on the results of an appropriate analysis, that the Proposed Development would not result in any significant daylight or sunlight amenity impacts to the habitable rooms serving the relevant neighbouring properties, namely 1-11 Grandale Street, 100 Wilmslow Road, and 15 Hibbert Street.

This conclusion was accepted and not challenged by the Local Planning Authority in any of the grounds for refusing the previous application. Given that the scale and massing of the Proposed Development has not changed to any significant degree from that detailed in the previous application the conclusions detailed in the commentary dated 24 March 2022 prepared by Gray Scanlan Hill are relevant and valid with respect to the now Proposed Development.

New Developments - Daylight / Sunlight Planning Principles

The Building Research Establishment (BRE) guidelines – Site layout planning for daylight and sunlight – a guide to good practice (the BRE guide (2022 Edition)) is the document referred to and accepted by most Local Authorities. The BRE guide covers amenity requirements for daylight and sunlight to proposed and existing buildings and amenity areas which form part of and are near to proposed developments.

The introduction to the BRE guide states:

“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 they should be interpreted flexibly because natural lighting is one of the many factors in site layout design”.

In establishing whether relevant areas within a Proposed Development will potentially benefit from good daylight and sunlight amenity the recommended starting point in the BRE Guide is to establish the Vertical Sky Component (VSC) for the windows that will serve the relevant areas.

The VSC is a measure of the daylight availability to the outside of the relevant window. The VSC is measured at the centre of the relevant window and a VSC of at least 27% to a vertical window of conventional design will generally give acceptable daylight amenity results. The “maximum” VSC for a vertical window in an urban environment is around 40%. The roof lights/windows serving the relevant third floor areas are positioned in a sloping roof and angled towards the sky. Such arrangements typically result in VSC levels significantly more than the 27% figure detailed above.

A VSC analysis has been prepared for each window to be provided to the sloping roof at third floor level. The results of that analysis are attached and detailed within the following documents:

- > Plan / Drawing 2054_MA-01 which references the various windows.
- > Table “VSC Analysis Results”.

The VSC analysis results demonstrate that the sloping windows to the third-floor accommodation will benefit from very high VSC levels ranging from 65.52% to some 84.93%

As indicated above for “vertical” windows in an urban environment the maximum achievable VSC is around 40% and a VSC of 27% will generally give acceptable daylight amenity results. The angled aspect and design of the third-floor windows coupled to their unobstructed outlook results in the windows benefiting from significantly higher VSC levels than would typically be available within an urban area.

The VSC analysis results indicate that the accommodation to be provided at third floor level within the Proposed Development will generally benefit from good daylight/sunlight amenity levels.

Conclusion

In conclusion, based on the results from the VSC analysis the accommodation to be provided at third floor level served by the windows to the sloping roof areas will likely benefit from good and acceptable daylight/amenity.

Yours faithfully,

Neil R Lovell-Kennedy
Director

Encs.

Daylight and Sunlight Commentary dated 24 March 2022 prepared by
Gray Scanlan Hill

Plan / Drawing 2054_MA-01.

Table "VSC Analysis Results".