



DAYLIGHT & SUNLIGHT

**IMPACT ON NEIGHBOURING
PROPERTIES - ADDENDUM**

Tariff Street, Manchester

24 July 2023

GIA No: 2258

PROJECT DATA:

Client **Axis-RE**
Architect **LRW Architects**
Project Title **Tariff Street, Manchester**
Project Number **2258**

REPORT DATA:

Report Title **Impact on Neighbouring Properties**
GIA Department **Daylight & Sunlight**
Dated **24 July 2023**
Prepared by **MB**
Checked by **SW**
Type **Client Issue**

Revisions	No:	Date:	Notes:	Signed:

Executive Summary

GIA have undertaken an updated daylight and sunlight assessment for the proposed development on Tariff Street, Manchester. The updated assessment reflects the proposed revised changes to accommodate the second staircase to Block 2. This addendum report should be read in conjunction with the daylight and sunlight report dated 15 March 2023 that accompanied the planning consent - 135675/FO/2022.

For ease of reference, the results of "Assessment One - Impact from Proposed Development (Using the Existing Cleared Site as the Baseline)" set out in the daylight and sunlight report dated 15 March 2023 are summarised in the table below:

Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
Avro	140/146 (96%)	54/56 (97%)	18/18 (100%)
Wentworth Apartments	162/164 (99%)	128/128 (100%)	94/94 (100%)
Jacksons Warehouse	49/104 (47%)	17/73 (23%)	5/5 (100%)

We have undertaken the same assessment scenario with the revised scheme massing model, using the existing cleared site as the baseline, to understand if the proposed scheme changes will have any impact on the results and conclusions set out in daylight and sunlight report dated 15 March 2023.

The results for the three buildings are summarised in the table below:

Name/Address of Building	Percentage of Windows Above Guidelines for VSC Daylight	Percentage of Rooms Above Guidelines for NSL Daylight	Percentage of Rooms Above Guidelines for APSH Sunlight
Avro	140/146 (96%)	54/56 (97%)	18/18 (100%)
Wentworth Apartments	162/164 (99%)	128/128 (100%)	94/94 (100%)
Jacksons Warehouse	49/104 (47%)	17/73 (23%)	5/5 (100%)

The further analysis confirms that there will be no change in the results or conclusions as set out in daylight and sunlight report dated 15 March 2023.



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