Environmental Statement: Volume 1

Non-Technical Summary

THE DYNAMIC CONSULTANCY

ENGINEERING

ENVIRONMENTAL

HEALTH & SAFETY

Northside Manchester Ltd

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Environmental Statement Volume 1: Non-Technical Summary

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Appendix 1 – Site Location Plan

1. Introduction

1.1 Northside (Manchester) Ltd and Lamington Group (hereafter referred to as 'the Applicant') are seeking full planning permission for an aparthotel development (hereafter referred to as the 'Proposed Development') at 12-16 Manchester Piccadilly, Manchester M1 3AN (hereafter referred to as 'the Site'). The site is located within the administrative authority of Manchester City Council (MCC). A Site Location Plan is provided at **Appendix 1.**

1.2 The site is located within Manchester City Centre on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Piccadilly train station. The site encompasses the vacant Grade II Listed former Union Bank building and adjacent vacant land; the Waldorf Public House and Indemnity House (no, 7 Chatham St) immediately adjoin the site but do not form part of the proposal. The site itself is bound by Piccadilly, Gore Street and Chatham Street.

1.3 The proposals comprise of a new 32 storey building and interlinked conversion of the Grade II Listed former Union Bank building adjacent, to create a 251-bedroom hotel and a range of accessible public amenities including a ground floor café, first floor exhibition hall and a rooftop bar, restaurant and terrace.

1.4 The assessments within this Environmental Statement ("ES") have demonstrated that the potential effects of the proposed development, sought for approval as part of this application, can be suitably mitigated to ensure a sustainable development can be delivered.

1.5 Egniol Consulting has been commissioned by the Applicant to co-ordinate the Environmental Impact Assessment ("EIA") process and produce the ES for the proposed development. Specialist consultants have been appointed to investigate the environmental effects of the proposals.

1.6 This document is the Non-Technical Summary and is Volume 1 of the ES. It has been prepared by Egniol Consulting in accordance with the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017. Further information and detail regarding each of the assessments can be found in **ES Volume 2: Main Text** and **ES Volume 3: Appendices**.

2. Approach & EIA Methodology

2.1 An EIA predicts the positive and negative environmental impacts associated with a development proposal to provide the Local Planning Authority with sufficient information to make an informed decision on the granting of planning consent.

2.2 Once the need for EIA was established, informal discussions were undertaken with MCC, and the scoping process concluded that there were potentially significant environmental effects in relation to the below topics and that these should be included in the EIA:

- Townscape and Visual;
- Built Heritage;
- Daylight, Sunlight & Overshadowing;
- Wind Microclimate; and
- Climate Change.

2.3 Cumulative effects associated with a number of cumulative developments were considered as part of the scoping process. The full detailed proposals relating to each cumulative scheme are set out in **ES Volume 2: Main Text, Chapter 2 Approach**.

2.4 Each environmental topic adopts the same approach to ensure consistency and the final results are presented to MCC in a document referred to as an ES. The chapters assessing the environmental topics first establish the baseline conditions on the site before predicting the potential impacts during both the construction phase and the operational phase of development.

2.5 The EIA has identified and assessed the significance of potential environmental effects relating to the topics listed above. The assessment of 'significance' has been undertaken for all potential effects to determine their relative importance.

2.6 The type of effect can be adverse, negligible or beneficial; a brief description is provided below:

- **Adverse** - a negative impact on a sensitive receptor or the existing environment;
- **Negligible -** no discernible effect on a sensitive receptor or the existing environment; and
- **Beneficial -** a positive effect on a sensitive receptor or the existing environment.

2.7 In addition, the degree of significance can be minor, moderate or major; and a brief description is provided below:

- **Minor** - slight, short-term, or localised effect on a sensitive receptor or the existing environment;
- **Moderate** - a noticeable effect on a sensitive receptor or the existing environment; and
- **Major -** a substantial effect on a sensitive receptor or the existing environment.

2.8 When a significant adverse impact is identified as a result of the assessment process, then measures to avoid, reduce and, if possible, offset significant adverse environmental effects associated with the proposal are outlined within the assessment. These measures are referred to as mitigation. Embedded mitigation is measures which have been 'designed-in' to the proposed development to mitigate potential adverse environmental effects. Identifying and implementing mitigation measures is a key part of the EIA process and the residual impacts which remain after mitigation have been identified and their significance stated.

3. Site Description

Site Location

3.1 The site is located within the Manchester City Centre on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Piccadilly train station. The site is located at 12 – 16 Piccadilly, Manchester M1 3AN.

3.2 The site area is approximately 0.96ha and encompasses the vacant Grade II Listed former Union Bank building and adjacent vacant land; the Waldorf Public House and Indemnity House (no, 7 Chatham St) immediately adjoin the site but do not form part of the proposal. The site itself is bound by Piccadilly, Gore Street and Chatham Street.

3.3 The land adjacent to the Listed Building is currently a vacant and derelict site, offering adverse visual impacts to the urban block and has an adverse impact on the streetscape given the lack of enclosure. The site is in a key, prominent, city centre location. In addition, the setting of the Listed Building is adversely affected by the presence of a gap site immediately adjacent to it.

3.4 The site is within close proximity to Piccadilly Railway Station and has a frontage onto Piccadilly, which is an important city centre street and key gateway pedestrian pathway for those entering or exiting the railway station and wishing to connect to Manchester primary retailing and central commercial areas in particular. Market Street, which is at the heart of Manchester's Primary Retail Area, merges with Piccadilly at its western end. Just to the south of Market Street is Manchester's established commercial core. Stevenson Square Conservation Area runs parallel to the Site along the east side of Piccadilly.

Site History

3.5 The Union Bank which comprises 50% of the site is a four-storey building plus an attic built in 1911. The building has been vacant since 2006 and currently rapidly deteriorating due to lack of use and maintenance. The land to the south of the site where the tower is proposed has been long-term unoccupied. The land has previously been used as a surface level car park.

3.6 There have been previous planning applications for the development of the site. Previous consent was provided in 2013 for the 21 storey Yotel Hotel (103766/FO/2013/C2) and in 2018 for the 23 storey Toyoko Inn Hotel (121014/FO/2018). Consent was also granted for an oversailing of the neighbouring property, The Waldorf Pub on Gore Street.

Site Characteristics

3.7 The main environmental characteristics of the Site have been identified as follows:

- The site is currently a vacant brownfield site;
- The site is located in a key location with high foot fall and significant sustainable transport connections for pedestrians and cyclists;
- The site proposal will renovate and incorporate the existing deteriorating Grade II listed Union Bank within the proposed design;
- Views of the site are possible from publicly accessible locations close to the site;
- The site is accessible by a range of transport modes;
- The site is located in Flood Zones 1 and is at low risk from all types of flooding;
- The site is located within the Greater Manchester AQMA;
- 10 Listed Buildings and one Conservation Area are located within 500m of the site;
- Light to moderate winds from the south and south-south-east are most common, whilst stronger winds more frequently blow from the south-south-west; and
- There are several buildings in the immediate vicinity of the site which have potential to be impacted with regard to daylight/sunlight.

4. Alternatives

4.1 A statutory requirement for inclusion in an EIA is the reporting of the consideration of alternatives in the development of a proposal. This chapter describes the alternatives that were studied by the Applicant for the Proposed Development and the process of design evolution in response to the EIA process.

4.2 No alternative sites were considered for the Proposed Development as:

- The site is in the Applicants control; and
- The site is well suited for an aparthotel and is the site of a previously approved hotel development (ref. 121014/FO/2018);

No Development Option

4.3 The EIA considered the implications of the development not coming forward, referred to as the 'do nothing' alternative. The do nothing alternative would be for the site to remain in its current state and is anticipated to remain as undeveloped land.

4.4 In the absence of the Proposed Development, it is not expected that there would be any significant changes to the baseline conditions within the short term. Under the 'no development' scenario therefore, the site would remain vacant. Due to the prominent city centre location of the site and its history, it can be assumed that some form of development is likely to come forward on site in the medium to long-term.

4.5 Although construction activities have the potential to increase the dust and noise in the local area, these will be controlled by best practice measures set out within a Construction Management Plan ('CMP') and will only be temporary effects on local receptors. In the absence of the Proposed Development there will be no temporary disruption caused during the construction period.

4.6 In addition, under the no development scenario the benefits associated with the construction of the Proposed Development would not be realised. As such, the perceived negative effects of the proposed development should be weighed against the benefits of the scheme including the delivery of a landmark building, achieving Whole Life Net Zero Carbon and integrating a range of sustainable design features. Upon completion, the proposals will incorporate the deteriorating Grade II Listed Union Bank building within the design, which has been vacant for 17 years. The Proposed Development will see the restoration of the building and the continuation of use. In the absence of the proposed development, these effects would not occur, and the site would remain vacant.

Design Evolution

4.7 The Applicant and the design team for the application have regularly liaised with MCC during a series of pre-application meetings in order to ensure that the evolving designs meet the aspirations for the site. The Applicant has also engaged with statutory consultees and the public as outlined in the Statement of Community Involvement ("SCI") which is submitted as part of the planning application.

4.8 The previous 2018 consent (121014/FO/2018) established the principle of high rise development on the site. Since then, the design has evolved into a taller, destination building, accommodating a diverse mix of uses, prioritising both public and community amenities in addition to the provision of higher quality hotel accommodation to meet increasing demand in the city centre.

4.9 The key points of design evolution which have been explored during the design process include:

- A taller, higher quality development comprising 32 Storeys, utilising building materials with lowest embodied carbon and incorporating sustainable design features;
- Renovation of Grade II listed Former Union Bank; and
- Public amenities including ground floor café, first floor exhibition hall and rooftop bar, restaurant and terrace.

4.10 The site design and layout has evolved following feedback from key consultees, members of the public and the outcomes of technical assessments which have been undertaken as part of the ES.

4.11 Overall, the Proposed Development incorporates a high quality hotel to meet the increasing demand for hotel beds in Manchester, offering a more diverse mix of rooms in comparison to the previous consented scheme. The appearance and materiality have been through a detailed and iterative design process with both the design team and MCC Planning Officers to ensure a high-quality finish that respects the local character and materials, including both historical references and consented future development in the vicinity.

5. The Proposed Development

5.1 The proposed development is defined on the planning application forms as:

'Full planning permission for the erection of a 32 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)).''

And

'*Listed Building Consent for the erection of a 32 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)).''*

5.2 The planning application seeks full planning permission and Listed Building Consent for the erection of a 32-storey building (land at no.14-16 Piccadilly) and conversion of adjacent building (no. 12 Piccadilly) to create a 251-bedroom hotel, including a ground floor café, first floor exhibition hall and a roof top bar and restaurant.

5.3 The key elements of the Proposed Development sought for approval as part of the planning application is as follows:

- 32 Storey Tower standing at 153.810m AOD
- Hotel use.
- Incorporation of the existing Grade II listed Union Bank, internal demolition and refurbishment.
- Previously consented 3m oversailing agreement.

5.4 The planning application seeks full planning consent for the land use and amount set out in **Table 5.1**.

Table 5.1: Schedule of Use

Use	Quantum
Development Area	0.96 ha
Total Height	32 (Storeys) / 153.810 m AOD
Accommodation number	251
Hotel (Use Class C1)	13,927m2 Gross External Area (GEA)
Café, bar & restaurant (Use Class E (b))	1,043m2 (GEA)
Museum / Exhibition / Conference (Use Class F1)	254m2 (GEA)
Total Area	15,224m2 (GEA)

5.5 The assessment of effects is undertaken based on the quantum of development and the detailed planning application drawings and elevations. These drawings include detailed layout, heights, elevations, widths, landscaping and access arrangements to the site. These plans, along with the written description of the proposed development, allow the likely significant effects of the proposals to be fully assessed and appropriate mitigation secured. The detailed drawings submitted for approval with the planning application can be found in **ES Volume 2a: Main Text Figures**.

5.6 It is anticipated the first phase of development will begin in Q1/2 2024 with a build period of approximately 2 years to completion in Q1 2026.

5.7 Incorporation of the existing Grade II listed Union Bank will require internal demolition and renovation. In total 23 alterations (Demolitions) have been proposed, 12 are to be undertaken to the exterior features and a further 11 to internal features

5.8 The Applicant has developed a Construction Management Plan (CMP) for the Site which will be agreed with MCC prior to construction, thereby ensuring that any potential environmental effects are within suitable standards or mitigated in accordance with measures identified through the EIA process, where no standards exist.

5.9 Further detailed information is provided **in ES Volume 2: Chapter 5 Proposed Development** and the accompanying Design and Access Statement (DAS) prepared by Bennetts Associates submitted with the planning application.

6. Townscape and Visual

6.1 A Townscape and Visual Impact Assessment (TVIA) has been undertaken to assess the effects of the proposed development on the townscape and visual amenity in the local area during the construction and operational phases of development. The assessment was undertaken by Chris Burnett Associates.

6.2 The site does not fall within an area nationally or locally designated for landscape importance. The site is located within an urban area to the south of Piccadilly Gardens in Manchester City Centre.

6.3 The site itself is a vacant brownfield site comprising entirely of hardstanding. The various townscape zones surrounding the site generally comprise a mix of dense urban uses, including leisure, commercial, residential and historic areas. These townscape zones include:

- The Village;
- Piccadilly;
- Retail Core;
- Northern Quarter;
- North Kampus and Kampus; and
- New Islington.

6.4 The TVIA examines the impact that the Proposed Development will have on the townscape character of Manchester city centre focussing on those areas immediately surrounding the Proposed Development in particular. It does so in a systematic, rational and objective way using established methodologies and practices contained in relevant guidance. The impact of the Proposed Development on its own is explored and then in conjunction with consented and committed development in a Cumulative Assessment.

6.5 A computer modelling process was employed to provide an accurate series of Type 4 verified (AVR) Level 3 (fully rendered) and Level 2 (white block mass) images which illustrate and inform the nature of the impact the Proposed Development on a series of selected Representative Viewpoints, and on the surrounding townscape character, on a 360 degree basis. The scale and location of the development results in a widespread Zone of Visual Influence to the east but limited visibility elsewhere due to the effects of tight urban grain and topography.

6.6 Although it is not possible to provide one single summary value for the impact the Proposed Development will have on Manchester City Centre it is possible to summarise the effects in general terms.

6.7 In summary, just over half the viewpoints assessed show the Proposed Development has been judged to have a moderate beneficial effect on townscape

and visual receptors. This is significant in EIA regulation terms. The remaining cases the effects are minor or negligible which is not significant.

6.8 The effects are all judged to be beneficial in nature. The reason for this is due primarily to the design of the building itself from street level upwards. The presence of the Union Bank of Manchester building is acknowledged at street level where the Proposed Development is set back subtly and entrance podium is of a different character to the upper floors. At higher elevations, the angled and sloping roofline and rounded corners of the tower creates a distinctive and unique skyline profile and softens the visual impact respectively.

6.9 Upon completion of the Proposed Development, cumulative effects range from none to negligible beneficial, which is not significant in EIA terms.

7. Built Heritage

7.1 A built heritage assessment has been undertaken to establish the likely significant effects of the Proposed Development on the historic built environment. In particular the potential effects on the Grade II listed building within the site and existing built heritage in the wider area. This assessment was undertaken by Heritage Architecture Ltd.

7.2 There are no designated Scheduled Monuments, Conservation Areas, Registered Parks and Gardens, or Registered Battlefields within the site boundary. The vacant Grade II Listed Union Bank Building is within the site boundary.

7.3 The assessments included a 250m study area, which encompassed several heritage assets, including;

- Joshua Hoyle Building (Grade II);
- Grand Hotel (Grade II);
- Halls Building (Grade II);
- 77-83, Piccadilly (Grade II);
- The Brunswick Hotel (Grade II);
- 107, Piccadilly (Grade II);
- Nos. 13 & 15 and Attached Railings, Paton Street (Grade II);
- 19, Paton Street (Grade II);
- 68, Dale Street (Grade II);
- City Police Courts (Grade II*); and
- Indemnity House, Chatham St (Non-designated heritage asset).

7.4 The site is located to the west of Stevenson Square Conservation Area Boundary. This area was initially designated in February 1987 and extended in December 1987. The characteristics of which include a network of narrow streets intersecting at right angles.

7.5 During construction, the Grade II 12 Piccadilly building will be subject to direct demolition and construction works in this phase which will result in in **minor-to-moderate adverse**, short term, temporary impacts at a local level in regard to the ability to understand the special interest of the building.

7.6 Due to the proximity of the Indemnity House and Waldorf Public House (non-designated heritage assets) the potential effects of the demolition and construction phase will result in **minor adverse**, short term, temporary impacts at a local level on the ability to understand and appreciate the setting of these buildings.

7.7 Upon completion, the Proposed Scheme will result in a **minor adverse**, permanent, local level impact on the Grade II listed 12 Piccadilly. This effect

combines both the direct and indirect impact on the listed building from the proposed development, which are judged to be adverse and beneficial respectively.

7.8 The Proposed Scheme will result in a **minor adverse**, permanent, local level impact on the setting of the Grade II* City Police Court.

7.9 The Proposed Scheme will result in a range of **negligible-to-beneficial**, permanent, local level impacts on the settings of the Grade II listed The Grand, Brunswick Hotel, 107 Piccadilly, the non-designated Indemnity House and Waldorf Public House, and the character and appearance of the Stevenson Square Conservation Area.

7.10 Reference to Core Documents submitted to support the planning application, such as the Heritage Statement (SLHA), the Design and Access Statement (Bennetts Associates) and the Planning Statement (Avison Young), should be made which conclude that there will be some “less than substantial” effects upon heritage significance (in NPPF terms).

7.11 The degree of “less than substantial” harm therefore triggers the Planning Policy tests outlined within para.202 of the NPPF. It is therefore for the LPA to consider the wider public benefits of the proposals against the degree of harm as identified within this chapter. It is Heritage Architecture’s judgement that the low level of less than substantial harm identified will be outweighed by the public benefits delivered by the proposed development.

8. Daylight, Sunlight & Overshadowing

8.1 This chapter assesses the effects of the Proposed Development on daylight, sunlight and overshadowing. In particular, it considers the potential effects on existing and future receptors both on and off-site. This assessment was completed by Anstey Horne.

8.2 The Site is located towards the centre of Manchester and consists of a vacant plot and adjacent Grade II Union Building. The neighbouring properties are in close proximity to the Site and mainly higher than the Union Bank Building. This results in the baseline daylight levels being compromised, which indicates a dense urban context.

8.3 The daylight and sunlight levels received by the surrounding residential properties and amenity spaces in the Baseline Scenario, have been assessed and includes;

- Roby Court Big Block
- Roby Court Small Block
- Grand Apartments
- 70, 89-91, 93, 95, 97 and 107 Piccadilly
- Malmaison Hotel
- Mercury Hotel
- 3-5 Portland Street
- Holiday Inn

8.4 The daylight and sunlight assessments have been undertaken in accordance with the BRE Guidelines and the significance of effects arrived at in this context using professional judgement. The BRE Guidelines state its numerical guidelines should be interpreted flexibly. This is particularly important for sites such as the Site, which is surrounded by high-density residential and quasi-residential development. The BRE Guidelines suggest the rigid application of its standard numerical guidelines will be inappropriate in an urban environment, where higher density development is desirable and where there simply cannot be the same expectation of light as in a suburban or rural context.

8.5 As would be expected with a scheme of such scale, there are likely some environmental effects to the neighbouring residential properties. The Site is located towards the centre of Manchester and consists of a vacant plot and adjacent Grade II Union Building. The neighbouring properties are in close proximity to the Site and mainly higher than Union Building. This results in the baseline daylight levels being compromised to 65% windows and 57% rooms assessed, which indicates a dense urban context.

8.6 Given the current context, it is expected that any additional mass on the Site will result in some changes in natural light beyond the BRE Guidelines. When the

Proposed Development is tested against the existing baseline, the results of the daylight assessments show that overall, out of the 668 windows tested, 439 (66%) will satisfy the BRE Guidelines in Vertical Sky Component (VSC) terms and out of the 464 rooms considered within the relevant neighbouring properties, 413 (89%) will comply with the BRE targets for Daylight Distribution (DD).

8.7 Weighing the impact of the Proposed Development against the extant planning application scheme shows material transgression in daylight terms only to two windows and four rooms within Grand Apartments and the impact is limited to already heavily compromised internal courtyard rooms. Despite the technical reductions in light, the change in perceivable light in these rooms will be marginal. All windows tested will fully comply with the sunlight targets.

8.8 Overall, where impact does result in transgressions of the BRE Guidelines, the retained values are commensurate with those commonly found within urban environments. The transgressions mainly occur in areas compromised by the inherent nature of the existing buildings and within hotel accommodation which, by its transient nature of occupancy, is treated with lower sensitivity in daylight and sunlight terms.

8.9 Summarising, the residual effect of the Proposed Development will be minor (not significant) with a moderate (significant) effect limited to one building (Mercury Buildings) in direct proximity to the scheme.

8.10 Where impact does result in transgressions of the BRE Guidelines within Mercury Buildings, it is partially due to the inherent nature of the property itself (balconies and lightwell) and not to the Proposed Scheme in isolation. Furthermore, the retained light levels are commensurate with alternative targets discussed in the BRE Report Guidelines and previously accepted values experienced around other approved developments in dense urban locations. Therefore, an overall impact is considered limited.

9. Wind Microclimate

9.1 A wind impact assessment has been undertaken to assess the impacts on Wind; Microclimate which could be affected by the proposed development during the construction and operational phases of the development. The assessment was undertaken by Urban Microclimate.

9.2 Wind tunnel testing of a physical scale model has been combined with long-term wind statistics appropriate to the Site to provide a detailed assessment of pedestrian level wind conditions in and around the Site in accordance with the industry standard Lawson criteria for pedestrian safety and comfort.

9.3 Based on the climate statistics, light to moderate winds from the south and south-south-east are most common, whilst stronger winds more frequently blow from the south-south-west. Winds from the west-south-west and west also occur frequently, and extreme wind speeds (relevant to pedestrian safety) are most likely to blow from this direction. North-easterly winds are also common during spring. Wind speeds are generally higher during winter and lower during summer.

9.4 The existing Site is relatively sheltered by surrounding buildings and conditions in and around the Site are expected to be suitable for existing pedestrian activities.

9.5 The Proposed Development represents a significant structure but is well orientated with respect to prevailing southerly winds, stronger west-south-westerly and westerly winds and north-easterly winds, common in spring. In addition, the Site is sheltered at lower levels from winds approaching from all directions.

9.6 As a result, the Proposed Development has **no significant impact** on pedestrian level wind conditions with regards to pedestrian safety, and conditions in and around the Site rate as safe for all users.

9.7 In terms of pedestrian comfort, with respect to wind force, thoroughfares alongside the Site remain suitable for pedestrian access to, and passage past, the Proposed Development as well as for dropping-off or awaiting pick-up. Entrances to the Proposed Development enjoy suitable conditions for pedestrian ingress / egress and the roof-top terrace enjoys suitable conditions for associated recreational uses, including outdoor seating.

9.8 The Proposed Development has **no significant impact** on the pedestrian level wind conditions within the surrounding area, which remain suitable for existing activities, including pedestrian passage, pedestrian ingress / egress at building entrances, window shopping at retail frontages, awaiting a bus at bus stops and outdoor sitting at pub and café outdoor seating areas.

9.9 On the basis of the above, the Proposed Development is considered to have **negligible** effect with regards to wind microclimate. This is unchanged from the previously consented scheme for the Site.

10. Climate Change

10.1 A climate change assessment has been undertaken to determine the potential effects of climate change during the construction and operational phases of the development in relation to emissions and resilience. The assessment was undertaken by Wardell Armstrong.

10.2 Rochdale Weather Station sited in Copley Village, 13 miles to the northwest of the Proposed Development, is the closest weather station to the location of the Site and is operated by the UK Meteorological Office. The area experiences average temperatures of 15.9°C in July (the warmest month of the year) and 4.2°C in the January (the coldest month of the year). The driest month is May with 66mm of rainfall, and the wettest month is December with average daily precipitation levels at 139mm.

Emissions

10.3 In line with IEMA (2022) guidance, all GHG emissions associated with the Proposed Development are considered to have a permanent adverse and long-term impact on climate change through contributing to global warming.

10.4 The Proposed Development's absolute whole lifecycle carbon emissions with embedded mitigation were modelled to be -71% below the sectoral 'Business as Usual' (BaU) baseline for the assessment. This signifies that the Proposed Development is taking measures that will improve the overall impact above a development of the same size, with comparable facilities, constructed to minimum Building Regulations.

10.5 The Proposed Development will comply with Building Regulations and substantially exceeds the minimum emissions targets as set within national and local policy through the net zero ambitions of the project design. With this mitigation the residual operational effect for the non-residential use proposed is reduced to Negligible, Not Significant in the long term, at an international level.

10.6 The emission savings achieved over the 60-year project lifetime will be further reduced when taking into account the decarbonisation of the national grid, which negates any additional savings over a longer timeframe.

Resilience

10.7 It will not be possible to eliminate every risk associated with climate change but through intelligent design, preparation and responsible construction and operation, these risks will be minimised.

10.8 Assessment has focussed on reducing these risks in key areas such as overheating, flooding, and extreme weather, which has taken into consideration not only the health and safety of the users of the Proposed Development (i.e., construction

workers and building occupants), but also the resilience of the Proposed Development itself to future climate impacts.

10.9 With the implementation of the embedded mitigation measures the residual effects are deemed minor adverse and not significant.

11. Cumulative Effects

11.1 A review of the MCC planning portal has confirmed that there are a number of developments which have the potential to interact with the proposed development and generate cumulative effects. Therefore, a cumulative assessment has been undertaken. The cumulative developments are listed in Table 11.1 below.

Table 11.1: Cumulative Effects

Site No	Site Name	Planning Ref	Description	Status
1	67 Piccadilly	127538/FO/2020	Demolition of existing structure on site and construction of a 4-star hotel. Number of storeys: 10 Number of hotel rooms: 151 Ground floor bar/cafe	Approved
2	Hotel Indigo Piccadilly (refurbished building)	112667/FO/2016	Redevelopment of Gardens Hotel into a Hotel Indigo. Separate application to add a nine-storey extension to land at the back, with a link bridge connecting the two. Number of hotel bedrooms: 82 (176 in total)	Approved
3	43-47 Piccadilly	124545/LO/2019	Retention of Grade II listed building and construction of a 12/13 storey hotel facing Piccadilly. Number of storeys: 12 | 13 Number of hotel bedrooms: 129 Ground floor flexible use: 4,725 sq.ft. (A1-5, B1, D2)	Not submitted for planning yet
4	20-36 High Street	121375/FO/2018	Demolition of 1960s building on High Street and redevelopment to form apartments with a ground floor retail atrium. Number of apartments: 361 Number of storeys: 22 Retail/leisure space: 12,000 sqft	Approved
5	Eider House	115178/FO/2017	Number of storeys: 8 | 9 | 10 Number of apartments: 128	Approved

6	iQ Echo Street	118267/FO/2017	Number of storeys: 26 | 19 | 13 Height: 88m | 69m | 50m Number of apartments (co-living): 403 Number of student accommodation units: 94 (242 beds in total)	Approved
7	London Road Fire Station	125712/FO/2019	Redevelopment of 1899-built fire station. Number of hotel bedrooms: 42 Retail/leisure space: 31,205 sqft Live/work space: 19,397 sqft Office space: 41,549 sqft Underground events space	Under construction
8	Store Street	126608/FO/2020	Number of storeys: 11 Number of apartments: 66 (shared ownership)	Approved
9	48 Store Street Manchester M1 2WA	132626/FO/2022	Erection of 15 storey building comprising 54 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace and office space), 2 car parking spaces and 57 cycle parking spaces, landscaping, access and associated development.	Approved
10	Port Street Manchester M1 2EQ	132489/FO/2021	Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works	Approved
11	Tariff Street Manchester	135675/FO/2022	Erection of two residential apartment buildings (Use Class C3) comprising Block 1 -part 9, part 10 (plus roof level amenity block) and Block 2- 12 storey building (comprising of 267 dwellings in total) above basement levels with ground floor commercial units (Use Class E (excluding E (b)), associated residents amenity space,	Pending Decision

			cycle parking, landscaping, access, street loading and other associated works following demolition of the existing building and structures on site	
12	Laystall Street / Great Ancoats Street Manchester M4 6DE	135662/FO/2022	Erection of a 20 storey building to create a 154 bedroom hotel (Class C1) above 2 basement levels with ancillary café / bar / restaurant and gym and other associated works including highway improvements, cycle parking and creation of accessible parking bay following removal of on site structures.	Pending Decision
13	68-70 Oldham Street Manchester M4 1LF	134953/FO/2022	Partial demolition of existing buildings (68-70 Oldham Street) (retention of facades to both 68 & 70 Oldham Street and internal floors of 68 Oldham Street), and erection of new 10 storey building (plus plant room) to incorporate retained elements, removal of roof and conversion of existing warehouse building (61 Spear Street) with 3 storey rooftop extension to create aparthotel (sui generis) and ground floor commercial uses (use class E)((a), (b), (c), (e) and (g) only.	Approved
14	109 -127 Market Street Manchester M60 1TA	127881/FO/2020	Development comprising erection of four storey roof-top extension (for use within Class E (Commercial, Business and Service Uses); for use of floors 1-7 for use within Class E (Commercial, Business and Service Uses) and change of use of the basement and ground floor to permit Use Class E (Commercial, Business and Service Uses) and Drinking Establishments and Hot Food Takeaway (Sui Generis) use, external works associated with the formation of new ground floor entrances, sub-division of the ground floor into 9 units; works to windows including replacements, creation of winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; the provision of secure cycle parking (255 spaces) in sub basement and other associated works.	Approved

11.2 The cumulative effects have been assessed where relevant in **ES Volume 2: Main Text, Chapters 6-10**. The results have identified that the cumulative effects of these committed developments, alongside the Proposed Development are predominantly negligible and therefore no significant cumulative effects are expected across all technical assessments.

12. Summary and Conclusions

12.1 A comprehensive assessment of the potential effects of the construction and operational phases of the proposed commercial development has been undertaken as part of this EIA to establish the environmental changes associated with the development.

12.2 A comprehensive assessment of the potential effects of the construction and operational phases of the proposed development has been undertaken as part of this EIA to establish the environmental changes associated with the development. The Proposed Development has been designed in accordance with the findings and recommendations of the EIA. Any adverse effects identified through the assessment have been minimised as far as possible through the design process or the application of appropriate mitigation measures. Those effects associated with the construction activities will be controlled by the CMP.

12.3 Effects during the demolition and construction period are considered to be short term **negligible, minor adverse** or **minor-moderate adverse** for the majority of impacts. These effects are considered **not significant**.

12.4 A **moderate adverse** impact, which is considered **significant** is anticipated in relation to townscape and visual amenity during construction, due to site clearance works, stockpiling of demolition and construction materials, the use of construction equipment such as cranes and temporary fencing. The townscape character areas most affected by the demolition and construction operations are the Townscape Character Zones in and around the Proposed Development Site namely: Piccadilly, Northern Quarter and Retail Core. The viewpoint locations within these zones will also be impacted. However, effects during the construction period are temporary and comparatively short lived in nature when considered in the context of the lifespan of the Proposed Development and will also be screened to some extent by existing buildings which surround it.

12.5 Potential adverse environmental impacts of the completed development range from **negligible** to **moderate adverse** and **moderate beneficial**, with the majority of impacts being **negligible** or **minor adverse**, which is **not significant**. One **moderate adverse (significant)** impact is expected due to a reduction in daylight availability within the nearby Mercury Buildings, although this is partially due to the inherent nature of the property itself (balconies and lightwell) and not to the Proposed Development in isolation. In addition, the retained light levels are commensurate with alternative targets discussed in the BRE Report Guidelines and previously accepted values experienced around

other approved developments in dense urban locations. Therefore, an overall impact is considered limited.

12.6 Upon completion, the townscape and visual effects are all judged to be **beneficial** in nature. The reason for this is due primarily to the design of the building itself from street level upwards. The presence of the Union Bank of Manchester building is acknowledged at street level where the Proposed Development is set back subtly and entrance podium is of a different character to the upper floors. At higher elevations, the angled and sloping roofline and rounded corners of the tower creates a distinctive and unique skyline profile and softens the visual impact respectively.

12.7 The townscape and visual effects which are anticipated to result in **moderate beneficial impacts (significant)** are found at the following viewpoints:

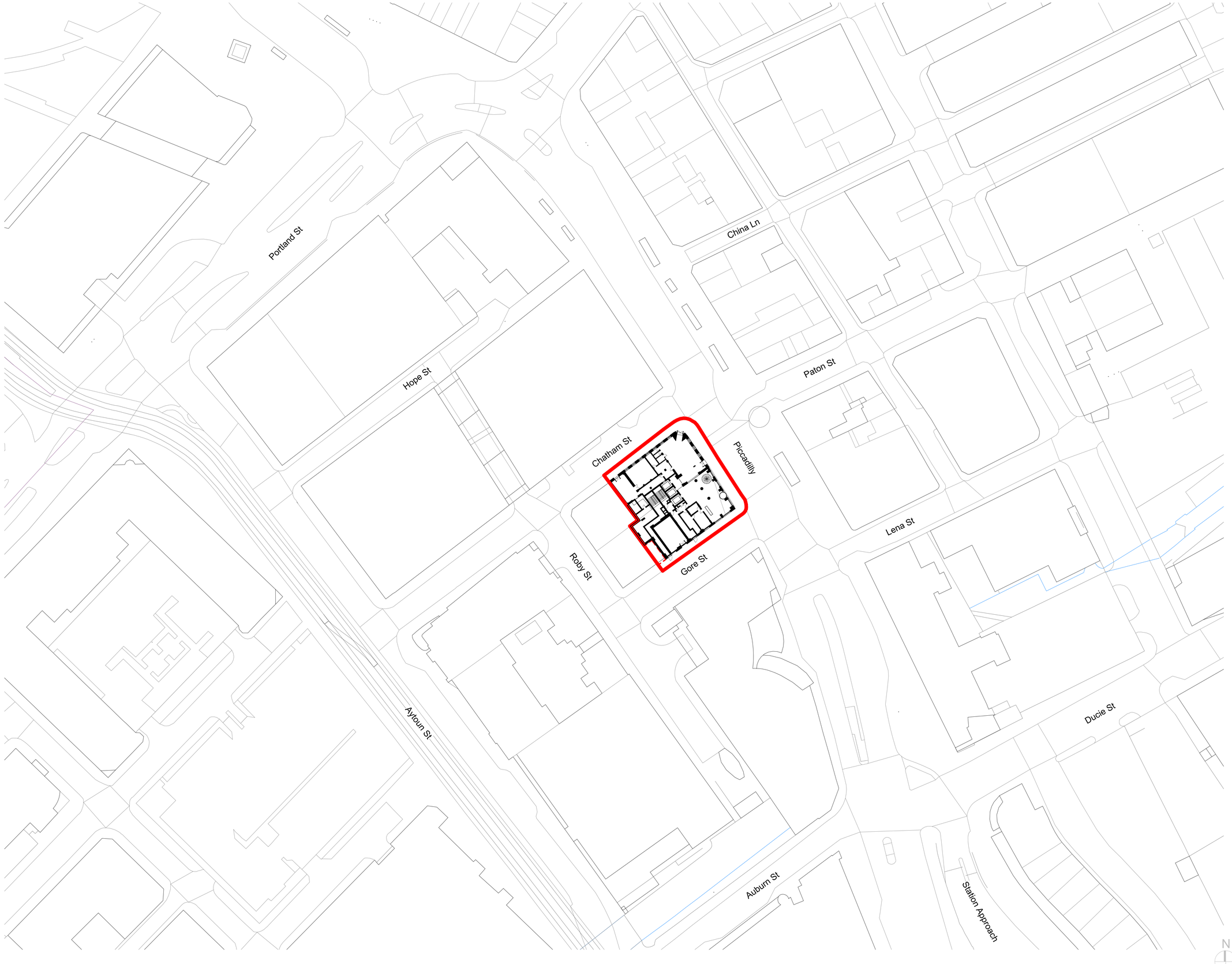
- 1 Piccadilly;
- 2 Piccadilly;
- 4 Vantage Quay Station;
- 5 Paton Street;
- 6 Market Street;
- 8 Bloom Street; and
- 10 Market Street.

12.8 Although there is anticipated to be one significant adverse daylight and sunlight impact as a result of the proposed development, it is important to weigh the potential direct and indirect benefits and improvements which will occur as a result of the proposals. The proposals comprise a sustainable, high quality mixed-use development which will have significant beneficial impacts in relation to townscape and visual amenity. The proposals will incorporate the deteriorating Grade II Listed Union Bank building and bring forward development on a currently under-utilised site in Manchester City Centre. Overall, the Proposed Development accords with national and local planning policy and would bring significant regeneration benefits which contribute to the economic, social and environmental aspirations of the city and wider region.

Non-Technical Summary

Appendix 1

Site Location Plan



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

For Health & Safety related information please refer to the Rolling Designers Risk Register. Where relevant, elements identified on this register are highlighted within the model and on the drawings with the following logo.

- DO NOT SCALE FROM DRAWING;
- Drawing to be printed in colour;
- All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction. Any inconsistencies or omissions should be reported to Bennetts Associates;
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Project
Project No. 2211

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Drawing Title

Planning
Site Plan

Drawing Number
HMP-BA-10-L00-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:1000

Scale @ A1
1 : 500

Revision Date
230609

YY MM DD

Environmental Statement: Volume 2

Main Text

Northside (Manchester) Ltd

Room 2: Hometel

Development of the land between12-16 Piccadilly, Manchester.

FINAL Rev: 1

Environmental Statement

Prepared for

Northside (Manchester) Ltd

Prepared by

Egniol Consulting Ltd

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Chapter 11 – Summary of Mitigation

Table 11.1 Summary

1. Introduction

1.1 This Environmental Statement (ES) has been prepared by Egniol on behalf of Northside (Manchester) Ltd and Lamington Group to support a full planning application for an aparthotel development (hereafter referred to as the 'Proposed Development') at 12-16 Manchester Piccadilly, Manchester M1 3AN (hereafter referred to as 'the Site'). The site is located within the administrative authority of Manchester City Council (MCC).

1.2 The site location plan is shown on **Figure 1.1**. The site is described in detail in Chapter 3: Site Description. A detailed description of the development is provided in Chapter 5: The Proposed Development, which is supported by the detailed plans.

The Site

1.3 The site is located within Manchester City Centre on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Piccadilly train station. The site is located at 12 – 16 Piccadilly, Manchester M1 3AN.

1.4 The site encompasses the vacant Grade II Listed former Union Bank building and adjacent vacant land; the Waldorf Public House and Indemnity House (no, 7 Chatham St) immediately adjoin the site but do not form part of the proposal. The site itself is bound by Piccadilly, Gore Street and Chatham Street.

Development Proposals

Outline the Proposed Development

1.5 The proposals comprise of a new 32 storey building and interlinked conversion of the Grade II Listed former Union Bank building adjacent, to create a 251-bedroom hotel and a range of accessible public amenities including a ground floor café, first floor exhibition hall and a rooftop bar, restaurant and terrace. The full description of development on the planning application form is:

'Full planning permission for the erection of a 32 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create a aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)).'

1.6 Environmental constraints and potential significant effects have been identified throughout the EIA process and, as a result, mitigation measures have been incorporated into the proposals through design (known as embedded mitigation). Where environmental mitigation measures have not been integrated into the proposals through design, it is expected that the requisite mitigation measures will be secured by appropriate planning conditions where relevant (known as further mitigation). Further detail relating to the approach to mitigation is presented in Chapter 2: Approach. Mitigation has been identified, where appropriate, in each technical chapter of this ES (Chapters 6-10) and summarised in Chapter 11: Summary of Mitigation and Residual Effects.

1.7 A detailed description of the Proposed Development can be found in Chapter 5: Proposed Development of this ES.

The Planning Application and Environmental Impact Assessment

EIA Context

1.8 EIA is a systematic process by which information about the scope and likely environmental effects of a proposed development are assessed and presented to the Local Planning Authority (LPA), relevant stakeholders and the public to inform the decision on whether the development should be granted planning permission.

1.9 The Proposed Development constitutes 'EIA development' under the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (SI 2017/571) as amended (hereafter referred to as the 'EIA Regulations'). Criteria for establishing the need for an EIA are set out in Schedules 1 and 2 of the EIA Regulations. The Proposed Development falls under Schedule 2, Category 10 'Infrastructure Projects', Subsection (b) 'Urban Development Projects'.

1.10 This document is the ES which reports the findings of the EIA and supports the planning application for the proposed development. It has been prepared by Egniol Consulting Ltd with technical contributions from a range of specialist consultants experienced in EIA (see Chapter 2). This ES provides sufficient environmental information to enable MCC to make an informed decision on whether to grant planning permission.

1.11 This ES relates to the planning application which is defined by the description of the development and the detailed plans for development that accompany the application.

The Environmental Statement

1.12 This ES comprises of three volumes:

- Volume 1: Non-Technical Summary – a document providing a synopsis of the ES without utilising technical language. The summary includes a description of the proposed development, the potential environmental effects associated with the proposed development and the measures proposed to mitigate these effects.
- Volume 2: Main Text - this volume contains the main body of text of the ES, split into chapters. it provides an introduction, the approach to assessment, the assessment of alternatives, a description of the proposed development, a series of technical assessments relating to specific environmental topics including cumulative and combined effects and a summary of residual effects.
- Volume 2a: Main Text Figures – this volume contains the figures associated with the chapters in Volume 2: Main Text.
- Volume 3: Appendices – this volume contains supporting information and a collection of technical reports upon which the conclusions of the ES are based.

1.13 All volumes of this ES are available to view on the MCC's planning portal. Further copies of this ES are available electronically at a cost of £25, and hard copies subject to a fee sourced from printing companies. If hard copies of the ES are required please contact Egniol Consulting at:

Egniol Consulting Ltd, Llys Onnen, Ffordd y Llyn, Parc Menai, Bangor, LL57 4DF. info@egniol.com

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2. Approach

2.1 This chapter describes the methodology used to undertake the EIA in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017/571) as amended and National Planning Practice Guidance ('NPPG').

2.2 The chapter begins with a description of the general approach to assessment and EIA regulatory compliance, including how the planning application and EIA are linked. EIA procedure and methodology is presented before the spatial and temporal scope of the assessment is discussed.

2.3 Following this, the criteria used for impact prediction, assessing significance and implementing and securing mitigation measures are explained, along with any limitations and assumptions. With regard to the methodologies and assumptions for the technical assessments, each chapter has its own specific assessment methodology and assumptions, which are explained within the relevant sections.

2.4 A wide range of experience, resources and skills have been coordinated in order to bring together this application and the project team, along with their professional roles, is presented at the end of this chapter.

EIA Procedure and Methodology

2.5 The EIA Regulations, supported by precedents in UK case law, have established the legal framework for the process of EIA and contents of Environmental Statements. The application is to be submitted as a full planning application. The description of development and plans provides sufficient detail to identify, predict and assess the significance of any potential environmental effects.

Basis of Assessment

2.6 The EIA is based on the written description of the Proposed Development including the detailed plans and the quantum of development (see: Chapter 5: The Proposed Development). The description of development, along with detailed plans submitted for approval as part of the application, allow the likely significant effects of the proposals to be fully assessed and appropriate mitigation measures secured.

2.7 The Design and Access Statement (DAS) which accompanies the planning application, presents further information about the Proposed Development.

Screening

2.8 The EIA Regulations require that for certain planning applications, an EIA must be undertaken. Schedule 1 of the EIA Regulations lists developments that always require EIA and Schedule 2 of the EIA Regulations list developments that may require EIA if it is considered that they could give rise to significant environmental impacts.

2.9 Regulation 6 of the EIA Regulations makes provision for a developer to request a 'Screening Opinion' from the Local Planning Authority (LPA) to ascertain whether an

EIA is required if a development is classed as a Schedule 2 development. This decision is based on the likelihood of significant environmental effects arising in relation to the development proposals. Due to the scale and location of the Proposed Development, it has been assumed for the purposes of the application that a statutory EIA will be required and therefore the Applicant has undertaken an EIA in respect of the proposals without seeking a Screening Opinion from the Local Authority.

Scoping

2.10 Scoping is a process that, through research and consultation, identifies the environmental issues that require assessment as part of the EIA. This essentially refines the focus of the EIA on the environmental aspects which are likely to result in significant environmental impacts whilst also ensuring that no potentially significant areas are overlooked.

2.11 Through informal discussions with MCC, the scoping process concluded that there were potentially significant environmental effects in relation to the below topics and that these should be included in the EIA:

- Townscape and Visual Impact;
- Built Heritage;
- Daylight, Sunlight & Overshadowing;
- Wind Microclimate; and
- Climate Change.

2.12 A number of other topics were scoped out of the EIA as no significant environmental impacts are expected. These topics included:

- Traffic and Transport;
- Air Quality;
- Noise and Vibration;
- Ecology;
- Ground Conditions;
- Water Resources and Flood Risk Management;
- Archaeology;
- Waste Management;
- Socioeconomics;
- Water Resources;
- Human Health; and
- Accidents and Disasters.

Consultation

2.13 An integral part of the EIA process is consultation with a range of statutory and non-statutory consultees. Consultation was undertaken at an early stage in the project to

identify any initial environmental concerns associated with the Proposed Development that required examination in greater detail in the EIA. The EIA has been prepared based on pre-application discussions with MCC and advice from the technical experts advising the Applicant to prepare the planning application.

2.14 Consultation has been undertaken as part of the technical assessments as a means of establishing the environmental baseline and assessment methodologies. Details of further consultation undertaken as part of each technical assessment will be described further within each technical chapter as relevant at final submission.

Pre-Application Discussions

2.15 Consultants acting on behalf of the Applicant have engaged with MCC and relevant statutory and regulatory bodies as part of an extensive pre-application discussions exercise. Pre-application liaison between the professional team and MCC has taken place where a range of technical and design issues have been discussed.

2.16 The proposals have been subject to a period of Public Consultation which took place between the 18th May 2023 until 25th May 2023, via an online public consultation event. A leaflet drop was undertaken and distributed to approximately 2,000 residents and businesses within the vicinity of the site.

2.17 The consultation information included the plans presenting the evolution of the design approach at that stage, which had been informed and influenced by the pre-application discussions with MCC. Pre-application discussions took place over three meetings; Pre-application meeting 1 – 31st October 2022, Pre-Application meeting 2 – 18th January 2023 and Pre-Application meeting 3 – 10th May 2023. Consultation feedback is reported throughout the Statement of Community Involvement, which is submitted with the planning application.

EIA Methodology

2.18 In addition to observing the formal requirements of the EIA Regulations, further formal guidance has been drawn from National Planning Practice Guidance (NPPG). Specific technical guidance is referenced in the individual technical chapters as appropriate.

Consistency

2.19 To assist the reader in understanding the technical assessments a consistent approach has been adopted throughout the EIA to ensure that likely significant effects are identified and evaluated in a transparent manner.

Spatial and Temporal Scope of Assessment

2.20 The spatial extent of the EIA is described by the geographical area potentially affected by the proposed scheme and will need to take into account:

- The physical extent of the proposed scheme defined by the limits of land to be used in operation (temporary and permanent);
- The position of sensitive receptors within or outside of the Site boundaries; and
- The nature of the baseline environment and the way in which the impacts are likely to be propagated.

2.21 The effects for each of the disciplines are likely to extend to different spatial extents. The spatial scope for each discipline will be described within each of the topic chapters as required.

2.22 The environmental baseline studies undertaken as part of the EIA consider the current conditions of the Site. Therefore, each technical chapter will contain a description of the relevant study area that may be affected by the scheme.

2.23 With reference to the baseline conditions, the impact assessment will be made against existing baseline conditions. The assessment will address effects arising from the operation of the proposed scheme as follows:

- Construction effects may arise directly from construction activities but also from the temporary use of land (e.g. construction sites) or from associated changes in traffic movements; and
- Operational effects may arise from the permanent operational activities and ongoing use of the Proposed Development, including but not limited to day light & sunlight and wind.

2.24 The significance of the effects that will arise is based on any changes compared to the baseline conditions (i.e., those conditions which would exist if the proposed scheme did not go ahead).

Impact Prediction

2.25 The 2017 EIA Regulations state that an ES should include:

"A description of the likely significant effects of the development on the environment resulting from inter alia:

- *The construction and existence of the development, including, where relevant, demolition works;*
- *The use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;*
- *The emission of pollutants, noise, vibration, light, heat and radiation the creation*

of nuisances, and the disposal and recovery of waste;

- *The risk to human health, cultural heritage or environment (for example accidents and disasters);*
- *The cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;*
- *The impact of the project on climate (for example nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;*
- *The technologies and substances used."*

2.26 Predictions of environmental impacts are carried out using quantitative methods, or in some cases, qualitative terms using expert opinion. All assumptions used and any areas of uncertainty are defined in the relevant chapters.

2.27 The following types of effect are considered:

- Direct impacts that arise from activities that form an integral part of the proposed scheme (e.g. new infrastructure/land take);
- Indirect impacts that arise from activities not explicitly forming part of the proposed scheme (e.g. noise changes due to changes in road traffic flows on existing roads resulting from the operation of the scheme);
- Secondary impacts that arise as a result of an initial effect of the proposed scheme;
- Permanent impacts that result from an irreversible change to the baseline environment (e.g. land take) or impacts which persist for the foreseeable future (e.g. visual impact);
- Temporary impacts that persist for a limited period only;
- Beneficial impacts that have a positive influence; and
- Adverse impacts that have a negative influence.

Significance Criteria

2.28 The significance of effect is assessed by looking at what the changes will be against the existing or predicted baseline as a result of the operation of the scheme. It is a product of the sensitivity of the receptor, and the magnitude of the impact upon it. The criteria used to define the sensitivity of a receptor and magnitude of impact is provided in **Table 2.1** and **Table 2.2** below. These criteria are used as a guide only and the specific criteria for each technical assessment will be presented within each chapter.

Table 2.1: **Description of the Sensitivity of an Environmental Receptor**

Sensitivity	Typical descriptors
Very High	Very high importance and rarity, international scale and very limited potential for substitution.
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	High or medium importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale.
Negligible	Very low importance and rarity, local scale.

2.29 Descriptions of the magnitude of impact are provided in **Table 2.2** below.

Table 2.2: **Description of the Magnitude of an Impact**

Magnitude of Impact	Impact Type	Typical criteria descriptors
Very Large	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements
	Beneficial	Large scale or major improvement of resource quality; extensive restoration or enhancement; major improvement of attribute quality
Large	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality
Medium	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring
Small	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements

Magnitude of Impact	Impact Type	Typical criteria descriptors
No change	n/a	No loss or alteration of characteristics, features or elements; no observable in either direction.

Identification of Significant Effects

2.30 Based on the sensitivity and magnitude criteria set out above, specific significance criteria have been used in each technical assessment and these are explained in the methodology sections within each technical chapter. Often, these are based on clearly defined criteria from published best practice guidance. However, wherever possible, the following terminology has been utilised:

- Major Beneficial;
- Moderate Beneficial;
- Minor Beneficial;
- Negligible;
- Minor Adverse;
- Moderate Adverse; and
- Major Adverse.

2.31 Where potential environmental impacts have been found, further to assessment which are of no significance, they are said to have no effect.

2.32 The assessment of likely significant effects has been undertaken for all potential effects to determine their relative importance. This has taken into account the following considerations:

- Magnitude (size of impact);
- Sensitivity of the surrounding environment and receptors;
- Spatial extent (size of the area affected);
- Duration (short, medium or long term);
- Nature of the effect (direct or indirect, reversible or irreversible);
- Inter-relationships and combination effects;
- International, national or local standards; and
- Relevant policy guidance.

Mitigation

2.33 The development of measures designed to avoid, reduce or offset significant adverse environmental effects associated with a proposal is one of the key elements of EIA.

Measures to mitigate environmental effects of the Proposed Development can take two forms;

- Embedded mitigation - is the consideration of mitigation embedded into the fixed scheme with the aim where possible, of avoiding, reducing or offsetting significant adverse effects, determined during the course of the assessment; and

- Further mitigation – is the mitigation that is not embedded into the proposals and which requires further action than already proposed.

2.34 Where environmental mitigation measures have not been integrated into the proposals through design, it is expected that all other requisite measures or 'further mitigation' will be secured by appropriate planning conditions or obligations. Each technical chapter of the EIA will describe the relevant mitigation measures.

Cumulative Effects

2.35 In line with Schedule 4 Paragraph 5(e) of the EIA Regulations, an ES must provide a description of the likely significant effects of a project on the environment resulting from:

2.36 Such effects are known as 'cumulative effects'.

2.37 Given that existing development will be considered in the environmental baseline conditions relevant to the Site and the development, and a consideration of the likelihood of significant environmental effects of the development are judged against the relevant environmental baseline conditions, the potential for cumulative effects focuses as a minimum on those developments with:

- A resolution to grant planning permission.

- A valid planning permission and yet to start on-site.

- A valid planning permission and under construction.

2.38 These are referred hereafter as 'committed developments'.

2.39 The assessment of cumulative effects is set out in two forms. The first relate to the impacts of the Proposed Development in conjunction with committed developments in the area. These committed developments should be located within a realistic geographical scope where environmental effects could combine to create a more significant effect on a particular sensitive receptor. The second type of cumulative effect is that of the combination of the various types of impacts from the Proposed Development. These are referred to as synergistic effects.

2.40 Committed developments for consideration in the cumulative effects assessment were identified through a planning application search of the MCC planning portal and through the EIA scoping process. **Table 2.3** below identified Cumulative Sites to the proposed development.

Table 2.3 Cumulative Sites

Site No	Site Name	Planning Ref	Description	Status
1	67 Piccadilly	127538/FO/2020	Demolition of existing structure on site and construction of a 4-star hotel. Number of storeys: 10 Number of hotel rooms: 151 Ground floor bar/cafe	Approved
2	Hotel Indigo Piccadilly (refurbished building)	112667/FO/2016	Redevelopment of Gardens Hotel into a Hotel Indigo. Separate application to add a nine-storey extension to land at the back, with a link bridge connecting the two. Number of hotel bedrooms: 82 (176 in total)	Approved
3	43-47 Piccadilly	124545/LO/2019	Retention of Grade II listed building and construction of a 12/13 storey hotel facing Piccadilly. Number of storeys: 12 | 13 Number of hotel bedrooms: 129 Ground floor flexible use: 4,725 sq.ft. (A1-5, B1, D2)	Not submitted for planning yet
4	20-36 High Street	121375/FO/2018	Demolition of 1960s building on High Street and redevelopment to form apartments with a ground floor retail atrium. Number of apartments: 361 Number of storeys: 22 Retail/leisure space: 12,000 sqft	Approved

5	Eider House	115178/FO/2017	Number of storeys: 8 | 9 | 10 Number of apartments: 128	Approved
6	iQ Echo Street	118267/FO/2017	Number of storeys: 26 | 19 | 13 Height: 88m | 69m | 50m Number of apartments (co-living): 403 Number of student accommodation units: 94 (242 beds in total)	Approved
7	London Road Fire Station	125712/FO/2019	Redevelopment of 1899-built fire station. Number of hotel bedrooms: 42 Retail/leisure space: 31,205 sqft Live/work space: 19,397 sqft Office space: 41,549 sqft Underground events space	Under construction
8	Store Street	126608/FO/2020	Number of storeys: 11 Number of apartments: 66 (shared ownership)	Approved
9	48 Store Street Manchester M1 2WA	132626/FO/2022	Erection of 15 storey building comprising 54 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace and office space), 2 car parking spaces and 57 cycle parking spaces, landscaping, access and associated development.	Approved
10	Port Street Manchester M1 2EQ	132489/FO/2021	Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works	Approved

11	Tariff Street Manchester	135675/FO/2022	Erection of two residential apartment buildings (Use Class C3) comprising Block 1 -part 9, part 10 (plus roof level amenity block) and Block 2- 12 storey building (comprising of 267 dwellings in total) above basement levels with ground floor commercial units (Use Class E (excluding E (b)), associated residents amenity space, cycle parking, landscaping, access, street loading and other associated works following demolition of the existing building and structures on site	Pending Decision
12	Laystall Street / Great Ancoats Street Manchester M4 6DE	135662/FO/2022	Erection of a 20 storey building to create a 154 bedroom hotel (Class C1) above 2 basement levels with ancillary café / bar / restaurant and gym and other associated works including highway improvements, cycle parking and creation of accessible parking bay following removal of on site structures.	Pending Decision
13	68-70 Oldham Street Manchester M4 1LF	134953/FO/2022	Partial demolition of existing buildings (68-70 Oldham Street) (retention of facades to both 68 & 70 Oldham Street and internal floors of 68 Oldham Street), and erection of new 10 storey building (plus plant room) to incorporate retained elements, removal of roof and conversion of existing warehouse building (61 Spear Street) with 3 storey rooftop extension to create aparthotel (sui generis) and ground floor commercial uses (use class E)((a), (b), (c), (e) and (g) only.	Approved
14	109 -127 Market Street Manchester M60 1TA	127881/FO/2020	Development comprising erection of four storey roof-top extension (for use within Class E (Commercial, Business and Service Uses); for use of floors 1-7 for use within Class E (Commercial, Business and Service Uses) and change of use of the basement and ground floor to permit Use Class E	Approved

			(Commercial, Business and Service Uses) and Drinking Establishments and Hot Food Takeaway (Sui Generis) use, external works associated with the formation of new ground floor entrances, sub-division of the ground floor into 9 units; works to windows including replacements, creation of winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; the provision of secure cycle parking (255 spaces) in sub basement and other associated works.	

Limitations and Assumptions

2.41 The EIA has been undertaken based on the planning application drawings and description of the development submitted with the planning application. The technical assessments have been based on the current land uses and the existing baseline conditions at the Site. Any assumptions made or limitations relating to individual technical assessments are presented, where applicable, in the relevant technical chapters.

The Project Team

2.42 The ES has been compiled using a wide range of sources and with inputs from competent, technical specialists. The 2017 EIA Regulations require that an ES is prepared by competent experts and include a statement of the relevant expertise of the technical experts inputting into an EIA. The project team which has prepared and inputted into this ES is presented in **Table 2.4**.

Table 2.4 Technical Team

Discipline	Company	Experience
Townscape and Visual	Chris Burnett Associates	**Chris Burnett** **BSc BLD CMLI** Chris is principal partner of Chris Burnett Associates, a registered practice of landscape architects, who specialises in tall building Townscape and Visual Impact Assessments, as part of Environmental Statements. Chris has prepared numerous TVIAs for tall building developments throughout the UK since 2002. This includes over 30 tall buildings in Manchester and Salford alone all of which have received planning consent. This includes Beetham Hilton, Deansgate Square, New Wakefield Street, Greengate, Great Northern, Mayfield and others.
Built Heritage	Heritage Architecture Ltd	**Kirsten McKnight** **BA (Hons), MA, MSc, IHBC** Heritage Architecture is a practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment. Kirsten has nearly 20 years' experience of working in the heritage sector and leads Heritage Architecture's Manchester office where she manages projects providing advice on the historic environment and preparing supporting material for Listed Building Consent and planning applications. Kirsten has worked on a range of high-profile projects in the northwest, which includes advising on the restoration of the Grade-I listed Manchester Town Hall for Manchester City Council, implementation of the Strategic Regeneration Framework objectives at the former ITV Granada Site (St Johns) for Allied London, and the redevelopment of the South Bank in Leeds (Aire Park)**.**

Discipline	Company	Experience
		Anna Manley **BA (Hons), MA** Anna has five years' experience working as a Heritage and Townscape Consultant. She advises on proposals which have the potential to affect the historic environment, including tall buildings and large-scale schemes, and is proficient in the preparation of written reports ranging from townscape characterisation appraisals to Statements of Significance to Visual Impact Assessments.
Daylight & Sunlight	Anstey Horne	**Stephen Mealings** **BSc(Hons) MRICS** Stephen is a Senior Director with Anstey Horne and head of the Birmingham office since 2016. A Chartered Building Surveyor since 1990 with extensive experience across both neighbourly matters and building surveying consultancy service lines. Stephen has specialised in neighbourly matters including Daylight & Sunlight and Rights to Light for most of his career and has acted on behalf of numerous clients and developers across the UK on major development schemes such as this.
Wind	Urban Microclimate Limited	**Dr Graeme Flynn** **MEng PhD** Graeme is the founder of Urban Microclimate Limited and, over a period of more than 20 years in the sector, has been lead wind consultant on several hundred developments across the UK, including numerous schemes of similar scale to the Proposed Development.
Climate Change	Wardell-Armstrong	**Sarah Hodson** **MSc, BSc (Hons), ILM Level 3, MIEnvSc** Wardell Armstrong LLP is a registrant of the IEMA EIA Quality Mark, demonstrating its commitment to excellence in their EIA activities. Sarah is an Associate Director (Climate Change) and a Member of the Institution of Environmental Sciences. She has nearly fifteen years of technical experience working within the energy, water, and construction

Discipline	Company	Experience
		industries, as well as for both national and local government, and is recognised as a Construction Life Cycle Assessment Specialist by One Click LCA. Sarah focuses on corporate carbon accounting and sustainability reporting for UK companies and overseas operations, developing net zero carbon reduction strategies, and has over three years' EIA experience undertaking Climate Change Impact Assessments, including preparing ES Chapters for a range of sites and development types in the UK and for international projects through the ESIA process.
EIA Coordinators	Egniol	**Josh Thomas** **BSc MSc AIEMA** Josh is a Principal Environmental Planner with seven years' experience as an EIA coordinator. He has experience in all aspects of the EIA process, including preparation of screening opinion requests, carrying out scoping exercises and preparing detailed scoping reports, coordinating EIA specialists including in-house and external specialists and subconsultants, reviewing technical reports, advising clients on environmental planning risks, report writing and providing post-planning advice. Josh has worked on a wide range of projects across a variety of sectors including residential, commercial and infrastructure.

3. Site Description

3.1 This chapter provides a description of the Proposed Development Site, including a brief site history and a description of its surrounding area. It also summarises the potential environmental considerations to the Proposed Development of the Site.

Site Location and Surroundings

3.2 The site is located within the Manchester City Centre on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Piccadilly train station. The site is located at 12 – 16 Piccadilly, Manchester M1 3AN.

3.3 The site area is approximately 0.96 ha and encompasses the vacant Grade II Listed former Union Bank building and adjacent vacant land; the Waldorf Public House and Indemnity House (no, 7 Chatham St) immediately adjoin the site but do not form part of the proposal. The site itself is bound by Piccadilly, Gore Street and Chatham Street.

3.4 The land adjacent to the Listed Building is currently a vacant and derelict site, offering adverse visual impacts to the urban block and has an adverse impact on the streetscape given the lack of enclosure. The site is in a key, prominent, city centre location. In addition, the setting of the Listed Building is adversely affected by the presence of a gap site immediately adjacent to it.

3.5 The site is within close proximity to Piccadilly Railway Station and has a frontage onto Piccadilly, which is an important city centre street and key gateway pedestrian pathway for those entering or exiting the railway station and wishing to connect to Manchester primary retailing and central commercial areas in particular. Market Street, which is at the heart of Manchester's Primary Retail Area, merges with Piccadilly at its western end. Just to the south of Market Street is Manchester's established commercial core. Stevenson Square Conservation Area runs parallel to the Site along the east side of Piccadilly.

3.6 The site has high levels of accessibility in terms of its location, boasting immediate access to a variety of public and private transport modes. In location terms, the site is situated within easy walking and cycling distance to a number of key services and facilities within Manchester City Centre. The site is located in the heart of the city and is well connected to surrounding areas by a comprehensive network of illuminated pedestrian routes. The closest railway station is Manchester Piccadilly, approximately 300m south, with Manchester Victoria approximately 1km northeast. The Metrolink system is also located nearby, with the closest stop situated at Piccadilly Gardens which is 250m walking distance from the site.

3.7 There is also a major bus interchange hub located at Piccadilly Gardens, approximately 330m from the Site, which is served by more than 85 bus services connecting the majority of the Greater Manchester area. The nearest bus stops are

located adjacent to the proposed development along A6 Piccadilly, approximately 40 meters from the Site.

3.8 The site is located within the Greater Manchester Combined Authority (GMCA) Air Quality Management Area (AQMA). This AQMA was declared by the GMCA for exceedances of the annual mean Nitrogen Dioxide NO2.

3.9 The site does not contain any statutory or non-statutory ecologically designated sites. The closest designated site is Clayton Vale Local Nature Reserve (LNR) located 3.1km northeast of the site.

3.10 The nearest watercourse to the site is the Rochdale Canal, approximately 75m south. The Environment Agency (EA) Flood Map shows the site is located in Flood Zone 1 (the lowest area of flood risk as defined by the EA), indicating a less than 1 in 1,000 annual probability of flooding from watercourses. In terms of surface water flooding, the site is at very low/low risk. Other forms of flooding are anticipated as unlikely within this area.

Site History

3.11 The Union Bank which comprises 50% of the site is a four-storey building plus an attic built in 1911. The building has been vacant since 2006 and currently rapidly deteriorating due to lack of use and maintenance. The land to the south of the site where the tower is proposed has been long-term unoccupied. The land has previously been used as a surface level car park.

3.12 There have been previous planning applications for the development of the site. Previous consent was provided in 2013 for the 21 storey Yotel Hotel (103766/FO/2013/C2) and in 2018 for the 23 storey Toyoko Inn Hotel (121014/FO/2018). Consent was also granted for an oversailing of the neighbouring property, The Waldorf Pub on Gore Street.

Environmental Context

TVIA

3.13 The site does not fall within an area nationally or locally designated for landscape importance. The site is located within an urban area to the south of Piccadilly Gardens in Manchester City Centre.

3.14 The site itself is a vacant brownfield site comprising entirely of hardstanding. The various townscape zones surrounding the site generally comprise a mix of dense urban uses, including leisure, commercial, residential and historic areas. These townscape zones include:

- The Village;
- Piccadilly;
- Retail Core;

- Northern Quarter;
- North Kampus and Kampus; and
- New Islington.

3.15 An assessment of the effects of the Proposed Development on TVIA is presented in **Chapter 6: TVIA.**

Built Heritage

3.16 There are no designated Scheduled Monuments, Conservation Areas, Registered Parks and Gardens, or Registered Battlefields within the site boundary. The vacant Grade II Listed Union Bank Building is within the site boundary.

3.17 Within the 250 m study area, there are several Listed Buildings and heritage assets, including:

- Joshua Hoyle Building (Grade II);
- Grand Hotel (Grade II);
- Halls Building (Grade II);
- 77-83, Piccadilly (Grade II);
- The Brunswick Hotel (Grade II);
- 107, Piccadilly (Grade II);
- Nos. 13 & 15 and Attached Railings, Paton Street (Grade II);
- 19, Paton Street (Grade II);
- 68, Dale Street (Grade II);
- City Police Courts (Grade II*); and
- Indemnity House, Chatham St (Non-designated heritage asset).

3.18 The site is located to the west of the Stevenson Square Conservation Area boundary. The characteristics of which is a network of narrow streets intersecting at right angles. This area was initially designated in February 1987 and extended in December 1987.

3.19 An assessment of the effects of the Proposed Development on Built Heritage is presented in **Chapter 7: Built Heritage.**

Daylight, Sunlight & Overshadowing

3.20 The Site is located towards the centre of Manchester and consists of a vacant plot and adjacent Grade II Union Building. The neighbouring properties are in close proximity to the Site and mainly higher than the Union Bank Building. This results in the baseline daylight levels being compromised, which indicates a dense urban context.

3.21 The daylight and sunlight levels received by the surrounding residential properties and amenity spaces in the Baseline Scenario, have been assessed and includes;

- Roby Court Big Block
- Roby Court Small Block

- Grand Apartments
- 70, 89-91, 93, 95, 97 and 107 Piccadilly
- Malmaison Hotel
- Mercury Hotel
- 3-5 Portland Street
- Holiday Inn

3.22 An assessment of the Proposed Development on Daylight, Sunlight & Overshadowing is presented in **Chapter 8: Daylight, Sunlight & Overshadowing.**

Wind Microclimate

3.23 The existing Site comprises a 5-storey disused bank building in the northwest and an open space in the southeast and is substantially sheltered by surrounding buildings from winds approaching from all directions.

3.24 Based on the wind climate statistics summarised in Chapter 9, winds from the southerly quadrant are prevalent. Light to moderate winds from the south and south-south-east are most common, whilst stronger winds more frequently blow from the south-south-west. Winds from the west-south-west and west also occur frequently, and extreme wind speeds (relevant to pedestrian safety) are most likely to blow from this direction. Northerly winds are generally light and rare, though cold north-easterly winds are common during spring. Wind speeds are generally higher during winter and lower during summer.

An assessment of the effects of the Proposed Development on Wind Microclimate is presented in **Chapter 9: Wind Microclimate.**

Climate Change

3.25 Rochdale Weather Station sited in Copley Village, 13 miles to the northwest of the Proposed Development, is the closest weather station to the location of the Site and is operated by the UK Meteorological Office. The area experiences average temperatures of 15.9°C in July (the warmest month of the year) and 4.2°C in the January (the coldest month of the year). The driest month is May with 66mm of rainfall, and the wettest month is December with average daily precipitation levels at 139mm.

3.26 An assessment of the Proposed Development on Climate Change is presented in **Chapter 10: Climate Change.**

Summary

3.27 The chapter has presented a description of the Site including a description of the location, a brief site history and a description of its surrounding area. Based on the information presented in this chapter, the main environmental characteristics of the Site have been identified as follows:

- The site is currently a vacant brownfield site;
- The site is located in a key location with high foot fall and significant sustainable transport connections for pedestrians and cyclists;
- The site proposal will renovate and incorporate the existing deteriorating Grade II listed Union Bank within the proposed design;
- Views of the site are possible from publicly accessible locations close to the site;
- The site is accessible by a range of transport modes;
- The site is located in Flood Zones 1 and is at low risk from all types of flooding;
- The site is located within the Greater Manchester AQMA;
- 10 Listed Buildings and one Conservation Area are located within 500m of the site;
- Light to moderate winds from the south and south-south-east are most common, whilst stronger winds more frequently blow from the south-south-west; and
- There are several buildings in the immediate vicinity of the site which have potential to be impacted with regard to daylight/sunlight.

3.28 The identified constraints have been taken into account in the development of the proposals to ensure a thorough iterative design process and through the identification of appropriate mitigation measures as presented in Chapter 5: The Proposed Development.

4. Alternatives

4.1 A statutory requirement for inclusion in an EIA is the reporting of the consideration of alternatives in the development of a proposal. Schedule 4 of the EIA Regulations states that an EIA is required to provide:

"A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects."

4.2 This chapter describes the alternatives that were studied by the Applicant for the Proposed Development and the process of design evolution in the EIA process.

4.3 Firstly, the chapter considers the 'no development' scenario, which describes the likely conditions at the Site in the absence of implementing the Proposed Development.

4.4 Secondly, the constraints and opportunities identified in relation to the Site have been considered and have influenced the design of the Proposed Development. The Applicant and the design team have undertaken a continuous review process to improve the design, taking into account the views of key consultees, stakeholders and the public. This design evolution process is described and the reasons for the selection of the preferred option stated.

4.5 No alternative sites were considered for the Proposed Development as:

- The site is in the Applicants control; and
- The site is well suited for an aparthotel and is the site of a previously approved hotel development (ref. 121014/FO/2018);

No Development Scenario

4.6 A no development option evaluates the likely environmental conditions at the site in the absence of implementing the Proposed Development. Schedule 4 of the EIA Regulations states that the assessment must provide *"an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed".* A brief description of the baseline scenario has been presented in **Chapter 3: Site Description** and further details have been provided within the technical chapters.

4.7 In the absence of the Proposed Development, it is not expected that there would be any significant changes to the baseline conditions within the short term. Under the 'no development' scenario therefore, the site would remain vacant. Due to the prominent city centre location of the site and its history, it can be assumed that some form of development is likely to come forward on site in the medium to long-term.

4.8 The construction activities have the potential to increase the dust and noise in the local area. These will be controlled by best practice measures set out within a Construction Management Plan ('CMP') and will only be temporary effects on local

sensitive receptors. In the absence of the Proposed Development there will be no temporary disruption caused during the construction period.

4.9 In addition, under the no development scenario the benefits associated with the construction of the Proposed Development would not be realised. As such, the perceived negative effects of the proposed development should be weighed against the benefits of the scheme including the delivery of a landmark building, achieving Whole Life Net Zero Carbon and integrating a range of sustainable design features. Upon completion, the proposals will incorporate the deteriorating Grade II Listed Union Bank building within the design, which has been vacant for 17 years. The Proposed Development will see the restoration of the building and the continuation of use. In the absence of the proposed development, these effects would not occur, and the site would remain vacant.

Design Evolution

4.10 The Applicant and the design team for the application have regularly liaised with MCC during a series of pre-application meetings in order to ensure that the evolving designs meet the aspirations for the site. The Applicant has also engaged with statutory consultees and the public as outlined in the Statement of Community Involvement ("SCI") which is submitted as part of the planning application.

4.11 The previous 2018 consent (121014/FO/2018) established the principle of high rise development on the site. Since then, the design has evolved into a taller, destination building, accommodating a diverse mix of uses, prioritising both public and community amenities in addition to the provision of higher quality hotel accommodation to meet increasing demand in the city centre.

4.12 The key points of design evolution which have been explored during the design process include:

- A taller, higher quality development comprising 32 Storeys, utilising building materials with lowest embodied carbon and incorporating sustainable design features;
- Renovation of Grade II listed Former Union Bank; and
- Public amenities including ground floor café, first floor exhibition hall and rooftop bar, restaurant and terrace.

4.13 The site design and layout has evolved following feedback from key consultees, members of the public and the outcomes of technical assessments which have been undertaken as part of the ES.

Conclusion

4.14 Overall, the Proposed Development incorporates a high quality hotel to meet the increasing demand for hotel beds in Manchester, offering a more diverse mix of rooms in comparison to the previous consented scheme. The appearance and materiality have been through a detailed and iterative design process with both the design team and MCC Planning Officers to ensure a high-quality finish that respects the local character and materials, including both historical references and consented future development in the vicinity.

4.15 The consideration of alternatives has included the evaluation of a "no development" option and summary of previous design options. The design of the scheme has evolved through consultation with MCC, key stakeholders and the public and the findings of the series of studies that make up the EIA. A detailed description of the development proposals is presented in **Chapter 5: The Proposed Development**.

5. Proposed Development

Introduction

5.1 Schedule 4, Part 1 of the 2017 EIA Regulations outlines the information that should be provided within an ES. This chapter includes a 'Description of the Development', including in particular:

(a) "A description of the location of the development;

(b) A description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land use requirements during the construction and operational phases;

(c) A description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;

(d) An estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases)."

5.2 This chapter and the accompanying figures define the study area, the maximum quantum of development proposed, the means of access and describes the proposed development in line with Schedule 4 of the EIA Regulations.

5.3 The information presented in this chapter alongside the plans submitted for approval form the basis of the EIA and provides the level of detail required to enable the assessment of environmental effects for an application of this nature in line with the 2017 EIA Regulations.

Description of Development

Application Description

5.4 The Proposed Development is defined on the planning application forms as:

'Full planning permission for the erection of a 32 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b))."

And

'*Listed Building Consent for the erection of a 32 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth*

floor) to create an aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)).”

Assessment Plans

5.5 As detailed in Chapter 2: Approach, the assessment plans, including the detailed plans submitted for approval, along with the written description of the Proposed Development, allow the likely significant effects of the proposals to be fully assessed and appropriate mitigation measures secured. **Table 5.1** below includes the list of plans that are submitted for approval with the planning application and have been used as the basis for the assessment of environmental effects.

5.6 Details of the Proposed Development are described in the following sections. Further supporting information is provided in the accompanying Design and Access Statement (DAS) (Bennetts, June 2023) submitted with the planning application.

Table 5.1 Assessment Plans

Plan	Purpose	Drawing Reference
Site Location Plan	Defines the extent of the site to which the planning application relates	HMP-BA-10-L01-DP-A-0
Site Plan	Details the proposed layout of the Proposed Development	HMP-BA-10-L00-DP-A-0
Site North Elevation	Details of the proposed elevation of the Proposed Development	HMP-BA-10-EN-DP-A-0
Site South Elevation		HMP-BA-10-ES-DP-A-0
Site East Elevation		HMP-BA-10-EE-DP-A-0
Site West Elevation		HMP-BA-10-EW-DP-A-0
Demolition Basement Plan	Details of the proposed demolition plans of the Proposed Development	HMP-BA-12-B01-DP-A-0
East Elevation Heritage		HMP-BA-12-EE-DP-A-0
Demolition Ground Floor Plan		HMP-BA-12-L00-DP-A-0
Demolition First Floor Plan		HMP-BA-12-L01-DP-A-0
Demolition Second Floor Plan		HMP-BA-12-L02-DP-A-0
Demolition Third Floor Plan		HMP-BA-12-L03-DP-A-0
Demolition Fourth Floor Plan		HMP-BA-12-L04-DP-A-0
Demolition Fifth Floor Plan		HMP-BA-12-L05-DP-A-0
Demolition North Section Heritage		HMP-BA-12-SN-DP-A-0

Plan	Purpose	Drawing Reference
Basement Floor Plan	Arrangement plans of various floors within the Proposed Development	HMP-BA-20-B01-DP-A-0
Ground Floor Plan		HMP-BA-20-L00-DP-A-0
Level 01 Floor Plan		HMP-BA-20-L01-DP-A-0
Level 02 Floor Plan		HMP-BA-20-L02-DP-A-0
Level 03 Floor Plan		HMP-BA-20-L03-DP-A-0
Level 04 Floor Plan		HMP-BA-20-L04-DP-A-0
Level 05 Floor Plan		HMP-BA-20-L05-DP-A-0
Level 06 – 20 Floor Plan		HMP-BA-20-L06-DP-A-0
Level 21 – 24 Floor Plan		HMP-BA-20-L21-DP-A-0
Level 25 - 26 Floor Plan		HMP-BA-20-L25-DP-A-0
Level 27 Floor Plan		HMP-BA-20-L27-DP-A-0
Level 28 Floor Plan		HMP-BA-20-L28-DP-A-0
Level 29 Floor Plan		HMP-BA-20-L29-DP-A-0
Roof Terrance Floor Plan		HMP-BA-20-L30-DP-A-0
Level 31 Floor Plan		HMP-BA-20-L31-DP-A-0
Mezzanine Floor Plan		HMP-BA-20-M01-DP-A-0
Roof Plan		HMP-BA-20-R00-DP-A-0
North Section		HMP-BA-20-SN1-DP-A-0
West Section		HMP-BA-20-SW1-DP-A-0
Planning East Elevation		HMP-BA-21-EE-DP-A-0
Planning North Elevation		HMP-BA-21-EN-DP-A-0
Planning South Elevation	Details of the proposed external walls of the Proposed Development	HMP-BA-21-ES-DP-A-0
Planning West Elevation		HMP-BA-21-EW-DP-A-0
Basement Reflected Ceiling Plan		HMP-BA-35-B01-DP-A-0
Ground floor Reflected Ceiling Plan		HMP-BA-35-L00-DP-A-0
Mezzanine Reflected Ceiling Plan	Details of the proposed Ceiling Plan of the Proposed Development	HMP-BA-35-M01-DP-A-0
Level 01 Reflected Ceiling Plan		HMP-BA-35-L01-DP-A-0

Plan	Purpose	Drawing Reference
Level 02 Reflected Ceiling Plan		HMP-BA-35-L02-DP-A-0
Level 03 Reflected Ceiling Plan		HMP-BA-35-L03-DP-A-0
Level 04 Reflected Ceiling Plan		HMP-BA-35-L04-DP-A-0
Bay Study 1 of 5	Details of the proposed Bay Study of the Proposed Development	HMP-BA-21-01-DP-A-0
Bay Study 2 of 5		HMP-BA-21-02-DP-A-0
Bay Study 3 of 5		HMP-BA-21-03-DP-A-0
Bay Study 4 of 5		HMP-BA-21-04-DP-A-0
Bay Study 5 of 5		HMP-BA-21-05-DP-A-0

Use and Amount

5.7 The planning application seeks full planning permission and Listed Building Consent for the erection of a 32-storey building (land at no.14-16 Piccadilly) and conversion of adjacent building (no. 12 Piccadilly) to create a 251-bedroom hotel, including a ground floor café, first floor exhibition hall and a roof top bar and restaurant.

5.8 The key elements of the Proposed Development sought for approval as part of the planning application is as follows:

- 32 Storey Tower standing at 153.810m AOD
- Hotel use.
- Incorporation of the existing Grade II listed Union Bank, internal demolition and refurbishment.
- Previously consented 3m oversailing agreement.

5.9 The planning application seeks full planning consent for the land use and amount set out in **Table 5.2**.

Table 5.2: Schedule of Use

Use	Quantum
Development Area	0.96 ha
Total Height	32 (Storeys) / 153.810 m AOD
Accommodation number	251
Hotel (Use Class C1)	13,927m2 Gross External Area (GEA)
Café, bar & restaurant (Use Class E (b))	1,043m2 (GEA)
Museum / Exhibition / Conference (Use Class F1)	254m2 (GEA)
Total Area	15,224m2 (GEA)

Layout and Appearance

5.10 The new building is expressed in two parts; a base building, and a tower. The tower is a singular form which has prominence on the city skyline whilst the base of the building is expressed separately and relates to the scale and grain of the older buildings along Piccadilly.

Basement

5.11 New basement construction has been minimised to reduce upfront carbon impacts, only a small area of new basement is required under the tower footprint. The existing basement below 12 Piccadilly and partial new basement construction below the tower accommodate the heavier MEP plant equipment onto the ground bearing slabs. Existing nonloadbearing basement walls have been removed and plantrooms optimised to their most efficient to allow placement of the larger and heavier MEPH plant equipment in these areas to ensure the entrance and rooftop levels remain clear and are prioritised for front of house and amenity functions.

Entrance

5.12 The Building Base and Entrance Levels are intended to be open, active, and highly visible on approach. They will combine a triple-height entrance, integrating new and existing buildings with a range of public amenities. This provides a community resource, drive activity at street level and generate public awareness.

5.13 The Mezzanine level, a new floor inserted into the existing volume and Level 1 will accommodate a mix of Front and Back of House facilities to complement those at Ground Floor. The building perimeter is prioritised for active uses, visible on approach to the building and with views out. The rooms within 12 Piccadilly will be reinstated to their original proportions These will be linked to the new building via the central core and efficient racetrack of circulation. A triple height void over the entrance area on the corner of Piccadilly and Gore Street provides visitors with a sense of arrival allowing for views into the building interior.

Bedrooms

5.14 The bedroom Levels are a core element of the design, providing the key accommodation for the hotel and comprising the majority of the development area with the provision of 251 rooms, providing high quality accommodation to a range of sizes including Studio, 1 and 2 bedrooms. The internal layout has been developed to accommodate a central planting zone to support productive planting and visible greenery on the south east façade.

5.15 The tower rises above 12 Piccadilly and the surrounding buildings at level 5. Radiused corners help soften the massing of the tower against the skyline and the core on the north west elevation becomes an expressed element providing visual interest to the long façade visible from the city centre. The plan form is arranged to maximise space for bedroom accommodation whilst supporting effective circulation and integration of building services.

Roof

5.16 The roof levels with visible 'crown' are identifiable from across the city, offering spectacular views over the surrounding area. It provides a range of public amenity spaces, creating a destination social space open to non-residents. The top of the building is punctuated with an angled roof canopy, expressed as cutting through the tubular tower form, opening up views and enclosing the interior spaces within.

5.17 The roof levels are intended to provide a high-quality visitor experience with a restaurant (level 28), bar area (level 29) and external terraces (level 30 and 31). The layout is informed by the central planting zone on the south east façade which transforms into a tapered opening in the roof. This is expressed on plan by angled recesses, enclosing a double height terrace on the south elevation which in turn informs a series of stepping external terraces on the floors above. The core to the north rises above the top level of accommodation and integrates a telescopic Building Maintenance Unit (BMU) sized to reach all facades when deployed and concealed from view behind screens when not in use.

Core

5.18 The efficiently-planned core design provides all the required circulation, servicing and life safety aspects of the project and is compliant with current building standards. The configuration mediates between the new tower and existing Union Bank building and successfully integrates both halves of the plan. The design balances the priority for front of house space in the entrance levels with an efficient footprint to maximise floor area for bedrooms and public amenity spaces.

Façade Appearance

5.19 The base of the Proposed Development has been developed to unify the new tower and existing former union bank. The newly developed building façade will adopt dark grey precast concrete / reconstituted stone base and detailed black handstead brickwork above. Windows will feature timber frames with deep reveals and punched window openings to match the Union Bank façade. Windows at the corner of Piccadilly and Gore Street to the base of the proposed tower will feature double height curtain wall glazing to allow views of the building interior.

5.20 The former Grade II listed Union Bank will reveal an upgraded façade including replaced windows and refurbishment, cleaning, and repair to the existing masonry. The building roof of 12 Piccadilly will have the roof replaced to match appearance and materials of the existing condition.

5.21 The tower has been designed with softened edges and a protruded core element over the Union Bank Building, with a 3m oversailing of the Waldorf Pub to the west of the site. The buildings directionality is southeast facing towards Piccadilly Train Station supporting a central planting zone for productive planting and visible greenery on the facade.

5.22 The tower will comprise of double storey unitised glazing units on alternating rhythm with double storey concrete panels, combining double glazed window units, fixed side panels, back painted / obscured glazing spandrels and intermediate (secondary) horizontal channel at the window head locations incorporating louvered ventilation

intake and extract ducts to bedroom accommodation. Dark grey PPC aluminium capped window frames, light grey PPC side panels and secondary horizontal channel.

5.23 To the rear of the building are double storey dark grey precast concrete / reconstituted stone cladding panels to core (colour to match those on main tower). At the top of core, there will be a retractable / telescopic Building Maintenance Unit (BMU) integrated into the top level of the core. The BMU will be sized to reach all facades when deployed but concealed by screens when not in use.

Access

5.24 The site is located close to a number of major highway corridors. Local roads that frame the site and provide access to the development via Piccadilly are Chatham Street, Roby Street and Gore Street. With the nearest multi-storey car park being located on Chatham Street opposite the development.

5.25 It is envisaged that the majority of the footfall to the development will be via Piccadilly, navigating from Manchester Piccadilly train station to the South and Piccadilly Gardens to the North. There is a traffic light road crossing adjacent to corner entrance on Chatham Street. The main entrances and active frontage for both the hotel and café have been positioned facing Piccadilly to account for this public route, and footfall of city visitors passing the development into Manchester city centre.

5.26 The site has been designed and assessed for use by all, including disabled, those with mobility, sensory and cognitive impairments including wheelchair users. The project team have aimed to maximise access to all parts of the development, its facilities and services for all users.

5.27 Servicing areas have been located to the northwest corner of the development along Chatham Street, with a loading bay suitable to cater for access /reversing requirements to be located opposite the service entrance. The bay will be demarcated and labelled on site and its use will be restricted as required.

5.28 A double substation is located to the South-west corner of the development on Gore Street. The loading bay will be suitable for 24 hr access requirements. This loading bay will double up as a three car drop off area when access to the substation is not required.

5.29 The existing allocated on street parking provision local to 12-16 Piccadilly is situated along Chatham Street, Roby Street and Gore Street and includes;

- 2no. Blue Badge Bays
- 19no. Standard car parking spaces

5.30 To encourage more sustainable travel plans and due to the close proximity of several multi-storey car parks to the Proposed Development, it is proposed that the total number of parking spaces be reduced by 5no. and the proportion of disabled parking bay being increased. Below is the mix and quantity of street parking proposed along Chatham Street, Roby Street and Gore Street:

- 4no. Blue Badge Bays

- 12no. Standard car parking spaces
- 3no. Dropoff Spaces

5.31 The Proposed Development will provide 47 internal cycle storage spaces, and 7 external cycle spaces (6 standard spaces and 1 accessible) on Gore Street. The internal cycle storage provision comprises of the following:

- 10two tier racks (20 spaces)
- 8 vertical rack spaces
- 1 accessible space
- 6 bike lockers (for 18 folding cycles)

5.32 Overall, there will be a provision of 54 cycle spaces, with 2 of these being accessible spaces.

Demolition and Construction

5.33 Precise construction methodologies will only be finalised once a contractor is appointed. It is expected that the appointed contractor and its sub-contractors will at all times apply the principle of Best Practicable Means. A Construction Management Plan (CMP) has been submitted with the planning application (**Appendix 5.1**) and will be agreed with MCC prior to construction. This document outlines the methods which will be employed by contractors to manage and where practical minimise the impact of the development's construction activities upon the site and surrounding area. The Plan demonstrates a commitment to achieving high environmental standards and compliance with considerate contractor scheme procedures. The Plan includes best practice measures and those mitigation measures identified through the EIA process, including:

- Program and Working Hours
- Logistics Overview
- Deliveries
- Site Plant
- Personnel Site Access
- Site Accommodation
- Construction and Demolition Methodology
- Control of Noise, Dust and Vibration
- Site Hoarding
- Traffic Management
- Logistics Manager
- Road Marshalls and Banksmen
- Vehicle Types
- Vehicle Management, Timescales and Vehicle Types
- Lorry Holding Areas and Vehicle Routes

- Parking
- Waste Management Plan
- BREEAM
- Management, Training and Awareness
- Waste Management Considerations
- Site Waste Management Operations
- Waste Stream Management Methodologies
- Neighbourly Issues

Demolition

5.34 Incorporation of the existing Grade II listed Union Bank will require internal demolition and renovation. In total 23 alterations (Demolitions) have been proposed, 12 are to be undertaken to the exterior features and a further 11 to internal features, this includes;

External Feature Alterations

- Removal of roof level fire escape - The removal of existing steelwork fire escape stairs from levels 3 and 4 to neighbouring property roof.
- Removal of rear part of south wall, toilets and staircase blocks – Demolition of staircase and toilet blocks.
- Infilling rear lightwell – Infilling of rear lightwell to south elevation between stair /toilet block and adjacent to neighbourhood property.
- Opening in party wall / gable end – Structural openings formed in existing party/ gable end wall to the ground and first floor levels.
- Removal of stained-glass windows to lightwell – Due to demolishing stair and toilet blocks (Item 2) the stain glass windows will also be removed.
- Removal of non-original windows to ground floor and levels 3-4 _ replacement of windows to ground, level 3 and 4.
- Removal of ground floor corner staircase – Demolition of stairs to corner between Piccadilly and Chatham Street Elevations, and installation of heritage door.
- Lowing of Ground floor windowsills – Removal of lower portions of masonry below existing window openings, lowering sills, and installations of sash panelled windows.
- Glazed windows replaced with grillage to Chatham Street – Three ground floor window to Chatham Street replaced with ventilation louvres.
- Removal of masonry / new door added on Chatham Street façade – Existing masonry and glazing demolished to provide back of house service entrance and cycle store door.

- Cleaning / refreshing of external façade – Existing face to be cleaned of any weathering / graffiti and repair when required.

- Roof refurbished – Existing roof to be removed and refurbished.

Internal Feature Alterations

- Lowering of ground floor slab – Demolition of ground floor slab and replacement with new lowered slab to match finished floor level of new building.

- Removal of central staircase – Demolition of staircase as part if removal of rear blocks of building (refer internal 2 of external fabric interventions).

- Strategic removal of basement walls – Demolition of various baseline walls.

- Insertion of new mezzanine level – Installation of new mezzanine level between ground and first floor levels.

- Removal of Internal walls at ground floor – Demolition of existing internal walls including the staircase entrance corridor and lobby.

- Level 1-4 structural openings in masonry walls – Structural openings formed in masonry walls.

- Infilling of doors and high-level internal windows – Infilling of doors and high level internal windows in corridor and existing doorways.

- Removal of Level 2 escape staircase – Demolition of internal staircase that accesses external escape stair (refer to item 1 of external fabric interventions).

- Structural Openings in floor slabs – Small localised openings in existing floor slab on upper levels.

- Repair of ceilings and covings – Repair of existing ceiling features where exposed and visible.

- General refurbishment and upgrade – Refurbishment of Union Bank interiors in parallel with proposed alterations / additions and upgrading.

Construction Programme and Hours of Work

5.35 It is anticipated the first phase of development will begin in Q1/2 2024 with a build period of approximately 2 years to completion in Q1 2026. The sites construction delivery will be confirmed through the provision of a phasing plan which will be conditioned as a part of the planning permission.

5.36 The three main phases of the development are;

Piling, Substructure and Excavation	6 months
Superstructure and Cladding	16 months
Internal Fitting out Works	6 months

5.37 Working hours will be subject to agreement with MCC. However, it has been assumed that standard working hours during construction would be followed.

These are presented below:

- Monday to Friday: 08:00 - 18:00;
- No working on Sundays or Bank Holidays.

5.38 Generally, vehicles will arrive and depart between 07:30 and 18:00 weekdays. Some works may be conducted on Saturday mornings 08:00 - 13:00.

5.39 There will be a need for special deliveries outside of these hours (e.g., crane erection and dismantling and major plant deliveries), which may also lead to temporary road closure with the consent of MCCs highways team and others.

Summary

5.40 In summary, this chapter has presented a description of the Proposed Development for the Room2 Hometel Piccadilly Manchester. This is supported by a set of detailed plans. The description of development and plans set out the basis for the assessments described in this ES.

5.41 The potential environmental impacts of the construction phase of the proposed development have been considered and all controls or measures to mitigate these effects are in line with current environmental standards and legislative requirements. Further detail of construction impacts has been presented in each technical chapter, where applicable.

5.42 The Applicant has developed a CMP for the Site which will be agreed with MCC prior to construction, thereby ensuring that any potential environmental effects are within suitable standards or mitigated in accordance with measures identified through the EIA process, where no standards exist.

Assessment Plans

Chapter 5

Table 5.1

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

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Project
Project No. 2211

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Drawing Title

Planning
Location Plan

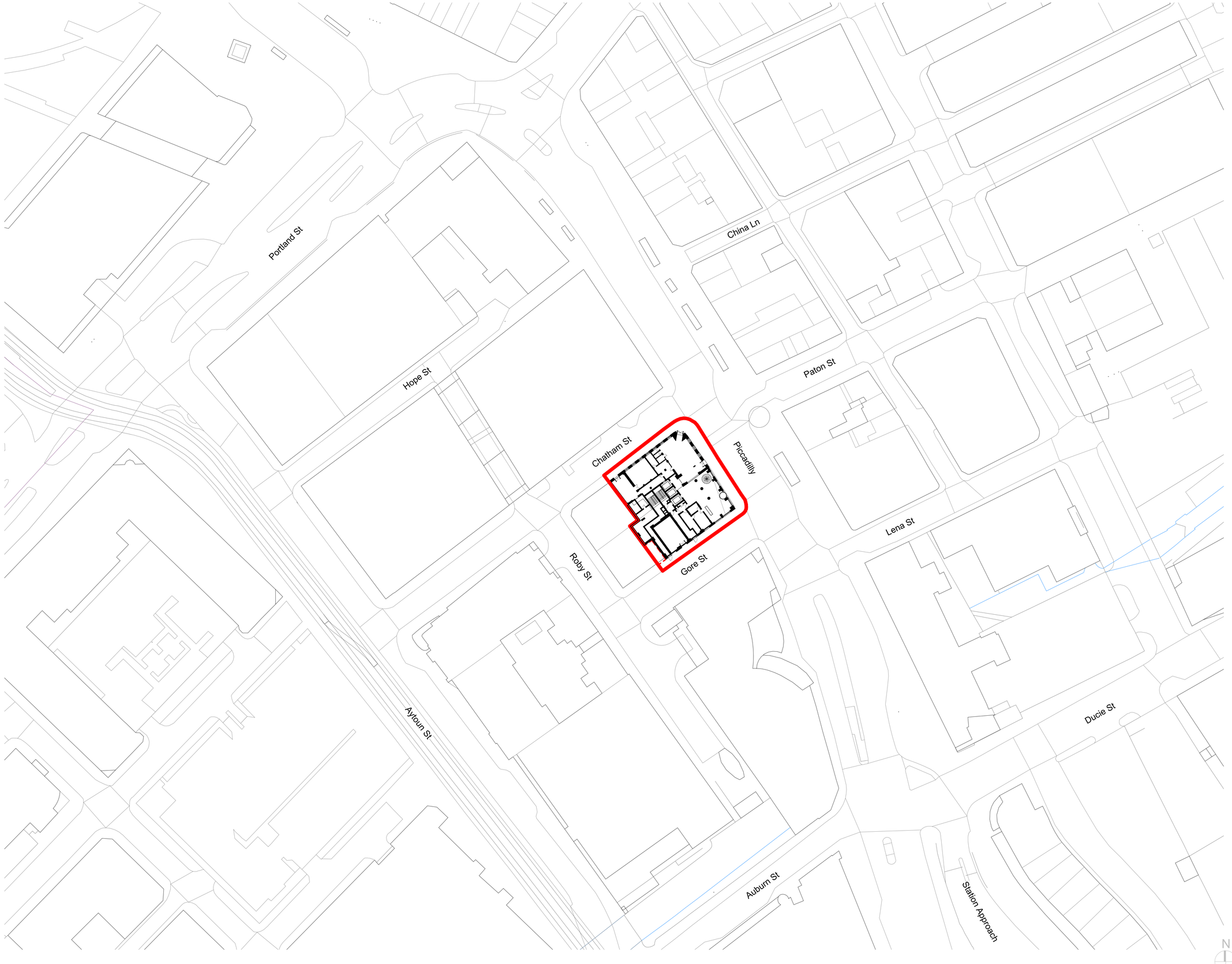
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230609
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Project
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room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Drawing Title

Planning
Site Plan

Drawing Number
HMP-BA-10-L00-DP-A-0

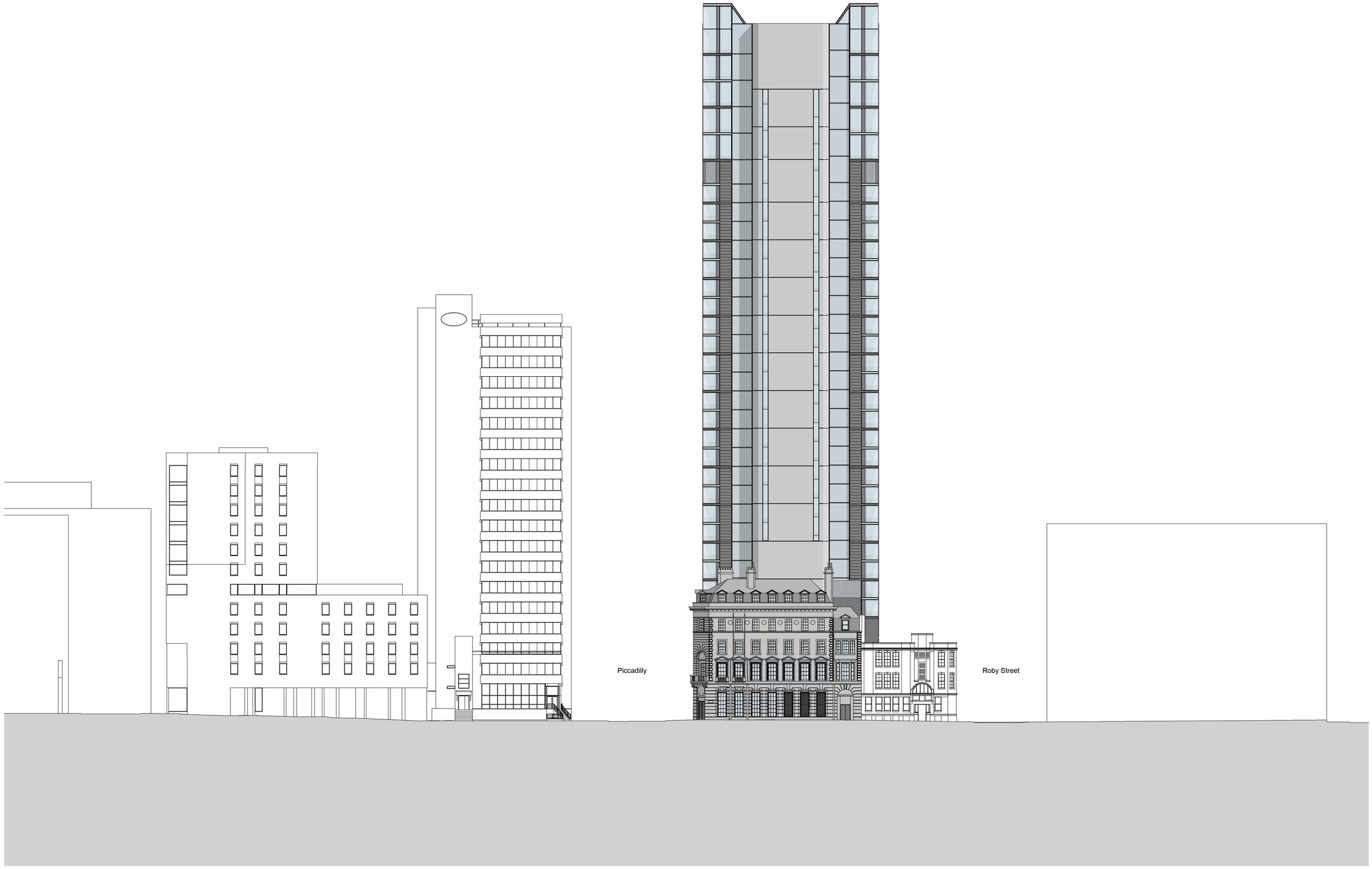
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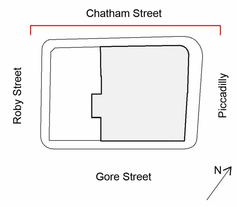
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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Site North Elevation

Drawing Number
HMP-BA-10-EN-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
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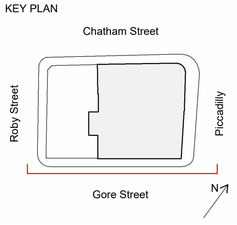
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Project
room2 Hometel Manchester Piccadilly
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Project No. 2211

Drawing Title
Planning
Site South Elevation

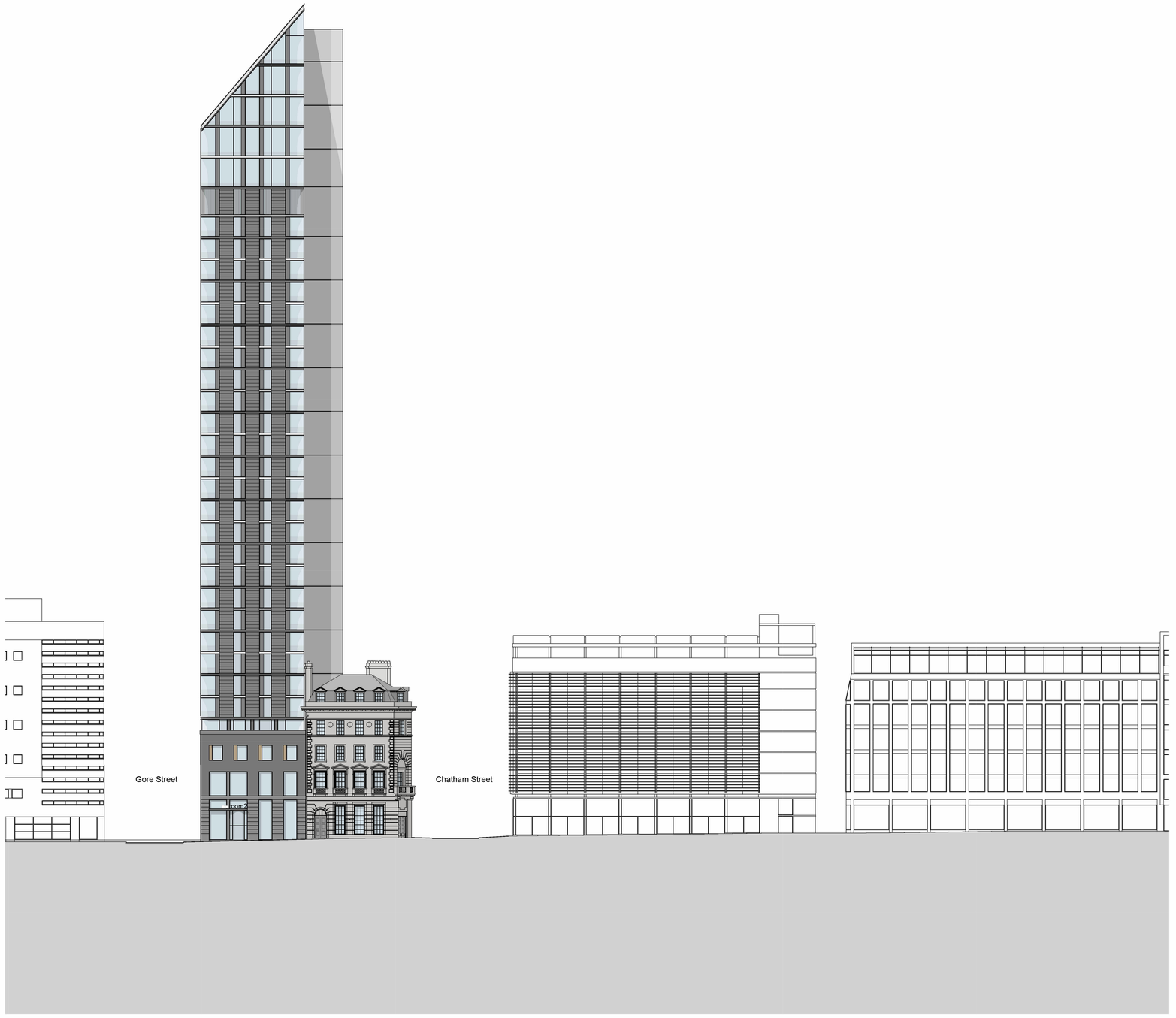
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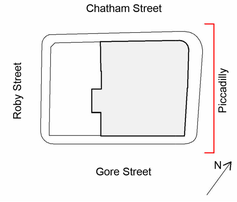
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Project No. 2211

Drawing Title
Planning
Site East Elevation

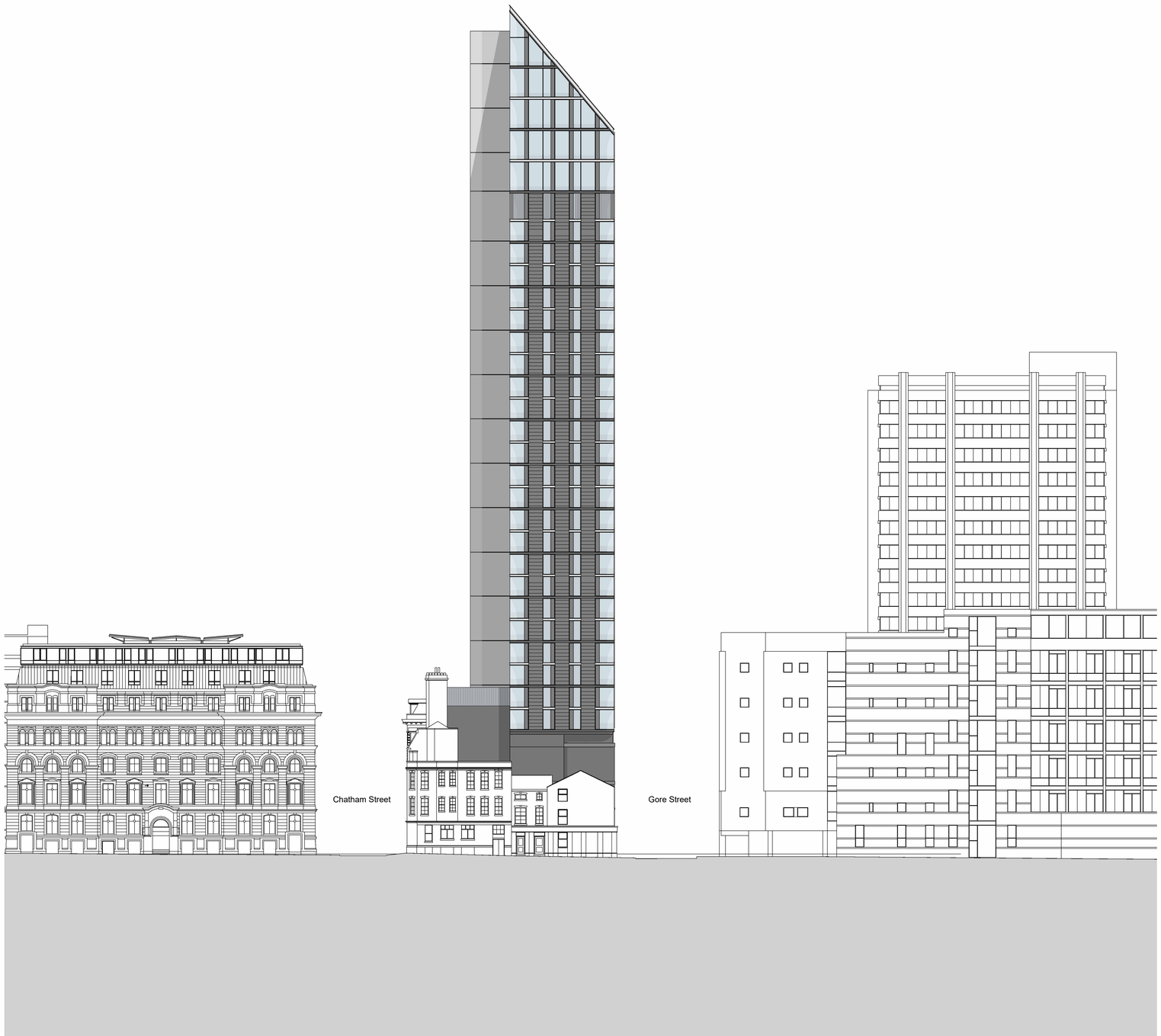
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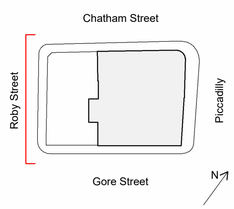
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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Site West Elevation

Drawing Number
HMP-BA-10-EW-DP-A-0

Revision/Suitability
P01 S2

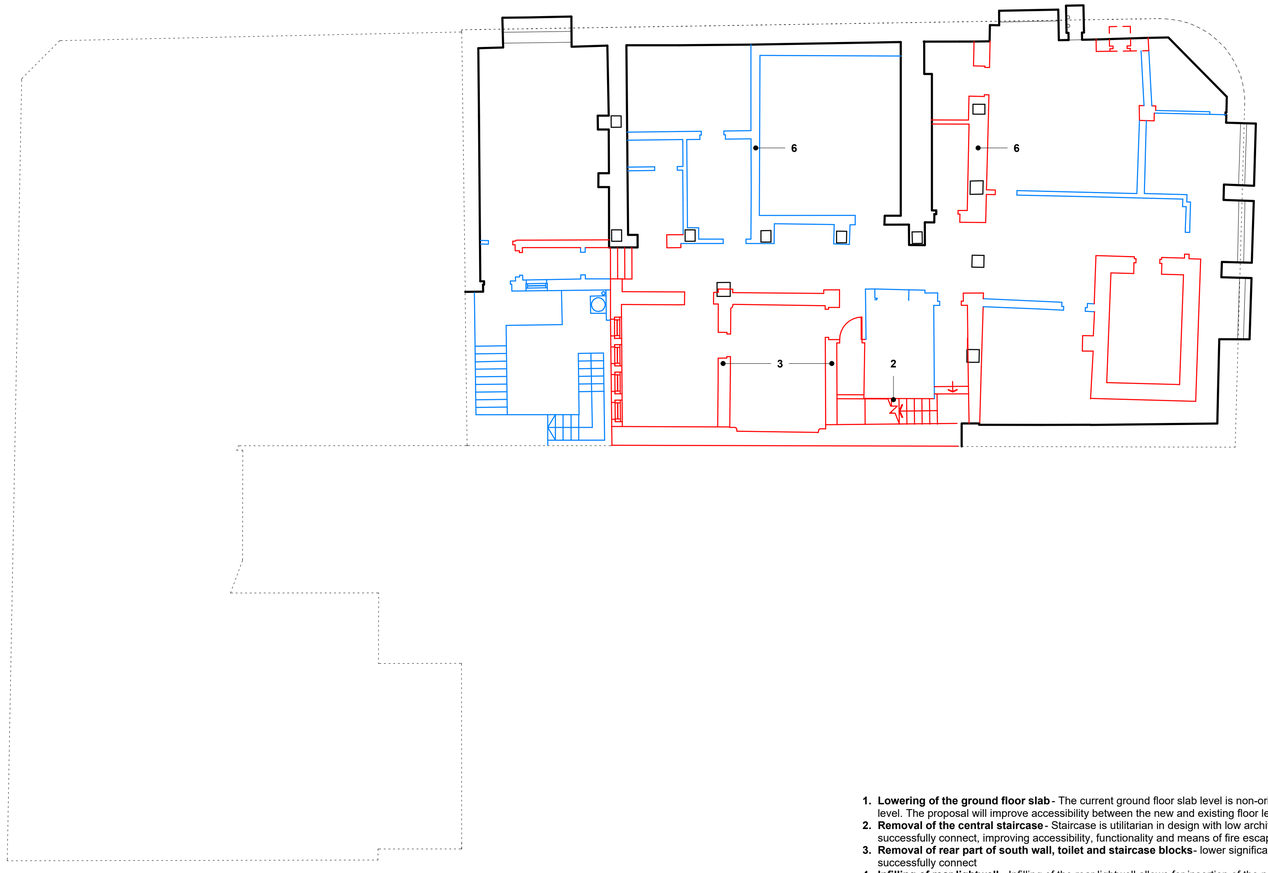
Scale @ A3
1:600

Scale @ A1
As indicated

Revision Date
230609
YY MM DD

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes



1. **Lowering of the ground floor slab** - The current ground floor slab level is non-original, it was later raised higher than the original banking hall that aligned with street level. The proposal will improve accessibility between the new and existing floor levels.
2. **Removal of the central staircase** - Staircase is utilitarian in design with low architectural significance. Removal enables the new and existing building to more successfully connect, improving accessibility, functionality and means of fire escape.
3. **Removal of rear part of south wall, toilet and staircase blocks** - lower significance rear elements, removal will enable the new and existing building to more successfully connect
4. **Infilling of rear lightwell** - Infilling of the rear lightwell allows for insertion of the new core and generates space in centre of plan for accommodation and fire escape from 12 Piccadilly
5. **Removal of stained glass windows to lightwell** - The design intent is to reclaim and repair these windows to be used as a design feature on the building interior
6. **Strategic removal basement walls** – to facilitate space for heavy plant equipment and distribution. This intervention reduces the need for plant on other floor levels, prioritised available space for amenity and front of house functions
7. **Insertion of new mezzanine level** - Lowering of the ground floor slab provides additional height and the insertion of a mezzanine floor generates additional space to support scheme viability
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9. **Levels 1-4 structural openings in masonry walls** - Limited / isolated structural opening formed in walls to allow connection between and into hotel rooms
10. **Infilling of doors and high-level internal windows** - Where existing doorway openings are present; these have been prioritised to retain to provide access into hotel rooms. Where this isn't feasible due to layout constraints, it is proposed to infill these openings
11. **Removal of level 2 escape stair** - Stair is non-original feature and is redundant following the removal of the external fire escape stair.
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13. **Repair of ceilings and covings** - To restore internal heritage ceiling features, celebrating the qualities of the original building.
14. **General refurbishment and upgrade** - The current condition of the interiors is degraded after years of neglect and alterations. The proposal will look to refurbish the in line with modern standards and performance requirements.
15. **Removal of non-original windows to ground floor and levels 3-4** -Current windows to these levels are non-original, they are to be replaced with new multi pane sash windows to match the original condition.
16. **Sash windows refurbished** - Existing panelled sash windows to be refurbished, restored and painted
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Retained Construction

Original Construction

Original construction - Proposed Demolition

Non-original Construction

Non-original Construction - Proposed Demolition

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Project

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Project No. 2211

Drawing Title

Planning
Demolition Basement Plan

Drawing Number
HMP-BA-12-B01-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609

YY MM DD

1. **Removal of roof level fire escape stair** - a non-original building feature that is no longer required for fire escape strategy.
2. **Removal of rear part of south wall, toilet and staircase blocks** - lower significance rear elements, removal will enable the new and existing building to more successfully connect.
3. **Infilling of rear lightwell** - Infilling of the rear lightwell allows for insertion of the new core and generates space in centre of plan for accommodation and fire escape from 12 Piccadilly.
4. **Opening in party wall / gable end** - Forming of structural opening in south façade will enable the new and existing building to more successfully connect.
5. **Removal of stained glass windows to lightwell** - The design intent is to reclaim and repair these windows to be used as a design feature on the building interior.
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8. **Lowering of Ground floor window sills** – This will provide improved transparency and visibly into the original banking hall, now proposed as a café, improving active frontage contribution the adjacent streetscape.
9. **Glazed windows replaced with grillage to Chatham Street** - Louvred grillage required to provide smoke ventilation to the basement and ventilation to the refuse store.
10. **Removal of masonry and new door added on Chatham Street facade**– This window opening has been altered since the original construction, adding a door in the location relates to the original design.
11. **Cleaning / refreshing of existing facade** - To restore / improve the appearance, quality and character of the Union Bank to better match that of its original aesthetics.
12. **Roof refurbished** - Existing roof is in poor condition with water ingress apparent in multiple locations. Replacement, refurbishment and repair of roof will safeguard the condition of the building
13. **Sash windows refurbished** - Existing panelled sash windows to be refurbished, restored and painted
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15. **Strategic removal basement walls** – to facilitate space for heavy plant equipment and distribution. This intervention reduces the need for plant on other floor levels, prioritised available space for amenity and front of house functions



1 East Elevation



2 North Elevation

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Original construction - Proposed Demolition

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Project Project No. 2211

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Drawing Title

Planning
East Elevation, Heritage

Drawing Number HMP-BA-12-EE-DP-A-0

Revision/Suitability P01 S2

Scale @ A3 1:200

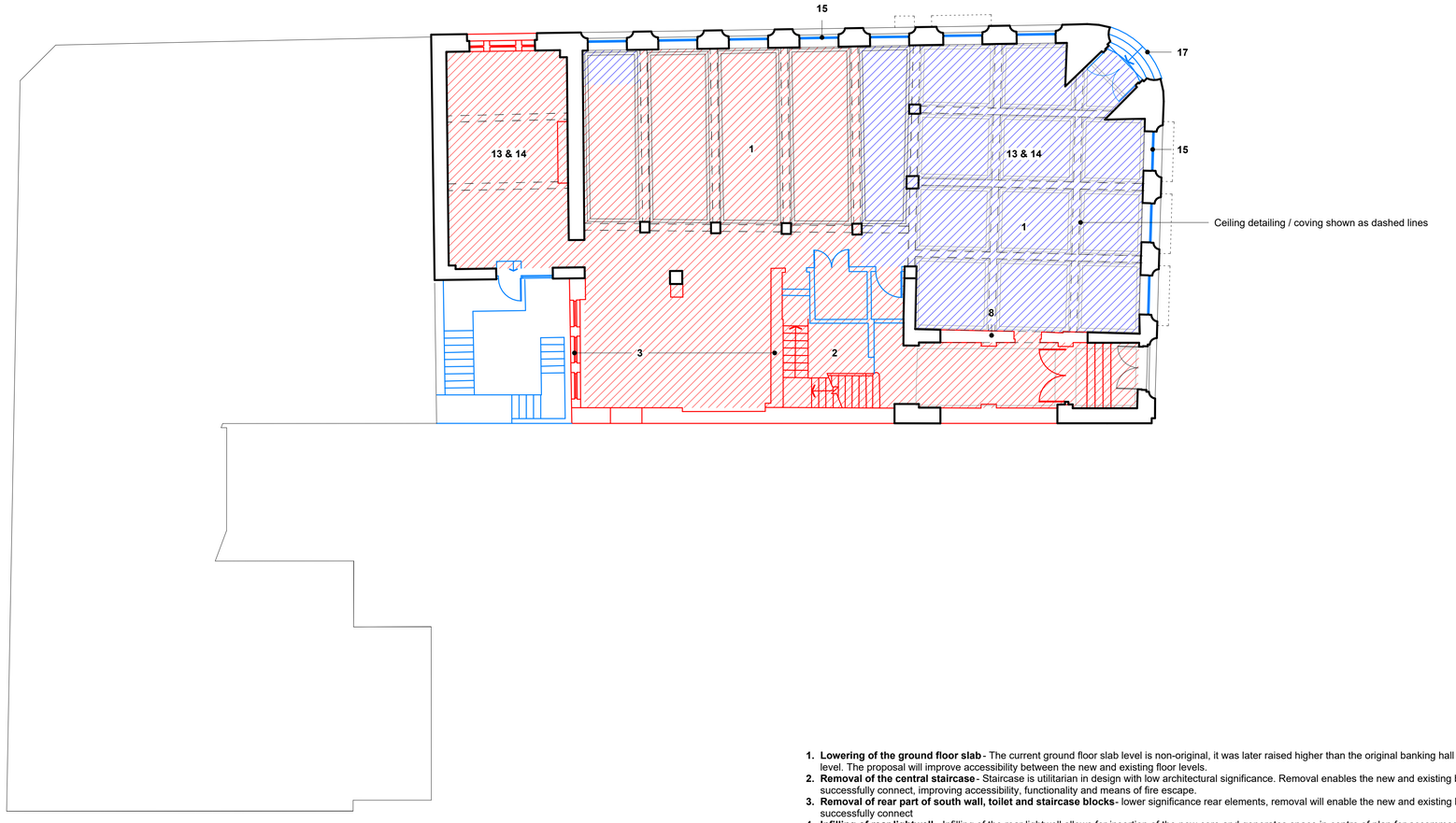
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Revision Date 230609

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Retained Construction

Original Construction

Original construction - Proposed Demolition

Non-original Construction

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Project

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Project No. 2211

Drawing Title

Planning
Demolition Ground Floor Plan

Drawing Number
HMP-BA-12-L00-DP-A-0

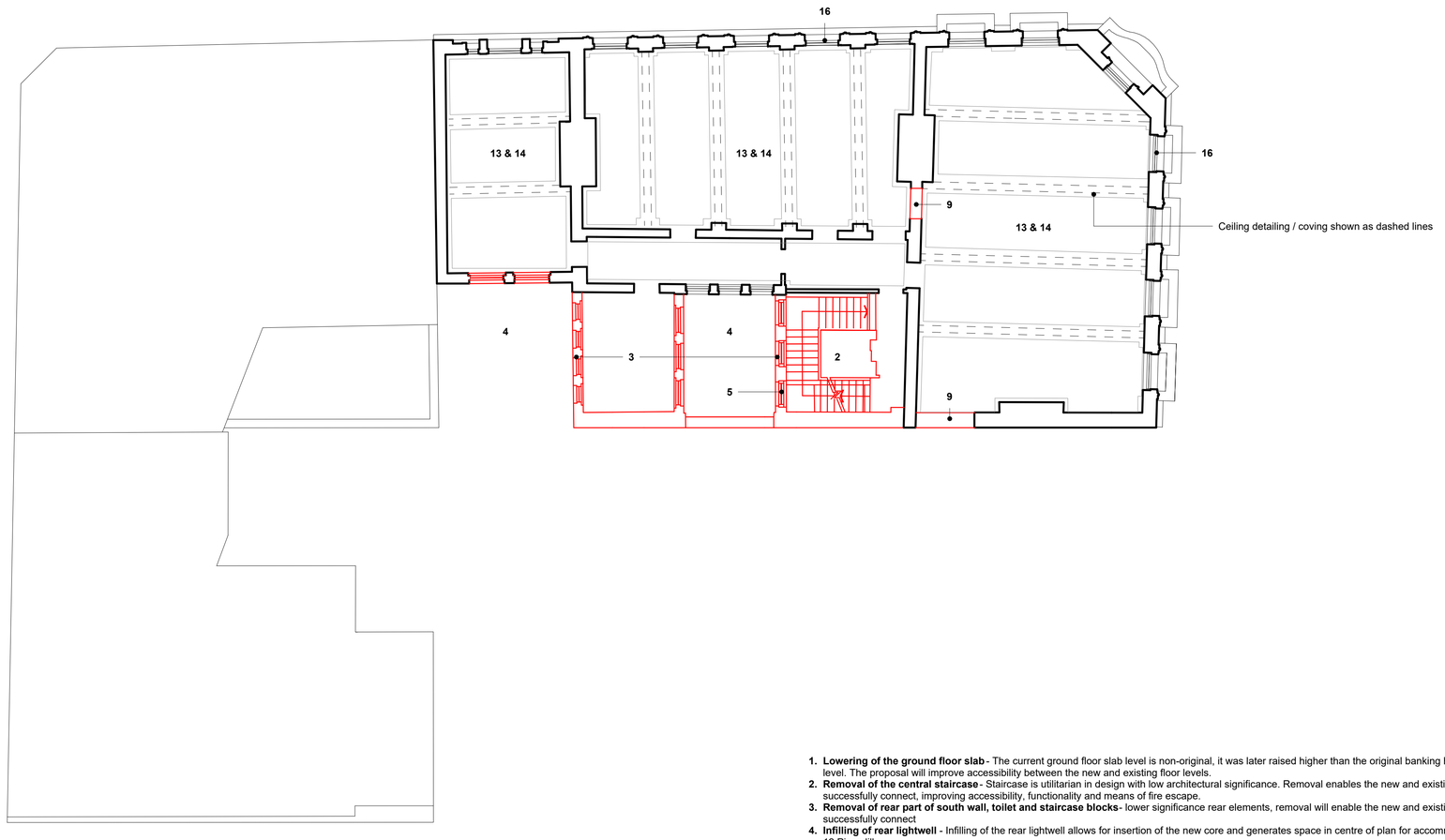
Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Demolition First Floor Plan

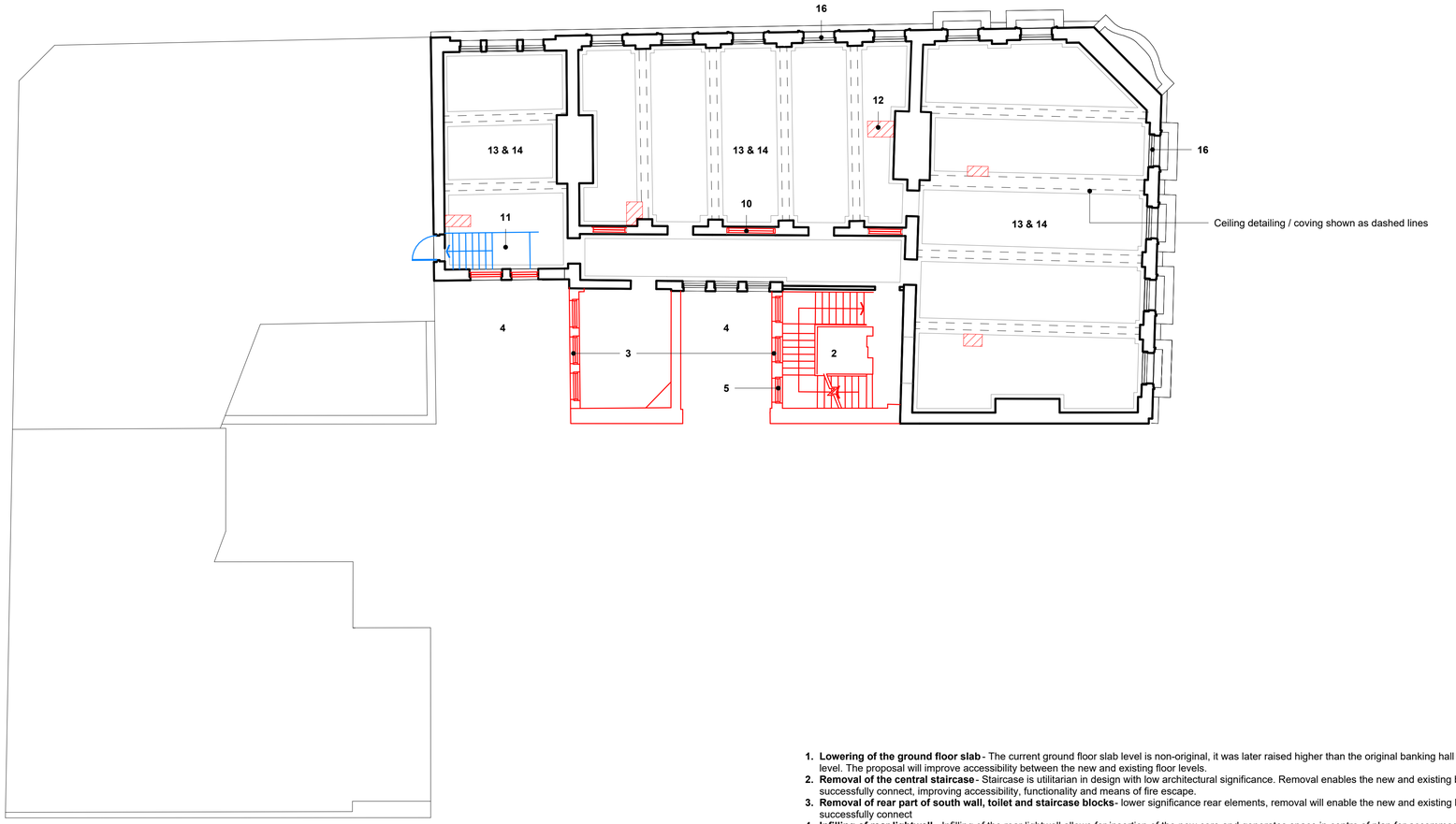
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Revision/Suitability
P01 S2

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Retained Construction

Original Construction

Original construction - Proposed Demolition

Non-original Construction

Non-original Construction - Proposed Demolition

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Project
room2 Hometel Manchester Piccadilly
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Project No. 2211

Drawing Title
Planning
Demolition Second Floor Plan

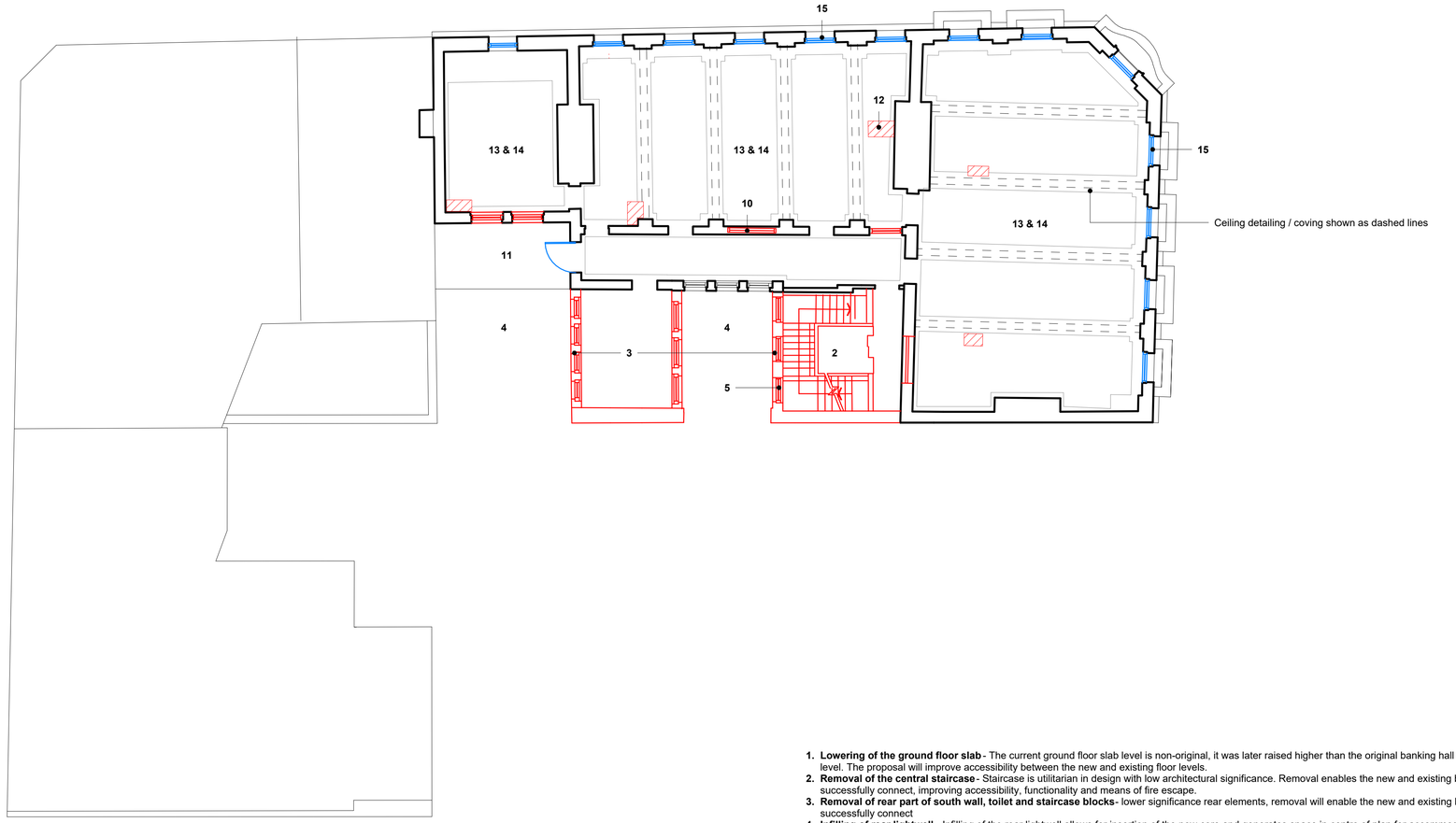
Drawing Number
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P01 S2

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Drawing Title
Planning
Demolition Third Floor Plan

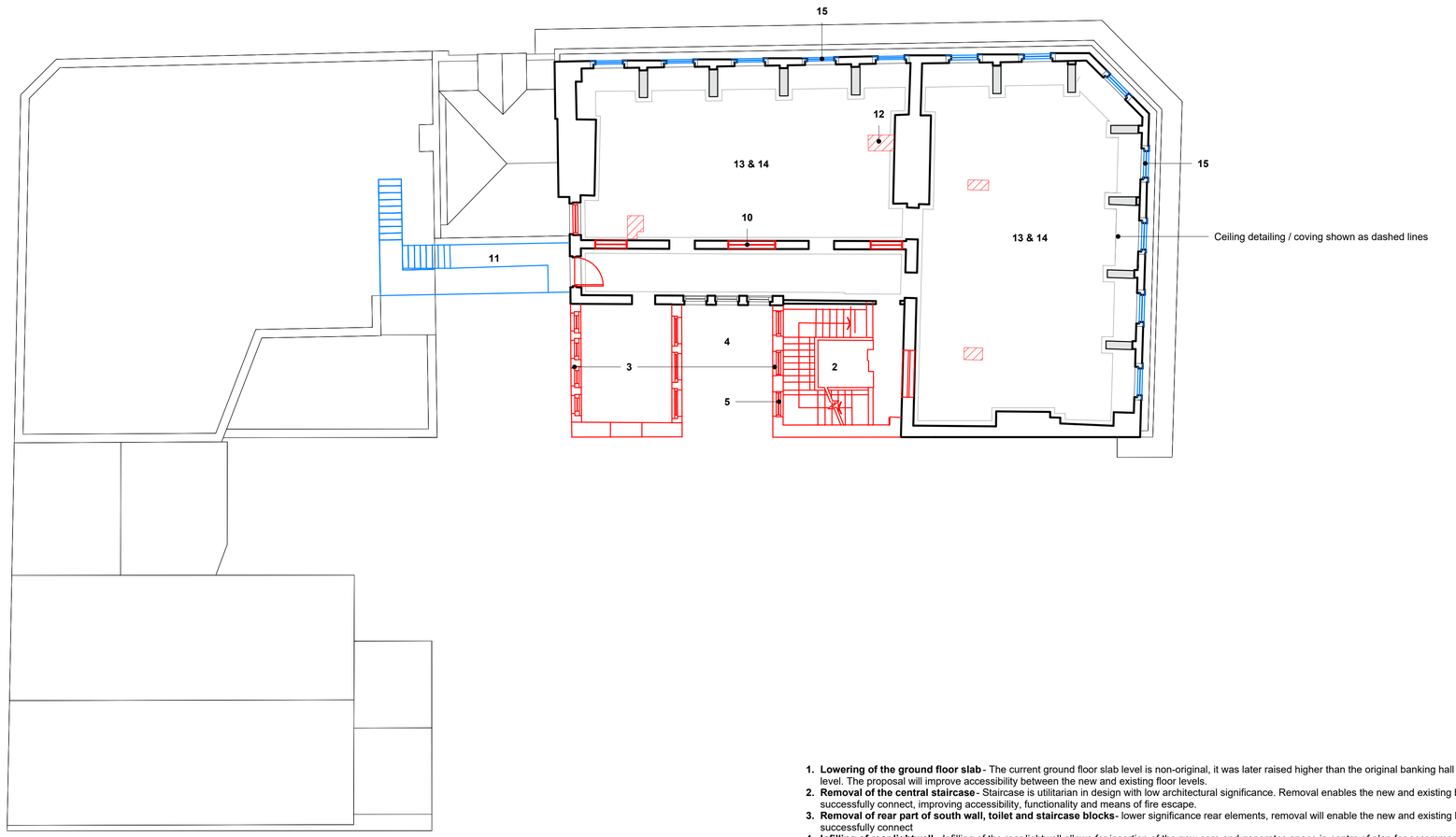
Drawing Number
HMP-BA-12-L03-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

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Retained Construction

Original Construction

Original construction - Proposed Demolition

Non-original Construction

Non-original Construction - Proposed Demolition

1. **Lowering of the ground floor slab** - The current ground floor slab level is non-original, it was later raised higher than the original banking hall that aligned with street level. The proposal will improve accessibility between the new and existing floor levels.
2. **Removal of the central staircase** - Staircase is utilitarian in design with low architectural significance. Removal enables the new and existing building to more successfully connect, improving accessibility, functionality and means of fire escape.
3. **Removal of rear part of south wall, toilet and staircase blocks** - lower significance rear elements, removal will enable the new and existing building to more successfully connect
4. **Infilling of rear lightwell** - Infilling of the rear lightwell allows for insertion of the new core and generates space in centre of plan for accommodation and fire escape from 12 Piccadilly
5. **Removal of stained glass windows to lightwell** - The design intent is to reclaim and repair these windows to be used as a design feature on the building interior
6. **Strategic removal basement walls** – to facilitate space for heavy plant equipment and distribution. This intervention reduces the need for plant on other floor levels, prioritised available space for amenity and front of house functions
7. **Insertion of new mezzanine level** - Lowering of the ground floor slab provides additional height and the insertion of a mezzanine floor generates additional space to support scheme viability
8. **Removal of internal walls at ground floor** - removal of these elements will enable the new and existing building to more successfully connect, improving accessibility and functionality in these key front of house spaces.
9. **Levels 1-4 structural openings in masonry walls** - Limited / isolated structural opening formed in walls to allow connection between and into hotel rooms
10. **Infilling of doors and high-level internal windows** - Where existing doorway openings are present; these have been prioritised to retain to provide access into hotel rooms. Where this isn't feasible due to layout constraints, it is proposed to infill these openings
11. **Removal of level 2 escape stair** - Stair is non-original feature and is redundant following the removal of the external fire escape stair.
12. **Structural openings in floor slabs** - Openings required to enable risers and gravity water drainage system distribution from individual hotel room ensuites to basement level.
13. **Repair of ceilings and covings** - To restore internal heritage ceiling features, celebrating the qualities of the original building.
14. **General refurbishment and upgrade** - The current condition of the interiors is degraded after years of neglect and alterations. The proposal will look to refurbish the in line with modern standards and performance requirements.
15. **Removal of non-original windows to ground floor and levels 3-4** -Current windows to these levels are non-original, they are to be replaced with new multi pane sash windows to match the original condition.
16. **Sash windows refurbished** - Existing panelled sash windows to be refurbished, restored and painted
17. **Removal of ground floor corner stair** - This staircase is a non-original feature of the building that was installed when the banking hall was later raised higher than street level.

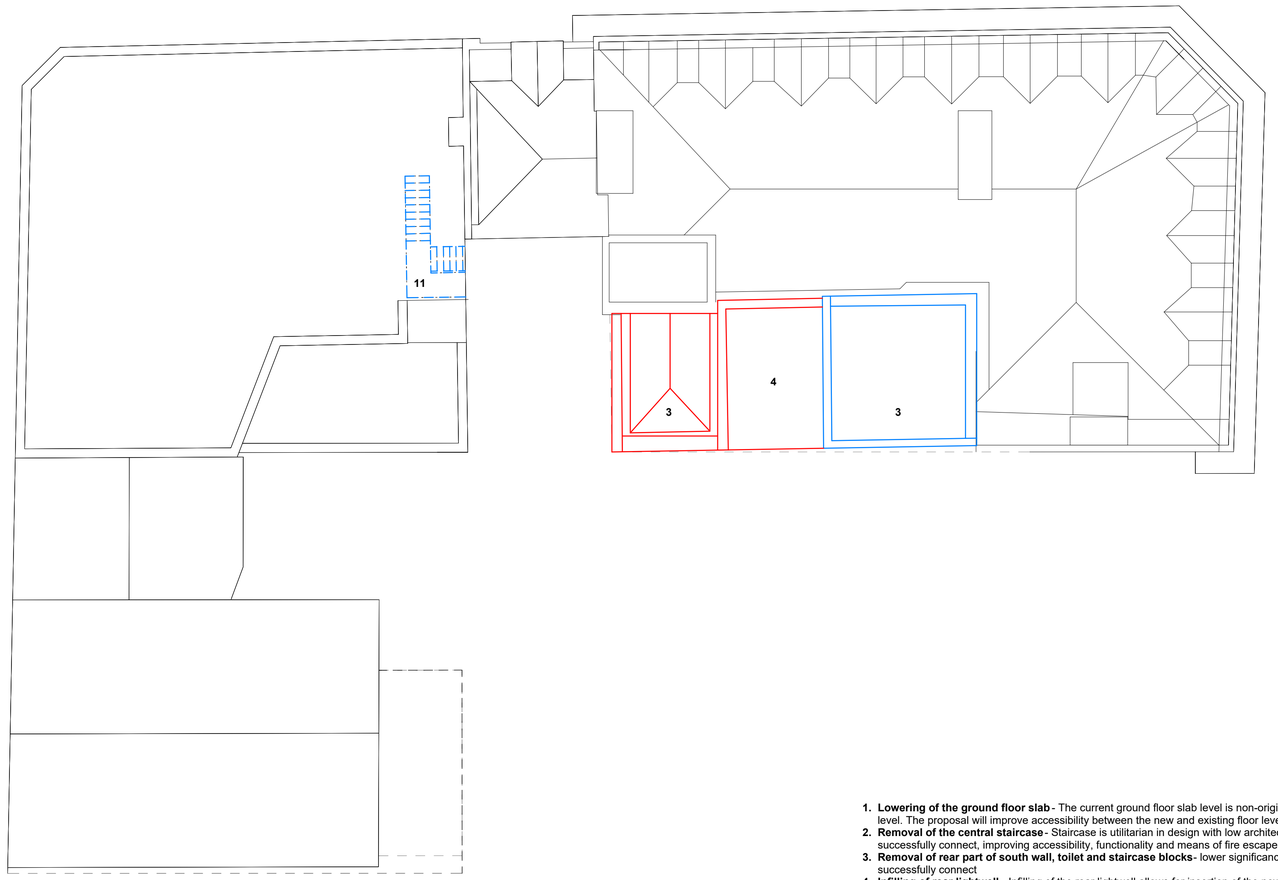
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Project: room2 Hometel Manchester Piccadilly
Project No. 2211
Northside (Manchester Ltd)

Drawing Title
Planning
Demolition Fourth Floor Plan

Drawing Number: HMP-BA-12-L04-DP-A-0
Revision/Suitability: P01 S2

Scale @ A3: 1:200
Scale @ A1: 1 : 100
Revision Date: 230609
YY MM DD



1. **Lowering of the ground floor slab** - The current ground floor slab level is non-original, it was later raised higher than the original banking hall that aligned with street level. The proposal will improve accessibility between the new and existing floor levels.
2. **Removal of the central staircase** - Staircase is utilitarian in design with low architectural significance. Removal enables the new and existing building to more successfully connect, improving accessibility, functionality and means of fire escape.
3. **Removal of rear part of south wall, toilet and staircase blocks** - lower significance rear elements, removal will enable the new and existing building to more successfully connect
4. **Infilling of rear lightwell** - Infilling of the rear lightwell allows for insertion of the new core and generates space in centre of plan for accommodation and fire escape from 12 Piccadilly
5. **Removal of stained glass windows to lightwell** - The design intent is to reclaim and repair these windows to be used as a design feature on the building interior
6. **Strategic removal basement walls** – to facilitate space for heavy plant equipment and distribution. This intervention reduces the need for plant on other floor levels, prioritised available space for amenity and front of house functions
7. **Insertion of new mezzanine level** - Lowering of the ground floor slab provides additional height and the insertion of a mezzanine floor generates additional space to support scheme viability
8. **Removal of internal walls at ground floor** - removal of these elements will enable the new and existing building to more successfully connect, improving accessibility and functionality in these key front of house spaces.
9. **Levels 1-4 structural openings in masonry walls** - Limited / isolated structural opening formed in walls to allow connection between and into hotel rooms
10. **Infilling of doors and high-level internal windows** - Where existing doorway openings are present; these have been prioritised to retain to provide access into hotel rooms. Where this isn't feasible due to layout constraints, it is proposed to infill these openings
11. **Removal of level 2 escape stair** - Stair is non-original feature and is redundant following the removal of the external fire escape stair.
12. **Structural openings in floor slabs** - Openings required to enable risers and gravity water drainage system distribution from individual hotel room ensuites to basement level.
13. **Repair of ceilings and covings** - To restore internal heritage ceiling features, celebrating the qualities of the original building.
14. **General refurbishment and upgrade** - The current condition of the interiors is degraded after years of neglect and alterations. The proposal will look to refurbish the in line with modern standards and performance requirements.
15. **Removal of non-original windows to ground floor and levels 3-4** -Current windows to these levels are non-original, they are to be replaced with new multi pane sash windows to match the original condition.
16. **Sash windows refurbished** - Existing panelled sash windows to be refurbished, restored and painted
17. **Removal of ground floor corner stair** - This staircase is a non-original feature of the building that was installed when the banking hall was later raised higher than street level.

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

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Retained Construction

Original Construction

Original construction - Proposed Demolition

Non-original Construction

Non-original Construction - Proposed Demolition

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Demolition Fifth Floor Plan

Drawing Number
HMP-BA-12-L05-DP-A-0

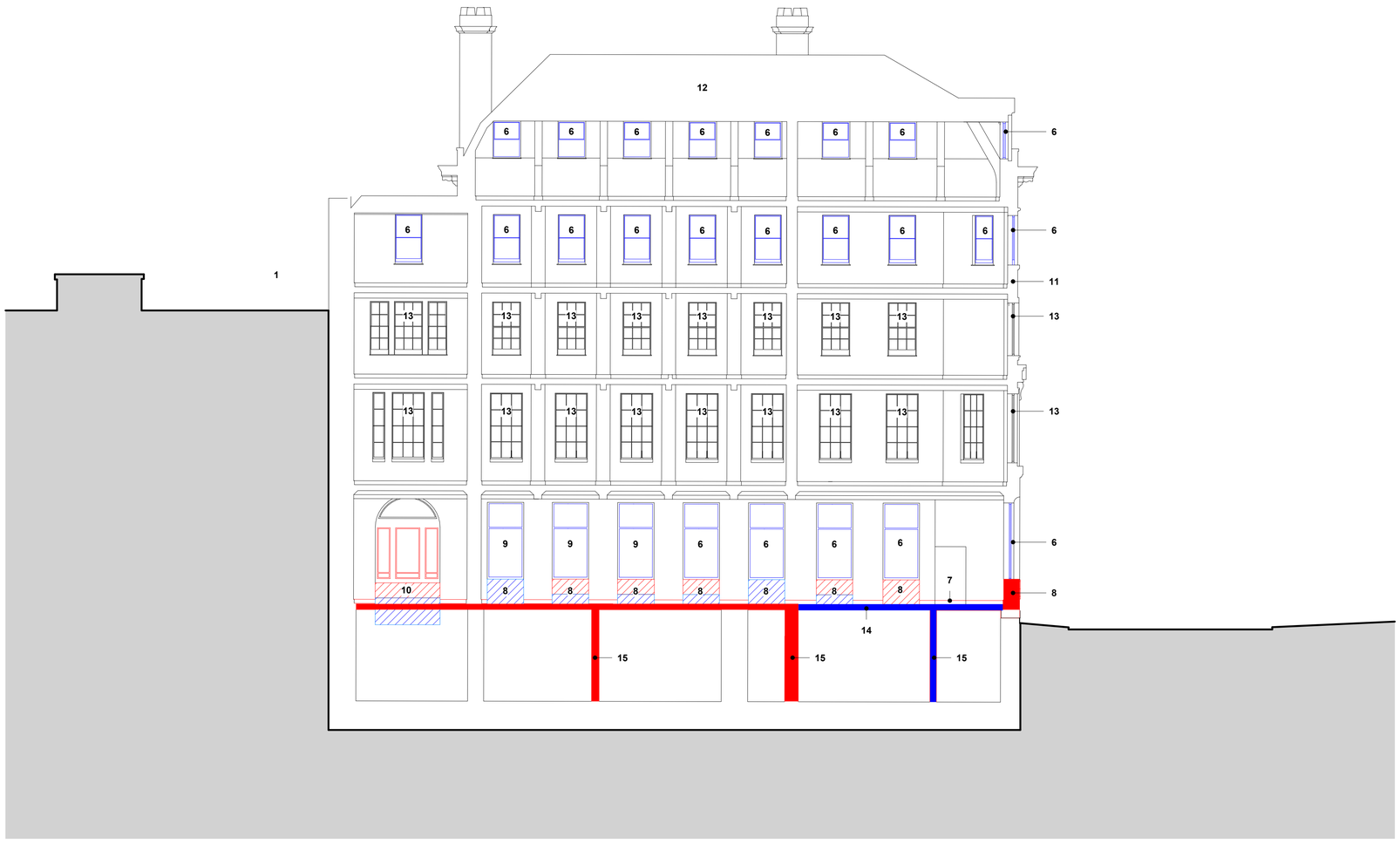
Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD

1. **Removal of roof level fire escape stair** - a non-original building feature that is no longer required for fire escape strategy.
2. **Removal of rear part of south wall, toilet and staircase blocks** - lower significance rear elements, removal will enable the new and existing building to more successfully connect.
3. **Infilling of rear lightwell** - Infilling of the rear lightwell allows for insertion of the new core and generates space in centre of plan for accommodation and fire escape from 12 Piccadilly.
4. **Opening in party wall / gable end** - Forming of structural opening in south façade will enable the new and existing building to more successfully connect.
5. **Removal of stained glass windows to lightwell** - The design intent is to reclaim and repair these windows to be used as a design feature on the building interior.
6. **Removal of non-original windows to ground floor and levels 3-4** - Current windows to these levels are non-original, they are to be replaced with new multi pane sash windows to match the original condition.
7. **Removal of ground floor corner stair** - This staircase is a non-original feature of the building that was installed when the banking hall was later raised higher than street level.
8. **Lowering of Ground floor window sills** – This will provide improved transparency and visibly into the original banking hall, now proposed as a café, improving active frontage contribution the adjacent streetscape.
9. **Glazed windows replaced with grillage to Chatham Street** - Louvred grillage required to provide smoke ventilation to the basement and ventilation to the refuse store.
10. **Removal of masonry and new door added on Chatham Street facade**– This window opening has been altered since the original construction, adding a door in the location relates to the original design.
11. **Cleaning / refreshing of existing facade** - To restore / improve the appearance, quality and character of the Union Bank to better match that of its original aesthetics.
12. **Roof refurbished** - Existing roof is in poor condition with water ingress apparent in multiple locations. Replacement, refurbishment and repair of roof will safeguard the condition of the building
13. **Sash windows refurbished** - Existing panelled sash windows to be refurbished, restored and painted
14. **Lowering of the ground floor slab** - The current ground floor slab level is non-original, it was later raised higher than the original banking hall that aligned with street level. The proposal will improve accessibility between the new and existing floor levels.
15. **Strategic removal basement walls** – to facilitate space for heavy plant equipment and distribution. This intervention reduces the need for plant on other floor levels, prioritised available space for amenity and front of house functions



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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Retained Construction

Original Construction

Original construction - Proposed Demolition

Non-original Construction

Non-original Construction - Proposed Demolition

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Project Project No. 2211

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Drawing Title

Planning
Demolition North Section, Heritage

Drawing Number HMP-BA-12-SN-DP-A-0

Revision/Suitability P01 S2

Scale @ A3 1:200

Scale @ A1 1 : 100

Revision Date 230609

YY MM DD



Room types

- Back of house
- Core / circulation
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Basement floor plan

Drawing Number
HMP-BA-20-B01-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



Room types

- Back of house
- Core / circulation
- Front of house
- Plant
- Retail / food / beverage

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Ground Floor Plan

Drawing Number
HMP-BA-20-L00-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



Room types

- Back of house
- Core / circulation
- Front of house
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 1 floor plan

Drawing Number
HMP-BA-20-L01-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



Room types

- Back of house
- Core / circulation
- Aparthotel room
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 2 floor plan

Drawing Number
HMP-BA-20-L02-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



Room types

- Back of house
- Core / circulation
- Aparthotel room
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 3 floor plan

Drawing Number
HMP-BA-20-L03-DP-A-0

Revision/Suitability
P02 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230623
YY MM DD



Room types

- Back of house
- Core / circulation
- Aparthotel room
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 4 floor plan

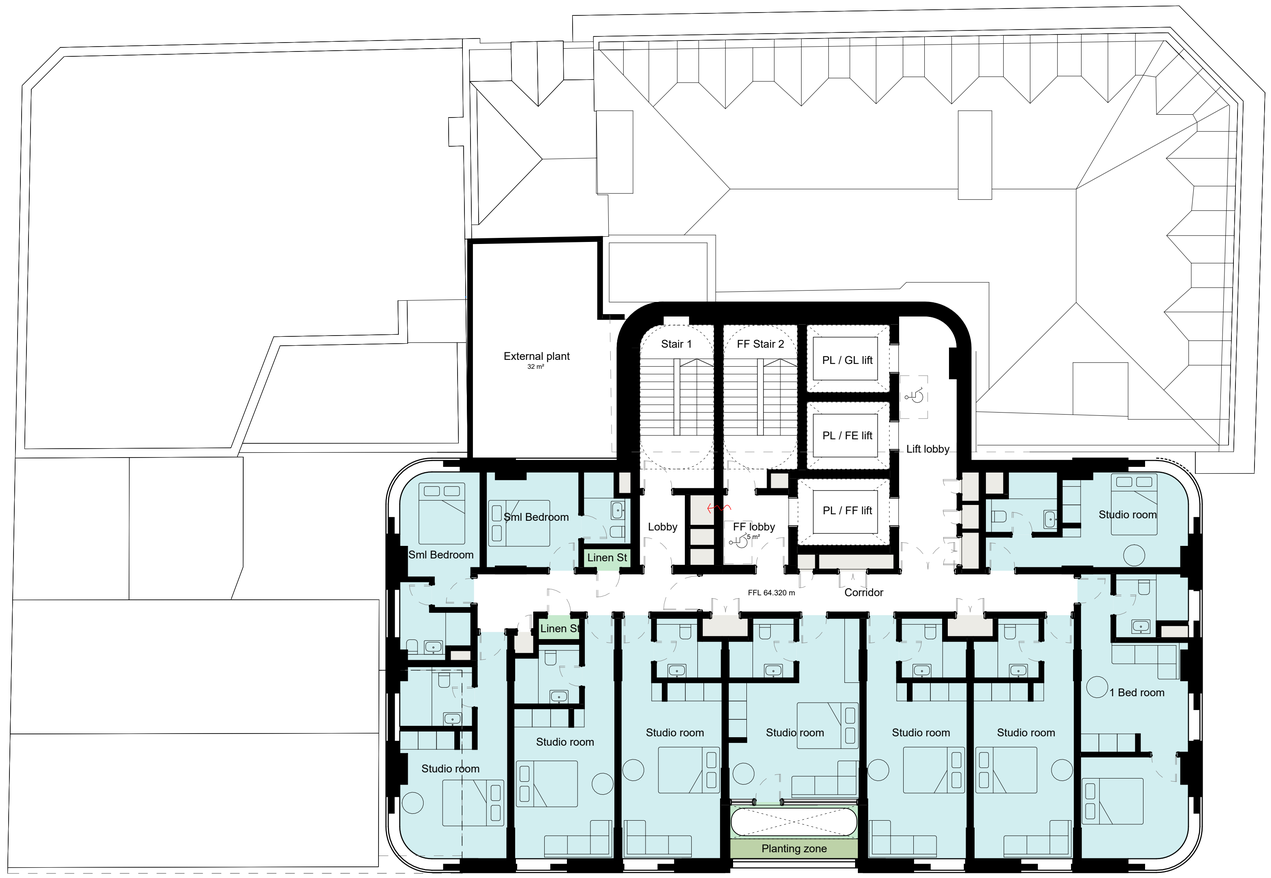
Drawing Number
HMP-BA-20-L04-DP-A-0

Revision/Suitability
P02 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230623
YY MM DD



Room types

- Back of house
- Core / circulation
- Aparthotel room
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 5 floor plan

Drawing Number
HMP-BA-20-L05-DP-A-0

Revision/Suitability
P02 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230623
YY MM DD

Room types

- Back of house
- Core / circulation
- Aparthotel room
- Plant



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 6-20 floor plans

Drawing Number
HMP-BA-20-L06-DP-A-0

Revision/Suitability
P02 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230623
YY MM DD

Room types

- Back of house
- Core / circulation
- Aparthotel room
- Plant



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 21-24 floor plans

Drawing Number
HMP-BA-20-L21-DP-A-0

Revision/Suitability
P02 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230623
YY MM DD

Room types

- Back of house
- Core / circulation
- Aparthotel room
- Plant



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 25-26 floor plans

Drawing Number
HMP-BA-20-L25-DP-A-0

Revision/Suitability
P02 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230623
YY MM DD



Room types

- Back of house
- Core / circulation
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 27 floor plan

Drawing Number
HMP-BA-20-L27-DP-A-0

Revision/Suitability
P02 S2

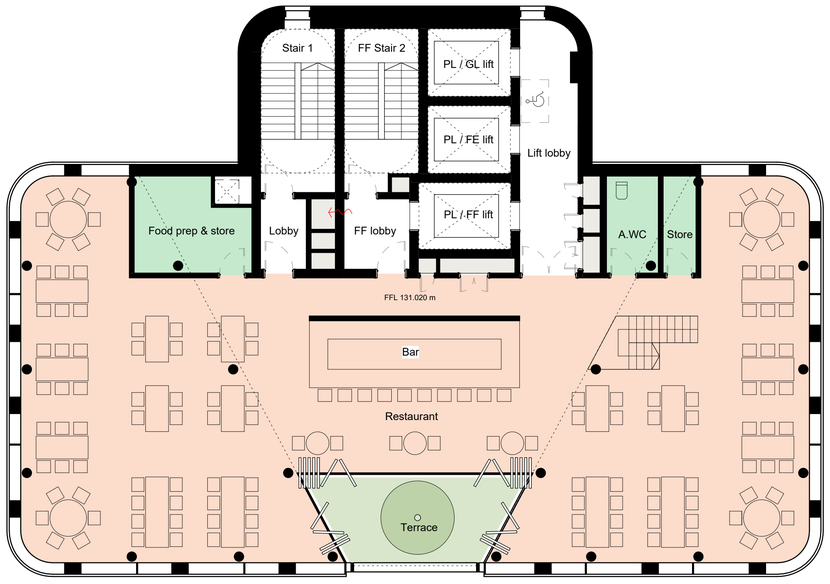
Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230623
YY MM DD

Room types

- Back of house
- Core / circulation
- Plant
- Retail / food / beverage



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 28 floor plan

Drawing Number
HMP-BA-20-L28-DP-A-0

Revision/Suitability
P01 S2

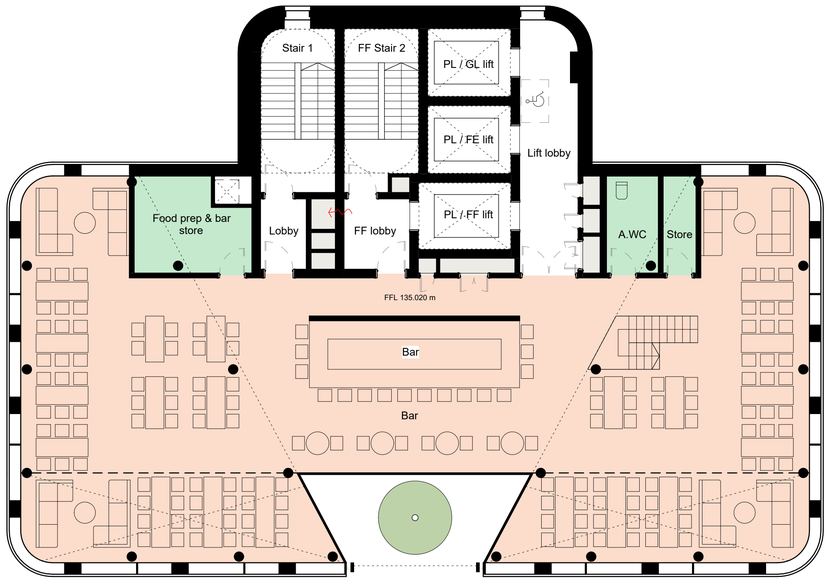
Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD

Room types

- Back of house
- Plant
- Retail / food / beverage



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 29 floor plan

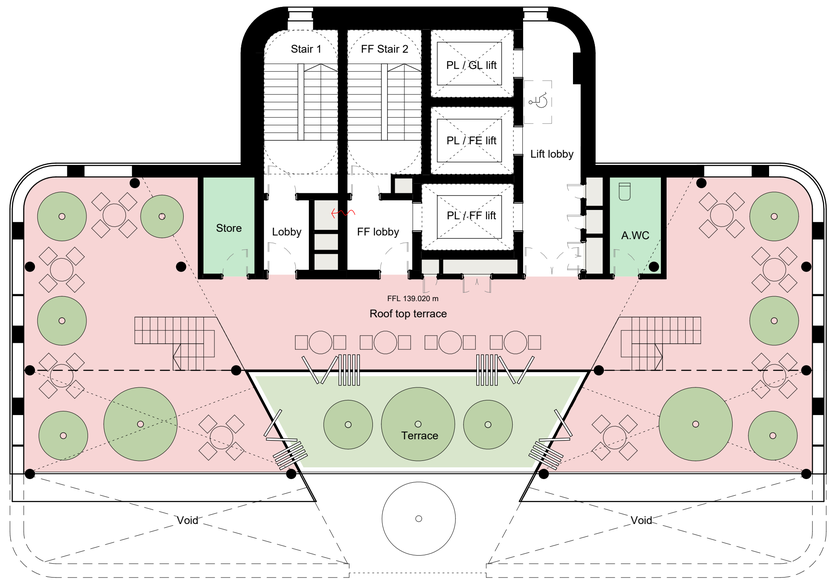
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HMP-BA-20-L29-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



Room types

- Back of house
- Front of house
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 30 floor plan

Drawing Number
HMP-BA-20-L30-DP-A-0

Revision/Suitability
P01 S2

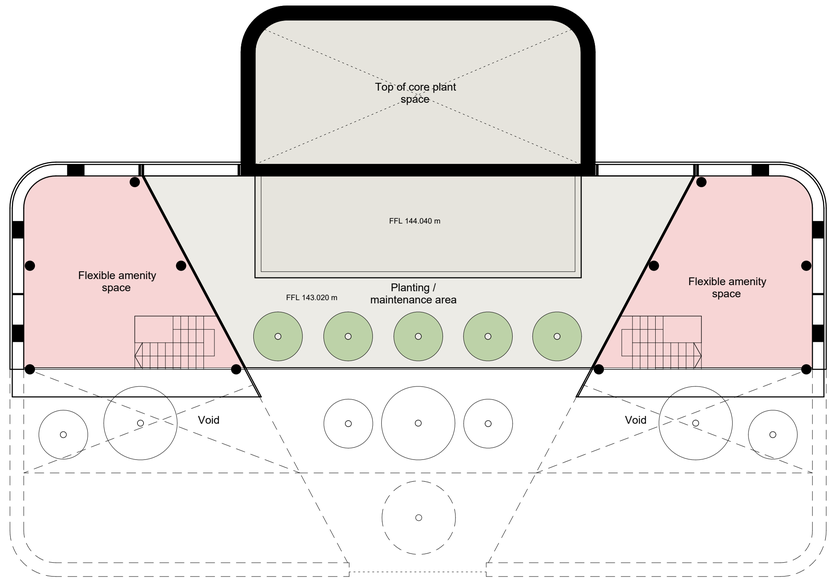
Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD

Room types

- Front of house
- Plant



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA
P02	230623	Issued for Planning	KC	JA

Notes

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Project
room2 Hometel Manchester Piccadilly
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Project No. 2211

Drawing Title
Planning
Level 31 floor plan

Drawing Number
HMP-BA-20-L31-DP-A-0

Revision/Suitability
P02 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230623
YY MM DD



Room types

- Back of house
- Core / circulation
- Front of house
- Plant

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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Project
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Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Mezzanine floor plan

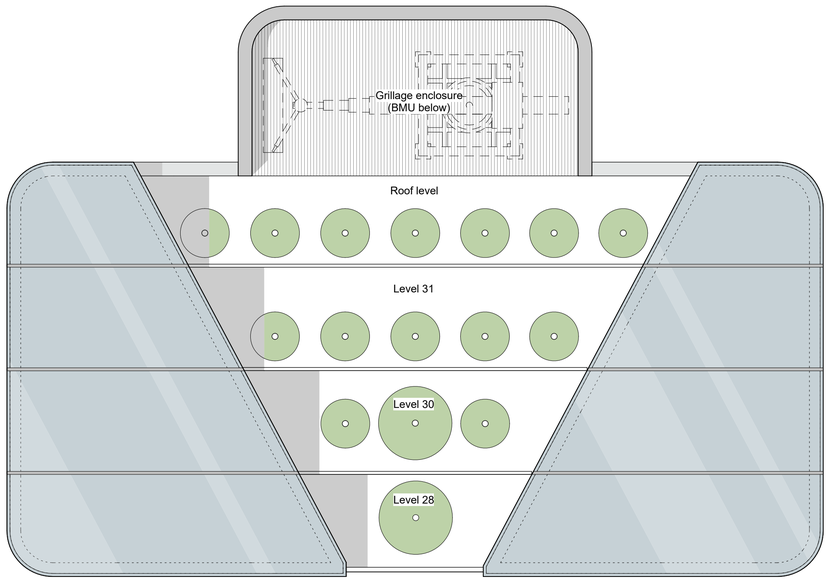
Drawing Number
HMP-BA-20-M01-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Roof

Drawing Number
HMP-BA-20-R00-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

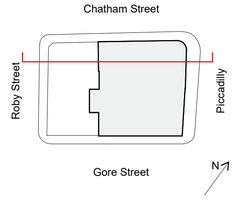
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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
North Section

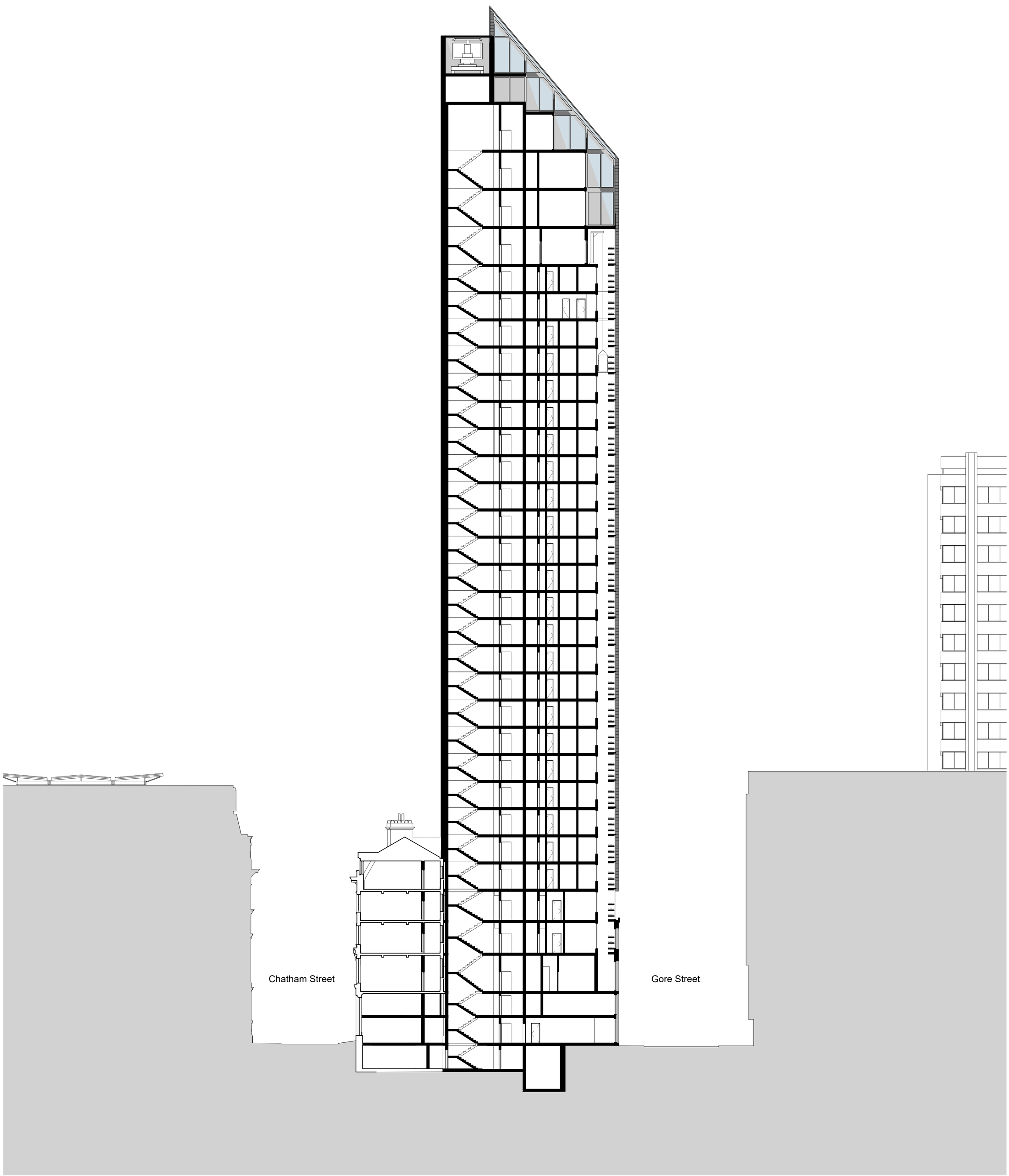
Drawing Number
HMP-BA-20-SN1-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:400

Scale @ A1
1 : 200

Revision Date
230609
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

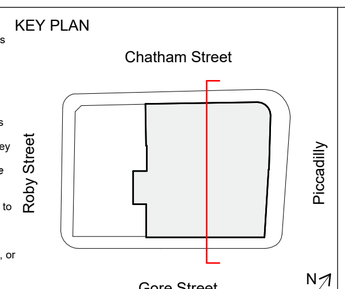
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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
West Section

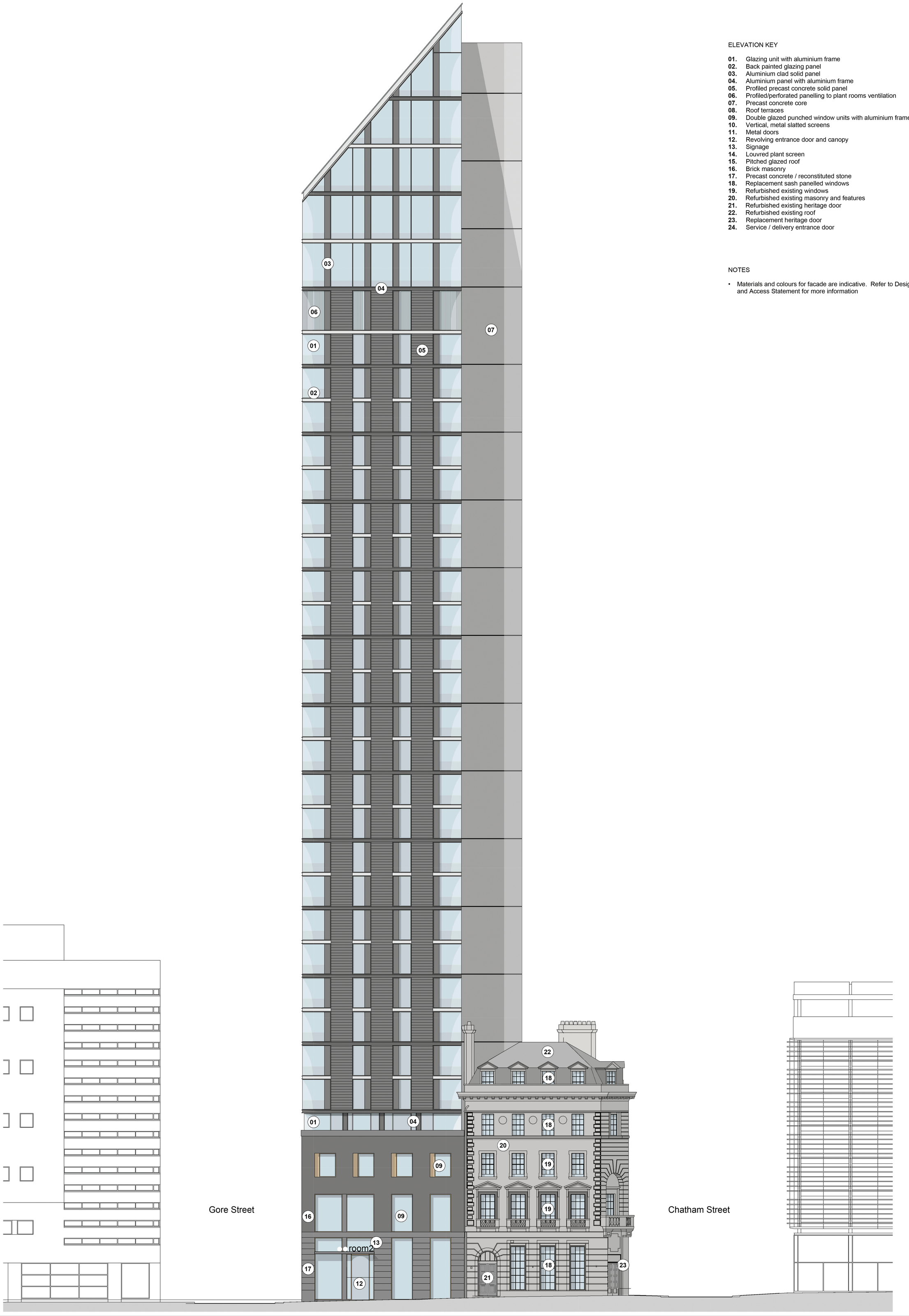
Drawing Number
HMP-BA-20-SW1-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:400

Scale @ A1
1 : 200

Revision Date
230609
YY MM DD



ELEVATION KEY

01. Glazing unit with aluminium frame
02. Back painted glazing panel
03. Aluminium clad solid panel
04. Aluminium panel with aluminium frame
05. Profiled precast concrete solid panel
06. Profiled/perforated panelling to plant rooms ventilation
07. Precast concrete core
08. Roof terraces
09. Double glazed punched window units with aluminium frames
10. Vertical, metal slatted screens
11. Metal doors
12. Revolving entrance door and canopy
13. Signage
14. Louvred plant screen
15. Pitched glazed roof
16. Brick masonry
17. Precast concrete / reconstituted stone
18. Replacement sash panelled windows
19. Refurbished existing windows
20. Refurbished existing masonry and features
21. Refurbished existing heritage door
22. Refurbished existing roof
23. Replacement heritage door
24. Service / delivery entrance door

NOTES

- Materials and colours for facade are indicative. Refer to Design and Access Statement for more information

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

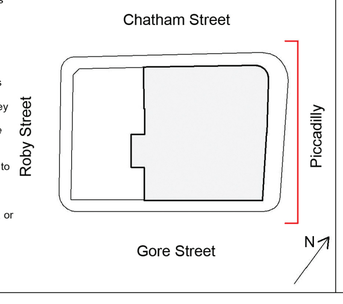
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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
East Elevation

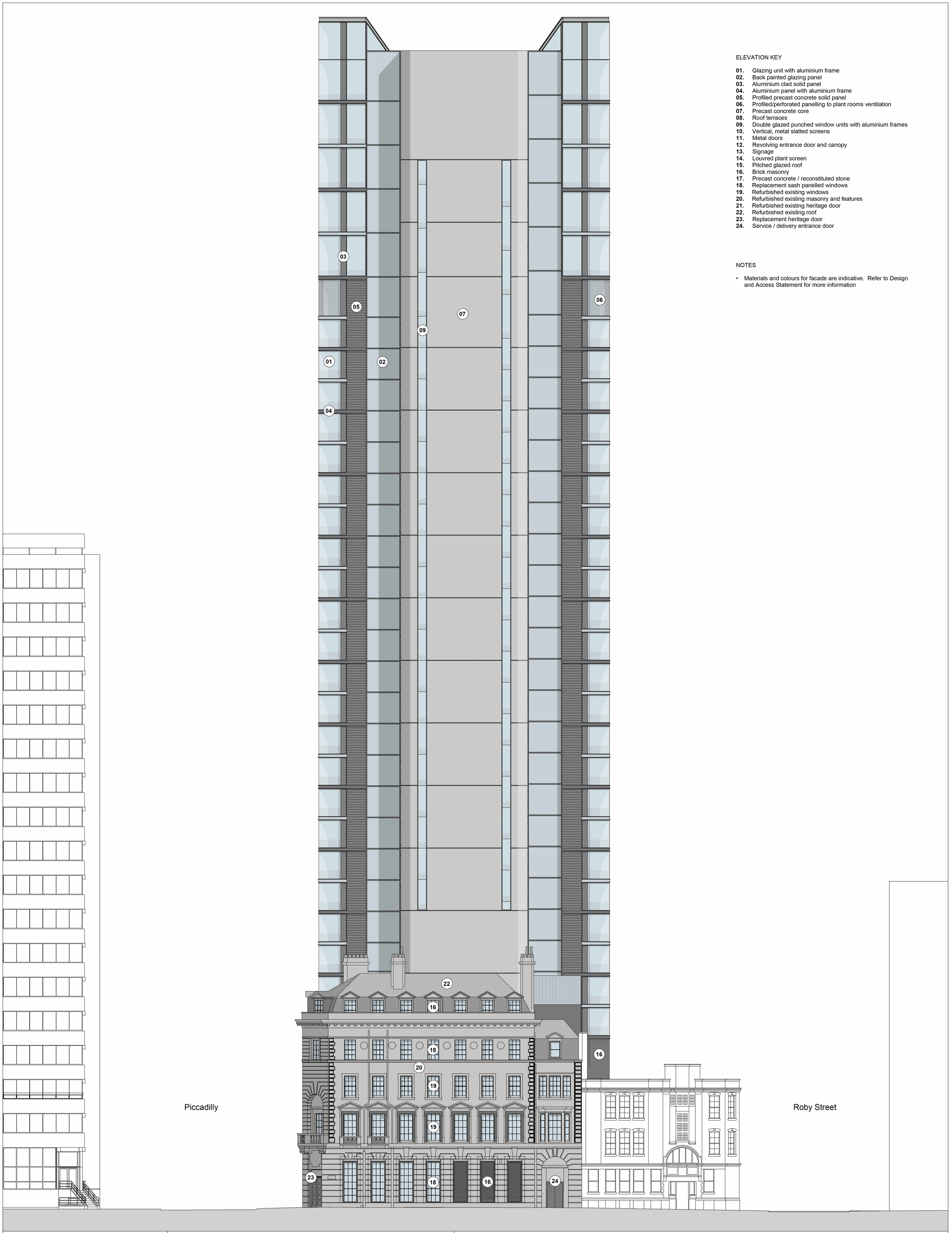
Drawing Number
HMP-BA-21-EE-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:300

Scale @ A1
1 : 150

Revision Date
230609
YY MM DD



ELEVATION KEY

01. Glazing unit with aluminium frame
02. Back painted glazing panel
03. Aluminium clad solid panel
04. Aluminium panel with aluminium frame
05. Profiled precast concrete solid panel
06. Profiled/perforated panelling to plant rooms ventilation
07. Precast concrete core
08. Roof terraces
09. Double glazed punched window units with aluminium frames
10. Vertical, metal slatted screens
11. Metal doors
12. Revolving entrance door and canopy
13. Signage
14. Louvred plant screen
15. Pitched glazed roof
16. Brick masonry
17. Precast concrete / reconstituted stone
18. Replacement sash panelled windows
19. Refurbished existing windows
20. Refurbished existing masonry and features
21. Refurbished existing heritage door
22. Refurbished existing roof
23. Replacement heritage door
24. Service / delivery entrance door

NOTES

- Materials and colours for facade are indicative. Refer to Design and Access Statement for more information

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

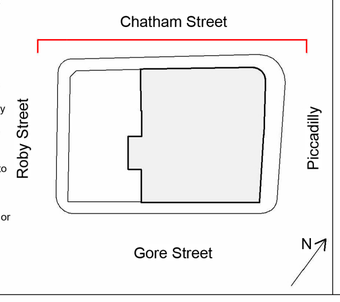
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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
North Elevation

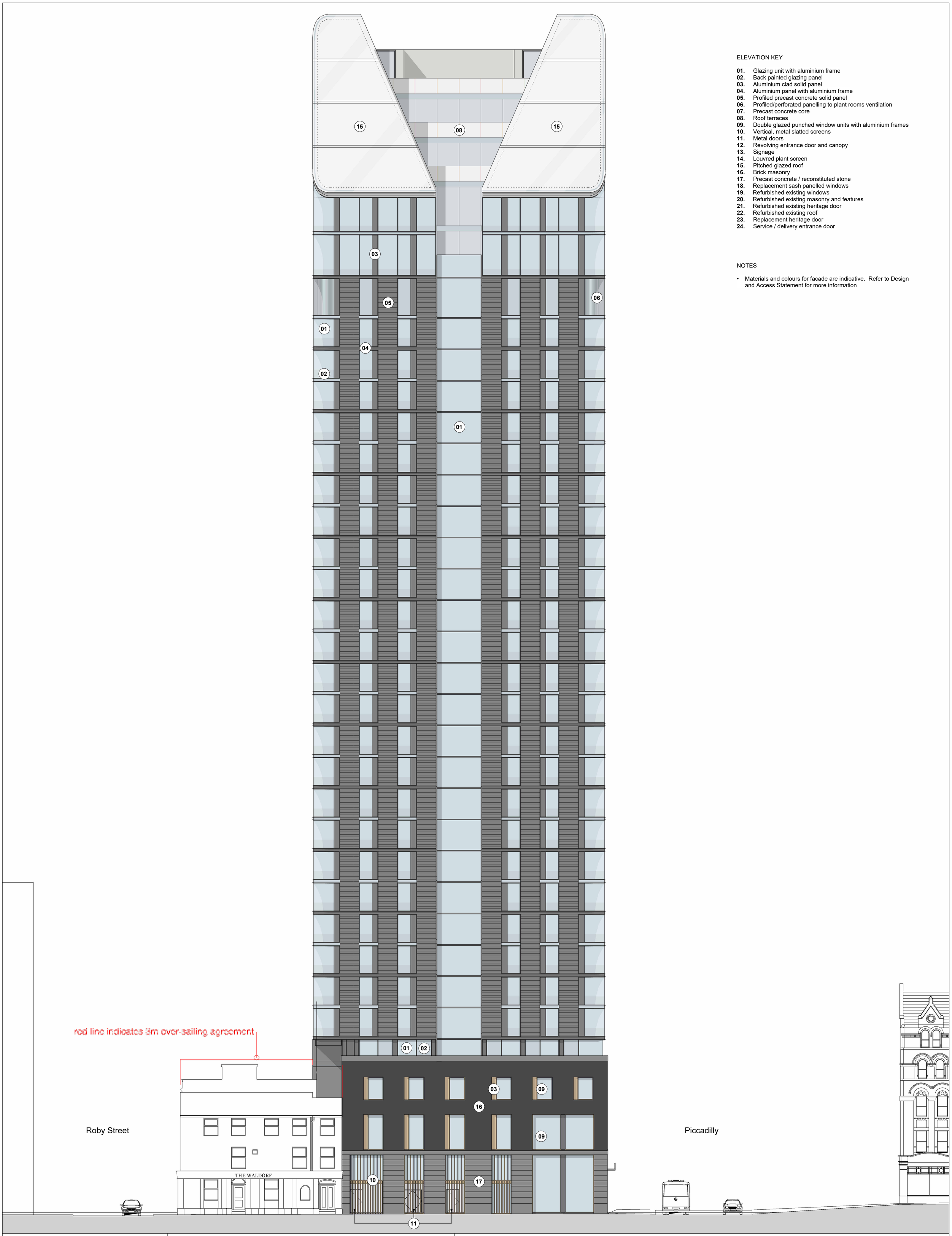
Drawing Number
HMP-BA-21-EN-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:300

Scale @ A1
1 : 150

Revision Date
230609
YY MM DD



ELEVATION KEY

01. Glazing unit with aluminium frame
02. Back painted glazing panel
03. Aluminium clad solid panel
04. Aluminium panel with aluminium frame
05. Profiled precast concrete solid panel
06. Profiled/perforated panelling to plant rooms ventilation
07. Precast concrete core
08. Roof terraces
09. Double glazed punched window units with aluminium frames
10. Vertical, metal slatted screens
11. Metal doors
12. Revolving entrance door and canopy
13. Signage
14. Louvred plant screen
15. Pitched glazed roof
16. Brick masonry
17. Precast concrete / reconstituted stone
18. Replacement sash panelled windows
19. Refurbished existing windows
20. Refurbished existing masonry and features
21. Refurbished existing heritage door
22. Refurbished existing roof
23. Replacement heritage door
24. Service / delivery entrance door

NOTES

- Materials and colours for facade are indicative. Refer to Design and Access Statement for more information

red line indicates 3m over-sailing agreement

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

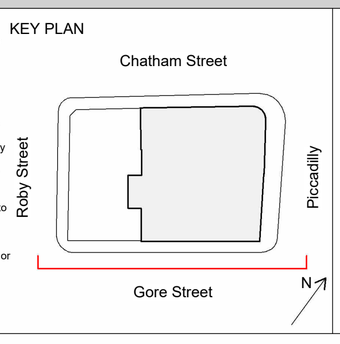
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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
South Elevation

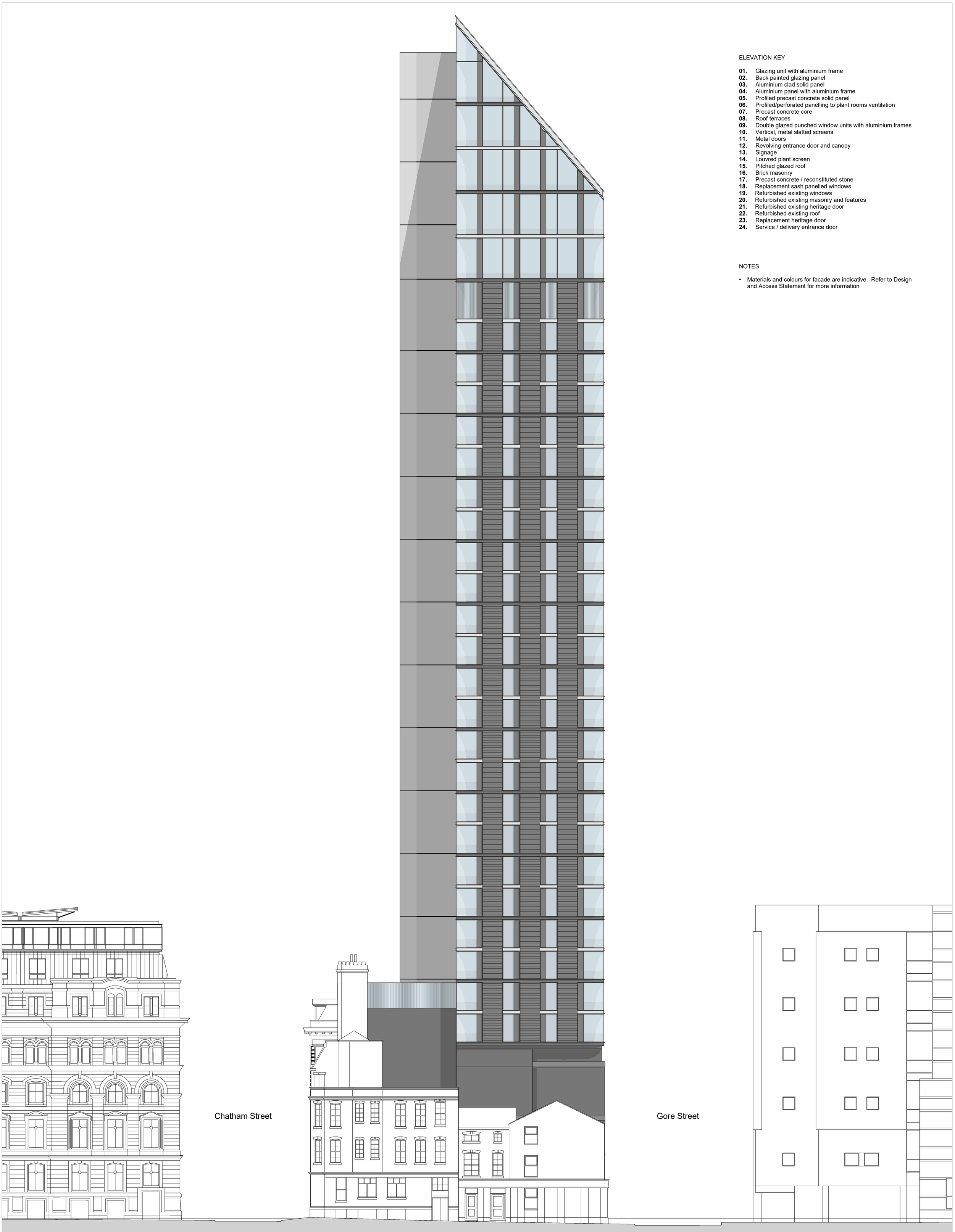
Drawing Number
HMP-BA-21-ES-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:300

Scale @ A1
1 : 150

Revision Date
230609
YY MM DD



ELEVATION KEY

01. Glazing unit with aluminium frame
02. Back painted glazing panel
03. Aluminium clad solid panel
04. Aluminium panel with aluminium frame
05. Profiled precast concrete solid panel
06. Profiled/perforated panelling to plant rooms ventilation
07. Precast concrete core
08. Roof terraces
09. Double glazed punched window units with aluminium frames
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11. Metal doors
12. Revolving entrance door and canopy
13. Signage
14. Louvred plant screen
15. Pitched glazed roof
16. Brick masonry
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20. Refurbished existing masonry and features
21. Refurbished existing heritage door
22. Refurbished existing roof
23. Replacement heritage door
24. Service / delivery entrance door

NOTES

- Materials and colours for facade are indicative. Refer to Design and Access Statement for more information

Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

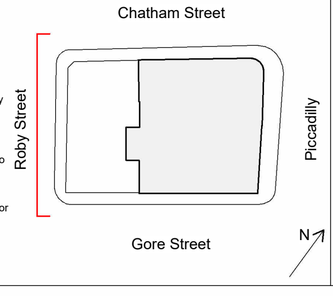
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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
West Elevation

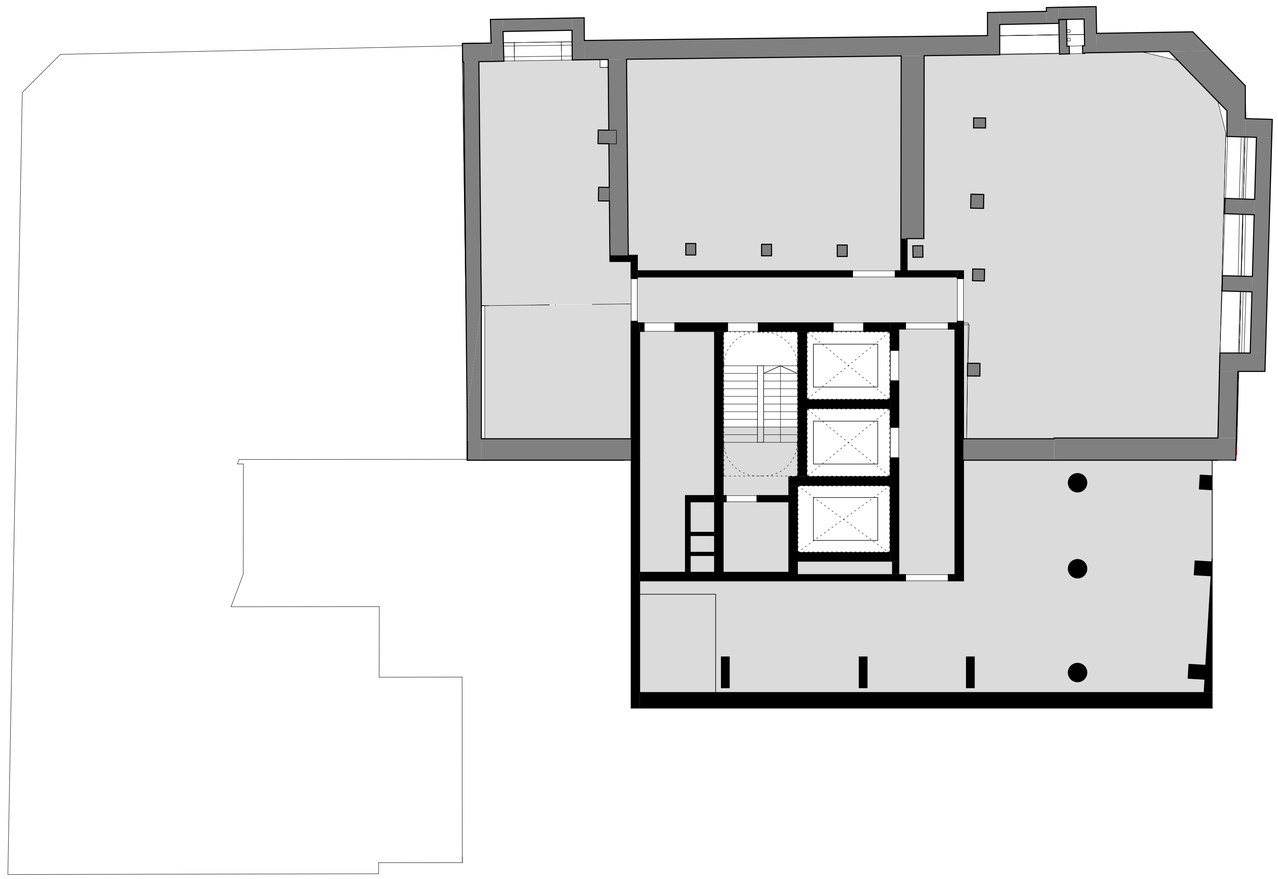
Drawing Number
HMP-BA-21-EW-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:300

Scale @ A1
1 : 150

Revision Date
230609
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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- Suspended plasterboard ceiling
- Exposed structural soffit
- Insulated soffit
- Existing downstand and coving

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Basement Reflected Ceiling Plan

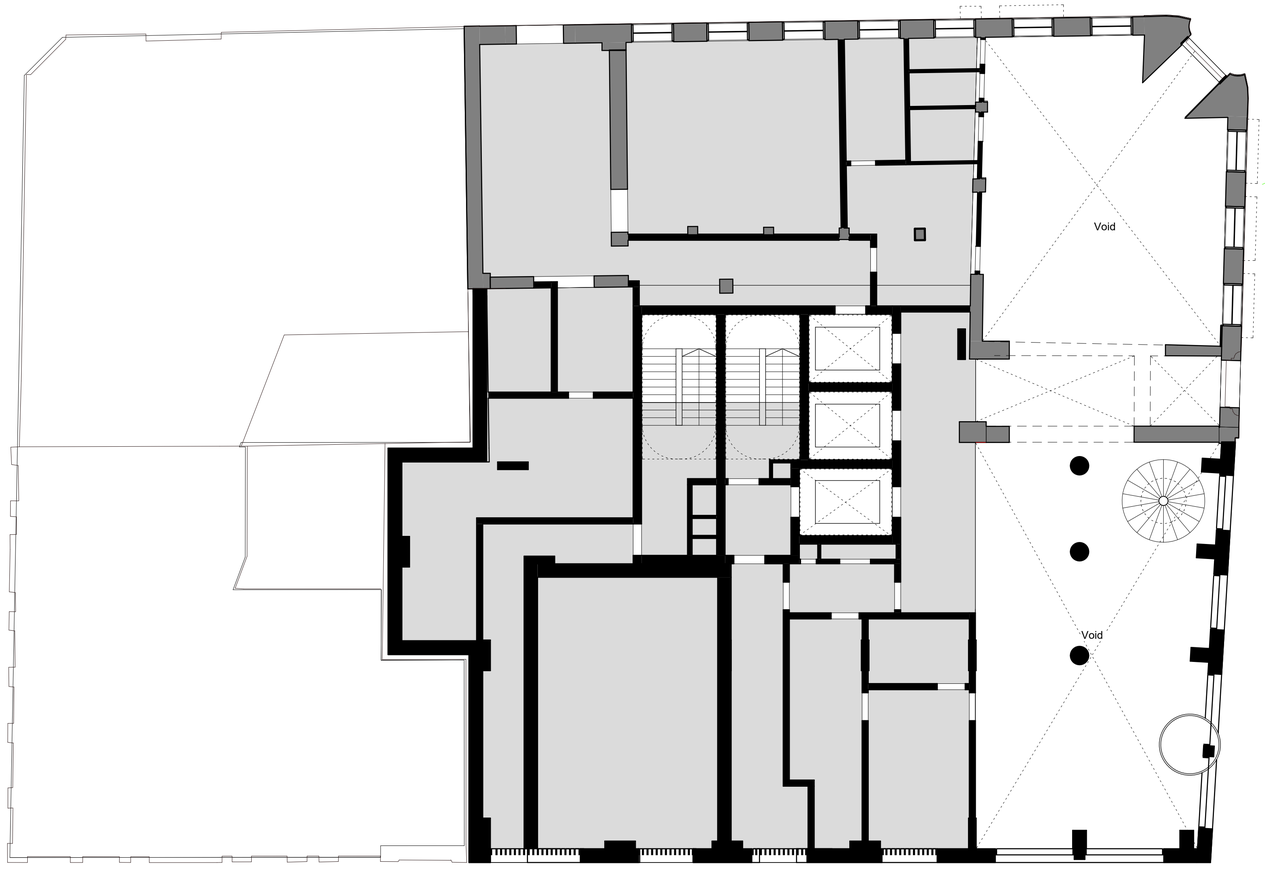
Drawing Number
HMP-BA-35-B01-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
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Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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- Exposed structural soffit
- Insulated soffit
- Existing downstand and coving

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Ground Floor Reflected Ceiling Plan

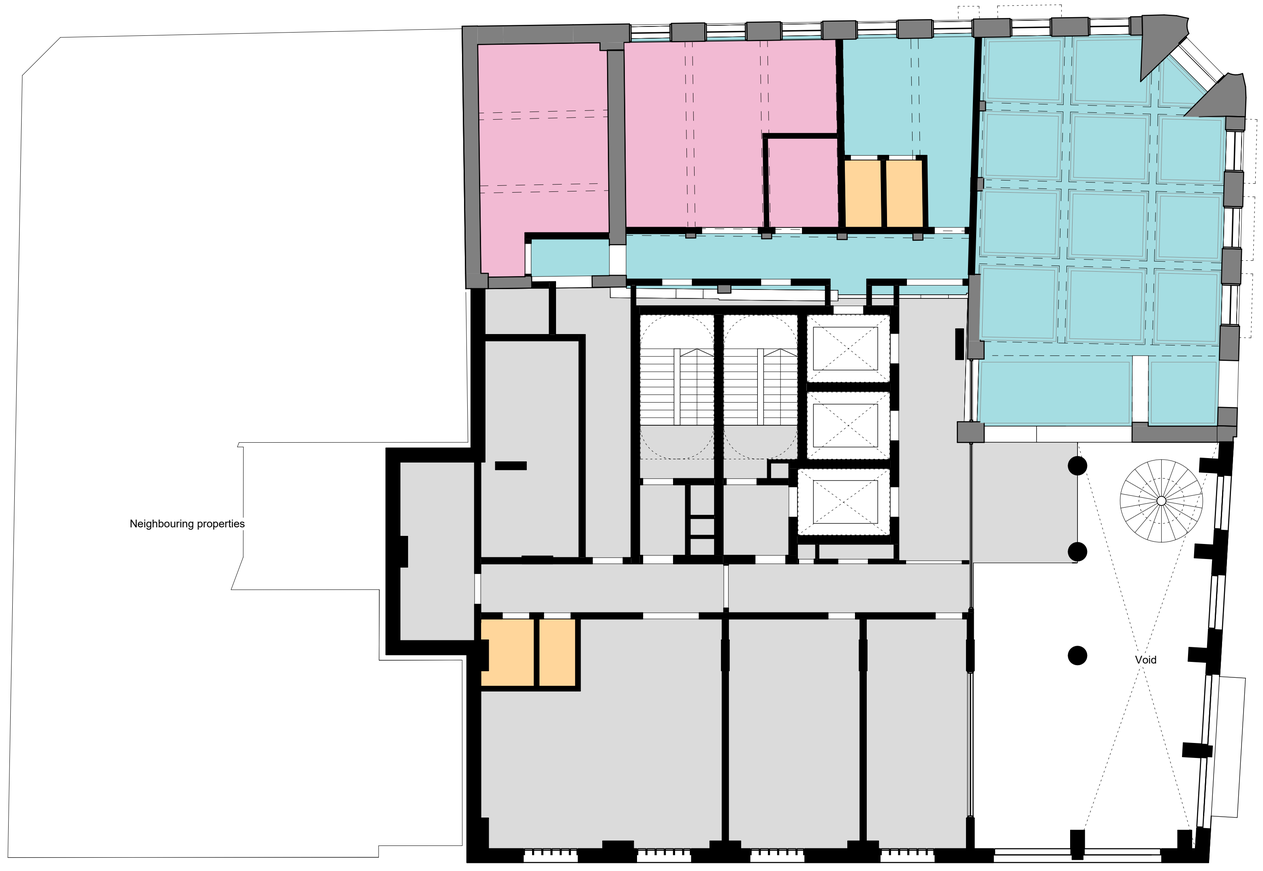
Drawing Number
HMP-BA-35-L00-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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- Exposed structural soffit
- Insulated soffit
- Existing downstand and coving

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Mezzanine Reflected Ceiling Plan

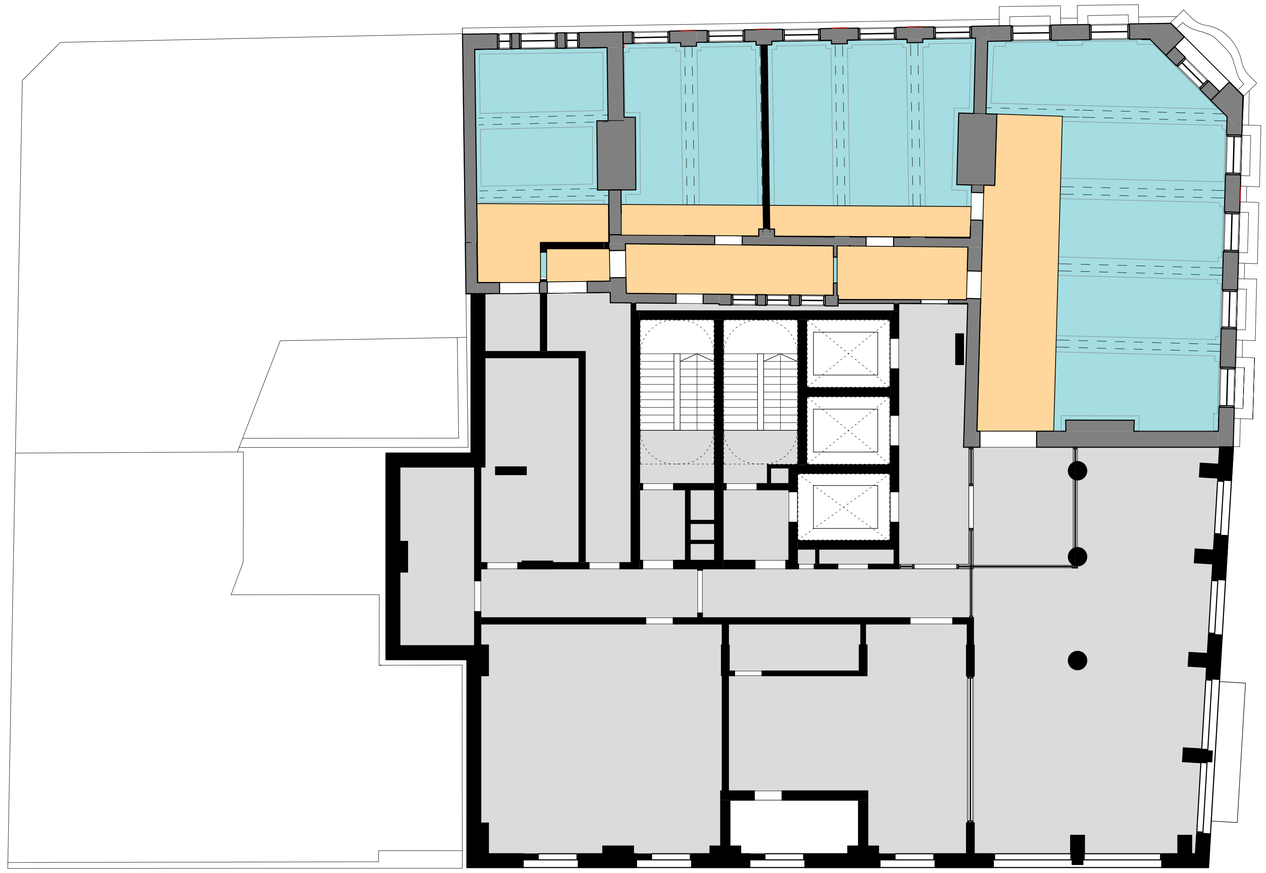
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Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



Rev	Date	Revision	By	Chk
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- Exposed structural soffit
- Insulated soffit
- Existing downstand and coving

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 1 Reflected Ceiling Plan

Drawing Number
HMP-BA-35-L01-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

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- Insulated soffit
- Existing downstand and coving

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 2 Reflected Ceiling Plan

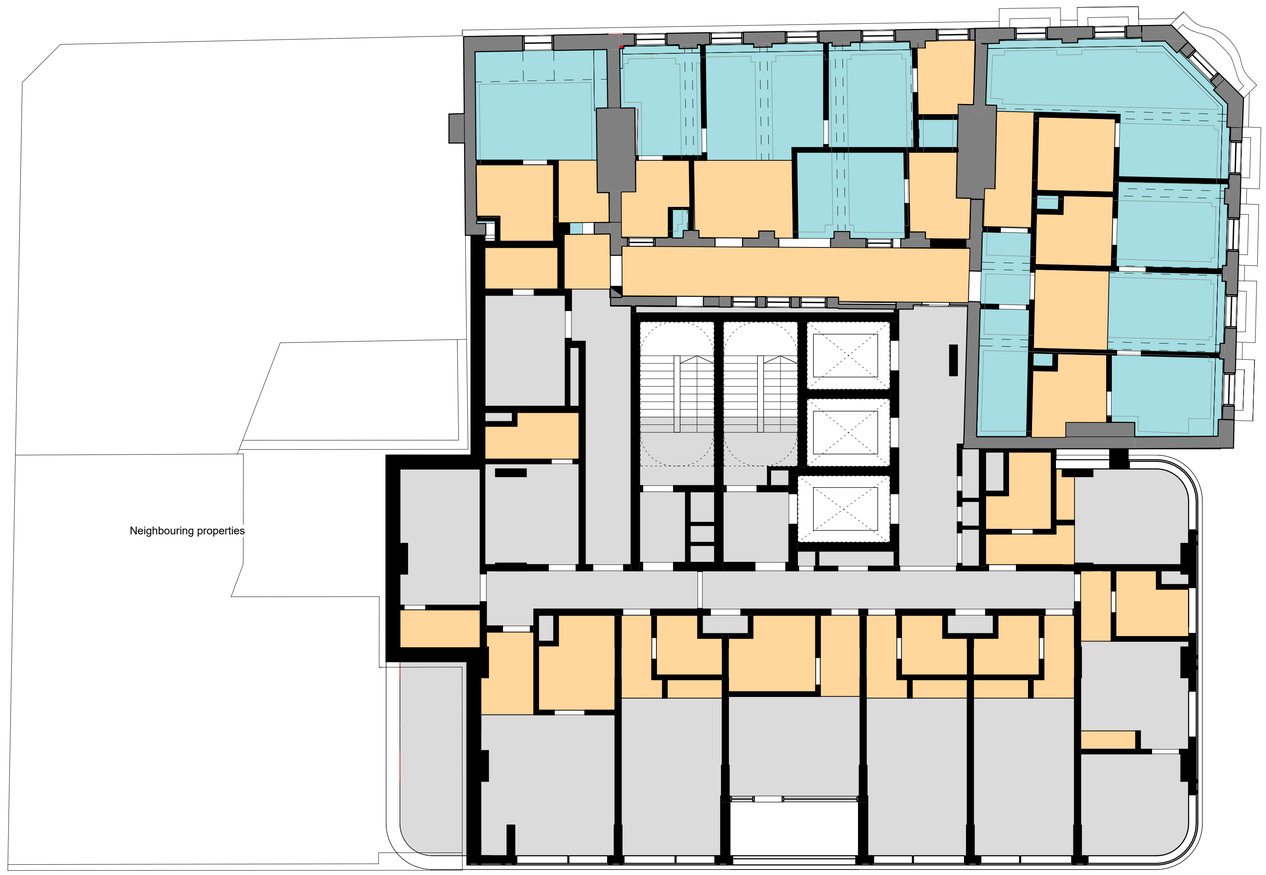
Drawing Number
HMP-BA-35-L02-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



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- Exposed structural soffit
- Insulated soffit
- Existing downstand and coving

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 3 Reflected Ceiling Plan

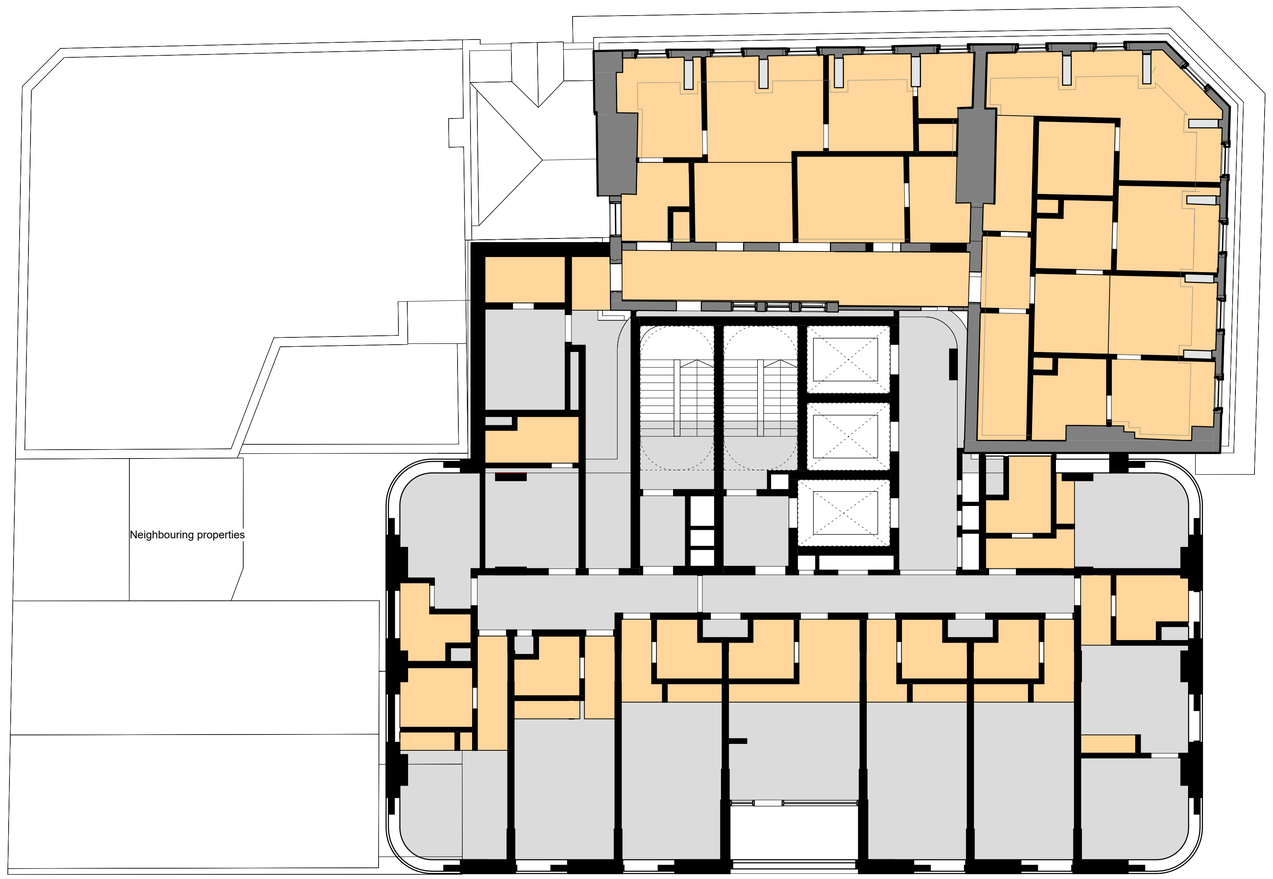
Drawing Number
HMP-BA-35-L03-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD



Rev	Date	Revision	By	Chk
P01	230609	Issued for Planning	KC	JA

Notes

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- Exposed structural soffit
- Insulated soffit
- Existing downstand and coving

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Project
room2 Hometel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Level 04 Reflected Ceiling Plan

Drawing Number
HMP-BA-35-L04-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
1:200

Scale @ A1
1 : 100

Revision Date
230609
YY MM DD

Tower Base and 12 Piccadilly
Location: Gore Street, North East Elevation

Type 1 Cladding
12 Piccadilly, Façade upgrades

1. Like for like replacement of windows to GF, Levels 3 and 4 to match existing multi pane sash windows. Works at GF require the removal of lower portion of masonry below existing window openings, lowering of sills, and installation of new multi panel sash panelled windows in these enlarged openings.
2. Repaired and refurbished existing windows to levels 1-2 with secondary glazing on interior.
3. Refurbishment, cleaning and repair of existing masonry (extent and treatment type to be agreed in order to retain character).
4. Replacement and upgrading of existing roof to match appearance and materials of existing.
5. External steps removed, with replacement heritage door into café.
6. Refurbishment / repair of existing heritage door or like for like replacement if not feasible.

Type 2 Cladding
Tower Base (GF-L3), Masonry with punched window openings

7. Dark Grey/Black handset brick masonry with 250mm mineral wool insulation and internal blockwork leaf (tbc), bricks returned into circa 300mm deep window reveals.
8. Double glazed units on timber frames generally. 400mm wide fixed solid side panel, finish to match window frames, to allow for future adaption to manual opening vent for natural ventilation to bedrooms.
9. Dark Grey/Black precast concrete / reconstituted stone horizontal string courses, column and copings to align with key façade features / datums on 12 Piccadilly.
10. Revolving entrance door integrated into double glazing system
11. 1.2x5m entrance Canopy with illuminated 'lightbox' room2 signage.

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

12. Double glazed units on 150mm curtain wall framing system
13. 25/50mm framing caps, dark grey / black PPC finish to match Primary C-channel horizontal breaks on main tower façade.



Tower Base
Location: Gore Street, South East Elevation

Type 2 Cladding
Tower Base (GF-L3), Masonry with punched window openings

1. Dark grey/black handset brick masonry with 250mm mineral wool insulation and internal blockwork leaf (tbc), bricks returned into circa 300mm deep window reveals
2. Double glazed units on timber frames generally.
3. 400mm wide fixed solid side panel, finish to match window frames, to allow for future adaption to manual opening vent for natural ventilation to bedrooms.
4. Dark Grey/Black precast concrete / reconstituted stone horizontal string courses, column and copings to align with key façade features / datums on 12 Piccadilly.
5. Vertical slatted screens to conceal fire escape exits and ventilated substation doors, double glazed window units at mezzanine level behind. PPC finish, colour to complement timber windows.

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

7. Double glazed units on 150mm curtain wall framing system
8. 25/50mm framing caps, dark grey / black PPC finish to match Primary C-channel horizontal breaks on main tower façade.
9. Double glazed units on 150mm curtain wall framing system, Back-painted/obscured fire rated glazing panels (adjacent neighbouring properties) held within curtain walling frame.

Note:

- South-west corner of proposal over sails over the neighbouring property by approx. 2.6m
- Oversailing agreement in place with proposal being above minimum required height over neighbouring roof of 3m
- Proposal to have fire rated façade +9m above neighbouring property / party wall



Gore Street Elevation (South East) Bay Study

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P01	230609	Issued for Planning	KC	JA

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Project
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Project No. 2211

Drawing Title
Planning
Bay studies 1 of 5

Drawing Number
HMP-BA-21-01-DP-A-0

Revision/Suitability
P01 S2

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NTS

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230609
YY MM DD

Tower Base
Location: South West Elevation

Type 2 Cladding
Tower Base (GF-L3), Masonry with punched window openings

1. Dark grey/black handset brick masonry with 250mm mineral wool insulation and internal blockwork leaf (tbc), bricks returned into circa 300mm deep window reveals.
2. Dark Grey/Black precast concrete / reconstituted stone horizontal string courses and copings to align with key façade features / datums on 12 Piccadilly.
3. Open air plant enclosure at level 5 with dark grey PPC aluminium screen to blend in with 12 Piccadilly roofscape.

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

7. Double glazed units on 150mm curtain wall framing system, Back-painted/obscured fire rated glazing panels (adjacent neighbouring properties) held within curtain walling frame.

Note:

- South-west corner of proposal over sails over the neighbouring property by approx. 2.6m
- Oversailing agreement in place with proposal being above minimum required height over neighbouring roof of 3m
- Proposal to have fire rated façade +9m above neighbouring property / party wall



12 Piccadilly
Location: Chatham Street Elevation

Type 1 Cladding
12 Piccadilly, Façade upgrades

1. Like for like replacement of windows to GF, Levels 3 and 4 to match existing multi pane sash windows. Works at GF require the removal of lower portion of masonry below existing window openings, lowering of sills, and installation of new multi panel sash panelled windows in these enlarged openings.
2. Repaired and refurbished existing windows to levels 1-2 with secondary glazing on interior
3. Refurbishment, cleaning and repair of existing masonry
4. Replacement and upgrading of existing roof (to match appearance / materials of existing)
5. Steps removed, replacement heritage door into café
6. Service entrance door reinstated into façade, removing masonry infill added at later date
7. Existing windows replaced with ventilation louvres for basement smoke ventilation

Type 2 Cladding
Tower Base (GF-L3), Masonry with punched window openings

8. Dark grey/black handset brick masonry with 250mm mineral wool insulation and internal blockwork leaf tbc), bricks returned into circa 300mm deep window reveals.
9. Open air plant enclosure at level 5 with dark grey PPC aluminium screen to blend in with 12 Piccadilly roofscape.

Note:

- Proposal to have fire rated façade +9m above neighbouring property / party wall



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Project No. 2211

Drawing Title
Planning
Bay studies 2 of 5

Drawing Number
HMP-BA-21-02-DP-A-0

Revision/Suitability
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NTS

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NTS

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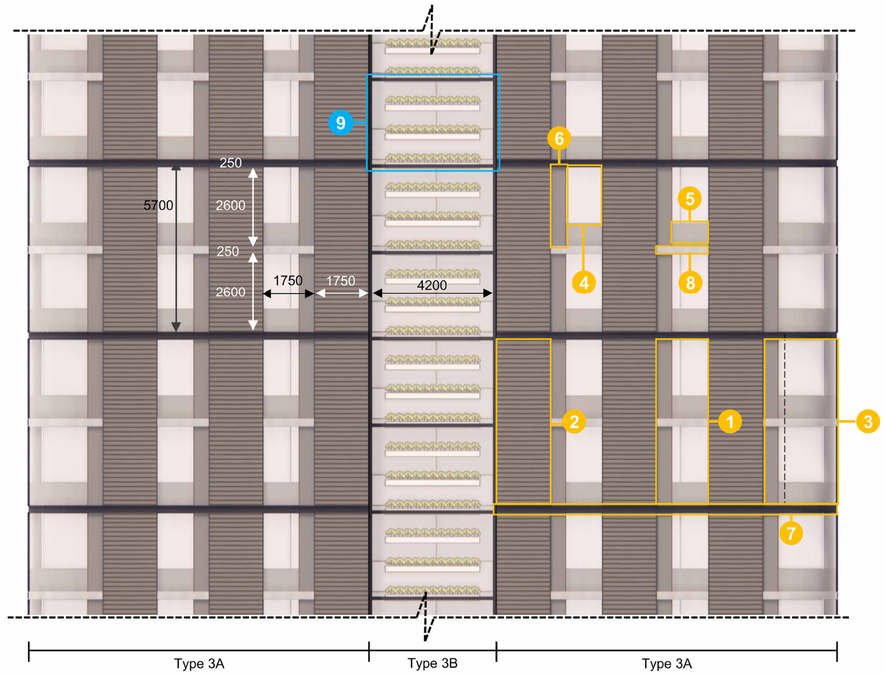
Main Tower Façade and Planting Zone
Location: South East Elevation

Type 3A Cladding
Main Tower Façade (L4-27), Unitised curtain glazing and precast cladding panels

1. Double storey unitised curtain glazing units (depth circa 250mm) on alternating rhythm with double storey concrete panels, combining double glazed window units, fixed side panels, back painted / obscured glazed spandrels and intermediate (secondary) horizontal channel at window head locations incorporating louvred ventilation intake and extract ducts to bedroom accommodation. Dark grey PCC aluminium capped window frames, mid grey PPC aluminium fixed side panels (to match adjacent precast) and light grey secondary horizontal channel.
2. Double storey dark grey precast concrete / reconstituted stone cladding panels (depth circa 75mm, colour to match those on the core) on alternating rhythm with unitised curtain wall glazing units. Profiled / horizontal textured panel finish. Panels incorporate dark grey PPC aluminium (primary) horizontal channel at panel head incorporating louvred ventilation intake and extract ducts to bedroom accommodation.
3. Double storey unitised curtain glazing units with curved glazing to all four corners of the tower, with 1.5m outer radius. combining double glazed window units, fixed side panels, back painted / obscured glazed spandrels and intermediate (secondary) horizontal channel at window head locations incorporating louvred ventilation intake and extract ducts to bedroom accommodation. Dark grey PCC aluminium capped window frames, mid grey PPC aluminium fixed side panels and secondary horizontal channel
4. Double glazed units on 250mm curtain wall framing system, 25/50mm wide capped frame to be dark grey PPC finish.
5. Back-painted/obscured glazing spandrel (upstand) panels with 250mm mineral wool insulation held within curtain walling frame.
6. 500mm wide fixed solid PPC finished aluminium fixed side panel, colour to match adjacent framing to allow for future adaption to manual opening vent for natural ventilation to bedrooms.
7. Primary C-channel horizontal break at window head, dark grey / black PPC aluminium circa 250mm tall, 75mm deep. Incorporating louvred ventilation intake and extract ducts
8. Secondary C-channel horizontal break at window head, PPC aluminium circa 250mm tall, 75mm deep. Incorporating louvred ventilation intake and extract ducts. Spanning between the double height precast concrete cladding and coloured to match the back painted glazing spandrels.

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

9. Composition informed by vertical planting zone which transforms into a tapered opening in the roof at the intersection with the angled canopy. Double glazed units on 150mm curtain wall framing system, dark grey PCC aluminium capped window frames with transoms at every level.



Main Tower Façade with Plant Screen and Core
Location: North West Elevation

Type 3A Cladding
Main Tower Façade (L4-27), Unitised curtain glazing and precast cladding panels

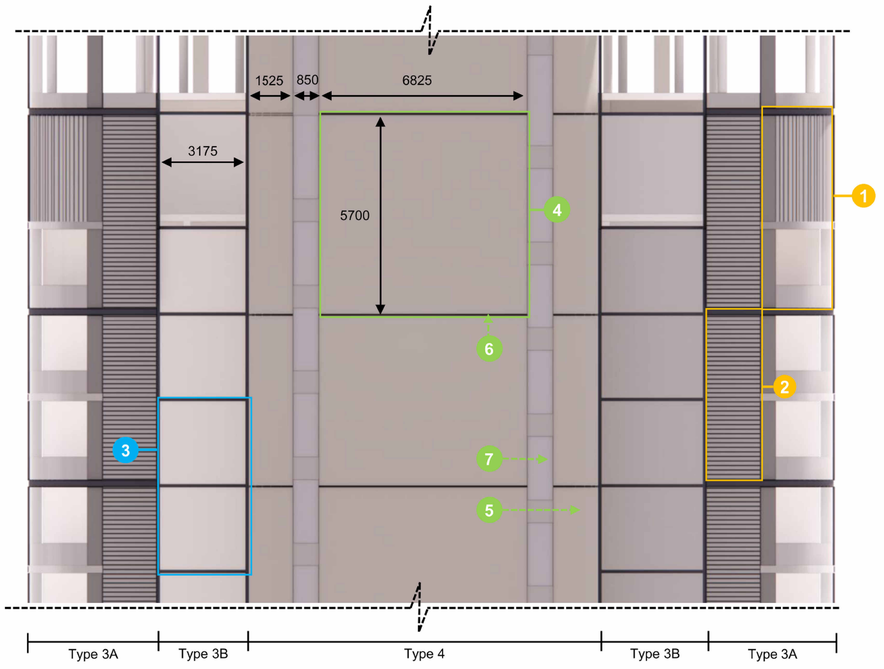
1. Double storey unitised curtain glazing units combining vertical louvred panels for plant room ventilation (level 27) above standard bedroom glazing unit (level 26). Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study.
2. Double storey dark grey precast concrete / reconstituted stone cladding panels (depth circa 75mm, colour to match those on the core) on alternating rhythm with unitised curtain wall glazing units. Profiled / horizontal textured panel finish. Panels incorporate dark grey PPC aluminium (primary) horizontal channel at panel head incorporating louvred ventilation intake and extract ducts to bedroom accommodation. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study.

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

3. Tower façade visually broken from core by infill glazing either side of the core. Back painted / obscured glazed panels with dark grey PCC aluminium capped window frames with transoms at every level.

Type 4 Cladding
Core (L4-32), Precast concrete cladding panels with continuous vertical punched windows

4. Double storey dark grey precast concrete / reconstituted stone cladding panels to core (depth circa 150mm, colour to match those on main tower) with 1.5 m radiused corners, continuous vertical slot windows on the north west elevation. Untextured concrete panel finish, Dark grey PCC aluminium capped window frames.
5. 1500mm outer radius curved concrete corner panels
6. Expressed horizontal joint lines.
7. Continuous vertical linear punched window slot



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Project No. 2211

Drawing Title
Planning
Bay studies 3 of 5

Drawing Number
HMP-BA-21-03-DP-A-0

Revision/Suitability
P01 S2

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NTS

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NTS

Revision Date
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Crown Façade and Winter Garden Screen
Location: Rooftop levels

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

1. Tower façade visually broken from core by infill glazing either side of the core. Back painted / obscured glazed panels with dark grey PCC aluminium capped window frames with transoms at every level

Type 4 Cladding
Core (L4-32), Precast concrete cladding panels with continuous vertical punched windows

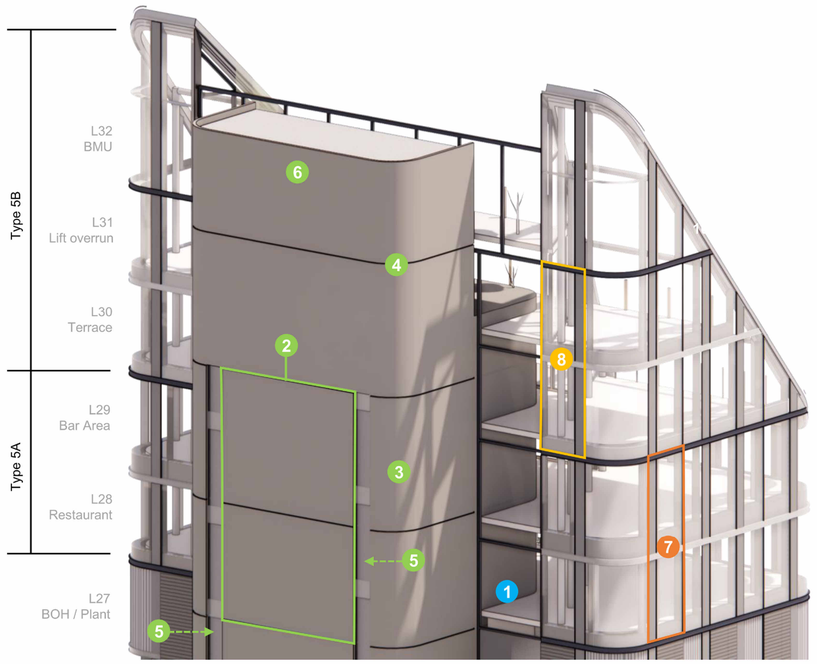
2. Double storey dark grey precast concrete / reconstituted stone cladding panels to core (depth circa 150mm, colour to match those on main tower) with 1.5 m radiused corners, continuous vertical slot windows on the north west elevation. Untextured concrete panel finish, Dark grey PCC aluminium capped window frames.
3. 1500mm outer radius curved concrete corner panels
4. Expressed horizontal joint lines.
5. Continuous vertical linear punched window slot
6. Retractable / telescopic Building Maintenance Unit (BMU) integrated into top level of the core. BMU sized to reach all facades when deployed. Concealed from view behind screens when not in use.

Type 5A Cladding
Crown Façade (L28 & 29), Unitised curtain glazing (double skin units with opening panels

7. Double storey, double skin unitised curtain glazing units to lower portion of crown façade (level 28 and 29) combining window units and BMS controlled side panels. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study. Single skin equivalent to levels 30-32 above.

Type 5B Cladding
Crown Façade, (L30-32) Unitised curtain glazing (single glazed units with fixed panels)

8. Double storey, single skin unitised curtain glazing units to upper portion of crown façade (level 30,31 and 32) combining window units and fixed side panels. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study.



Crown Façade and Winter Garden Screen
Location: Rooftop levels

Type 4 Cladding
Core (L4-32), Precast concrete cladding panels with continuous vertical punched windows

1. Retractable / telescopic Building Maintenance Unit (BMU) integrated into top level of the core. BMU sized to reach all facades when deployed. Concealed from view behind screens when not in use.

Type 5A Cladding
Crown Façade (L28 & 29), Unitised curtain glazing (double skin units with opening panels

2. Double storey, double skin unitised curtain glazing units to lower portion of crown façade (level 28 and 29) combining window units and BMS controlled side panels. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study. Single skin equivalent to levels 30-32 above.

Type 5B Cladding
Crown Façade, (L30-32) Unitised curtain glazing (single glazed units with fixed panels)

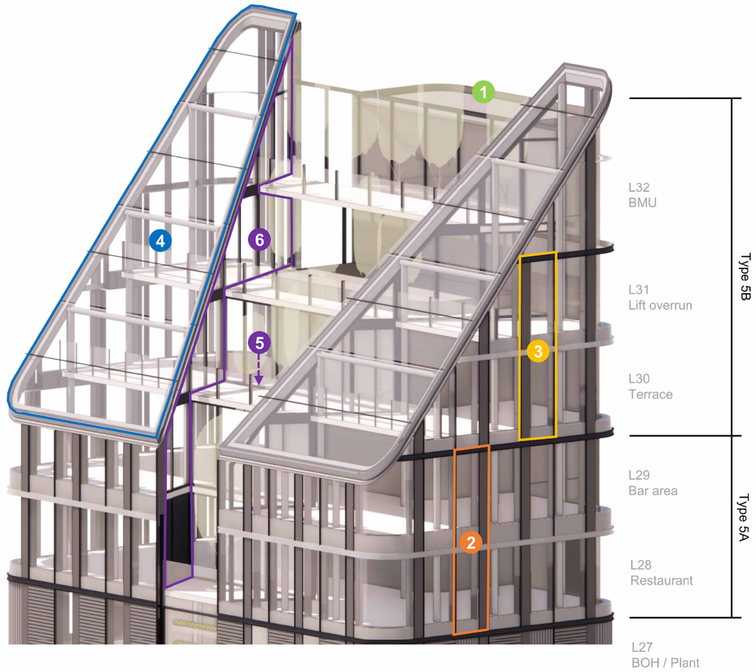
3. Double storey, single skin unitised curtain glazing units to upper portion of crown façade (level 30,31 and 32) combining window units and fixed side panels. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study.

Type 6 Cladding
Crown Canopy, Unitised curtain glazing with integrated PV

4. Angled roof canopy (2 sections broken by central stepping terraces) formed of unitised glazing units combining integrated photovoltaic glass panels and concealed perimeter and intermediate horizontal gutters. Light grey PPC aluminium frame and flashing details.

Type 6A Cladding
Terrace enclosure (L30–32) Unitised curtain glazing with sliding folding doors.

5. Planted publicly accessible terrace at level 30 with stepping planting zones at level 31 and 32 above. Edge protection provided by 1.3m high glazed safety screens.
6. Terrace enclosed by curtain glazing screens either side, fitted with sliding folding doors to link internal and external spaces. Dark grey PPC aluminium finish to frames and doors to match finishes on the main tower facades.



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Drawing Title
Planning
Bay studies 4 of 5

Drawing Number
HMP-BA-21-04-DP-A-0

Revision/Suitability
P01 S2

Scale @ A3
NTS

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NTS

Revision Date
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YY MM DD

Main Tower Façade with Plant Screen and Core
Location: South West and North East Elevations

Type 3A Cladding
Main Tower Façade (L4-27), Unitised curtain glazing and precast cladding panels

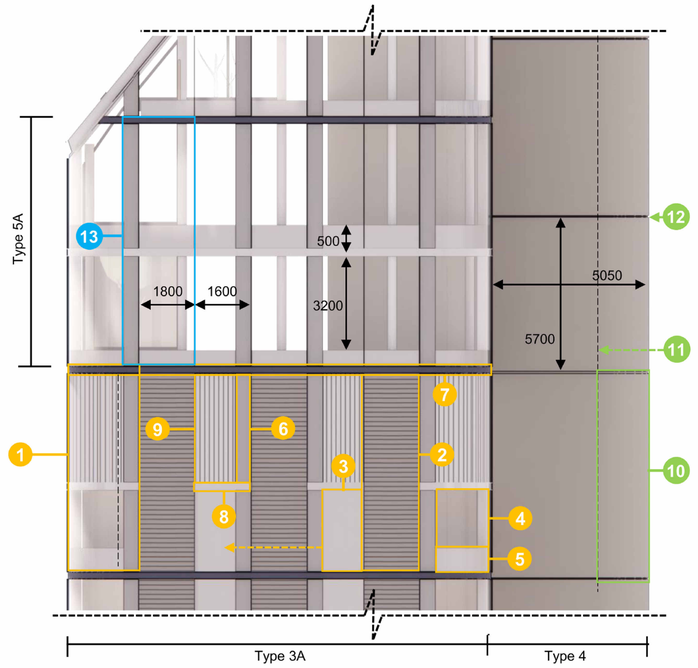
1. Double storey unitised curtain glazing units combining vertical louvred panels for plant room ventilation (level 27) above standard bedroom glazing unit (level 26).
2. Double storey dark grey precast concrete / reconstituted stone cladding panels (depth circa 75mm, colour to match those on the core) on alternating rhythm with unitised curtain wall glazing units. Profiled / horizontal textured panel finish. Panels incorporate dark grey PPC aluminium (primary) horizontal channel at panel head incorporating louvred ventilation intake and extract ducts to bedroom accommodation
3. 2 No.central window bays on north east and south west facades fitted with back painted / obscured glazing to provide privacy to ensuite accommodation behind.
4. Double glazed units on 250mm curtain wall framing system, 25/50mm wide capped frame to be dark grey PPC finish. Curved corner unit indicated.
5. Back-painted/obscured glazing spandrel (upstand) panels with 250mm mineral wool insulation held within curtain walling frame. Curved corner unit indicated.
6. 500mm wide fixed solid PPC finished aluminium fixed side panel, colour to match adjacent framing to allow for future adaption to manual opening vent for natural ventilation to bedrooms.
7. Primary C-channel horizontal break at window head, dark grey / black PPC aluminium circa 250mm tall, 75mm deep. Incorporating louvred ventilation intake and extract ducts
8. Secondary C-channel horizontal break at window head, PPC aluminium circa 250mm tall, 75mm deep. Incorporating louvred ventilation intake and extract ducts. Spanning between the double height precast concrete cladding and coloured to match the back painted glazing spandrels.
9. Vertical architectural louvred panels, light grey PPC aluminium finish, circa 50% free area with weather louvre behind as required

Type 4 Cladding
Core (L4-32), Precast concrete cladding panels with continuous vertical punched windows

10. Double storey dark grey precast concrete / reconstituted stone cladding panels to core (depth circa 150mm, colour to match those on main tower) with 1.5 m radiused corners, continuous vertical slot windows on the north west elevation. Untextured concrete panel finish, Dark grey PCC aluminium capped window frames.
11. 1500mm outer radius curved concrete corner panels
12. Expressed horizontal joint lines.

Type 5A Cladding
Crown Façade (L28 & 29), Unitised curtain glazing (double skin units with opening panels)

13. Double skin unitised curtain glazing units to lower portion of crown façade (level 28 and 29) combining window units and BMS controlled side panels. Finishes to match those on main tower façade – see Main Tower Façade and Planting Zone bay study. Single skin equivalent to levels 30-32 above.



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Project — Project No. 2211

room2 Hometel Manchester Piccadilly

Northside (Manchester Ltd)

Drawing Title

Planning
Bay studies 5 of 5

Drawing Number: HMP-BA-21-05-DP-A-0

Revision/Suitability: P01 S2

Scale @ A3: NTS

Scale @ A1: NTS

Revision Date: 230609
YY MM DD

6. Townscape and Visual

Introduction

6.1 This Chapter of the ES has been prepared by Chris Burnett Associates and assesses the likely significant effects of the Proposed Development with respect to Townscape and Visual amenity. This Chapter also describes the methods used to assess the effects; the baseline conditions currently existing at the Site and surrounding area; the mitigation measures required to prevent, reduce or offset any significant adverse effects; cumulative effects and the likely residual effects. Technical appendices also support this assessment and consist of the following:

- Appendix 6.1: Maps
- Appendix 6.2: Viewpoint and townscape photographs including AVR images
- Appendix 6.3: Visualisation methodology
- Appendix 6.4 AVR Methodology

6.2 The proposals include the retention of an existing five storey listed building at ground level and the development of a 32 storey building above and behind it off Piccadilly.

Assessment Methodology and Significance Criteria

6.3 This assessment has been undertaken alongside an assessment of the Historic Built Environment (see Chapter 7: Built Heritage) which assesses the impact of the Proposed Development on the heritage assets and the surrounding built environment. This chapter assesses the impact of the Proposed Development over a wide area and assesses it against townscape character and visual amenity.

Study Area

6.4 The study area for this assessment comprises an area of approximately 1km in radius focussed on the Proposed Development Site. This area is judged to be appropriate given the height of the Proposed Development, the prevailing topography of the surrounding area and its location. Outside this zone townscape and visual effects are unlikely to be significant due to distance, the effects of urban grain and street pattern and also the proximity of a number of intervening tall buildings.

Baseline Surveys

Desk Based Research

6.5 Research included establishing a Zone of Theoretical Visibility (ZTV) and examining appropriate guidance and policies on tall buildings issued by Manchester City Council (MCC) and relevant authorities such as Historic England.

Field Surveys

6.6 Field surveys were undertaken to explore the current baseline of Manchester City Centre. The survey was based on zones using the template set out in Manchester Residential Quality Guidance[1]. During the field survey the ZTV was confirmed and a series of Representative Viewpoints established for assessment, all subsequently subject to Accurate Visual Representation (AVR).

Consultations

6.7 Manchester City Council were consulted on the proposed location of all viewpoints and, following the addition of two additional viewpoints, agreement was reached on their selection in March 2023.

Method of Assessing Significance

6.8 The Townscape and Visual Impact Assessment (TVIA) was undertaken in accordance with the methodology and approach set out in the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA) Third Edition' (2013) – produced by the Landscape Institute (LI) and IEMA.[2]

"The GLVIA requires that a clear distinction is drawn between landscape (which includes the urban townscape) and visual effects:

- *Townscape effects relate to the degree of change to characteristics or physical components of an urban area, which together form the character of that townscape, e.g. topography, buildings and vegetation.*
- *Visual effects relate to the degree of change to an individual receptor's or a receptor group's view of that townscape, e.g. local residents, users of public footpaths or motorists passing through the area."*
- *The relationship between the effects of the Proposed Development on Townscape and Visual Issues are interdependent but not exclusively so. The effects will therefore be examined in terms of:*
- *Effects on Townscape character. For the purposes of this study the area immediately around the Proposed Development is examined on a character area basis based on the zonal template used by Manchester City Council. Character areas are shown on City Centre Character Areas and Viewpoint Locations, which is located at Appendix 6.1.*
- *Effects on visual receptors. This is examined through the Representative Viewpoint Approach in which the effects of the Proposed Development are assessed in short, medium and long distance views from variety of key locations.*

6.9 In addition, the following guidance documents have also been consulted:

- Guidance on tall buildings published by Historic England: Advice Note 4[3] March 2022
- History in the View prepared for English Heritage by LUC in 2011
- Manchester Residential Quality Guidance [4]

[1] Ref 6.4 Manchester Residential Quality Guidance MCC 2017
[2] Ref 5.5 Guidelines for Landscape and Visual Impact Assessment 3rd Edition 2013 landscape Institute and Institute of Environmental Management and Assessment
[3] Ref 6.6 Historic England note on Tall Buildings 2022
[4] Op Cit.6.4 Manchester Residential Quality Guidance MCC 2017

6.10 The guidance contained in Historic England's advice note on Tall Buildings is particularly relevant:

- *"Tall buildings need to set exemplary standards in design because of their scale, mass, wide impact and likely longevity. Good design will take the opportunities available for improving the character and quality of an area and respond to local character and history (NPPF paragraphs 58 and 64). It is important that the required high standard of architectural quality is maintained throughout the process of procurement, detailed design, and construction, through the use of conditions and reserved matters.*
- *Given their likely impact on a wide area, it is important that social and environmental effects are also assessed. Consideration needs to be given to a tall building's contribution to public space and facilities. This applies both internally and externally, including the provision of a mix of uses (especially on the ground floor of towers), as part of a well-designed public realm. Consideration of the impact on the local environment is also important, including microclimate, overshadowing, night-time appearance, light pollution, vehicle movements, the environment and amenity of those in the vicinity of the building, and the impact on the pedestrian experience. Well-designed tall buildings provide an inclusive environment, both internally and externally, taking opportunities to offer improved permeability, accessibility and, where appropriate, the opening up or effective closure of views to improve the legibility of the wider townscape."*

Townscape Character effects

6.11 The assessment of the Proposed Development on Townscape Character has been based on Manchester City Centre Zones, revised in Manchester Residential Quality Guidance as Neighbourhood Zones, and supplemented by those which lie outside the City Centre. It includes an assessment of the elements which comprise it such as built form and styles, urban grain and street pattern, soft elements such as green spaces and trees and a sense of place and effect that the Proposed Development is judged to have on them. The following zones are potentially affected:

Manchester City Centre Neighbourhood and Townscape Character Zones

- Piccadilly
- Retail Core
- Northern Quarter
- North Kampus and Kampus
- New Islington
- The Village

6.12 Their extent is defined on the map of City Centre Character Areas and Viewpoint Locations (**Appendix 6.1**) and they are described in more detail in the corresponding baseline condition section.

6.13 Townscape effects can be characterised as the changes in the urban grain, character and condition of the townscape as a result of the impact of a development. Specifically, the assessment will examine:

- Direct effects on specific townscape elements
- Effects that are more subtle in nature which affect the character of the townscape
- Effects on a designated asset such as a World Heritage Site, Listed Building or Conservation Area or tourist landmark.

Visual Effects

6.14 The ZTV, in the context of the surrounding topography and the height of the Proposed Development, has been established initially through 3D modelling using current Lidar DSM data combined with 10K base mapping to produce a ZTV map, Viewshed Analysis and Viewshed Locations in **Appendix 6.1**, and then confirmed as part of the field work exercise. Taking into account the scale and height of the Proposed Development, it covers an area principally to the northwest of the city centre and provides a quick guide as to the Proposed Development's visibility in the immediate vicinity. The Proposed Development consists of a 32 storey building with an AOD height of 153.810 m.

6.15 As with other TVIA's and in accordance with guidance issued in GLVIA, the accepted practice of selecting and assessing of a range of "Representative Viewpoints", all publicly accessible, has been adopted. This is the most appropriate and practical method of assessing and understanding the visual impact of the Proposed Development. The viewpoint locations are marked in **Appendix 6.1** on the ZTV map and also City Centre Character Areas and Viewpoint Locations map and are illustrated by way of photographs taken from these viewpoints, represented in **Appendix 6.2.**

6.16 Representative Viewpoints are, by their very nature, representative and not necessarily site specific, unless a townscape or visual effect from an important regional landmark i.e. Albert Square, is predicted. In each a case a view was sought where the Proposed Development was visible, guided by the results of the ZTV. Viewpoints were selected to cover a number of different locations and varying distances, to reflect the experience of different types of visual receptor and viewing distance. Accordingly, viewpoints ranged from immediate proximity to the Proposed Development site and included residential streets, pedestrianized precincts, public squares footpaths and main approach and ring roads.

6.17 During the main field assessment process which occurred in March 2023, baseline viewpoint photographs were initially taken using a Canon EOS DSLR camera, for consultation purposes, but then subsequently retaken by Planit i.e. using a Canon 5DMkII FFS with a Canon 24 TS-E Mk II 24mm lens. Full justification for the use of this camera and lens, together with recommendations on presentation and viewing distance are contained in **Appendix 6.3 Visualization Methodology** and **Appendix 6.4 AVR Methodology** all in accordance with the Landscape Institute Technical Guidance Note 06/19 September 2019.[5]

6.18 The effect of the Proposed Development is then assessed from each of the viewpoints using the information on the height of the building provided by the architects Bennetts

[5] Landscape Institute Technical Guidance Note 06/19 September 2019,Landscape Institute

and the accurate interpretation of this information by Planit ie in the form of a series of Accurate Visual Representation (AVR) Type 4 fully rendered or white block mass images of the Proposed Development superimposed onto photographs taken from each viewpoint.

Heritage Viewpoints

6.28 The effects dealt with in this chapter are primarily concerned with the effects on townscape character and visual receptors. The effects on heritage assets, including listed buildings and Conservation Areas is dealt with in more detail with reference to the Heritage Viewpoints 1 to 9 in Chapter 7– Built Heritage. Reference will be made however, to heritage assets that appear in any of the Representative Views as they often play an important part in determining townscape character, but no judgement will be made as to the effect of the Proposed Development on them in this chapter to avoid unnecessary duplication.

Defining Significance of Effect

6.29 The significance of townscape and visual effects can broadly be determined by the interaction of the sensitivity of the receptor and the magnitude of effect with professional judgement playing an important part in identifying the overall significance values for each receptor.

Townscape: Sensitivity of Receptor

6.30 The sensitivity of a townscape receptor is an expression of its ability to accommodate the Proposed Development. Sensitivity is a judgement based on a combination of the susceptibility of the type of change or development proposed and the value attached to the townscape, as set out below.

6.31 Susceptibility indicates the ability of a defined townscape receptor to accommodate the proposed development "without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies." (GLVIA, 3rd version). A description of how susceptibility would be evaluated for each receptor type is included below:

Table 6.1 Susceptibility of Townscape Receptor

Susceptibility	Criteria
High	Little ability to accommodate the proposed development without undue harm.
Medium	Some ability to accommodate the proposed development without undue harm.
Low	Substantial ability to accommodate the proposed development without undue harm.

6.32 Townscape Value is "*the relative value that is attached to different landscapes by society*". It is assessed on the following scale along with assessment of various undesignated townscape attributes:

Table 6.2 Townscape Value

Value	Description
High	Sites, features or areas of national or international importance with settings of high quality such as World Heritage Site, AONB, National Parks, Grade I and Grade II* Listed buildings or Registered Parks and Gardens.
Medium	Sites, features or areas of local or regional importance with intact character such as Grade II* and Grade II Listed Buildings or Registered Parks and Gardens, Conservation Areas, Scheduled Monuments, local nature site, long distance recreational routes. Tree Preservation Orders (TPO) and local designations that exhibit wider geographic, cultural or townscape significance.
Low	Areas or features of local importance such as Tree Preservation Orders (TPO), Public Right of Way (PROW) and locally listed buildings.

6.33 The overall sensitivity of each townscape receptor would be rated within the range of High-Medium-Low and would be informed by combining the susceptibility and value as described above.

Townscape: Magnitude of Effect

6.34 The magnitude of a townscape effect is assessed in terms of its size or scale, the geographical extent of the area influenced by that effect, and its duration and degree of reversibility and would be rated within the range of Major-Moderate-Minor-Negligible-No Change set out below:

Table 6.3 Magnitude of Townscape Effect

Category	Criteria
Major adverse townscape effect	The proposals will result in a total change in the key characteristics of townscape character; will introduce elements totally uncharacteristic to the attributes of the receiving townscape; and/or will result in a substantial or total loss, alteration or addition of key elements/features/characteristics.
Moderate adverse townscape effect	The proposals will result in a partial change in the key characteristics of townscape character; will introduce elements partially uncharacteristic to the attributes of the receiving townscape; and/or will result in partial loss, alteration or addition

Category	Criteria
	of key elements/features/characteristics.
Minor adverse townscape effect	The proposals will result in a small change in the key characteristics of townscape character; will introduce elements that are not uncharacteristic to the attributes of the receiving townscape; and/or will result in a minor loss, alteration or addition of elements/features/characteristics.
Negligible townscape effect	The proposals will result in a just discernible change to townscape character/elements/features/characteristics.
Negligible townscape benefit	The proposals will result in a just discernible improvement to the townscape character/elements/features/characteristics.
Minor townscape benefit	The proposals will achieve a degree of fit with the townscape character/elements/features/characteristics and go some way towards improving the condition or character of the townscape.
Moderate townscape benefit	The proposals will achieve a good fit with the townscape character/elements/features/characteristics, or would noticeably improve the condition or character of the townscape.
Major townscape benefit	The proposals will totally accord with the townscape character/elements/features/characteristics, or would restore, recreate or permanently benefit the condition or character of the townscape.
No Change	The proposals will not cause any change to the townscape character/ elements/ features/ characteristics.

6.35 The size and/or scale of change in the townscape takes into consideration the following factors:

- The extent/proportion of townscape elements lost or added;
- The contribution of that element to townscape character and the degree to which aesthetic/perceptual aspects are altered; and
- Whether the effect is likely to change the key characteristics of the townscape, which are critical to its distinctive character.

6.36 The geographical extent of effects relates to:

- The area over which townscape effects are likely to be experienced, i.e. this could be at the site level, the immediate setting of the site, or townscape character type or area;

- The area over which visual effects are likely to be visible; and duration.

Visual receptors: Sensitivity of Receptor

6.37 In terms of assessing the baseline visual sensitivity, key factors to consider are the type of view and the likely numbers and types of viewers (the visual receptors). The type of view and the number of viewers are described in the following terms:

Glimpsed (i.e. in passing) / Filtered / Oblique / Framed / Open Views; and Few / Moderate / Many Viewers. The value attached to views has regard to a number of factors, including:

- Recognition through planning designations or heritage assets; and
- The popularity of the viewpoint, its appearance in guidebooks, literature or art, on tourist maps and the facilities provided for its enjoyment.

6.38 The GLVIA identifies that the susceptibility of visual receptors to changes in views and visual amenity is a function of:

- The occupation or activity of people experiencing the view at a particular location; and
- The extent to which their attention or interest may therefore be focused on the views and visual amenity they experience at particular locations.

6.39 The assessment of receptor sensitivity is rated on the scale High-Medium-Low and combines judgements on the susceptibility of the receptor to the specific type of development proposed and the value attributed to that receptor, determined from the criteria below.

Table 6.4 Visual Receptor Susceptibility

Susceptibility	Type of Receptor
High	• Users of public space, including users of public rights of way, whose attention is likely to be focused on the townscape and on particular views; • Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; • Communities where views contribute to the townscape setting enjoyed by residents; and • Travellers on scenic routes.
Medium	• Travellers on road, rail or other transport routes, where the view is moderately important to the quality of the journey; and

Susceptibility	Type of Receptor
	• Users of public space, where the view is part of the wider experience of the place.
Low	• People at their place of work, where the setting is not important to the quality of working life; • Travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey; and • People engaged in outdoor sport or recreation, or users of a public space, which does not involve appreciation of views.

Table 6.5 Visual Receptor value

Value	Criteria
High	Views from townscapes/viewpoints of national importance, or highly popular visitor attractions where the view forms an important part of the experience, or with important cultural associations. An example may be where the viewpoint features a nationally important designated asset as the main focus of the view.
Medium	Views from townscapes/viewpoints of regional/district importance or moderately popular visitor attractions where the view forms part of the experience, or with local cultural associations. The viewpoint may be a good location to view a designated asset of regional/ local importance, or where a nationally important designated asset is not the main focus of the view.
Low	Views from townscapes/viewpoints with limited designations, not particularly popular as a viewpoint and with minimal or no cultural associations. The viewpoint may include designated assets of

Value	Criteria
	regional/local importance which do not form the main focus of the view.

Visual: Magnitude of Effect

6.40 The magnitude of a visual effect is assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and degree of reversibility and will be rated within the range of Major-Moderate-Minor-Negligible-No Change set out below.

Table 6.6 Magnitude of visual effect

Category	Criteria
Major adverse or beneficial visual effect	The proposals will cause a dominant or complete change or contrast to the view, resulting from the loss or addition of substantial features in the view and will substantially alter the appreciation of the view.
Moderate adverse or beneficial visual effect	The proposals will cause a clearly noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and will noticeably alter the appreciation of the view.
Minor adverse or beneficial visual effect	The proposals will cause a perceptible change or contrast to the view, but which would not materially affect the composition or the appreciation of the view.
Negligible adverse or beneficial visual effect	The proposals will cause a barely perceptible change or contrast to the view, which would not affect the composition or the appreciation of the view.
No change	The proposals will cause no change to the view.

6.41 The size or scale of change in the view relates to the degree of contrast or integration likely to result from the Proposed Development and is influenced by the relative time over which a view is experienced and whether it is a full, partial or glimpsed view.

Duration of Effect

6.42 Both Townscape and Visual effects may be experienced over a range of timescales. For this assessment, the following timescales are considered appropriate:

Short-term: 1 year or below

Medium-term: Between 1 and 10 years in duration

Long-term: Greater than 10 years in duration

Significance of Effect

6.43 The objective of the assessment process is to identify and evaluate the likely significant effects arising from the Proposed Development for both Townscape and Visual Receptors. Significance indicates the importance or gravity of the effect. **Table 6.7** below is offered in support of professional judgement in determining the Significance of effect and is used as a guide to the narrative explanation of the nature and significance of both townscape and visual effects brought about by the Proposed Development.

Table 6.7: Significance of Effect

		Magnitude of Effect				
		Major Effect	**Moderate Effect**	**Minor Effect**	**Negligible Effect**	**No Change**
Sensitivity of Receptor	**High**	Major Significance	Moderate Significance	Moderate Significance	Minor Significance	No change
	Medium	Moderate Significance	Moderate Significance	Minor Significance	Negligible	No change
	Low	Moderate Significance	Minor Significance	Negligible	Negligible	No change

6.44 The effects on both townscape and visual receptors is examined in each case. All viewpoints have been subjected to the insertion of an Accurate Visual Representation (AVR) into a baseline photograph so that the extent of both townscape and visual effects can be judged more accurately. In each case the effect of the Proposed Development is compared with the baseline condition or view and an assessment made in terms of receptor susceptibility, value of townscape setting or view, receptor sensitivity and magnitude of effect. A judgement is then made as to whether the effect is of major to negligible significance of effect using the Significance of Effect Matrix in **Table 6.7** and then a judgement made as to whether the effect is **significant** or **not significant** in EIA regulation terms. For the purposes of this Townscape and Visual Impact Assessment, effects of **Moderate** and above are considered to be **Significant**. Those values of Minor and below are therefore deemed to be **Not Significant**. A professional judgement is then made as to whether the effect is of an adverse or beneficial nature. The effects below are primarily concerned with the effects on townscape character and visual receptors.

6.45 This process has been applied to provide a robust assessment in similar townscape settings and is considered to be the most suitable approach in this context.

6.46 The visual impact of the Proposed Development will demonstrably change as it is constructed. As the construction phase is likely to be a relatively short period in the context of the lifecycle of the Proposed Development, the impact of the building upon completion, or operational phase, is the principal focus of this study although the construction effects are also examined below. Similarly, the impact pathway is direct. The building is either visible or it is not.

Mitigation Methodology

6.47 In terms of embedded mitigation, this has been incorporated into the design of the Proposed Development by the architects Bennetts as the design of the building has developed, in consultation with interested parties. Mitigation for the Construction Phase Effects is described in the relevant section below.

Residual Impact Methodology

6.48 Residual Impacts are described based on the assumption that all mitigation measures have been fully deployed.

Baseline Conditions

Townscape Baseline

6.49 A summary set out below describes the main attributes and characteristics of each of the Townscape Zones and Representative Viewpoints that may be potentially affected by the Proposed Development as existing at the time of this assessment in March 2023. Each character area is referenced on Map 2 City Neighbourhood Areas and Viewpoint Locations (**Appendix 6.1**). Only those areas which have the potential to be significantly affected by the Proposed Development are included. For the purposes of this assessment, the baseline conditions that prevail at the current time (March 2023) in terms of townscape character and views are described below and include relevant schemes under construction, which are predicted to be complete when the Proposed Development is due to have been completed. The effects on the baseline together with the Proposed Development and any committed development is dealt with in the Cumulative Effects section.

The Village

6.50 A generally compact area with a mix of leisure, commercial and residential uses, historic buildings and traditional grid street patterns predominate to the exclusion of the modern built form with the exception of Portland Tower and Manchester New Square. Although the building mass varies in scale and style, a predominantly narrow grid pattern of streets focusses potential views along axial corridors generally orientated in a NE / SW direction. The main spines in this zone are Canal Street alongside the Rochdale Canal and Whitworth Street. This busy pedestrianised street includes a mix of low-rise buildings converted to offices or bars, which together with the canal corridor provide a coherent, well-balanced visual character softened by tree planting. In the heart of the zone, the Sackville gardens fronting the Shena Simon Campus provide a welcome green space enclosed by the surrounding buildings.

Piccadilly

6.51 This area is one of the region's primary gateways and often forms the first impression of the city for visitors arriving by rail. In recent years it has seen improvements to Piccadilly railway station and Piccadilly Gardens and development has continued around the Piccadilly Canal Basin. The area in front of the railway station has been redeveloped to create a mixed use primarily office development with hotels and residential uses and a bridge link to the upper levels of Station Approach.

6.52 The zone contains a number of distinct character areas. The area to the west of Piccadilly, is a mix of civic and commercial buildings and formal open spaces. The Metrolink connecting Piccadilly station and the main interchange in Piccadilly Gardens bisects the area. The latter with its lawns, raised decking, water features, tree planting and pavilion forms a significant public green space. The square is enclosed on all sides by large massed buildings including the landmark City Tower. The construction of One Piccadilly on a former part of the garden has helped to increase the sense of visual enclosure. Elsewhere, the building forms are generally large and, in some cases tall, such as 111 Piccadilly.

6.53 To the north of the station the area is presently characterized by industrial and commercial units but this character will undoubtedly change as the area, which has been earmarked for redevelopment under Portugal East Strategic Regeneration framework in response to opportunities created by HS2, sees further development.

Retail Core

6.54 The main retail streets of Market Street, King Street, St. Ann's Square and part of Deansgate constitute this area of the city centre which is one of the busiest in Manchester. Two main roads, Cross Street and Deansgate, giving contained axial views on a north to south orientation, cross the area. To the east of Cross Street, the bulk of the Arndale shopping complex dominates, enclosing the pedestrianised Market Street, which leads to Piccadilly Gardens. A mix of historic and modern buildings characterise the area between Cross Street and Deansgate. These buildings, including the Cotton Exchange, generally have large footprints and enclose the intimate St Ann's Square at the core of the zone. The River Irwell forms the western boundary and includes the three bridges which link Manchester with Salford. The river corridor itself is confined by buildings on both banks.

Northern Quarter

6.55 Historically the vibrant heart of retailing and wholesaling of textiles, meat, fish and greengrocery. This area has declined since the opening of the Arndale Centre which has formed an impenetrable mass, both physically and visually severing the Northern Quarter from the main retail areas of central Manchester today. However, the textile trade remains important and the numerous small retail outlets reflect this trend. Recently, however, the area has seen the growth of residential apartments along with associated cafes, music venues and restaurants. This zone has a rich architectural heritage, mostly low-rise based on a concentrated, tightly knit grid pattern of streets. This dense urban fabric affords few views out apart from axial views down the main streets. There are no large open spaces within the area, apart from Stevenson Square, although this is a narrow, enclosed space dominated by vehicular traffic, bus lay-bys and a taxi rank.

North Kampus and Kampus

6.56 This zone is occupied by substantial buildings owned and operated by the University of Manchester and include the Barnes Wallis building, the Ferranti Building, MSS tower and the Manchester Institute of Biotechnology. Small green spaces and squares fill the urban interstices and the M 57 Mancunian way raised to first floor level defines the southern limit of this zone. It partly lies within the Whitworth Street Conservation Area.

New Islington

6.57 This area has been the focus of a considerable amount of regeneration since funding was secured in 2002. It includes Will Allsop's Chips building, amongst other multi storey development. Typically, the flat or apartment blocks are 8 storeys high and combine well with areas of green space and canal basins such as Cotton Field Park. Views of Manchester City Centre to the south can be obtained from these more open areas and the Rochdale Canal is a notable heritage element that defines its eastern limits.

Limitations and Assumptions

6.58 The principal limitation as far as the field survey work was concerned has been that photography was undertaken in the winter months when the extent of foliage on trees is at its minimum. This, therefore, reflects a best case scenario in terms of visibility but only a limited number of views are affected as the population of street trees in Manchester is low.

Embedded Mitigation

6.59 Mitigation in terms of visual and townscape effects has been incorporated into the Proposed Development as part of the design process by the scheme architects Bennetts and has evolved through consultation with the Local Planning Authority amongst others. The principal elements of the design are reflected in its form, mass and materiality. The form of the building appears as an elegant and smooth extruded form with softened edges and a protruded core element over the Union Bank building. The top levels of the building are expressed as a clean cut to the massing, adding drama / interest to the proposal. The building has been conceived as an elegant sculptural form, a striking piece of architecture, articulated to express a range of uses within. The Proposed Development would be a landmark building on a key gateway site into the city.

Assessment of Likely Significant Effects

6.60 The construction of this building on a site on the centre of Manchester will clearly involve procedures and processes that are unsightly and intrusive consistent with operations on most large scale construction sites. However, this process is comparatively short lived in nature when considered in the context of the lifespan of the Proposed Development concerned and will also be screened to some extent by existing buildings which surround it. The demolition and construction programme will commence in a number of phases but the key physical activities will include:

- Site clearance and demolition
- Construction plant such as cranes etc.
- Mobile construction plant.

- Delivery and stockpiling of materials.
- Protective fencing and hoardings.
- Unfinished appearance of the Proposed Development and its core for the majority of the construction period.
- Traffic movements associated with the above.

Construction

Effects of demolition, clearance and construction on Townscape Character

6.61 The construction phase effects, as with the completed and operational effects, are assessed against the Baseline. The townscape character area most affected by the demolition and construction operations are the Townscape Character Zones in and around the Proposed Development Site namely: Piccadilly, Northern Quarter and Retail Core. The significance of effect is therefore predicted to be moderate adverse for the duration of the construction period due to site clearance works, stockpiling of demolition and construction materials, the use of construction equipment such as cranes and temporary fencing. The effects, however, should be relatively localised and temporary and will not affect other Townscape Character zones in any measurable way. This effect is **significant**.

Effects of demolition, clearance and construction on Views

6.62 The effects of demolition and clearance on the Representative Viewpoints will also be limited to some extent. Nonetheless, there is little doubt that the construction phase of any building of any scale, until it is fully clad, will involve processes that are visually unsightly and are likely, in visual effect terms, to be largely adverse in nature. This period, however, is only likely to be transitional and will be of short duration in relation to the lifespan of the Proposed Development itself. In view of the scale of the Proposed Development, the magnitude of effect, and significance of effect is therefore judged to be moderate adverse also during the construction period in the following Zones: Piccadilly, Northern Quarter and Retail Core where views can be obtained. This effect is **significant**.

Mitigation measures during construction

6.62 Mitigating the effects of the construction phase will involve high quality hoardings that will be used to limit unsightly visual impacts during the construction phase at street level. These will secure and protect the Proposed Development Site and prevent views of an unsightly construction site.

Completed and Operational Development

6.63 The source of the effect during the operation phase is concerned with the physical impact that the Proposed Development will have on views, visual and townscape receptors.

6.64 The townscape and visual effects of the Proposed Development are considered to be long term in terms of their duration.

Effects of completed Development on Townscape Character and Views

Piccadilly

6.65 **Viewpoint 1 Piccadilly**

This viewpoint is in close proximity to the Proposed Development and offers a close up view of its relationship with Piccadilly. In the context of much recent development townscape susceptibility is judged to be low as is townscape value in the absence of any official designations, noted buildings or public spaces. Townscape sensitivity is therefore judged to be low. In terms of visual receptor susceptibility most receptors fall into the low category ie travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey. Visual receptor value is also low as this viewpoint has no designation, nor is it particularly popular as a viewpoint and with minimal or no cultural associations. Visual receptor sensitivity is, therefore, also judged to be low. In terms of magnitude of effect, the Proposed Development fills the void arising from a vacant site and has a positive effect on townscape character by continuing the developed streetscape frontage of Piccadilly. The lower podium and entrance levels, on which the taller elements of the Proposed Development sits, echo the geometry and crisp angularity of the neighbouring Union Bank Building whilst manifestly being of contemporary origin. The tower has curved edges which distinguishes itself from its neighbours in an unequivocal but contemporary fashion assisted by a fenestration pattern which is subtly recessed into the facade. Altogether, the Proposed Development is judged to have a beneficial effect on both the townscape character and views and due to the proximity to the Representative Viewpoint to the Proposed Development this effect is judged to be major in effect for both receptor categories. This translates to a **moderate beneficial** effect which is significant in EIA terms.

6.66 **Viewpoint 2 Piccadilly**

This viewpoint offers more of a street view placing the Proposed Development in the context of the surrounding streetscape. Both townscape and visual receptor sensitivities are judged to remain the same as for Viewpoint 1, i.e., both low for similar reasons. In terms of magnitude of effect more of the tower is visible in this view but the lower entrance levels perform the same function and engage will the streetscape character at lower levels. The curved edges of the tower helps to soften its impact and the vertical recessed groove helps to break up the façade of the building. There is no doubt, however, that this development will become a major landmark in this view where no other tall buildings are present but this change is judged to make a positive contribution to both townscape character and view in which contemporary and historic buildings coexist satisfactorily in a homogenous way. Accordingly, the magnitude of effect is judged to be major beneficial for both receptor categories which translates into a **moderate beneficial** effect which is significant in EIA terms.

6.67 **Viewpoint 3 Piccadilly Station**

This view is focussed directly on the Proposed Development Site and is situated at the entrance / exit to Piccadilly Station. Once again, townscape character is a mixture of historic, new development but taller buildings are a feature of the townscape character in this view. Both townscape and visual receptor sensitivity remain low for the reasons outlined for viewpoints 1 and 2 above. The Proposed Development occupies a focal point

in this view and matches 111 Piccadilly on the north side of Piccadilly in terms of height in this perspective framing the view into central Manchester. The dramatic angled roof line, upper garden terraces and central vertical groove all add variation and diversity to the Proposed Development and add diversity to the view and there are no landmark buildings such as the town hall which are obscured as a result. Overall, allowing for the fact that there are other tall buildings which are an integral part of the townscape character from this viewpoint the proposals are judged to achieve a good fit with the townscape characteristics and would noticeably improve the condition or character of the townscape. Accordingly, the magnitude of effect is judged to be moderate beneficial. This translates **minor beneficial** effect for both receptor categories which is not significant in EIA terms.

6.68 **Viewpoint 4 Vantage Quay Bridge**

Located on a viewpoint over the Rochdale Canal this viewpoint explores the relationship of the area to the rear of Piccadilly with the Proposed Development which rises above the roof lines of those buildings that front Piccadilly. Townscape character is mixed and somewhat incoherent in this area, a mix of historic mill and office buildings and new additions. City Tower can be seen on the skyline. Townscape susceptibility is low in the context of much recent, and ongoing, development but townscape value is high in the context of the historic Rochdale canal so medium sensitivity overall. Visual receptor sensitivity again in the context of the footbridge over the canal, offering a unique vantage point, is also judged to be medium. The Proposed Development features as a focal point in this view rising dramatically above the horizon. The angled profile of the top of the building is a notable feature in this view and distinguishes it from other tall buildings in the city centre such as City Tower which is also in the view. The rounded corners help to soften the silhouette of the Proposed Development and visual interest is improved as a result. In terms of magnitude of effect and townscape character, the fit is complementary to the heterogeneous nature of the canal basin surroundings. A value of moderate beneficial is registered for this viewpoint for both categories of receptor. This translates into a **moderate beneficial** effect for both receptor categories which is significant in EIA terms.

6.69 **Viewpoint 5 Paton Street**

Aligned with the Proposed Development site, this view offers a unique, relatively close up view of the proposed development. Historic properties dominate the view and include the Union Bank of Manchester building. Townscape susceptibility is judged to be medium in this context and also in the context of a minor street which is off the main thoroughfare and is of low receptor value and sensitivity overall. Visual receptor sensitivity in this area populated by office and commercial premises which have no designations is low. The Proposed Development dominates the views and introduces a new element into the townscape. However, the Proposed Development has been arranged in a way that perpetuates the perspective of the street, presents its most slender profile in the view and the visual impact is softened by the rounded corners which are an integral part of the design. The fenestration pattern also accentuates the vertical axis of the building and it is more closely associated to the more recent development on the east side of the street. As a result, the magnitude of effect is judged to be major beneficial for both categories of receptor in this instance. This translates to a significance of effect of **moderate beneficial** which is not significant in EIA terms.

6.70 **Viewpoint 9 Fairfield Street**

This viewpoint is situated on one of the principal access routes into the inner city which offers direct views down Piccadilly from a major road intersection. Tall buildings are very much a feature of this view and include Piccadilly Place and the development on approach to Piccadilly station. Nonetheless, more historic buildings dominate the foreground which reflect the character of the Whitworth Street Conservation area. For these reasons townscape susceptibility is judged to be low but townscape value high so medium sensitivity overall. Visual receptor sensitivity on the other hand is judged to be low in the context of this busy traffic dominated interchange where the view is fleeting and incidental to the journey. The Proposed Development fits into the townscape character and the view seamlessly augmenting the development on the south side of Piccadilly Street in a positive way that does not overwhelm. The notched profile of the top of the building features strongly in this view which helps to distinguish it from its neighbours and, together with development on the opposite side of the street, frames the view into central Manchester. As a result, the magnitude of effect for both of the receptor categories is judged to be minor beneficial which translates into a **minor beneficial** significance of effect for townscape receptors and **negligible beneficial** for visual receptors which is not significant in EIA terms.

Retail Core

6.71 **Viewpoint 6 Market Street**

Situated in the heart of the busy retail district this viewpoint explores the relationship the building will have on the heart of central Manchester. Historic buildings now, or previously, occupied by the likes of Debenhams and Primark form the foundations of townscape character with Piccadilly Gardens forming a soft backdrop. There are no tall buildings in the view. Townscape susceptibility is medium as a consequence, as is townscape value in an area with local designations that exhibit wider geographic, cultural or townscape significance. Townscape sensitivity is therefore medium overall. Visual receptor susceptibility is also medium as this is a busy, pedestrianised, retail area which is a destination for many receptors and Piccadilly Gardens, a busy public open space is only a short distance away. Visual receptor value is medium as this is a space which is moderately popular as a visitor attraction where the view forms part of the experience. Visual receptor sensitivity is also medium. In terms of magnitude of effect, the Proposed Development occupies a prominent position on the horizon. Although the least slender elevation is presented in this view, the silhouette is varied by the varied ridge profile and the central vertical projection which adds diversity to the building and the view as a result. The Proposed Development matches the height of the foreground development in this view and does not overwhelm. In terms of townscape character, the Proposed Development is clearly separated from the foreground historic buildings. Values of moderate beneficial are therefore registered for both receptor categories for this viewpoint. This translates to a value of **moderate beneficial** significance for both visual and townscape receptors for this viewpoint which is significant in EIA terms.

6.72 **Viewpoint 10 Market Street**

This viewpoint is situated at the top of Piccadilly. Recent development dominates the area as does retail activity. Townscape susceptibility is judged to be low as a consequence and townscape value low is also in the absence of any official designations such as conservation area status. Townscape sensitivity is judged to be low therefore. In terms of visual receptor susceptibility most receptors fall into the low category i.e travellers on road,

rail or other transport routes, where the view is fleeting and incidental to the journey. Visual receptor value is also low as this viewpoint has no designation, nor is it particularly popular as a viewpoint and with minimal or no cultural associations. Piccadilly Gardens lies well behind the viewpoint. Visual receptor sensitivity is, therefore, also judged to be low. That the Proposed Development will dominate the view from this location there is little doubt but it is successfully integrated into the townscape character on a number of levels. The perspective of the street is maintained and enhanced with a clear, simple, vertical façade that helps to frame the view assisted by 111 Piccadilly further down the street. The central vertical projection, or vertical planting zone, breaks the profile of the building and strengthens the vertical perspective. The rounded edges soften the visual impact of the tower and the Proposed Development fits well with the contemporary development on the south side of Piccadilly but the Union Bank Building remains as an identifiable, prominent, heritage asset at street level with the Proposed Development set back. For these reasons, the magnitude of effect on townscape and visual receptors is considered to be major beneficial. This translates to a significance of effect values of **moderate beneficial** which is significant in EIA terms.

6.73 **Viewpoint 14 West Moseley Street**

This viewpoint is situated on the edge of Piccadilly Gardens but it is in close proximity to the bus station and tram route down Lower Moseley Street. The gardens themselves are very much a background feature in one of the few central public open spaces in Manchester. Townscape character is wholly derived from contemporary development in this view. Townscape and visual receptor sensitivity in this busy transport hub are considered to be low as a result. The Proposed Development rises above 1 Piccadilly and provides a complimentary fit with the existing townscape character. The variation in form of the building is evident in this view with the vertical planting zone a key feature. This brings diversity to the elevation adding variety to the apex and combining well with the sloping roof profile. Magnitude of effect is judged to be moderate beneficial for category of receptor as a consequence. This translates to significance of effect values of **minor beneficial** significance which is not significant in EIA terms.

North Kampus and Kampus

6.74 **Viewpoint 8 Bloom Street**

A niche view down Bloom Street which is almost in direct alignment with the Proposed Development this viewpoint explores the relationship with the Manchester Crown Court tower. This is a quiet part of the character area and townscape character is weak here but largely devoid of modern development so susceptibility is judged to be medium. Although the viewpoint lies outside a conservation area the listed tower of the Crown Court is a major and dominant feature of the townscape character. Townscape sensitivity is therefore registered as medium. Visual receptor sensitivity is generally low as most receptors fall into the low category i.e., travellers on road where the view is fleeting and incidental to the journey however the presence of the Crown Street tower in the view which is an iconic building of value raises the level to medium. The Proposed Development mirrors the vertical form of the Crown Street tower but is clearly contemporary in origin which avoids conflict both in townscape and visual terms. The fact that the roof profile slopes away in this view also assists in facilitating its integration into the view and reducing potential tension. Altogether, the magnitude of effect is judged to be moderate beneficial

for both townscape and visual receptors which translates into **moderate beneficial** significance which is significant in EIA terms.

6.75 **Viewpoint 11 Fairfield Street**

Situated inside the Whitworth Conservation area on Fairfield Street looking north up Aytoun Street towards the Proposed Development site, townscape character is dominated by recent development associated with the North Kampus and Kampus character areas. Susceptibility is low as a result but in the context of the Conservation Area which is a zone of high townscape value, medium overall. In terms of visual receptor susceptibility most receptors fall into the low category ie travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey. There are some residential apartments but these are largely orientated away from the Proposed Development. Visual receptor value is also low as this viewpoint has no designation, nor is it particularly popular as a viewpoint and with minimal or no cultural associations. Therefore, visual receptor sensitivity is judged to be low in this location. The Proposed Development forms a complimentary fit with townscape character that is largely contemporary in nature. Once again, the notched apex forms a key part of the development in this elevation and is a distinctive characteristic that adds visual diversity to the view. The central recessed vertical groove in the building's profile also adds textural interest to an otherwise smooth façade. Magnitude of effect for both receptor categories is judged to be minor beneficial which translates into significance of effect values of **minor beneficial** significance for townscape receptors and **negligible beneficial** for visual receptors both of which are not significant in EIA terms.

The Village

6.76 **Viewpoint 7 Sackville Street**

Located on the bridge over the Rochdale Canal this viewpoint provides a view north looking up the Rochdale canal. Townscape character is coherent and strong with residential and hospitality outlets lining the canal along canal street. Townscape and visual receptor sensitivity are judged to be high as a consequence as this is a tranquil and valued area of homogenous townscape character. In terms of magnitude of effect the proposed development features in a negligible way on the horizon. It is wholly obscured by trees which, when the foliage is out, will conceal it completely. A value of **negligible** is recorded as a consequence which translates to a value of **minor beneficial** significance which is not significant in EIA terms.

Northern Quarter

6.77 **Viewpoint 13 Dean Street**

Located to the rear of Piccadilly on the edge of Northern Quarter townscape character lacks coherence consisting of a mix of styles and spaces from old mill buildings, low rise residential and office buildings, bars and restaurants and vacant sites which are now car parks. There is little in the way of contemporary development, in this area and tall buildings are absent from the horizon. Townscape susceptibility and value are judged to be low and receptor sensitivity is low also. Visual receptor sensitivity is low also reflecting low susceptibility as most people are drawn from their place of work, where the setting is not important to the quality of working life. The Proposed Development will form a prominent feature on the horizon but its distinctive profile will add diversity to the view and fit with

the heterogenous nature of the townscape character at this point. A magnitude of effect value of moderate beneficial is registered for this viewpoint as a result for both categories of receptor which translates to a significance of effect value of **minor beneficial** significance which is not significant in EIA terms.

New Islington

6.78 **Viewpoint 12 Great Ancoats Street**

This viewpoint is located on Great Ancoats Street above the Rochdale Canal looking south to the city centre and beyond. Townscape character is somewhat incoherent in this area but consists of development which is primarily contemporary in origin although converted mill buildings also feature in the view. Townscape susceptibility is judged to be low as a consequence and value also, despite the proximity of the canal which is concealed from view. Townscape sensitivity is low therefore. The same applies to visual receptor sensitivity which is also low, derived as it is from receptors at their place of work, where the setting is not important to the quality of working life or travellers on the inner ring road where the view is fleeting and incidental to the journey. The Proposed Development slots successfully into the gap between new and traditional buildings with minimal effect. The angled roof profile adds to the diversity of different profiles in this view and the townscape fit is complementary as a result. Magnitude of effect in this circumstance is judged to be minor beneficial for both receptor categories which translates to a **negligible beneficial** effect, which is not significant in EIA terms.

Assessment of Cumulative Effects

6.79 The cumulative effect of the Proposed Development is now examined in relation to inter-project cumulative effects.

Inter-project cumulative effects

6.80 In terms of inter- project cumulative effects, or effects arising from similar developments that are either consented or are coming forward in the planning process in close proximity to the Proposed Development Site, there are developments that, cumulatively, could have the potential to affect the significance values for townscape and views. **Table 6.8** summarises these schemes. Details of the Cumulative schemes appear as different coloured wirelines in the AVRs in **Appendix 6.2** and are listed below with planning references:

Planning Ref.	Cumulative scheme
112667/FO/2016	Hotel Indigo
124545/LO/2019	3-43-47 Piccadilly
127538/FO/2020	1-67 Piccadilly
132489/FO/2021	Port Street

6.81 The developments listed above will not have a universal effect on all of the selected viewpoints and the townscape character of the affected city centre zones of Salford and Manchester. The baseline schemes have already been assessed under the Operational Effects section earlier in this chapter. An assessment of cumulative schemes is necessary to understand the manner in which the Proposed Development fits in with neighbouring developments in the future. **Table 6.8**, has been compiled to facilitate this process by first summarising the effect of the Proposed Development on its own, using the values resulting from the Operational Effects section, and then reassessed the effect in respect of the relevant committed cumulative scheme on a viewpoint by viewpoint basis. Where a cumulative scheme is predicted to have an effect on views or townscape character then the significance of effect values are reassessed and adjusted accordingly to take the scheme or schemes into account in each case.

6.82 The relevant cumulative schemes have been modelled and are represented as different coloured wirelines in the Cumulative Views in **Appendix 6.2** Viewpoint and townscape photographs including AVR images.

6.83 Of course, as the cumulative schemes come forward then, in certain cases, visual receptor sensitivity is likely to increase as many of the developments contain apartments. However, by the same token, the magnitude of effect is likely to decline as the Proposed Development will now be seen in the context of a greater number of similar developments of equivalent scale. As a result, the net effect, where the effect is deemed to be significant, is generally a lowering of the significance of effect value in cumulative terms. This is exacerbated to a value of not significant if the cumulative building obscures the view of the Proposed Development completely.

Table 6.8 Residual impact of Proposed Development and Cumulative Schemes summary table

(Note. Where townscape (T) and visual receptor (VR) significance of effect values are the same, one shared value is provided. Where they are different, a value is provided for both categories. Abbreviations: Maj = Major ; Mod = Moderate; Min = Minor ; Neg = Negligible; N/A no cumulative schemes visible

Location	Proposed Development Only (Residual Impact)	EIA significance	Relevant Cumulative Scheme	Cumulative Effect
1 Piccadilly **Sensitivity (VR)** **Sensitivity (T)** **Magnitude (VR)** **Magnitude (T)** **Significance of effect**	 Low Low Maj Beneficial Maj Beneficial Mod Beneficial	 Significant	 Hotel Indigo 3-43-47 Piccadilly	 None
2 Piccadilly **Sensitivity (VR)** **Sensitivity (T)** **Magnitude (VR)** **Magnitude (T)** **Significance of effect**	 Low Low Major Beneficial Major Beneficial Mod. Beneficial	 Significant	 1-67 Piccadilly Hotel Indigo 3-43-47 Piccadilly	 None
3 Piccadilly Station **Sensitivity (VR)** **Sensitivity (T)** **Magnitude (VR)** **Magnitude (T)** **Significance of effect**	 Low Low Mod Beneficial Mod Beneficial Min Beneficial	 Not significant	 1-67 Piccadilly Hotel Indigo 3-43-47 Piccadilly	 None
4 Vantage Quay Bridge **Sensitivity (VR)** **Sensitivity (T)** **Magnitude (VR)** **Magnitude (T)** **Significance of effect**	 Medium Medium Mod Beneficial Mod Beneficial Mod Beneficial	 Significant	 	 N/A
5 Paton Street				

Sensitivity (VR) **Sensitivity (T)** **Magnitude (VR)** **Magnitude (T)** **Significance of effect**	Low Low Maj Beneficial Maj Beneficial Mod Beneficial	Significant		N/A
6 Market Street **Sensitivity (VR)** **Sensitivity (T)** **Magnitude (VR)** **Magnitude (T)** **Significance of effect**	 Medium Medium Mod Beneficial Mod Beneficial Mod Beneficial	 Significant	1-67 Piccadilly	None
7 Sackville Street **Sensitivity (VR)** **Sensitivity (T)** **Magnitude (VR)** **Magnitude (T)** **Significance of effect**	 High High Neg Beneficial Neg Beneficial Min Beneficial	 Not significant	Port Street	None
8 Bloom Street **Sensitivity (VR)** **Sensitivity (T)** **Magnitude (VR)** **Magnitude (T)** **Significance of effect**	 Low Medium Mod Beneficial Mod Beneficial Mod Beneficial	 Significant		N/A
9 Fairfield Street **Sensitivity (VR)** **Sensitivity (T)** **Magnitude (VR)** **Magnitude (T)** **Significance of effect (VR)** **Significance of effect (T)**	 Low Medium Min Beneficial Min Beneficial Neg Beneficial Min Beneficial	 Not significant	1-67 Piccadilly	None

10 Market Street **Sensitivity (VR)** **Sensitivity (T)** **Magnitude (VR)** **Magnitude (T)** **Significance of effect**	 Low Low Maj Beneficial Maj Beneficial Mod Beneficial	 Significant	1-67 Piccadilly	None
11 Fairfield Street **Sensitivity (VR)** **Sensitivity (T)** **Magnitude (VR)** **Magnitude (T)** **Significance of effect (VR)** **Significance of effect (T)**	 Low Medium Min Beneficial Min Beneficial Neg Beneficial Min Beneficial	 Not significant		N/A
12 Great Ancoats Street **Sensitivity (VR)** **Sensitivity (T)** **Magnitude (VR)** **Magnitude (T)** **Significance of effect**	 Low Low Min Beneficial Min Beneficial Neg Beneficial	 Not significant	1-67 Piccadilly	Negligible beneficial
13 Dean Street **Sensitivity (VR)** **Sensitivity (T)** **Magnitude (VR)** **Magnitude (T)** **Significance of effect**	 Low Low Mod Beneficial Mod Beneficial Min Beneficial	 Not significant	1-67 Piccadilly	None
14 West Moseley Street **Sensitivity (VR)** **Sensitivity (T)** **Magnitude (VR)**	 Low Low Mod Beneficial			

Magnitude (T) Significance of effect	Mod Beneficial Min Beneficial	Not significant		N/A

Summary of Cumulative Effects

6.84 Cumulative schemes arise in 10 of the 14 Representative viewpoints. In the remaining 4 viewpoints there are no cumulative schemes which are visible. However, in the cases where cumulative schemes are visible they are judged to be too small in scale or too distant to have any significant effect with the exception of Viewpoint 12 where the cumulative effect is judged to be negligible beneficial. In the majority of cases existing buildings also obscure much of the development. There are therefore judged be no significant cumulative effects in this instance.

Residual Effects

6.85 The visual impact assessment has been carried out based on the assumption that all the necessary mitigation measures have been accounted for and embedded into the design process. The images for selected viewpoints illustrated in **Appendix 6.2** represent the accurate definition of the location and mass of the component parts of the Proposed Development. The predicted significance of effect values are therefore the same for each representative viewpoint and Townscape Character Area as the residual effect values and are illustrated in **Table 6.8** above.

Summary

6.86 This Townscape and Visual Impact Assessment examines the impact that the Proposed Development will have on the townscape character of Manchester city centre focussing on those areas immediately surrounding the Proposed Development in particular. It does so in a systematic, rational and objective way using established methodologies and practices contained in GLVIA 3. The impact of the Proposed Development on its own is explored and then in conjunction with consented and committed development in a Cumulative Assessment.

6.87 A computer modelling process was employed to provide an accurate series of Type 4 verified (AVR) Level 3 (fully rendered) and Level 2 (white block mass) images which illustrate and inform the nature of the impact the Proposed Development on a series of selected Representative Viewpoints, and on the surrounding townscape character, on a 360 degree basis. The scale and location of the development results in a widespread Zone of Visual Influence to the east but limited visibility elsewhere due to the effects of tight urban grain and topography.

6.88 Although it is not possible to provide one single summary value for the impact the Proposed Development will have on Manchester City Centre it is possible to summarise the effects in general terms.

6.89 In this regard **Table 6.8** records that in just over half the viewpoints assessed the Proposed Development has been judged to have a moderate beneficial effect on townscape and

visual receptors. This is significant in EIA regulation terms. The remaining cases the effects are minor or negligible which is not significant.

6.90 The effects are all judged to be beneficial in nature. The reason for this is due primarily to the design of the building itself from street level upwards. The presence of the Union Bank of Manchester building is acknowledged at street level where the Proposed Development is set back subtly and entrance podium is of a different character to the upper floors. At higher elevations, the angled and sloping roofline and rounded corners of the tower creates a distinctive and unique skyline profile and softens the visual impact respectively.

6.91 Upon completion of the Proposed Development, cumulative effects range from none to negligible beneficial, which is not significant in EIA terms.

REFERENCES

Ref . No.	Reference
6.1	The European Landscape Convention (ELC, 2000)
6.2	National Planning Policy Framework 2019 Dept Communities and Local Government
6.3	Manchester City Council Core Strategy 2012
6.4	Manchester Residential Quality Guidance MCC 2017
6.5	Guidelines for Landscape and Visual Impact Assessment 3rd Edition 2013 landscape Institute and Institute of Environmental Management and Assessment
6.6	Historic England note on tall buildings 2022
6.7	Landscape Institute Technical Guidance Note 06/19 September 2019,Landscape Institute

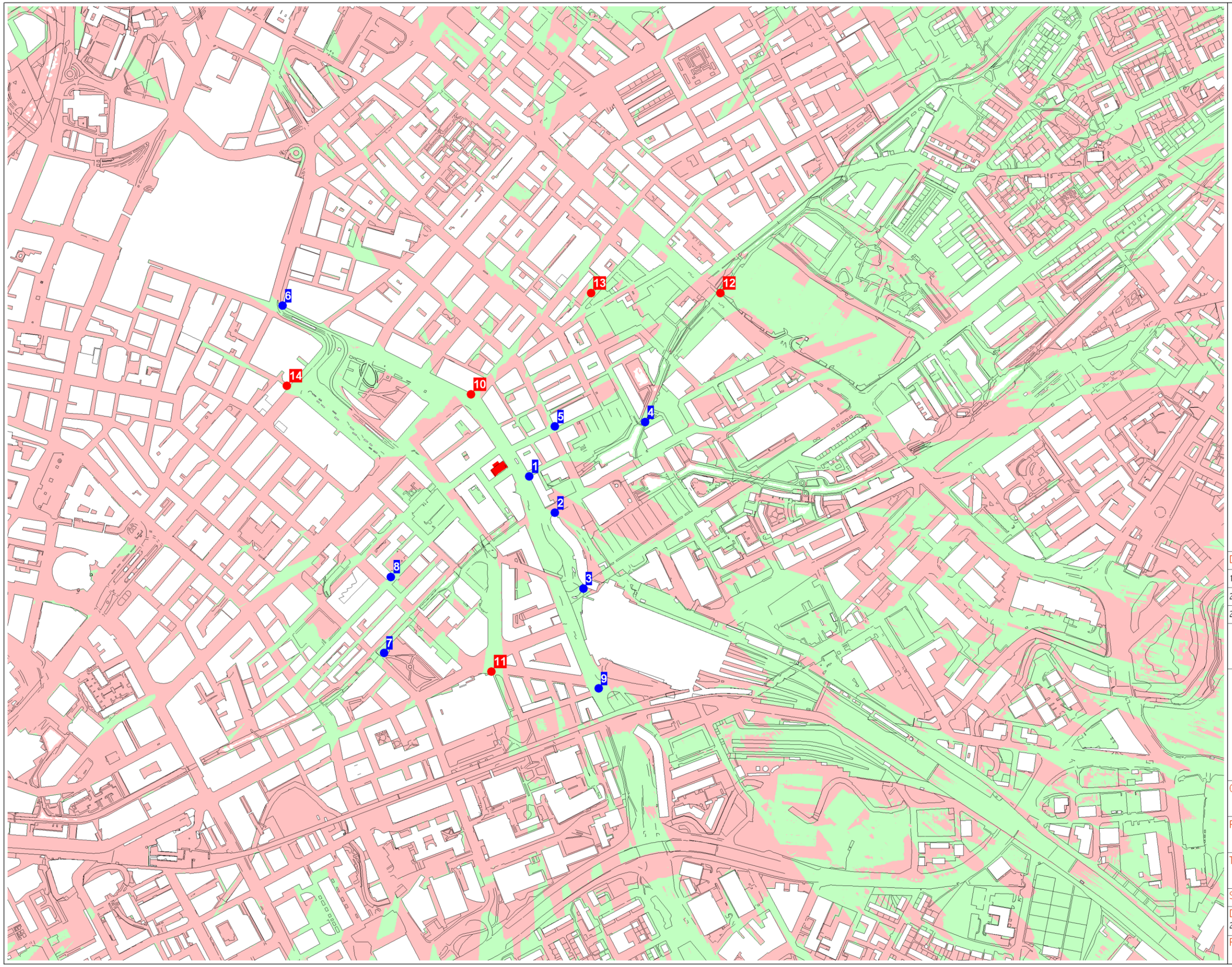


ROOM2HOMETEL

Appendix 6.1
Townscape and Visual Impact Assessment: MAPS

Chris Burnett Associates
26 07 23

CHRIS BURNETT associates



Key

- building footprint
- townscape viewpoint location
- heritage viewpoint location
- development visible
- development not visible
- OS Local Vector building footprints and/or DSM no-data values

(NB Viewshed analysis is calculated from the top of the building to locations 1.6m above the surface of the DSM data taking into account a normal earth surface curvature correction.)

0.0 61.0 122.0
metres

Date	Details	Revision
10/03/23	Identification of heritage viewpoint locations.	-01
22/03/23	Additional viewpoint locations.	-02
21/04/23	Revised building height.	-03

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Client **Northside (Manchester Ltd)**

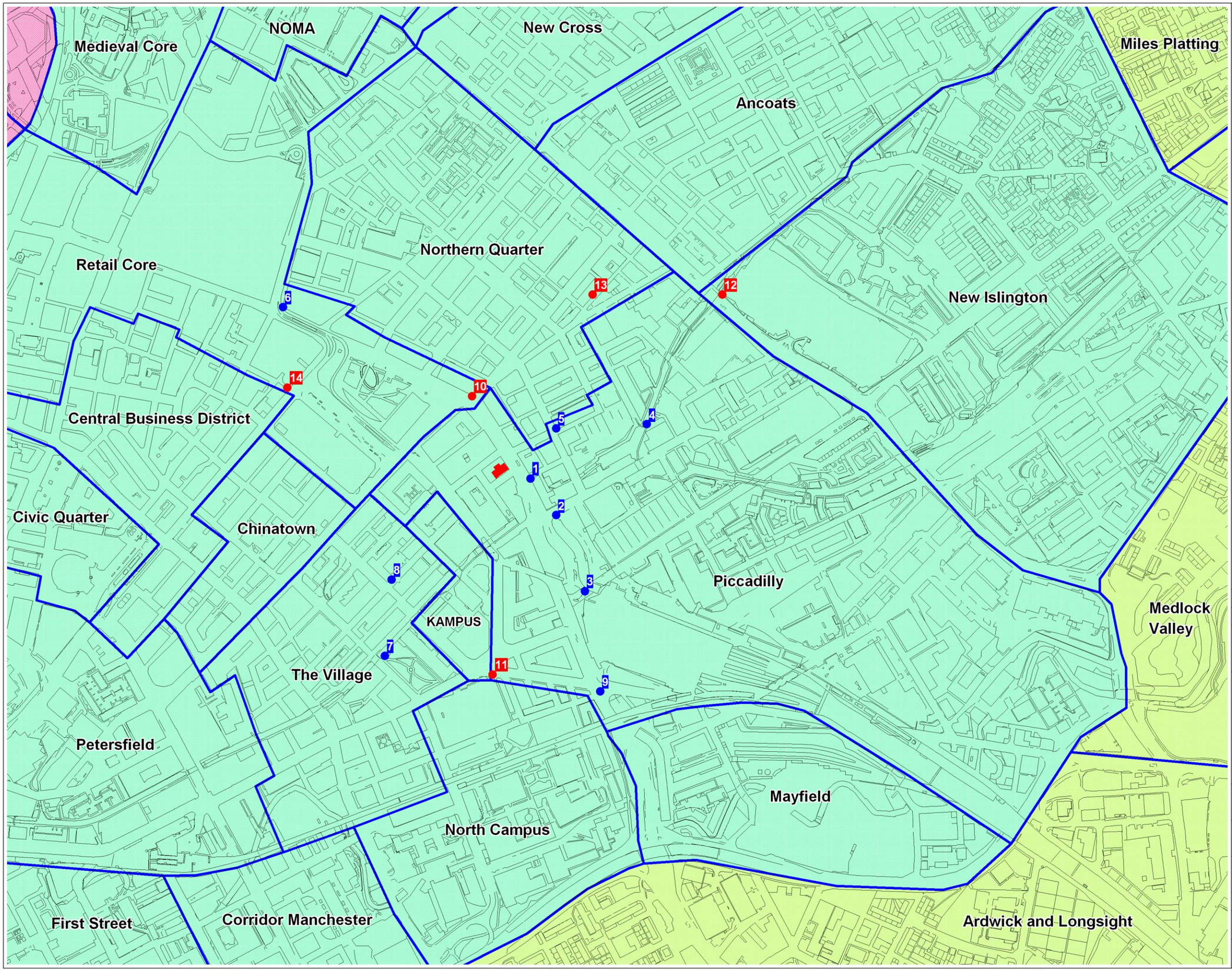
Project **Room2 Hometel, Manchester**

Title **Viewshed Analysis & Viewpoint Locations**

Scale **1:6,100 @ A3**

Date	Drawn	Checked
21/04/23	JHD	CB

Reference **R2MVIA23.02** Revision **-03**



Key

- building footprint
- Residential Neighbourhood Area
- Townscape Character Area
- Salford City Centre Areas
- townscape viewpoint location
- heritage viewpoint location

0.0 61.0 122.0 metres

Date	Details	Revision

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Client **Northside (Manchester Ltd)**

Project **Room2 Hometel, Manchester**

Title **City Centre Character Areas and Viewpoint Locations**

Scale **1:6,100 @ A3**

Date	Drawn	Checked
12/04/23	JHD	CB

Reference **R2MVIA23.03** Revision



ROOM2 HOMETEL

Townscape and Visual Impact Assessment:
VIEWPOINT AND TOWNSCAPE PHOTOGRAPHS INCLUDING AVR IMAGES

APPENDIX 6.2

Chris Burnett Associates

14 06 23

CHRIS BURNETT associates


SIGNAL
PRIORITY
CHANGED


room2
enterr.
PUR
ECTR


room2
2-Hotel Indigo-112667/FO/2016
3-43-47 Piccadilly-124545/LO/2019


bruntwood
Works
111 Piccadilly
Turns out today is the day.
Workspace available
0161 233 7677
Knight Frank
ANCOATS COFFEE CO



CHRIS BURNETT ASSOCIATES 13 06 23

ROOM2 HOMETEL Townscape and Visual Impact Assessment

Piccadilly
PROPOSED
2


bruntwood
Works
111 Piccadilly
Turns out today is the day.
Workspace available.
0161 233 7677
Knight Frank
ANCOATS COFFEE CO
1-67 Piccadilly-127538/FO/2020
2-Hotel Indigo-112667/FO/2016
3-43-47 Piccadilly-124545/LO/2019


DON'T THROW AWAY YOUR SHOT
HAMILTON
FIRE ASSEMBLY POINT
co op
ON THE GO
Seattle's Best Coffee


DON'T THROW AWAY YOUR SHOT
HAMILTON
FIRE ASSEMBLY POINT
co op
ON THE GO
Seattle's Best Coffee


DON'T THROW AWAY YOUR SHOT
HAMILTON
FIRE ASSEMBLY POINT
co op
ON THE GO
Seattle's Best Coffee
1-67 Piccadilly-127538/FO/2020
2-Hotel Indigo-112667/FO/2016
3-43-47 Piccadilly-124545/LO/2019


CITY TOWER
Fire exit


CITY TOWER
Fire exit
Keep clear


PATON STREET


PATON STREET
419


EBENHAMS
PRIMARK
PRIMARK
PRIMARK
MAKE YOURSELF AMAZING AT OUR


DEBENHAMS
Debenhams
PRIMARK
PRIMARK
PRIMARK


DEBENHAMS
PRIMARK
Debenhams
PRIMARK
1-67 Piccadilly-127538/FO/2020






10-Port street-132489/FO/2021


One way


One way


KEEP YOUR DISTANCE




1-67 Piccadilly-127538/FO/2020


Totally vegan
Be PART OF IT!
Coronavirus
KEEP YOUR DISTANCE
2m
6ft 6
Except buses, taxis and for access
Traffic enforcement cameras
TESCO
Express
TRADITIONAL Breakfast


Totally vegan
1L
AJBell
great manchester
Be PART OF IT!
Coronavirus
KEEP YOUR DISTANCE
2m 6ft 6
Except buses, taxis and for access
Traffic enforcement cameras
TESCO
Express
TRADITIONAL Breakfast
LUNCH IS KING OF A BIG DEAL


Totally vegan
A J Bell great manchester run
Be PART OF IT!
Coronavirus
KEEP YOUR DISTANCE
2m 6ft 6
Stevenson Square Buddhist Centre
Mosque (1st) Chinese Arts Centre
Metrolink
TRADITIONAL Breakfast
LUNCH FOR A BIG DEAL
TESCO
Except buses, taxis and for access
Traffic enforcement cameras
1-67 Piccadilly-127538/FO/2020


taxi
Only
taxi
Only


taxi
Only
taxi
Only
FA RFIELD
RE


PUREGYM
GO Outdoors
1½ hours maximum stay
FREE parking
Parking controls in place
Please see signage on site for full details
CAUTION 2.2M RESTRICTION
PARKING
Ground Level
EXIT and Lower Level
Ground and Lower Level Parking
GO Outdoors
PUREGYM
ALDI
Urban Exchange.
UrbanExchange.co.uk


Parking controls in place
Please see signage on site for full details
PUREGYM
GO Outdoors
ALDI
Urban Exchange.
UrbanExchange.co.uk
Ground and Lower Level Parking
PARKING
Ground Level
EXIT and Lower Level


PUREGYM
GO Outdoors
1½ hours maximum stay
FREE parking
Parking controls in place
Please see signage on site for full details
CAUTION 2.2M RESTRICTION
PUREGYM
ALDI
Urban Exchange.
UrbanExchange.co.uk
PARKING
Ground Level
EXIT and Lower Level
Ground and Lower Level Parking
1-67 Piccadilly-127538/FO/2020


PAY HERE
WELCOME TO PORT STREET CENTRAL 24-HOUR PAY & DISPLAY CAR PARK
PARKING CHARGES CARS ONLY (NOT VANS)
1 HOUR - £2.00 2 HOURS - £4.00 3 HOURS - £6.00 4 HOURS - £7.00
10 HOURS - £9.00 12 HOURS - £10.00 24 HOURS - £14.00
PARKING CHARGES ALL VANS AND MINI-BUSES
MINIMUM PARKING CHARGE APPLIES
0 TO 24 HOURS - £20.00 MINIMUM CHARGE
MAXIMUM HEIGHT 2.1 METERS
PRIVATE LAND
FREE FORM
MERCURE HOTEL


PAY HERE
WELCOME TO PORT STREET CENTRAL 24-HOUR PAY & DISPLAY CAR PARK
PARKING CHARGES CARS ONLY (NOT VANS)
1 HOUR - £2.00 2 HOURS - £4.00 3 HOURS - £6.00 4 HOURS - £7.00
10 HOURS - £9.00 12 HOURS - £10.00 24 HOURS - £14.00
PARKING CHARGES ALL VANS AND MINI-BUSES
MINIMUM PARKING CHARGE APPLIES
0 TO 24 HOURS - £20.00 MINIMUM CHARGE
MAXIMUM HEIGHT 2.1 METERS
mercure HOTEL


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1-67 Piccadilly-127538/FO/2020
2-Hotel Indigo-112667/FO/2016
3-43-47 Piccadilly-124545/LO/2019
10-Port street-132489/FO/2021

APPENDIX 6.3 TOWNSCAPE AND VISUAL IMPACT ASSESSMENT: VISUAL REPRESENTATION OF DEVELOPMENT PROPOSALS

Introduction

New guidance published by the Landscape Guidance in October 2019, LI Technical Guidance Note 06/19 Visual Representation of Development Proposals, recommends that not only TVIA Representative Viewpoints are agreed with the competent authority, Manchester City Council, (MCC) in this case, but also the methodology used in the Visual Representation of Development Proposals itself is agreed.

This advice note seeks to explain why, and seek agreement for, the need for specialist lens equipment in the preparation of Verified Views for tall buildings.

AVR TYPE

TYPE 4 PHOTOMONTAGE / PHOTOWIRE (SURVEY/ SCALE VERIFIABLE)

This is the most sophisticated form of visualization and judged to be the most appropriate level in these circumstances where the planning application is supported by a full EIA and the subject is a tall building.

As LI Technical Guidance note 06 / 19 states:

'*Type 4 photomontages and / or photowires require the use of equipment and processes which provide quantifiable verification data, such that they may be checked for accuracy (as per industry-standard 'AVRs' or 'Verified Views'). Precise survey of features and viewpoint / camera locations may be included where warranted. Type 4 visualisations represent the highest level of accuracy and verifiability for use in the most demanding of situations'*

and

'Type 4 visualisations are photomontages or photowires, produced using quantifiable data, with procedural transparency and appropriate levels of accuracy. This involves using a defined camera / lens combination and establishing the camera location with sufficient locational accuracy to enable accurate scaling and location of the 3D model within the view. In addition, the print presentation size can be determined to provide binocular image scaling when appropriate.'

The guidance states that a 50mm lens should be used 'unless there are exceptional circumstances' we believe that the assessment of a tall building in a townscape setting is an exceptional circumstance where a wide angle tilt shift lens is justified. This is because:

- The height of the building will inevitably mean that the top of the building is often cut off if a standard 50mm lens is used as the ridgeline is often more than 18˚from the horizontal
- Often close up views are necessary to assess the effect of the Proposed Development on the immediate streetscape, often in areas of tight urban grain

- Skylines and clusters of tall buildings are an important part of a TVIA where the insertion of a new tall building into an existing cluster or, as a new feature on the skyline or horizon, is an essential part of understanding its contextual fit.

For these reasons we are proposing to use a Canon EOS 5D Mark IV with sensor size 36 x 24mm lens

This is not without precedent as most TVIAs produced as part of EIAs for Tall Buildings in Manchester to date have used this equipment effectively to demonstrate accurately and verifiably the visual and townscape effects of a tall building on the townscape and views. As Technical Guidance note 06 / 19 notes:

'If the site / setting cannot be captured with the 50mm lens (e.g. close, tall buildings), consider alternative lenses. If a 50mm FL lens cannot capture the view in landscape or portrait orientation (for example, if the highest point of the development is approaching 18° above horizontal) the use of wider-angled prime lenses should be considered, working through the following sequence of fixed lenses in this order: 35mm FL > 28mm FL > 24mm FL > 24mm FL Tilt-Shift'

PRESENTATION AND VIEWING DISTANCE

An equally important feature of the new guidance is how the images are presented and how they are viewed. Again, the guidance offers some useful advice which we propose to follow in this instance.

Research by the LI Working Group in the preparation of this guidance, carried out across several cities, suggests that, in mid- to smaller-scale landscapes / townscapes, an enlargement around halfway between 100% and 150% results in a binocular relationship between the presented image and reality…… notwithstanding the above, SNH considers that consistent use of 150% enlargement is beneficial

So, in these circumstances we propose to present each image, consisting of baseline, proposed and cumulative for each viewpoint is presented as an A3 PDF which then be viewed digitally or printed, if necessary, at A2 to obtain a 141% enlargement to achieve the recommended enlargement ratio. Each image when printed should be viewed, again as stated in the guidance, at a comfortable arm's length.

Chris Burnett Associates June 2023
Landscape Architects

Appendix 6.4

AVR Methodology

ROOM2 HOMETEL VERIFIED VIEWS - METHODOLOGY
/13 JUNE 2023

This document outlines the methodology used by Virtual Planit for producing verified views of the proposed Room2 Hometel development in Manchester.

PHOTOGRAPHY

Virtual Planit commissioned Gary Beal of Vantage Point Photos for all of the photography on Room2 Hometel. Gary has worked on many verified projects and has over 28 years of professional experience. The aim with the photography is to create an image similar to that perceived by the human eye. The lens and camera configuration can affect this perception but it is critical to maintain data accuracy especially if the proposed development is a considerable distance from the view position.



The equipment used in this instance was: Canon EOS 5D MkIII camera. We used two lens EF24-70mm and a TS-E17mm (equivalent to 24mm). The angle of view in landscape orientation is 65.5 degrees. Each scene was photographed using a survey pin or suitable marker to accurately identify the view location. A plumb line was used to ensure that the centre of the camera lens was directly over the surveyed viewing position at a height of 1.64 metres.

The camera is mounted on a tripod at eye level which is 1.64m from the ground. The orientation of the camera is adjusted so that the horizontal axis of the sensor is aligned with the horizon.

Images are captured using the native camera RAW format to ensure maximum tonal and colour information is retained for use in the image processing stage. Choices for aperture and focus distance are designed to render all parts of the scene 'in focus'. Supplementary photographs are taken to record the camera position.

The metadata of each image records the exact time and date of each image allowing accurate lighting conditions to be recreated in the computer model as required.

Further information is also recorded such as the camera, lens, and exposure and aperture settings. All camera data is recorded in a spreadsheet for reference.



3D SURVEY

Virtual Planit have a long standing relationship with Powers, experienced RICS surveyors, who are familiar and experienced with verified work.

In preparation for the surveys, a series of key points were identified in each of the photographs used to verify the shots, particularly on the clearly visible corners of buildings. Care is taken to ensure a good spread of points including points close to the camera, points near the target development, together with points at ground and roof level, and points across the width of the image. A wide spread enables a more thorough and accurate analysis. The surveyor would then add a further series of additional reference points, in order to provide a comprehensive range of point reference across the photograph. It is these 2d points on the photograph that are surveyed to give each a 3 dimensional co-ordinate value.

The points were surveyed by a professional survey team using GPS. The survey points are related back to the Ordnance Survey National Grid - selected as it is the most widely used and also allows captured data to be incorporated into other digital products.



Below is a recording of what the survey information received looks like.

Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
384828.614	398210.551	48.426	1.644	1	229	45	47	73	56	40
				2	233	44	13	73	46	29
				3	245	37	32	76	51	03
				4	248	54	54	83	22	01
				5	255	51	29	80	54	01
				6	260	13	15	81	02	37
				7	269	28	48	79	43	39
				8	275	23	58	78	53	02
				9	287	17	06	75	31	27

3D MODEL AND CAMERA MATCHING

Virtual Planit were supplied with a digital 3D model of the proposed scheme by the Bennetts Architects.

The model is then related back to the Ordnance Survey grid and absolute (AOD) heights.

The same 3D model is used as the basis for each of the photographs, and was certified as being correct by the architect.

This 3D model was precisely aligned to the survey information using proprietary 3D modelling and rendering software, using the following information for each of the views.

- Specific details of the camera and lens used.
- The photograph, rotated if necessary to ensure the horizon line is level
- The surveyed viewpoint co-ordinates.
- The surveyed co-ordinates of points on existing buildings or immovable objects within the photograph.
- The 3D model of the proposed scheme.

The information listed above is used to situate the virtual camera in each case, such that the 3D model, survey points and model align exactly with the photograph.

WIRELINES AND RENDERING

A render is a technical term referring to the process of creating a two-dimensional output image from a 3D model. Using the virtual camera described previously, the 3D modelling and rendering software produces a render of the proposed building.

Where the required output is a wireline view and not a fully rendered image, the wireline is created by utilising a basic render; devoid of material, texture and lighting information; but fully representative of the building form, and using tools within the compositing software package (in this case Adobe Photoshop) placing a thin coloured line at the exact edge of the rendered building, defining the building envelope.

Where the required output is fully rendered, the output image from the modelling and rendering software displays the predetermined materials, textures and lighting. All materials specifications, textures and daylighting are applied to model prior to rendering. After rendering the fully rendered building is combined with the photograph in proprietary digital 'paint' software (again Adobe Photoshop) to produce the photomontage image.

In order to achieve the most photorealistic result, colour correction adjustments may be made to the rendered image. For example hue, saturation and brightness values of the rendered image may be adjusted to better match the colour tones of the photograph. For example, poor air quality at the time of photography may necessitate the rendered image to be 'degraded' to ensure that it behaves visually as the other buildings within the photograph. This is an iterative process and is reliant on the skill of the artist and good communication between the artist and the architect to ensure their vision for the material and texture qualities is maintained. The design team then signed off on the appearance of the scheme in the views.

'Masks' are created where the line of sight to the proposed scheme is interrupted by foreground buildings or elements such as lampposts, vehicles and street furniture.

No physical correction or distortion is made to the base photography or 3d rendered image. The images are prepared in this manner to provide a representation of the mass and scale of the development.

Below is one of the finished fully rendered verified views and another view which has the cumulative development as a wireline and annotated.





Manchester Studio
2 Back Grafton Street,
Altrincham,
WA14 1DY

London Studio
Waterside,
44-48 Wharf Road,
London, N1 7UX

Liverpool Studio
5.3 The Tempest,
12 Tithebarn Street,
Liverpool, L2 2DT

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7. Built Heritage

Introduction

7.1 This chapter assesses the likely significant effects of the proposed development on the historic built environment. In particular, it considers the potential effects on the Grade II listed building ('Barclays Bank', List Entry Number: 1246668**)** within the site and existing built heritage in the wider area.

7.2 The chapter describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the site and in its surroundings, the potential direct and indirect effects of the proposed development upon the built historic environment arising from the construction and the operational phase. The chapter will also identify the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. It has been written by Stephen Levrant Heritage Architecture Ltd. (SLHA).

7.3 This Chapter is supported by the following figures and appendices:

- Appendix 7.1: Heritage Statement, by SLHA
- Figure 7.1: Site plan illustrating the site and heritage assets considered as part of this assessment

Assessment Methodology and Significance Criteria

Baseline Assessment

7.4 The baseline assessment was undertaken using a combination of desk-based study, research and fieldwork to identify and assess the heritage significance of the designated and non-designated heritage asset receptors. It also established the way in which the settings and the Site contribute to the heritage significance of these assets.

7.5 The above receptors are valued and the impact on them assessed giving a significance of effect. Individual viewpoints from which to undertake the Visual Impact assessment were determined following site inspection and discussion with Historic England.

7.6 In order to predict the magnitude and significance of visual impact the following criteria is considered:

- The sensitivity and proximity of receptors;
- The nature of the existing views;
- The degree of change to existing views and visibility of the Proposed Development; and
- The availability and amenity of alternative views.

Assessment Methodology

7.7 The assessment methodology for the Historic Environment and Visual Impact Assessment is a synthesis of established guidance, best practice and professional judgement. In accordance with an adapted form of the methodology set out in the Department for Transport's Design Manual for Roads and Bridges (DMRB) Volume 11 Section 3 Part 2 Cultural Heritage HA 208/07, all receptors identified in the baseline which might be affected by the Proposed Development are valued and the impact on them is assessed in order to give a significance of effect. The following Historic England (formerly English Heritage) guidance has also been utilised for the assessment:

- DCMS's *Principles of Selection for Listing Buildings* (2010);
- Historic England's *Conservation Principles, Policies and Guidance* (2008);
- Historic England's *Good Practice Advice Note 3: The Setting of Heritage Assets (*2017); and
- *Historic England's Good Practice Advice Note 4: Tall Buildings* (2022).

7.8 The aim of this assessment has been:

- To establish the baseline environment regarding designated and non-designated heritage assets related to the historic built environment, i.e., Listed Buildings and Conservation Areas.
- Assessment of the significance of the known resource.
- Evaluation of the magnitude of impacts on identified resources.
- Identification of mitigation in the form of further surveys, investigation and recording to be undertaken in light of the identified impacts.

7.9 Identification and description of the baseline environment has involved a combination of desk-based review of plans, maps, records and other documents, consultation with Historic England and visual survey (undertaken by SLHA, January 2023).

7.10 Consideration has also been given to the historical development, non-designated heritage assets, building types and materials, key views to the notable historic buildings which contribute to the identification of the built form, and understanding of the special interest of the area.

7.11 The characterisation appraisal, of the study area, which informed the selection of key views for the visual impact assessment, took into account the following factors regarding character and distinctiveness of the area surrounding the Site: open spaces, public realm, materials, views into and from the Site, current and historic uses and the urban grain. The key views were also agreed with Historic England.

- Information was collated from a number of online and primary sources including:
- The National Heritage List (Historic England).

- Manchester City Council Website.
- Manchester University Library website.

Identification of the Study Area

7.12 For the purposes of this assessment, consideration has been given within a 250m radius of the Site. The study area provides a focus for assessment but is not intended to be prescriptive; buildings outside the boundary of the study area are considered where relevant.

7.13 A zone of visual influence (ZVI) covers a wider area (2km) and has been utilised for the purposes of the visual impact assessment to identify key views only. Upon review of the key views, with Historic England, it was confirmed that only short-range views were required to be assessed and consequently the 250m study area was considered sufficient to establish the baseline. In the interests of proportionality, any additional heritage assets outside of the 250m study area are addressed within the impact assessment contained within Appendix 7.1, the Heritage Statement.

Construction Phase

- Change in setting of listed buildings and Conservation Areas in the vicinity of the Proposed Scheme; and
- Demolition works to the listed building within the Site.

Operational Phase

7.14 The assessment methodology and approach to the relative impact on heritage assets during the operational phase is based on evidence-based assumptions in relation to physical and visual change to the historic fabric of the listed building within the Site and change in setting of listed buildings and Conservation Areas in the vicinity of the Proposed Scheme.

Significance Criteria

7.15 Criteria have been established to appraise a heritage asset's significance. Statutory criteria, as set out in the '*Principles of Selection for Listing Buildings*', DCMS, 2010 (revised 2018), provides a list of principles of assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. Historic England (formerly English Heritage)'s criteria outlined in 'Conservation Principles, Policies and Guidance,' (2008) are also considered in this assessment.

7.16 Evaluation of significance has been informed primarily by the designation of the assets at an international, national, regional or local level as well as their ability to contribute to an understanding of the past. This value rating had also been applied when considering sensitivity of views containing heritage assets. Indicative definitions for each of these ratings are outlined in **Table 7.1**:

Table 7.1 – Significance Criteria for Determining the Value of Heritage Assets

Significance	Definition
High	Grade I and Grade II* listed buildings. Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings.
Medium	Grade II listed buildings. Historic buildings that can be shown to have exceptional qualities in their fabric or historical associations. Conservation areas containing buildings that contribute significantly to its historic character.
Low	Locally listed buildings. Historic buildings of modest quality in their fabric or historical association.

Assessment of Effects and Evaluation of the Magnitude of Impact

7.17 Impacts may be beneficial, adverse or neutral. If the Proposed Development will enhance heritage values or the ability to appreciate them, as expressed in the first stage of the assessment, then the impact on heritage significance will be deemed to be beneficial; however, if they fail to sustain heritage values or impair their appreciation then the impact will be deemed to be adverse. Where a development will not intrude on the significance of a heritage asset, the impact will be deemed neutral.

7.18 **Table 7.2** summarises the factors to be taken into account when assessing the magnitude of impact. The criteria are not intended to be prescriptive and the weighting to be accorded to each requires professional judgement.

Table 7.2 – Criteria for Determining Magnitude of Impact

Magnitude of impact	Criteria for assessing impact
Major beneficial	The development considerably enhances the heritage values of the heritage assets, or the ability to appreciate those values.
Moderate beneficial	The development enhances to a clearly discernible extent the heritage values of the heritage assets, or the ability to appreciate those values.
Minor beneficial	The development enhances to a minor extent the heritage values of the heritage assets, or the ability to appreciate those values.

Negligible beneficial	The development would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Neutral	The development may result in some visual change but does not affect the heritage values of the heritage assets in the view, or the ability to appreciate those values.
Negligible adverse	The development would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Minor adverse	The development erodes to a minor extent the heritage values of the heritage assets, or the ability to appreciate those values.
Moderate adverse	The development erodes to a clearly discernible extent the heritage values of the heritage assets, or the ability to appreciate those values.
Major adverse	The development severely erodes the heritage values of the heritage assets, or the ability to appreciate those values.

Significance of Effect

7.19 Derived by combining the significance rating of the resource with the magnitude of impact for each asset, **Table 7.3** illustrates how information on the significance of the asset and the magnitude of the impact has been combined to arrive at an assessment of the significance of effect. The matrix is not intended to 'mechanise' judgment of the significance of effect but act as a check to ensure that judgments regarding value, magnitude of impact and significance of effect are reasonable and balanced.

7.20 The tabulated matrix below (**Table 7.3**) is generally consistent with recognised criteria as defined within ICOMOS Guidance (2011). This is not, however, intended to be prescriptive, and does not take into account the existing character of the areas around the site. Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. The scale or severity of impact can be ranked without regard to the value of the asset.

Table 7.3 – Significance of Effect Matrix

Magnitude	Sensitivity		
	High	**Medium**	**Low**
Major	Major Adverse/Beneficial	Major-Moderate Adverse-Beneficial	Moderate –Minor Adverse-Beneficial
Moderate	Major –Moderate Adverse/Beneficial	Moderate –Minor Adverse-Beneficial	Minor Adverse/Beneficial
Minor	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor- Negligible
Negligible	Negligible	Negligible	Negligible

Assumptions / Limitations

7.21 Survey of the listed building was undertaken in January 2023 by visual inspection and did not involve any intrusive investigation.

7.22 Survey of the identified heritage assets within the study area was from publicly accessible areas. As such the study is limited to assessment from ground level.

7.23 Assessment of below ground archaeology does not form part of this assessment.

Consultation

Table 7.4 – Consultation Table

Consultation	Date and Time	Comments	Actions
Historic England – Richard Broadhead, Inspector of Historic Buildings and Areas	Wednesday 1st February 2023, 10am	The written response from Historic England confirmed they believe the scheme will result in "less than substantial harm" retaining the same position from the previous scheme and deferring to MCC for the planning determination. The letter recognises the benefits of the scheme and sets out the information required in order to justify the proposals, including an options appraisal for why the proposed location/ and orientation of the core is the preferred.	Report back comments to project team

Baseline Conditions

7.24 The Site is located on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Piccadilly train station, in the centre of Manchester. The building sits on the north-east corner of an island site bounded by Piccadilly to the east, Gore Street to the south, Roby Street to the west and Chatham Street to the north. Immediately south of the building is a gap site, whilst to the west the building is adjoined to Indemnity House. The Waldorf Public House occupies the island site to the south-west corner.

7.25 12 Piccadilly, within the Site, is a Grade II listed building (listed as Barclays Bank', List Entry Number: 1246668).

7.26 **Figure 7.1** illustrates the surrounding designated and non-designated heritage assets to the Site that have been considered as part of this assessment. They are:

- Joshua Hoyle Building (Grade II), No.1 on Figure 7.1;
- Grand Hotel (Grade II), No.2 on Figure 7.1;
- Halls Buildings (Grade II), No.3 on Figure 7.1;
- 77 – 83 Piccadilly (Grade II), No.4 on Figure 7.1;
- The Brunswick Hotel (Grade II), No.5 on Figure 7.1;
- 107, Piccadilly (Grade II), No.6 on Figure 7.1;
- Nos. 13 & 15 and Attached Railings, Paton Street (Grade II), No.7 on Figure 7.1;
- 19, Paton Street (Grade II), No.8 on Figure 7.1;
- 68, Dale Street (Grade II); No.9 on Figure 7.1;
- City Police Courts (Grade II*), No.10 on Figure 7.1;
- Indemnity House, Chatham Street (unlisted), No.11on Figure 7.1;
- Waldorf Public House, Gore Street (unlisted), No. 12 on Figure 7.1; and
- Stevenson Square Conservation Area.

General History and Development

7.27 The area of Piccadilly is located to the south-east of the city centre. London Road/ Piccadilly forms one of the primary routes into the city and is the location of Manchester's main train station.

7.28 Up until the 18th century, this part of the city was open countryside. The area to the north-east of Piccadilly was laid out in the 18th century and the focal point of Stevenson Square formed a dense urban grain comprising of housing. However, with the rise in local industry the area was redeveloped with commercial development, displacing the resident population who moved out to the developing suburbs of Manchester. The construction of the Rochdale Canal (1804 – 06) and Piccadilly Station (1842) created an important transport interchange in this area. Large buildings such as the Royal Infirmary, which stood in Piccadilly Gardens from 1752 – 1910, and the London Road Fire Station (1901 - 06), provided key landmarks

along the road. Commercial growth of the area continued until the economic down-turn in the first half of the 20th century. Redevelopment in the 1960s saw the construction of new, notable landmarks such as Gateway House, Station Approach, (1967 – 69) and 111 Piccadilly (1963 – 66). In recent years further regeneration initiatives have taken place in Piccadilly Gardens and around Oldham Street which has seen a residential population returning to the area and a growing number of bars, restaurants, cafes, and other commercial uses.

7.29 In England, banking was the preserve of goldsmiths up until the late 17th century. During the 18th century, banks were private houses with business rooms on the ground floor. However, this changed in the 19th century when banks were built in great numbers to fuel the economy. Manchester's financial district was focused around King Street and Spring Gardens, where image and appearance was conveyed by the high quality architectural expressiveness of buildings such as the Branch Bank of England, King Street (1845). This building can be seen to embody reliability, confidence and security. After the financial reforms of the 1840s, banks began to assume a more standard guise; the common formula for larger banks was a grand entrance leading into a banking hall with offices off to the side and above. Expense, effort and detail was prioritised for the front elevations and public areas, and rear office areas tended to be much more utilitarian and unadorned. In the 20th century, banks buildings were prominent on the high street, their architectural design, proportions and robustness reflecting their solidity and respectability. Classical design later gave way to more contextual styles, with Neo-Georgian a particular favourite of the 1920s. Banking halls remained the principal spaces, with increasingly more sophisticated security vaults.

7.30 The Wall Street crash slowed down the rate of bank building but did not affect the spate of bank company headquarters' rebuilding, especially in London. In Manchester, the Midland Bank building, King Street, by Lutyens (1928), demonstrates how the Classical aesthetic of bank architecture gave way to a more stripped down and streamlined style. Post-war banks of note are few in number: little expansion of the total stock of banks was needed, given the number of branches already existing.

7.31 The Portland stone building is four storeys with attic and basement and is rectangular in plan with a chamfered corner to the north-east, articulating the principal entrance at ground floor. The tripartite elevations are expressed with channelled rustication to the ground floor (bottom), rusticated quoins to all angles of the upper floors (middle) and pedimented attic windows articulate the roof (top). A frieze is carried around the west and north elevations and is inscribed with: "UNION BANK OF MANCHESTER LD / MDCCCCXI / ESTABLISHED ANNO DOMINI MDCCCXXXVI." The ground floor has a square headed doorway to the corner entrance, via four steps, which was the principal entrance into the former banking hall. The door is not original and has been replaced. The round-headed doorway on the Piccadilly (north-east) elevation retains its original doors and formerly provided access into the former office spaces to the upper storeys of the building.

7.32 Two former entrances on the Chatham Street (north-west) elevation have been converted into windows. Windows on the Chatham Street elevation which illuminated the basement level have also been removed and infilled with rusticated stone to match the building's plinth. Whilst all the windows to the ground floor level have been altered and replaced, the window openings to the first and second floors

retain their original 12-pane sashes. The windows at first floor level have pediments and balustraded balconies to the Piccadilly elevation and the first two eastern bays of the Chatham Street elevation. The corner first floor bay is set within a round-headed arch with cornice instead of pediment and carved tympanum. It is evident in the design of the building that only the north and east elevations were ever intended to be seen. The existing gap site to the south-east has exposed the blind wall of the former south party wall. The utilitarian west elevation is visible from the fire escape and roof of the adjacent property (Indemnity House) and highlights the two light-wells which provided light and ventilation to the toilet block and stairwell.

7.33 Internally, comparison with the original drawings for the building demonstrates that the interior of the building has been altered by interventions in the 20th and 21st centuries. The principal corner entrance originally provided access into the 'Banking Chamber' at ground floor level. This space would have contained banking desks and a staircase down into the basement; this staircase still survives. The original interior features of the ground floor plan have largely been lost, although there are areas of coffered plaster ceiling surviving, although in a deteriorated condition. Partitions separating the former banking hall from the offices beyond have been removed and the original floor plan has subsequently been considerably altered, reducing the legibility and ability to appreciate the historic arrangement of the former banking hall in relation to the ancillary office accommodation at this level. An original dividing wall remains at the back of the floorplan which was formerly a small office space with a fireplace.

7.34 Two additional staircases to the basement are illustrated in the original plans; one was directly accessed from a separate entrance on Chatham Street, and one was to the rear (south-west side of the building). The ground floor formerly contained three offices and a corridor between the entrance on Piccadilly and the western entrance on Chatham Street. As stated above, the western entrance on Chatham Street has been altered and is now a window opening. The Piccadilly entrance leads into the corridor where the building's primary staircase provides access to the basement and the upper floors. The staircase formerly wrapped around a modern lift, which replaced an historic one as detailed on the 1910 ground floor plan, and which has since been removed. The entrance corridor is clad in coloured marble panels which has been altered and repaired in areas.

7.35 The basement level is wholly utilitarian in character and devoid of any significant architectural detailing or character. The bones of the basement floorplan have been largely retained, including the former strong room, although later partitions have subdivided the space to create a series of small rooms.

7.36 The large office spaces at the upper floor levels were formerly sub-divided and suspended ceilings fitted in the latter part of the 20th century although these have since been. With the recent removal of modern partitions, the historic floorplan at the first, second, third, and fourth floor levels has been maintained. These levels are arranged with two large open plan office spaces and a smaller room to the back of floorplan, with the exception of the fourth-floor level where there were only two large rooms and a smaller office space within the block that accommodates the toilets at lower levels. The central corridor at each level provided access to the stair core and toilet block to the east which were separated from each other by a glazed lightwell.

7.37 Openings have at some point been created between the two largest rooms at second and third floor level and at the upmost levels to provide means of escape onto the roof. Interior features such as cornicing, skirting, and architraves are considered to be typical for a building of this period and use and not of particular special interest. A terrazzo floor is a continuous feature of the upstairs corridors and though characterful, again is not considered to be of any particular architectural significance. Stained glass to the stairwell of the hall, in addition to the coffered ceiling in the former banking hall, as well as the legibility of the historic internal layout at the upper levels are considered to be the primary features of interest within the interior of the building.

7.38 Other alterations identified by the design team during their investigation of the Site are as follows:

- Addition of external bank corner entrance steps;
- Rising of the former banking hall floor by approximately 600mm;
- Removal of glazed canopy to the former lightwell between the stair core and toilet block; and
- Rising of the stairwell roof level about pitch roof level and replacement with a flat roof.

7.39 Online planning records are limited but it appears the site adjacent was demolished in the 1980s. As has already been illustrated, the building was designed as part of a developed site with only the north and east elevations intended to be visible. Alterations to the streetscape have shorn the building of its original context and have had an adverse impact on the setting of the listed building.

7.40 In 2007, 2013, and 2018, schemes for the redevelopment of the Site were approved. These schemes proposed the wholesale removal of the interior of the listed building, demolition of the rear toilet bloc, with the retention of either the historic floorplan at upper levels or main staircase, and an attached nine-storey/ twenty-storey/ twenty three-storey new build extension, respectively. These schemes have not been realised.

Baseline Survey Information

Statement of Significance of 12 Piccadilly

7.41 The special architectural and historic interest of 12 Piccadilly has been recognised by its Grade II listed status.

7.42 The intrinsic architectural value of the building is fundamental to the significance of the building as a whole and an understanding of the original design intent to provide a structure that communicated the stability and security of the Manchester Union Bank. The overarching retention of the original building façade is positive, notwithstanding a number of detracting alterations, although the neighbouring gap site diminishes an appreciation of the listed building's architectural presence and presents an inactive street frontage to Piccadilly in particular.

7.43 Whilst the interior floorplan at upper levels has been largely preserved, alterations at ground and basement level have diminished the ability to appreciate and

understand the historic function of the bank. Remnant architectural features fail to effectively convey the historic formality of the public-fronting space that was the former banking hall, although the legibility of the upper levels is more transparent. Fixtures and fittings at upper levels are considered to be largely typical of a building of this period and use, albeit still worthy of protection.

7.44 In terms of historical interest, the building is considered to contribute to an understanding of the broader commercial development of this part of Manchester's centre and presents a fine example (through its exterior envelope) of the employment of the Neo-Classical aesthetic at the start of the 20th century.

7.45 The setting of the listed building is varied and makes a mixed contribution to an appreciation of 12 Piccadilly. Overarchingly, the gap site at 14-16 Piccadilly detracts from the street presence of the listed building and limits the ability to appreciate its architectural and historic value. Incorporating the listed building back into an active streetscape along Piccadilly has the potential to considerably enhance value and appreciation of the listed building, as well as its local setting.

Value/Importance of Heritage Assets

Table 7.5 Heritage Assets and their value (refer to Figure 7.1)

Number, Figure 7.1	Name	Designation and Grade	Value of Heritage Asset
Site	12 Piccadilly	Grade II Listed Building	Medium
1	Joshua Hoyle Building	Grade II Listed Building	Medium
2	Grand Hotel	Grade II Listed Building	Medium
3	Halls Building	Grade II Listed Building	Medium
4	77-83, Piccadilly	Grade II Listed Building	Medium
5	The Brunswick Hotel	Grade II Listed Building	Medium
6	107, Piccadilly	Grade II Listed Building	Medium
7	Nos. 13 & 15 and Attached Railings, Paton Street	Grade II Listed Building	Medium
8	19, Paton Street	Grade II Listed Building	Medium
9	68, Dale Street	Grade II Listed Building	Medium
10	City Police Courts	Grade II* Listed Building	High
11	Indemnity House, Chatham St	Non-designated heritage asset	Low
12	Waldorf Public House, Gore Street	Non-designated heritage asset	Low
	Stevenson Square Conservation Area	Conservation Area	High

Embedded Mitigation

7.46 Heritage considerations have been integral to the design of the proposals. Enlisting appropriate specialists and consultation with the local authority and Historic England has informed the design development and assessment process to ensure potential adverse impacts on the identified heritage assets are minimised.

7.47 The identification of key heritage viewpoints has been one of the principal factors in identifying where impact may occur, and therefore allowing for an understanding of how best to minimise and mitigate harm. These have been informed by on-going consultation with Historic England, the LPA, and Zone of Visual studies which provide an objective evidence base on which informed conclusions can be made.

7.48 Consideration has been given to the Public Benefits that will be delivered by the Proposed Development, including direct heritage benefits that have been integrated into the scheme, including the following:

- Cleaning and repair of external stone façade;
- Reinstatement of traditional sash windows;
- Refurbishment/repair of existing original door on Piccadilly frontage and replacement if not repair not feasible;
- Refurbishment of the room to improve condition of building;
- Replacement of non-original steps at corner entrance and replacement of non-original door;
- Repair of existing plaster ceilings and cornicing where they survive;
- Reintroduction of an active use into a disused historic building

Assessment of Likely Significant Effects

7.49 **Tables 7.6** and **7.7** below set out the likely significant effects of the proposals in the 'Construction' and 'Completed and Operational' phases of the scheme. The likely significant effects across these phases have been presented in two separate tables because additional mitigation measures are needed in the first of these phases to limit the extent and nature of the effect on heritage assets whilst in the operational phase, mitigation is embedded within the scheme through design quality and the delivery of public benefits.

7.50 Public benefits which are embedded into the scheme as mitigation measures include 'heritage benefits', which in this case are as listed above, and which include returning a listed building to a viable use and restoring public access to it. The embedded public benefits also include other wider planning benefits, such as general improvements to the amenity of the local area. These planning benefits are expounded in further detail in the Planning Statement prepared by Avison Young.

Table 7.6 Likely Significant Effects: Construction

Receptor	Mitigation Measure	Likely Significant Effect
Construction		
12 Piccadilly	Construction methodology and programme	Minor-to-moderate adverse, short term, temporary, local level
Indemnity House	Construction methodology and programme	Minor adverse, short term, temporary, local level
Waldorf Public House	Construction methodology and programme	Minor adverse, short term, temporary, local level

Table 7.7 Likely Significant Effects: Completed and Operational Development

Receptor	Embedded Mitigation Measure	Likely Significant Effect
12 Piccadilly	Public benefits	Minor adverse, permanent, local level
Joshua Hoyle Building	n/a	Negligible
Grand Hotel	n/a	Negligible – to- Minor Beneficial, permanent, local level
Halls Building	n/a	Negligible
77-83, Piccadilly	n/a	Negligible
The Brunswick Hotel	n/a	Negligible – to - Minor Beneficial, permanent, local level
107, Piccadilly	N/A	Negligible – to - Minor Beneficial, permanent, local level
Nos. 13 & 15 and Attached Railings, Paton Street	n/a	Negligible
19, Paton Street	n/a	Negligible
68, Dale Street	n/a	Negligible
City Police Courts	Public benefits	Minor Adverse, permanent, local level

Indemnity House, Chatham St	Public benefits	Negligible Beneficial, permanent, local level
Waldorf, Gore Street	Public benefits	Minor Beneficial, permanent, local level
Stevenson Square Conservation Area	n/a	Negligible – to - Minor Beneficial, permanent, local level

Construction

7.51 The Grade II 12 Piccadilly building will be subject to direct demolition and construction works in this phase which will result in in minor-to-moderate adverse, short term, temporary impacts at a local level in regard to the ability to understand the special interest of the building.

7.52 Due to the proximity of the Indemnity House and Waldorf Public House (non-designated heritage assets) the potential effects of the demolition and construction phase will result in minor adverse, short term, temporary impacts at a local level on the ability to understand and appreciate the setting of these buildings.

7.53 The table above outlines the measures that will be in place during the construction phase to mitigate the impact on heritage assets, namely, a detailed construction methodology and programme.

The Completed and Operational Development

7.54 Upon completion and during the operational phase, the proposals will result in a number of minor to negligible adverse impacts upon surrounding designated heritage assets. The instance of minor adverse, permanent, local impact is in relation to the visual impact on the understanding and experience of the setting of the Grade II* listed City Police Courts.

7.55 In regard to 12 Piccadilly, within the site, the proposals will result in a minor adverse impact on the special interest of the building as a Grade II listed structure. This overarching effect balances the direct and indirect impact of the proposed development on the significance of the listed building. Whilst the listed building's setting will be improved by the infilling of the adjacent gap site with a high quality building and its subsequent reintegration to the Piccadilly streetscape, there are direct impacts which have been judged to negatively impact the significance of the former bank, such as the loss of the historic stair core. Together, the impacts are balanced out resulting in a minor adverse impact overall.

7.56 The potential effects of the Proposed Development are considered in full within the Impact Assessment in Section 6 of the Heritage Statement, Appendix 7.1

Residual Effects

7.57 Consideration to mitigating the impacts on the identified heritage assets has been made throughout the development of the proposals. Consequently, the residual effects will be the same as the potential effects discussed.

Table 7.8 Residual Effects Summary

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
Construction				
12 Piccadilly - direct impact on listed fabric and setting	Heritage and Public benefits	Minor-to-moderate adverse, short term, temporary, local level	Construction methodology and programme	Minor-to-moderate adverse, short term, temporary, local level
Indemnity House – impact on setting	Public benefits	Minor adverse, short term, temporary, local level	Construction methodology and programme	Minor adverse, short term, temporary, local level
Waldorf Public House – impact on setting	Public benefits	Minor adverse, short term, temporary, local level	Construction methodology and programme	Minor adverse, short term, temporary, local level
Operation				
12 Piccadilly	Heritage and Public benefits	Minor adverse, permanent, local level	n/a	Minor adverse, permanent, local level
Joshua Hoyle Building	Public benefits	Negligible	n/a	Negligible
Grand Hotel	Public benefits	Negligible – to- Minor Beneficial, permanent, local level	n/a	Negligible – to- Minor Beneficial, permanent, local level

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
Halls Building	Public benefits	Negligible	n/a	Negligible
77-83, Piccadilly	Public benefits	Negligible	n/a	Negligible
The Brunswick Hotel	Public benefits	Negligible – to - Minor Beneficial, permanent, local level	n/a	Negligible – to - Minor Beneficial, permanent, local level
107, Piccadilly	Public benefits	Negligible – to - Minor Beneficial, permanent, local level	n/a	Negligible – to - Minor Beneficial, permanent, local level
Nos. 13 & 15 and Attached Railings, Paton Street	Public benefits	Negligible	n/a	Negligible
19, Paton Street	Public benefits	Negligible	n/a	Negligible
68, Dale Street	Public benefits	Negligible	n/a	Negligible
City Police Courts	Public benefits	Minor Adverse, permanent, local level	n/a	Minor Adverse, permanent, local level
Indemnity House, Chatham St	Public benefits	Negligible Beneficial, permanent, local level	n/a	Negligible Beneficial, permanent, local level
Waldorf, Gore Street	Public benefits	Minor – to – Moderate	n/a	Minor Beneficial
Stevenson Square Conservation Area	Public benefits	Negligible – to - Minor Beneficial, permanent, local level	n/a	Negligible – to - Minor Beneficial, permanent, local level

Residual Effects Summary

7.58 It is considered that there are no significant effects on the historic built environment as a result of the proposals.

Conclusions

7.59 The Proposed Scheme will result in a minor adverse, permanent, local level impact on the Grade II listed 12 Piccadilly. As noted above, this effect combines both the direct and indirect impact on the listed building from the proposed development, which are judged to be adverse and beneficial respectively.

7.60 The Proposed Scheme will result in a minor adverse, permanent, local level impact on the setting of the Grade II* City Police Court.

7.61 The Proposed Scheme will result in a range of negligible-to-beneficial, permanent, local level impacts on the settings of the Grade II listed The Grand, Brunswick Hotel, 107 Piccadilly, the non-designated Indemnity House and Waldorf Public House, and the character and appearance of the Stevenson Square Conservation Area.

7.62 Reference to Core Documents submitted to support the planning application, such as the Heritage Statement (SLHA), the Design and Access Statement (Bennetts Associates) and the Planning Statement (Avison Young), should be made which conclude that there will be some “less than substantial” effects upon heritage significance (in NPPF terms).

7.63 The degree of “less than substantial” harm therefore triggers the Planning Policy tests outlined within para.202 of the NPPF. It is therefore for the LPA to consider the wider public benefits of the proposals against the degree of harm as identified within this chapter. It is Heritage Architecture’s judgement that the low level of less than substantial harm identified will be outweighed by the public benefits delivered by the proposed development.

Assessment of Cumulative Effects

7.64 The impact of each of the committed developments has been tested separately and accepted within the visual impact assessment (see Appendix 7.1). The overall cumulative effects of these committed developments, alongside the Proposed Development is not considered to cause any additional significant impact on the baseline historic built environment.

Table 7.9 Cumulative Schemes

Site Ref.	Application No.	Site Name	Proposal	Scoped-in / Scoped-out	Justification
1.	127538/FO/2020	67 Piccadilly	Demolition of existing structure on site and construction of a 4-star hotel. Number of storeys: 10 Number of hotel rooms: 151 Ground floor bar/cafe	Scoped in	Intervisibility with site
2.	112667/FO/2016	Hotel Indigo Piccadilly (refurbished building)	Redevelopment of Gardens Hotel into a Hotel Indigo. Separate application to add a nine-storey extension to land at the back, with a link bridge connecting the two. Number of hotel bedrooms: 82 (176 in total)	Scoped in	Intervisibility with site
3.	124545/LO/2019	43-47 Piccadilly	Retention of Grade II listed building and construction of a 12/13 storey hotel facing Piccadilly. Number of storeys: 12 | 13 Number of hotel bedrooms: 129 Ground floor flexible use:	Scoped in	Intervisibility with site

			4,725 sq.ft. (A1-5, B1, D2)		
4.	121375/FO/2018	20-36 High Street	Demolition of 1960s building on High Street and redevelopment to form apartments with a ground floor retail atrium. Number of apartments: 361 Number of storeys: 22 Retail/leisure space: 12,000 sqft	Scoped out	No intervisibility with site
5.	115178/FO/2017	Eider House	Number of storeys: 8 | 9 | 10 Number of apartments: 128	Scoped out	No intervisibility with site
6.	118267/FO/2017	iQ Echo Street	Number of storeys: 26 | 19 | 13 Height: 88m | 69m | 50m Number of apartments (co-living): 403 Number of student accommodation units: 94 (242 beds in total)	Scoped out	No intervisibility with site
7.	125712/FO/2019	London Road Fire Station	Redevelopment of 1899-built fire station. Number of hotel bedrooms: 42 Retail/leisure space: 31,205 sqft Live/work space: 19,397 sqft Office space:	Scoped in	Intervisibility with site

			41,549 sqft Underground events space		
8.	126608/FO/2020	Store Street	Number of storeys: 11 Number of apartments: 66 (shared ownership)	Scoped out	No intervisibility with site
9.	132626/FO/2022	48 Store Street Manchester M1 2WA	Erection of 15 storey building comprising 54 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace and office space), 2 car parking spaces and 57 cycle parking spaces, landscaping, access and associated development.	Scoped out	No intervisibility with site
10.	132489/FO/2021	Port Street Manchester M1 2EQ	Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping,	Scoped in	Intervisibility with site

			and other associated works		
11.	135675/FO/2022	Tariff Street Manchester	Erection of two residential apartment buildings (Use Class C3) comprising Block 1 -part 9, part 10 (plus roof level amenity block) and Block 2- 12 storey building (comprising of 267 dwellings in total) above basement levels with ground floor commercial units (Use Class E (excluding E (b)), associated residents amenity space, cycle parking, landscaping, access, street loading and other associated works following demolition of the existing building and structures on site	Scoped out	no intervisibility with site
12.	135662/FO/2022	Laystall Street / Great Ancoats Street Manchester M4 6DE	Erection of a 20 storey building to create a 154 bedroom hotel (Class C1) above 2 basement levels with ancillary café / bar / restaurant and gym and other associated works including highway improvements,	Scoped out	No intervisibility with site

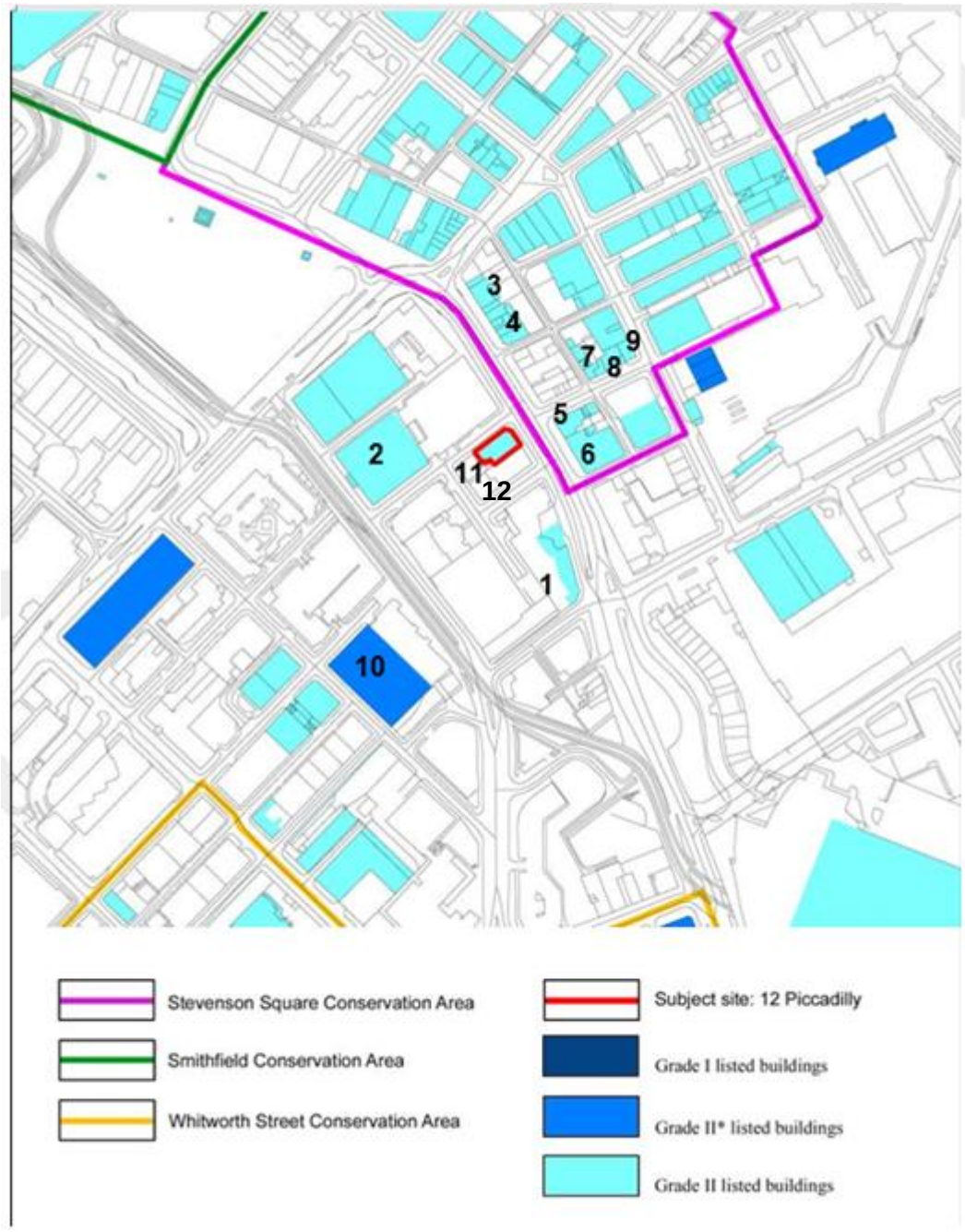
			cycle parking and creation of accessible parking bay following removal of on site structures.		
13.	134953/FO/2022	68-70 Oldham Street Manchester M4 1LF	Partial demolition of existing buildings (68-70 Oldham Street) (retention of facades to both 68 & 70 Oldham Street and internal floors of 68 Oldham Street), and erection of new 10 storey building (plus plant room) to incorporate retained elements, removal of roof and conversion of existing warehouse building (61 Spear Street) with 3 storey rooftop extension to create aparthotel (sui generis) and ground floor commercial uses (use class E)((a), (b), (c), (e) and (g) only.	Scoped out	No intervisibility with site
14.	127881/FO/2020	109 -127 Market Street Manchester M60 1TA	Development comprising erection of four storey roof-top extension (for use within Class E (Commercial, Business and Service Uses);	Scoped in	Intervisibility with site

			for use of floors 1-7 for use within Class E (Commercial, Business and Service Uses) and change of use of the basement and ground floor to permit Use Class E (Commercial, Business and Service Uses) and Drinking Establishments and Hot Food Takeaway (Sui Generis) use, external works associated with the formation of new ground floor entrances, sub-division of the ground floor into 9 units; works to windows including replacements, creation of winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; the provision of secure cycle parking (255 spaces) in sub basement and other associated works.		

References

- Highways Agency. 2007. Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2 HA 208/07 – Cultural Heritage;
- Planning (Listed Buildings & Conservation Areas Act 1990.
- Department of Communities and Local Government (2021). National Planning Policy Framework.
- Department of Communities and Local Government (2019) Planning Practice Guide. Conserving and enhancing the historic environment.
- DCMS's Principles of Selection for Listing Buildings (2010);
- Historic England's Conservation Principles, Policies and Guidance (2008);
- Historic England's Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015);
- Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets (2017);
- Historic England's Good Practice Advice Note 4: Tall Buildings (2016); and
- Historic England's Understanding Place: Conservation Area Designation, Appraisal and Management (2017).

Figure 7.1: **Site plan illustrating the site and heritage assets considered as part of this assessment (see Section 7.26).**



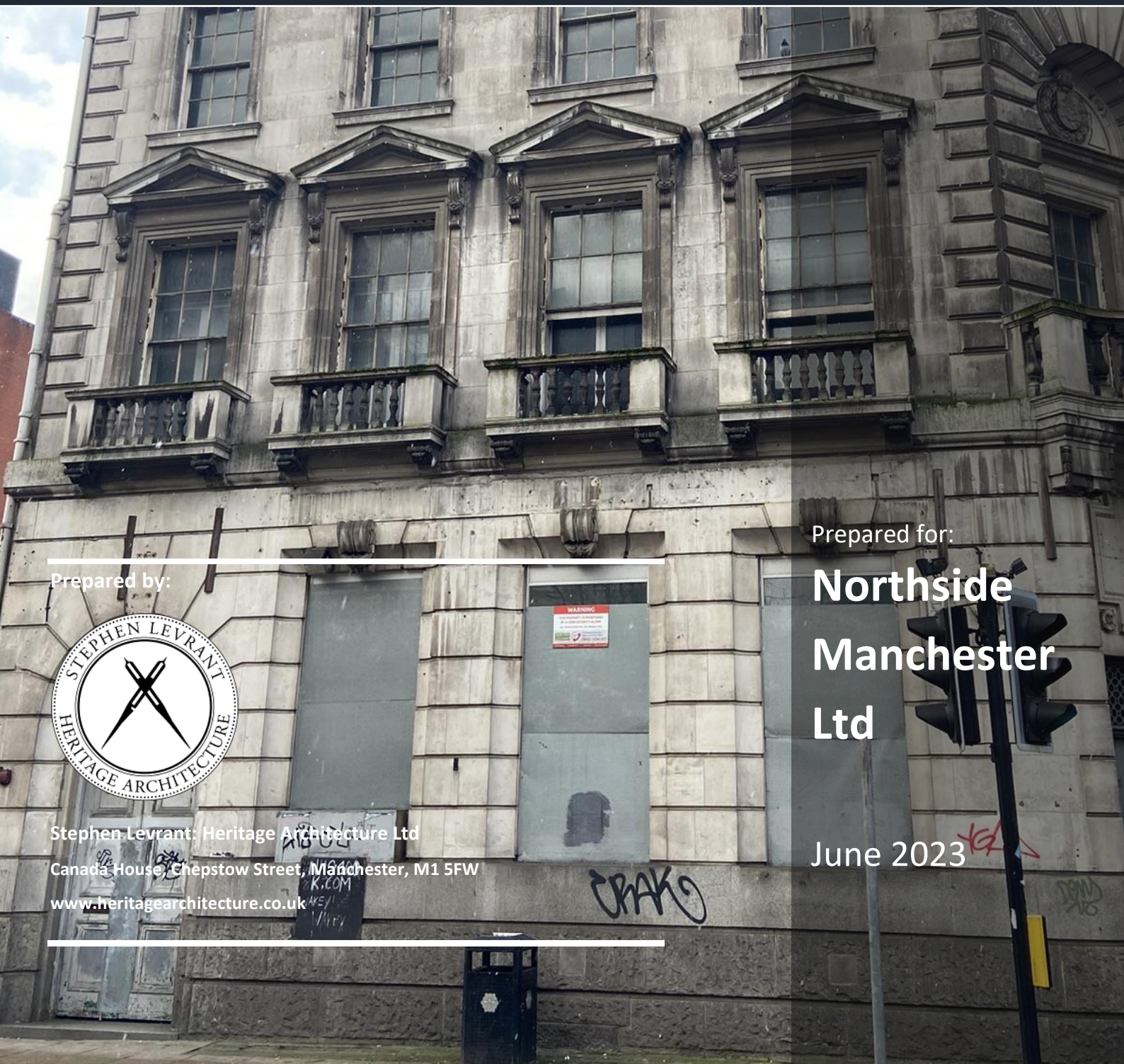
Appendix 7.1

Heritage Statement



12 Piccadilly, Manchester

Heritage Statement



Prepared for:

Northside Manchester Ltd

June 2023

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12 Piccadilly, Manchester – Heritage Statement

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1 INTRODUCTION

1.1 Purpose

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), a practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment.

Heritage Architecture Ltd. has been commissioned by the Northside Manchester Ltd to work with the project team and contribute to the development of conservation-focused proposals for the redevelopment of 12-16 Piccadilly for hotel use.

No. 12 Piccadilly is a Grade II listed former bank building which has largely been unused since Barclays Bank vacated in 2006. Proposals seek to redevelop the building and adjacent gap site (14 – 16 Piccadilly) for hotel use.

The description of the development is as follows:

> *Full planning permission for the erection of a 32 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create a 251-bedroom hotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)).*

The specific tasks of the commission have included undertaking an objective heritage appraisal of the existing building and its setting and then testing the impact of emerging development options for the various proposals.

This statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. In particular, the statement is presented to accord with the national policy requirements of the NPPF (2021), to describe the significance of the affected heritage assets and the consequent impact of the proposed development.

This statement should be read in conjunction with the plans and drawings which illustrate the proposals and the Design and Access Statement by Bennett Associates.

1.2 Methodology

This appraisal is the result of an extensive process which synthesises literature and documentary research, building surveying and professional judgment.

The documentary research was based upon primary and secondary sources, including maps, drawings and reports.

Surveys of the site and surrounding area were conducted by visual inspection (January 2023), in order to map out and identify adjacent heritage assets and the relevant parts of adjacent Conservation Areas and of the setting of the designated heritage assets that could be affected by the

proposals. Consideration has also been given to the historical development of the area, non-designated heritage assets, building types and material and key views to the notable historic buildings which contribute to the identification of the built form and the understanding of the special interest of the area.

Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed, change may be positive, for instance where the setting has been compromised by poor development.

Therefore, the advice and methodology suggested in Historic England's guidance for the analysis of significance and development impact, has been used in particular as the basis for the consideration of 'setting' and the Visual Impact of the development in this report.

Other key Historic England guidance documents referred to in the development of this re-development proposal, to ensure compatibility, include the following:

- *Conservation Principles Policies and Guidance* (2008),
- *Managing Significance in Decision-Taking in the Historic Environment (2015)*
- *The Setting of Heritage Assets* (2017)
- *Making Changes to Heritage Assets* (2016)
- *Tall Buildings* (2022)

1.3 Planning History

The planning history of the Site is summarised in **Table 1** below.

Table 1: 12 Piccadilly Planning History

Date	Application Reference	Description of Proposals	Decision
1982	Ref. F17044	Proposed demolition of 12 Piccadilly and construction of 5 storey office building on the adjacent the site for Barclays Bank.	Granted
2007	Ref. 082830/LO/2007/C3	Proposed wholesale removal of the interior of 12 Piccadilly with the exception of the original stair, construction of a 9 storey office building on the adjacent site.	Granted
2013	Ref. 102845/LO/2013/C3	Proposed the removal of stair core to 12 Piccadilly but retention of the historic plan form to the upper levels, construction of 20 storey hotel	Granted

		building on the adjacent site for Yotel.	
2018	Ref. 121015/LO/2018	Proposed wholesale removal of the remaining interior to 12 Piccadilly with the exception of the stairs, construction of 23 storey building on the adjacent site for Toyoko Inn.	Granted

The above planning history demonstrates that the site has been neglected and vacant for approximately 40 years with a long history of failed projects. It is interesting to note that all of the previous schemes granted for the listed building have proposed either the wholesale removal of the plan form to the upper floors, bar the stair core, or the retention of the plan form to the upper floors and the removal of the stair core.

It is clear that the previous schemes have all been undeliverable and unviable.

1.4 Consultation

The project team has had three pre-application meetings with officers from the Manchester City Council (MCC). These meetings have helped refine the design proposals and ensure that planning and design matters have been identified and appropriately addressed prior to the formal submission of the application.

Three meetings were held as set out below:

Pre-application meeting 1 –31.10.22

Pre-application meeting 2 –18.01.23

Pre-application meeting 3 –10.05.23

The design evolution informed by the pre-application meetings is described in Section 4 of the Design and Access Statement.

Following feedback from MCC at Pre-App 2, a meeting with Historic England was held on 1st February 2023. Historic England confirmed they “were supportive of the principle of bringing the listed building back into an active use” but that they had “concerns about the extent of the demolition required to the interior of the listed building”. Historic England understood that the additional demolition proposed is in order to create a compliant circulation core but believe the scheme will result in “less than substantial harm” retaining the same position from the previous scheme and deferring to MCC for the planning determination.



Figure 1: 12 Piccadilly (Grade II) - Principal building elevation to Piccadilly.

2 THE SITE

2.1 Location

12 Piccadilly is located on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Piccadilly train station, in the centre of Manchester. The building sits on the north-east corner of an island site bounded by Piccadilly to the east, Gore Street to the south, Roby Street to the west and Chatham Street to the north. Immediately south of the building is a gap site, whilst to the west the building is adjoined to Indemnity House. The Waldorf Public House occupies the island site to the south-west corner.

Figure 2 illustrates the location of the site and the other designated heritage assets (listed buildings and conservation areas) surrounding the site.

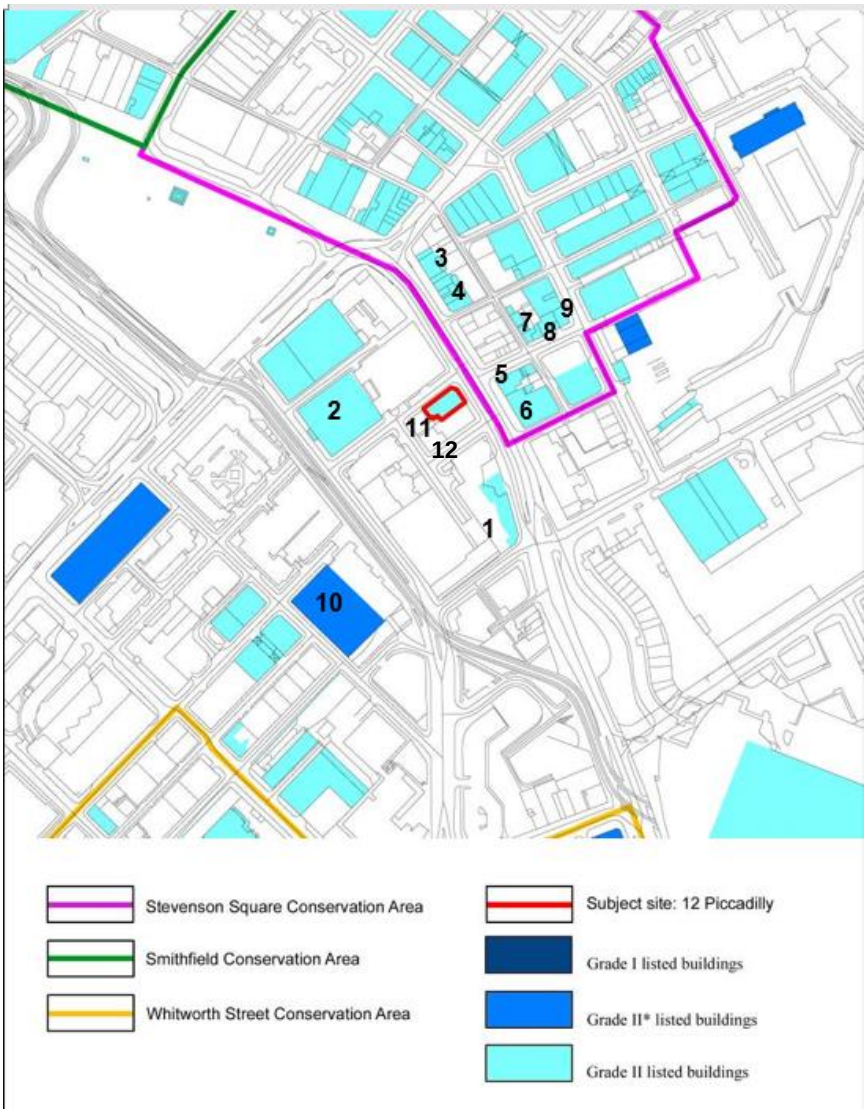


Figure 2: Site plan illustrating the subject site and area of analysis. See Section 2.2 for building references.

2.2 Statutory Designations

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

12 Piccadilly is listed at Grade II. The list entry for the building on the statutory list is: "*No.12 Barclays Bank.*" The description of the building is as follows:

> *Bank. Dated 1911 on frieze; by Thomas Worthington and Son, for Union Bank of Manchester. Portland stone, slate roof. Rectangular plan on corner site, with chamfered corner. Classical style. Four storeys and attic, 4 bays to Piccadilly and 8-bay return to Chatham Street; with channelled rustication to ground floor, rusticated quoins to all angles of the upper floors (carried across the corner as narrow channelling), 3rd-floor sill-band, frieze with carried-round inscription "UNION BANK OF SCOTLAND LD / MDCCCCXI / ESTABLISHED ANNO DOMINI MDCCCXXXVI", prominent modillioned cornice, and small pedimented attic dormers. The ground floor has a square-headed doorway to the corner, a round-headed doorway at the left end, and windows with cavetto surrounds and keystones (those to the front and 1st 2 bays of the side scrolled); 1st and 2nd floors have 12-pane sashed windows with moulded architraves, those at 1st floor with pediments, and balustraded balconies to the front and 1st 2 side bays, and that in the corner set in a round-headed arch, with cornice instead of pediment, and carved tympanum; 3rd floor has windows with plain surrounds, and roundels between them. Eighth bay of return side differs: 3 storeys and attic, round-headed window at ground floor and tripartite windows above. Interior not inspected.*

Listing NGR: SJ8457698148

Due to the nature of the proposals, the potential impact on the setting of adjacent listed buildings is limited to the following buildings within the immediacies of the site:

- Joshua Hoyle Building (Grade II), No.1 on **Figure 2**;
- Grand Hotel (Grade II), No.2 on **Figure 2**;
- Halls Buildings (Grade II), No.3 on **Figure 2**;
- 77 – 83 Piccadilly (Grade II), No.4 on **Figure 2**;
- The Brunswick Hotel (Grade II), No.5 on **Figure 2**;
- 107, Piccadilly (Grade II), No.6 on **Figure 2**;
- Nos. 13 & 15 and Attached Railings, Paton Street (Grade II), No.7 on **Figure 2**;
- 19, Paton Street (Grade II), No.8 on **Figure 2**;
- 68, Dale Street (Grade II); No.9 on **Figure 2**;
- City Police Courts (Grade II*), No.10 on **Figure 2**; and

- Indemnity House, Chatham Street (unlisted), No.11 **Figure 2**.
- Waldorf Public House, Gore Street (unlisted), No.12 **Figure 2.**

2.3 Conservation Areas

Conservation areas are designated areas that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.[1]

The Stevenson Square Conservation Area was designated in in February 1987 and represents a significant portion of the city centre in which the majority of Victorian buildings remain intact. The main characteristic of the Stevenson Square Conservation Area is one of a closely woven network of narrow streets intersecting at right angles.

The boundary of the Conservation Area runs along the east side of Piccadilly, opposite the subject site.

2.4 Non-Designated Heritage Assets

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identifies as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. Manchester City Council does not have such a local list at the present time.

Indemnity House, Chatham Street, and the Waldorf, Gore Street, adjacent to the Site have been identified as a non-designated heritage asset for the purposes of this assessment. Historic England Guidance on Local Listing (2021) was utilised to inform our assessment.

[1] Section 69 (1) Planning (Listed Building and Conservation Area) Act 1990

3 POLICY CONTEXT

3.1 The Planning (Listed Building and Conservation Areas) Act 1990

The **Planning (Listed Buildings and Conservation Areas) Act 1990** provides the foremost component of the legislative framework which governs the specific protection of buildings, structures and areas of special architectural or historic interest over and above that which is provided by development management.

As the Site contains a listed building and is within the setting of a number of others, **Section 66** of the Act is applicable; it requires the LPA to *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"* when considering whether to grant planning permission.

Although the Site is not located within a designated Conservation Area, there is a designated area within its setting. Although the setting of Conservation Areas is not formally protected through planning legislation, **Section 72(1)** of the Act requires that *"special attention shall be paid to the desirability of preserving or enhancing the character or appearance"* of Conservation Areas. As such, the potential impact of the Proposed Development upon the setting of relevant Conservation Areas and any associated effect on their character and appearance is a consideration of this Heritage Statement.

3.2 National Planning Policy Framework (2021) & Planning Practice Guide (July 2019)

The policies in the NPPF constitute the Government's view of what sustainable development means in practice. The definition requires development to give due weight to the appropriate conservation of heritage assets in order to be defined as sustainable development (**paragraph 8**). This is because one of the key dimensions of sustainability is protecting and enhancing the historic environment. It is thus necessary to demonstrate that the Proposals for the Site are demonstrably sustainable.

In accordance with the legislation, the NPPF's core principles, which underpins decision-taking, require that Planning decisions should contribute to conserving designated heritage assets in a manner ***proportionate to their significance***, so that they can be enjoyed for their contribution to the quality of life of this and future generations (**paragraph 189**).

Paragraph 194 stipulates that Local Authorities should require applicants to describe the significance of any heritage assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. The NPPF determines that this description should be proportionate to the assets' significance and *"no more than is sufficient to understand the potential impact of the proposal on their significance".* This Heritage Statement fulfils this requirement by providing an appraisal of the listed building within the site in addition to those in its local environs.

Paragraphs 199-202 of the NPPF should be read together. In **Paragraph 199**, the NPPF stresses that *"great weight"* should be given to the conservation of designated heritage assets in the planning balance, defining that the *"more important the asset, the greater the weight should be."*

Paragraph 200 determines that any harm to designated heritage assets – which may be direct (physical alteration or demolition) or indirect (development in setting) – should require clear and convincing justification. The NPPF defines two broad spectrums of harm: substantial and less than substantial.

Paragraph 201 states that where a proposal will lead to substantial harm[2] to a designated heritage asset, consent should be refused by the decision-maker unless it can demonstrated that the harm is outweighed or is necessary to deliver substantial public benefits, or that a series of other defined conditions are applicable.

Where there is a perceived degree of less than substantial harm, **Paragraph 202** establishes that this harm should be weighed against the identified public benefits (which may include heritage benefits) of the Proposed Development.

The undertaking of the balancing exercises defined by the NPPF paragraphs described above **(Paragraphs 201 and 202)** provides the clear and convincing justification for harm that is required by **Paragraph 200**.

Paragraph 203 is also of relevance as it addresses the effect of an application on the significance of a non-designated heritage asset. The NPPF stresses that a 'balanced judgement' is required when determining the scale of harm of loss to the significance of a heritage asset. The following statement utilises policy, heritage context and impact assessments to form a balanced judgement.

3.3 Manchester City Council Core Strategy, 2012

The relevant, local heritage planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of "preserving or, where possible, enhancing the historic environment". The following policies from Manchester's Core Strategy are of importance to the heritage assets considered within this statement.

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN3 (Heritage) states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

[2] Substantial harm is broadly defined as an effect that has a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting.

The proposed development of 12-16 Piccadilly positively addresses the following policy objectives, as established in **Policy EN3**:

- the proposed alterations and extensions aim to complement the distinctive external aesthetic and original features of the building.

- the proposed development is designed to support the Council's objective of preserving (and where possible, enhancing) the historic environment, including the architectural character, setting and accessibility of listed buildings.

- the proposed alterations will enable the sustainable use of the building, as well as putting a gap-site back into active use, while remaining consistent with the significance of the heritage asset.

The Council's key regeneration objective is tempered by the need to ensure that: "*historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals*" (paragraph 12.21, **Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement is met by the current proposal.

3.4 Historic England's Good Practice Advice Notes

In 2015 Historic England released a series of 'Good Practice' and Advisory documents supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.

Good Practice Advice Note 2 (GPA 2): "Managing Significance in Decision-Taking in the Historic Environment" (March, 2015) has been utilised to gain a full understanding of the relevant issues, alongside the NPPF and PPG. This essentially emphasises the need for decision making to be sensitive to the need for change, with the objective of conserving heritage assets by continued use.

Section 7 of **GPA 2** emphasises the importance of properly assessing: *"the nature, extent and importance of the significance of a heritage asset and the contribution of its setting,"* in order to conceive a successful development. This will also assist the local planning authority make decisions in line with the 1990 Act and the objectives of the development plan, as well as the policy requirements of the NPPF. Consequently, the guidance in GPA 2 emphasises the importance of understanding the:

- particular nature of the heritage asset's significance (as the best means of conservation).

- extent of the Site's significance (to better understand the adaptability of the heritage asset and the viability and prospects for sustainable conservation.

- the level of significance in terms of the hierarchy of heritage components (as this provides the essential guide to the application of planning policies and is intrinsic to decision-taking, particularly where there may be conflict with other planning objectives.

Reference has also been made in the methodology of this report to Historic England's 2017 **"Good Practice Advice in Planning Note 3, "The Setting of Heritage Assets" (GPA 3).** This is relevant to the Site as the proposed development could have an impact on the setting of a number of heritage assets within the locality of the Site. GPA 3 acknowledges the primacy of the NPPF and PPG and does not constitute a statement of Government policy itself, nor does it seek to prescribe a single assessment methodology.

However, **GPA 3** emphasises the following fundamental planning issues which have informed the design development of the proposals for the Site and the conclusions of this Heritage Statement.

- Data gathering, and analysis of visual impact should be *proportional* to the status of the Site, and the needs of decision taking.
- The concept of *'setting'* is not itself a heritage asset, nor a heritage designation. Its importance entirely lies in what it contributes to the significance of the identified heritage asset (or to the ability to appreciate that significance).
- By definition, all heritage assets have significance. However, their sensitivity to change and the contribution made by setting varies in proportion to the significance, nature and status of the identified heritage asset.
- An individual heritage asset's setting may be enhanced by development, although it is acknowledged that not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset (or the ability to appreciate it).
- Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed, change may be positive, for instance where the setting has been compromised by poor development.

Additional Historic England advice notes utilised within this report include **Historic England Advice Note 4: Tall Buildings, March 2022, ('HEAN 4').** The note supersedes a previous version from 2015 and takes into account recent updates to planning policy and legislation and recent experience of the development of tall buildings within the historic environment.

The purpose of the guidance is *'to support Local Planning Authorities, developers, communities and other stakeholders in dealing with tall buildings proposals within the legislative and planning framework relevant to the historic environment'.*

The note provides support and guidance in the following key ways: in the initial plan-making process, in the identification of appropriate locations for tall buildings and the definition of 'design parameters' with regard to the historic environment, and in the assessment and determination of individual tall building proposals at the determination stage of the planning process.

HE's note establishes a set of principles for the consideration of tall building development in the historic environment. The emphasis is on a plan-led approach to the consideration of such development, with appropriate locations determined through the Local Plan. This process, the note advises, should be informed and supported by an evidence base which explores different locations and considers heights which might be appropriate in any given area. The note stipulates that the identification of locations or the determination of proposals should be informed by an

understanding of local place, character and historic significance. The guidance warns of the negative impacts tall buildings can have on the qualities of place valued by people who experience them if the siting, scale, or design is wrong and/or fails to demonstrate a consideration for the defining positive characteristics of a local area.

The note demonstrates HE's acknowledgement of the capability of high-quality tall buildings to deliver sustainable development in tandem with the conservation and promotion of the historic environment. The note emphasises the importance of good design in ensuring that tall buildings respond positively to their local context, especially within the historic environment, and the opportunity high-quality proposals can embody in terms of place-making, particularly within the context of wider regeneration schemes. In summary, the note promotes a best-practice approach to the consideration of tall buildings to deliver high quality, sustainable schemes.

4 HISTORICAL DEVELOPMENT

4.1 Introduction

In order to understand the heritage significance of the listed building and its setting, it is first necessary to understand its historical development.

This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the subject site in the context of the development of Manchester's city centre.

4.2 Brief Historical Background of the Area

The area of Piccadilly is located to the south-east of the city centre. London Road/ Piccadilly forms one of the primary routes into the city and is the location of the Manchester's main train station.

Up until the 18th century, this part of the city was open countryside. The area to the north-east of Piccadilly was laid out in the 18th century and the focal point of Stevenson Square formed a dense urban grain comprising of housing. However, with the rise in local industry the area was redeveloped with commercial development, displacing the resident population who moved out to the developing suburbs of Manchester. The construction of the Rochdale Canal (1804 – 06) and Piccadilly Station (1842) created an important transport interchange in this area. Large buildings such as the Royal Infirmary, which stood in Piccadilly Gardens from 1752 – 1910, and the London Road Fire Station (1901 - 06), provided key landmarks along the road. Commercial growth of the area continued until the economic down-turn in the first half of the 20th century. Redevelopment in the 1960s saw the construction of new, notable landmarks such as Gateway House, Station Approach, (1967 – 69) and 111 Piccadilly (1963 – 66). In recent years further regeneration initiatives have taken place in Piccadilly Gardens and around Oldham Street which has seen a residential population returning to the area and a growing number of bars, restaurants, cafes, and other commercial uses.

4.3 Context of Bank Building Design

In England, banking was the preserve of goldsmiths up until the late 17th century. During the 18th century, banks were private houses with business rooms on the ground floor. However, this changed in the 19th century when banks were built in great numbers to fuel the economy. Manchester's financial district was focused on King Street and Spring Gardens, where image and appearance was conveyed by the high quality architectural expressiveness of buildings such as the Branch Bank of England, King Street (1845). This building can be seen to embody reliability, confidence and security. After the financial reforms of the 1840s, banks began to assume a more standard guise; the common formula for larger banks was a grand entrance leading into a banking hall with offices off to the side and above. Expense, effort and detail was prioritised for the front elevations and public areas, and rear office areas tended to be much more utilitarian and unadorned. In the 20th century, bank buildings were prominent on the high street, their

architectural design, proportions and robustness reflecting their solidity and respectability. Classical design later gave way to more contextual styles, with Neo-Georgian a particular favourite of the 1920s. Banking halls remained the principal spaces, with increasingly more sophisticated security vaults.

The Wall Street crash slowed down the rate of bank building but did not affect the spate of bank company headquarters' rebuilding, especially in London. In Manchester, the Midland Bank building, King Street, by Lutyens (1928), demonstrates how the Classical aesthetic of bank architecture gave way to a more stripped down and streamlined style. Post-war banks of note are few in number: little expansion of the total stock of banks was needed, given the number of branches already existing.

4.4 Historical Development of 12 Piccadilly and Map Regression

12 Piccadilly was built in 1911 for the Union Bank of Manchester. The building was designed by Thomas Worthington and Son and constructed of Portland stone. The historic map regression within **Table 2** below outlines the overarching development of the Site and the bank building.

Table 2: Historic Map Regression

Date	Description	Image
1851	The 1851 OS map demonstrates that the existing street pattern and development of sites was well established by the mid-19th century. The island site containing the subject Site is completely developed. There appears to be at least four separate buildings within the area of Site alone.	
1891	The 1891 OS map illustrates that within the footprint of the existing subject site there was a pre-existing bank and two other undefined buildings. Tramlines are shown along Piccadilly and the street pattern is shown as existing.	

Table 2: Historic Map Regression		
Date	**Description**	**Image**
1908	This map from 1908 shows no changes to the Site and adjacent properties. The scale of map provides an insight into the surrounding context of the site at this time. The Royal Infirmary to the north-west of the Site occupied the area which now comprises Piccadilly Gardens.	
1922	The 1922 OS map illustrates that the Site has been redeveloped to its existing footprint. The building adjacent, to the west, has also been redeveloped. We know this was a former refuge building for children, constructed in 1910 and known as 'Indemnity House'. By this time, the Royal Infirmary to the north has been demolished.	
1950	This map illustrates that the building to the south-west corner of the Site is now in use as a public house.	

Table 2: Historic Map Regression		
Date	**Description**	**Image**
1969	19 years later the only significant change is the removal of the trams and the construction of the Department of Employment building to the east side of Aytoun Street. The site of 111 Piccadilly is also shown as having been developed.	

Since the last application for the Site, the original plans for the building have been accessed from The Worthington Archive at the University of Manchester. A series of plans from 1910 at **Figures 3-10** below illustrate the original layout and arrangement of the interiors of the bank, including the strong room at basement level, banking chamber at ground floor level, and offices across the upper levels of the building. The status and hierarchy of the banking chamber is reflected in the quality and standard of its design and fixtures as illustrated in **Figure 12** below.

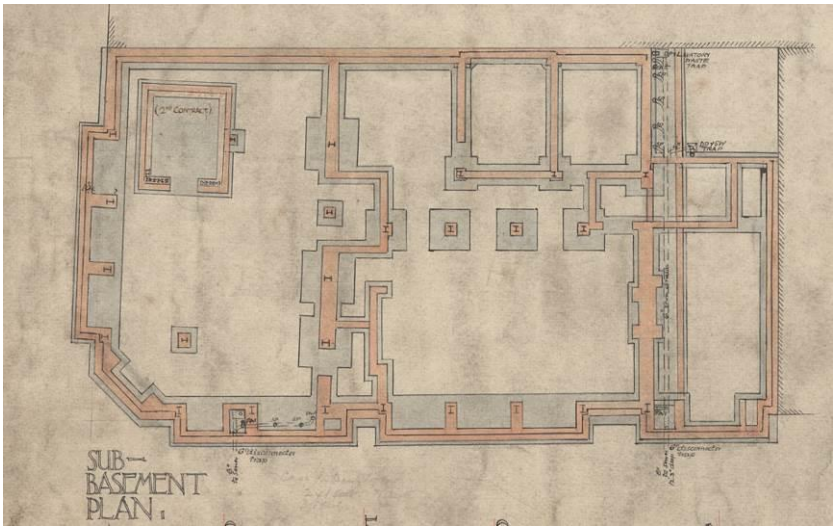


Figure 3: The Union Bank Ltd, New Premises, Piccadilly, Sub-Basement Plan (1910).

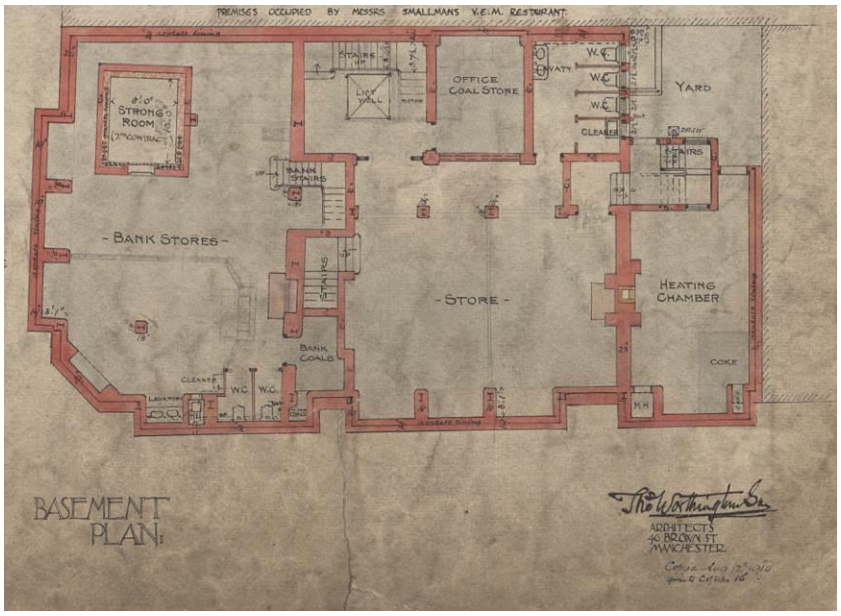


Figure 4: The Union Bank Ltd, New Premises, Piccadilly, Basement Plan (1910).

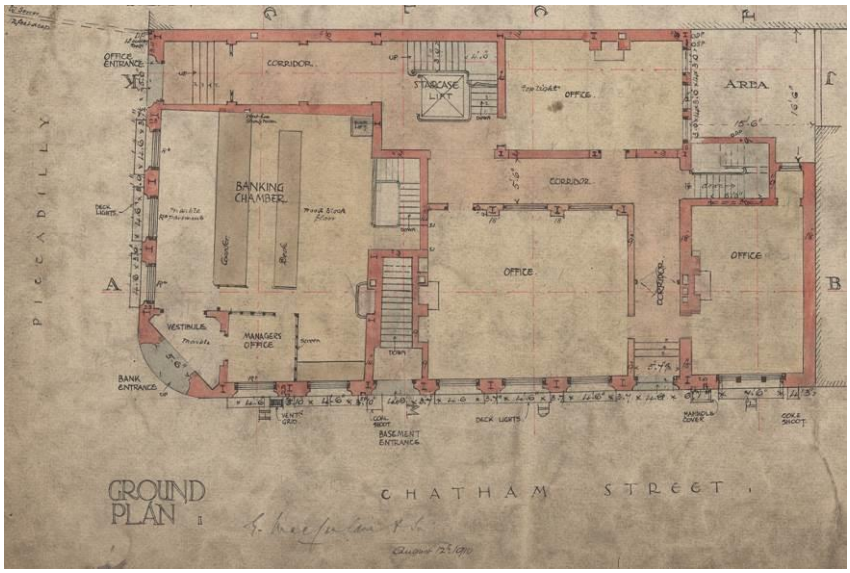


Figure 5: The Union Bank Ltd, New Premises, Piccadilly, Ground Floor Plan (1910).

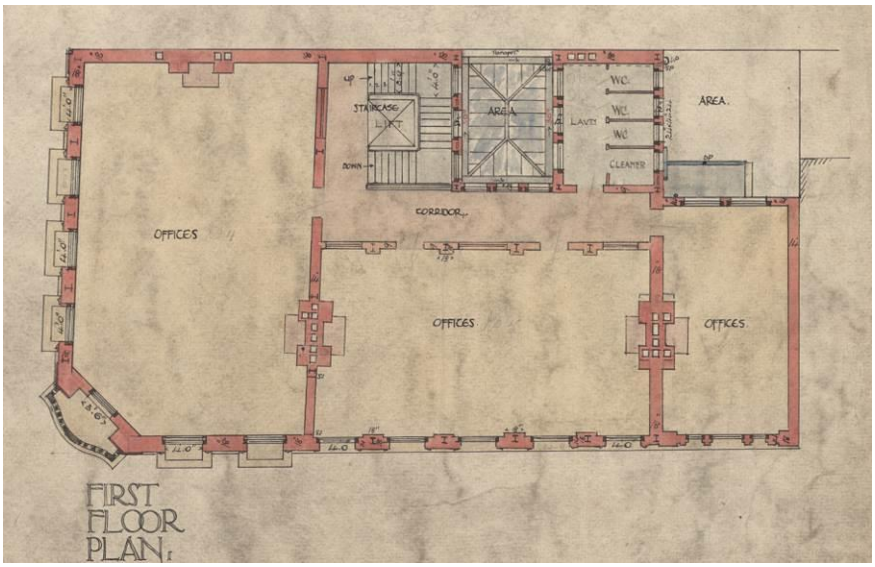


Figure 6: The Union Bank Ltd, New Premises, Piccadilly, First Floor Plan (1910).

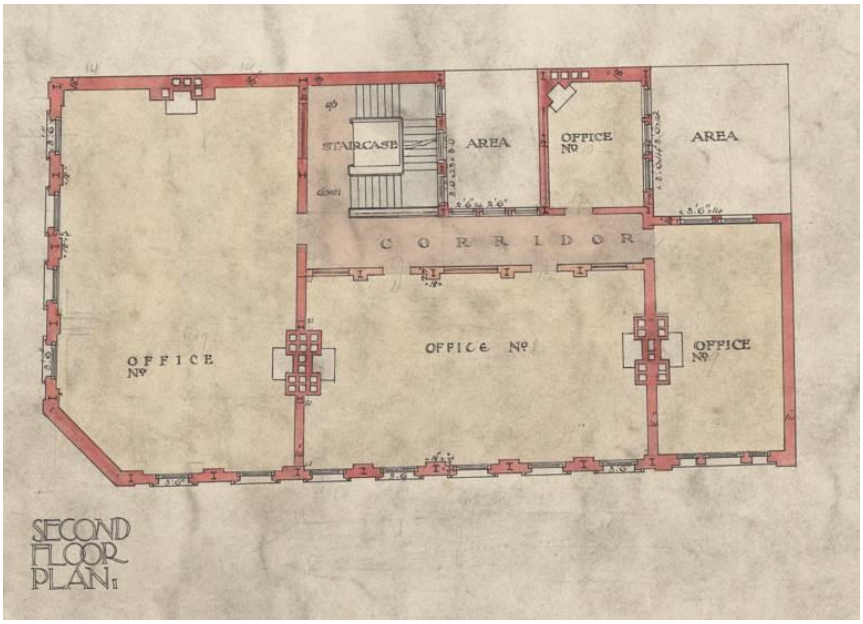


Figure 7: The Union Bank Ltd, New Premises, Piccadilly, Second Floor Plan (1910).

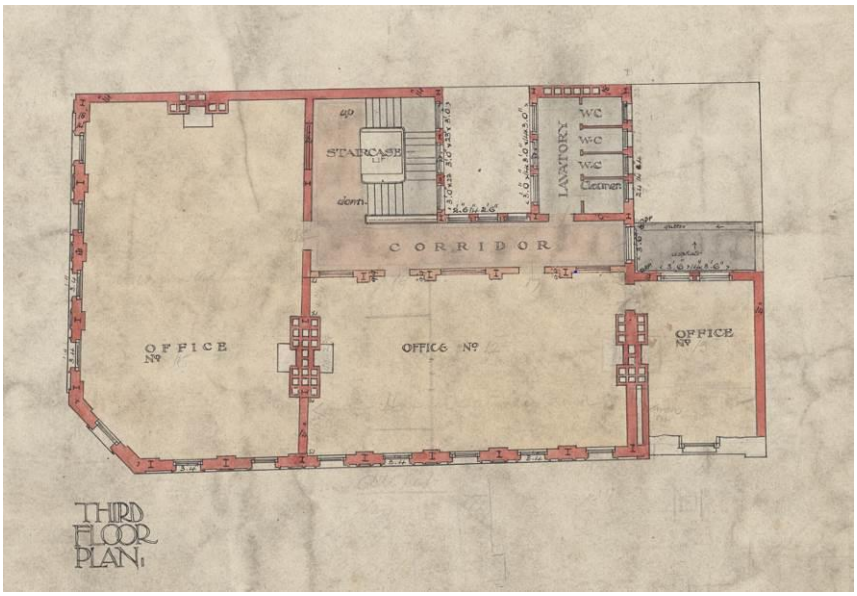


Figure 8: The Union Bank Ltd, New Premises, Piccadilly, Third Floor Plan (1910).

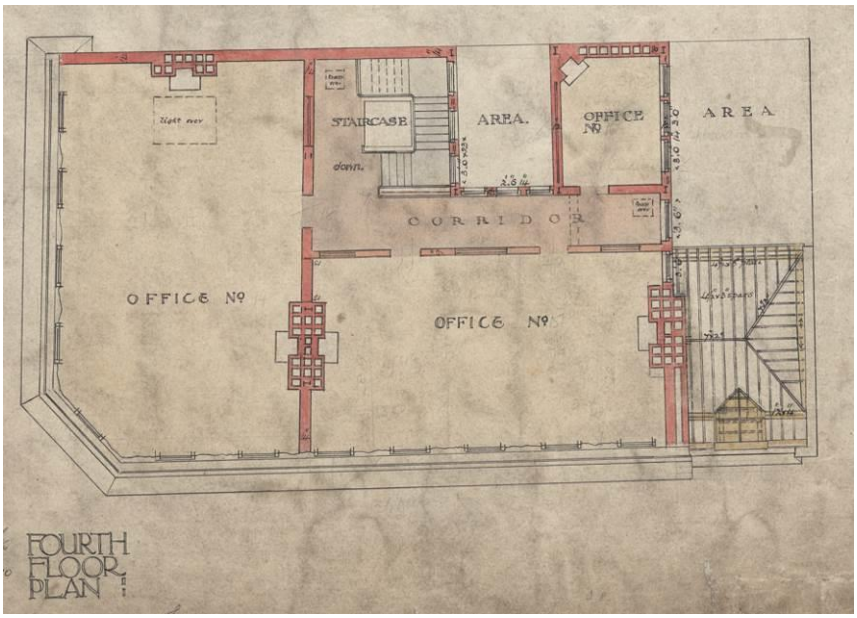


Figure 9: The Union Bank Ltd, New Premises, Piccadilly, Fourth Floor Plan (1910).

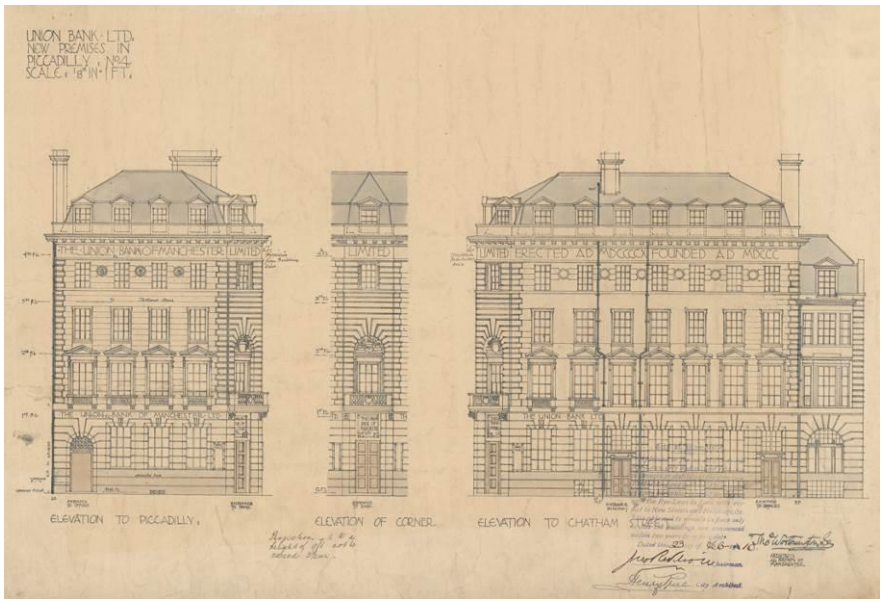


Figure 10: The Union Bank Ltd, New Premises, Piccadilly, Elevation Plan (1910).



Figure 11: Early 20th century photograph of the newly completed bank from Piccadilly. The adjacent building, which sits within the existing Site area, was subsequently demolished. Note the original level of the corner entrance is at street level.



Figure 12: Early 20th century photograph of the banking chamber at ground floor level. Very little of the banking chamber survives with the exception of deteriorated areas of the moulded coffered plaster ceiling.



Figure 13: Early 20th century photograph of the Chatham Street elevation. Note the two entrances shown on this elevation have subsequently been lost and truncated to form windows matching the others at this level.

The multi-pane glazed windows at basement level have also since been removed and infilled with blockwork to match the plinth.

4.5 Building Description

The Portland stone building is four storeys with attic and basement and is rectangular in plan with a chamfered corner to the north-east, articulating the principal entrance at ground floor (see **Figures 14** and **17**). The tripartite elevations are expressed with channelled rustication to the ground floor (bottom), rusticated quoins to all angles of the upper floors (middle) and pedimented attic windows articulate the roof (top). A frieze is carried around the west and north elevations and is inscribed with: "UNION BANK OF MANCHESTER LD / MDCCCCXI / ESTABLISHED ANNO DOMINI MDCCCXXXVI." The ground floor has a square headed doorway to the corner entrance, via four steps, which was the principal entrance into the former banking hall. The door is not original and has been replaced. The

round-headed doorway on the Piccadilly (north-east) elevation retains its original doors and formerly provided access into the former office spaces to the upper storeys of the building.

Two former entrances on the Chatham Street (north-west) elevation have been converted into windows (see **Figure 16**). Windows on the Chatham Street elevation which illuminated the basement level have also been removed and infilled with rusticated stone to match the building's plinth. Whilst all the windows to the ground floor level have been altered and replaced, the window openings to the first and second floors retain their original 12-pane sashes. The windows at first floor level have pediments and balustraded balconies to the Piccadilly elevation and the first two eastern bays of the Chatham Street elevation. The corner first floor bay is set within a round-headed arch with cornice instead of pediment and carved tympanum (see **Figure 14**). It is evident in the design of the building that only the north and east elevations were ever intended to be seen. The existing gap site to the south-east has exposed the blind wall of the former south party wall (**Figure 15**). The utilitarian west elevation is visible from the fire escape and roof of the adjacent property (Indemnity House) and highlights the two light-wells which provided light and ventilation to the toilet block and stairwell (see **Figures 15** and **35**).

Internally, comparison with the original drawings for the building (see **Figures 3-9**) demonstrates that the interior of the building has been altered by interventions in the 20th and 21st centuries. The principal corner entrance originally provided access into the 'Banking Chamber' at ground floor level. This space would have contained banking desks and a staircase down into the basement; this staircase still survives (**Figure 20**). The original interior features of the ground floor plan have largely been lost, although there are areas of coffered plaster ceiling surviving, although in a deteriorated condition (**Figure 18**). Partitions separating the former banking hall from the offices beyond have been removed (see **Figure 19**) and the original floor plan has subsequently been considerably altered, reducing the legibility and ability to appreciate the historic arrangement of the former banking hall in relation to the ancillary office accommodation at this level. An original dividing wall remains at the back of the floorplan which was formerly a small office space with a fireplace.

Two additional staircases to the basement are illustrated in the original plans; one was directly accessed from a separate entrance on Chatham Street and one was to the rear (south-west side of the building). The ground floor formerly contained three offices and a corridor between the entrance on Piccadilly and the western entrance on Chatham Street. As stated above, the western entrance on Chatham Street has been altered and is now a window opening. The Piccadilly entrance leads into the corridor where the building's primary staircase provides access to the basement and the upper floors (see **Figures 22-23**). The staircase formerly wrapped around a modern lift, which replaced an historic one as detailed on the 1910 ground floor plan, and which has since been removed. The entrance corridor is clad in coloured marble panels which has been altered and repaired in areas (**Figure 21**).

The basement level is wholly utilitarian in character and devoid of any significant architectural detailing or character. The bones of the basement floorplan have been largely retained, including the former strong room, although later partitions have subdivided the space to create a series of small rooms.

The large office spaces at the upper floor levels were formerly sub-divided and suspended ceilings fitted in the latter part of the 20th century although these have since been removed (see **Figures 25,**

27, 29, and **31**). With the recent removal of modern partitions, the historic floorplan at the first, second, third, and fourth floor levels has been maintained. These levels are arranged with two large open plan office spaces and a smaller room to the back of floorplan, with the exception of the fourth-floor level where there were only two large rooms and a smaller office space within the block that accommodates the toilets at lower levels. The central corridor at each level provided access to the stair core and toilet block to the east which were separated from each other by a glazed lightwell.

Openings have at some point been created between the two largest rooms at second and third floor level and at the upmost levels to provide means of escape onto the roof. Interior features such as cornicing, skirting, and architraves are considered to be typical for a building of this period and use and not of particular special interest. A terrazzo floor (see **Figure 33**) is a continuous feature of the upstairs corridors and though characterful, again is not considered to be of any particular architectural significance. Stained glass to the stairwell of the hall (**Figure 35**), in addition to the coffered ceiling in the former banking hall, as well as the legibility of the historic internal layout at the upper levels are considered to be the primary features of interest within the interior of the building.

Other alterations identified by the design team during their investigation of the Site are as follows:

- Addition of external bank corner entrance steps;
- Rising of the former banking hall floor by approximately 600mm;
- Removal of glazed canopy to the former lightwell between the stair core and toilet block; and
- Rising of the stairwell roof level about pitch roof level and replacement with a flat roof.

Online planning records are limited but it appears the site adjacent was demolished in the 1980s. As has already been illustrated, the building was designed as part of a developed site with only the north and east elevations intended to be visible. Alterations to the streetscape have shorn the building of its original context and have had an adverse impact on the setting of the listed building.

In 2007, 2013, and 2018, schemes for the redevelopment of the Site were approved. These schemes proposed the wholesale removal of the interior of the listed building, demolition of the rear toilet block, with the retention of either the historic floorplan at upper levels or main staircase, and an attached nine-storey/ twenty-storey/ twenty three-storey new build extension, respectively. These schemes have not been realised.

A series of photographs at **Figures 14-36** illustrate the existing condition of the building as recorded in January 2023, following a soft strip exercise under the 2018 consented scheme.



Figure 14: Primary elevation of the listed building to Piccadilly. Temporary grilles have been placed over window openings to protect the building from further damage and deterioration.



Figure 15: Blind west elevation of the listed building and temporary hoardings around the Site are. The lightwell formed by the separate stair and toilet cores is visible. The elevation formed the party wall between the former adjacent building before it was demolished.



Figure 16: Chatham Street elevation with temporary grilles in place to protect windows.



Figure 17: Interior side of primary entrance from the corner of Piccadilly and Chatham Street. Temporary measures have been installed to improve the security of the building.



Figure 18: Deteriorated condition of the moulded, coffered plaster ceiling in the forming banking hall at ground floor.



Figure 19: Loss of original partitions at ground floor level has created a large open space, connecting former banking hall with former office spaces.



Figure 20: Tiled staircase leading to the basement from



Figure 21: Marble panels in entrance corridor from

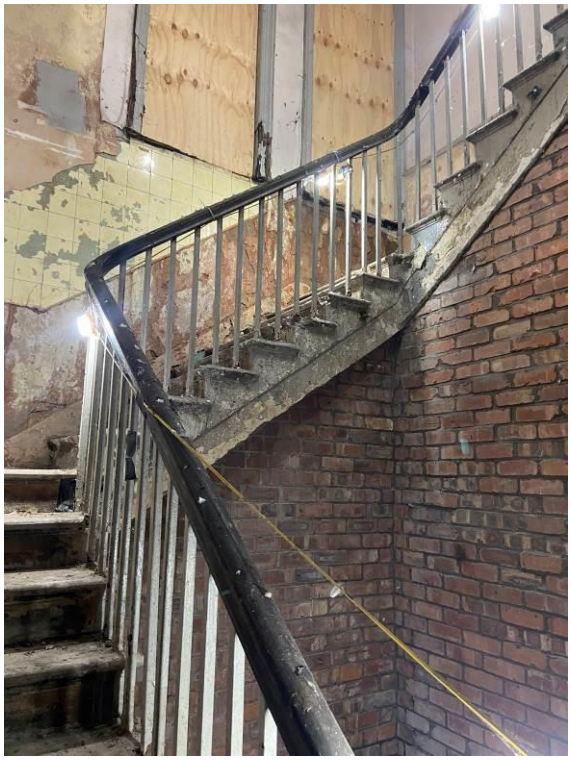
ground floor.	Piccadilly.
	
Figure 22: Utilitarian main stair which extends all the way up the building and formerly wrapped around a lift.	**Figure 23:** Extension of main stair upwards through the building and central well.
	
Figure 24: Original timber and glazed doors from Piccadilly entrance into corridor.	**Figure 25:** Large room at first floor level with suspended ceiling removed.



Figure 26: Corridor at upper level with interior windows.



Figure 27: Large room at upper level.



Figure 28: Former toilet block.



Figure 29: Large room at upper level.



Figure 30: Tiered windows in stair core.



Figure 31: Upper level room. Removal of suspended ceiling has caused some damage to historic cornice.



Figure 32: Large room at third floor level with partitions and suspended ceiling removed.



Figure 33: Terrazzo floor in upstairs corridors.



Figure 34: Room at fourth floor level with panelling detail on the walls.



Figure 35: View of stair core from the toilet core including tiered windows with stained and leaded glass and central lightwell.



Figure 35: Room at fourth floor level with dormer windows.



Figure 36: Corridor at upper level leading to external fire escape.

4.6 Summary

The historic development and existing condition of the building is summarised as follows:

- The bank was built in 1911 for the Union Bank of Manchester to the designs of Thomas Worthington and Son.
- The Portland stone building was designed in a Neo-Classical aesthetic, with only the elevations to Piccadilly and Chatham Street intended to be visible.
- The banking hall was accommodated in the primary ground floor area, with ancillary office accommodation provided at the rear and upper levels of the building. The basement levels were designed to be functional and utilitarian and included a strong room for the protection of assets kept on site.
- A stair core and toilet block adjoined the main floorplan to the east and a central lightwell provided natural light into the centre of the building.

- In the 20th century, partitions and suspended ceilings were installed and historic features such as doors were removed. There were also alterations to entry points into the building, including the removal of two doors on the Chatham Street elevation and their replacement with windows. Two secondary stairs at ground floor level to basement have also been removed.
- Partitions and historic features have been almost totally lost at ground floor level, with the exception of areas of moulded, coffered plaster ceiling which is in a deteriorated condition.
- The historic floorplan is better preserved at the upper levels, where the large open office spaces have been retained.
- Interior architectural features across the building are largely typical for the building period and function.

5 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 Introduction and Methodology

The purpose of the following significance assessment is to use recognised criteria to assess the heritage significance and interest of the Grade II listed 12 Piccadilly and any heritage assets which have the potential to be affected by the proposed development in the setting of the Site.

Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.

The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset; the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined.

The following significance assessment is framed within the context of established guidance, utilising recognised and well-established terminology used with the ICOMOS Guidance for Heritage Impact Assessments (2011), with particular reference to the example guide for assessing the 'value' of heritage assets (ICOMOS, Appendix 3A).

The ICOMOS guidance makes specific reference to designated, locally listed and historic buildings and is therefore an objective (and widely recognised) method to assess heritage significance.

Ultimately, the significance of a heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest

Archaeological interest focuses on largely below-ground archaeological remains, or the potential for archaeology yet unknown across the site, illustrating evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These interests focus on the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.

Artistic interest is an interest in other human creative skills, which could include elements such as metalwork, plasterwork, joinery or decorative tiling/glazing, as well as statutory and wall paintings etc.

Historic Interest

Historic interest focuses on the meaning of a place/heritage asset in terms of intangible links to past lives, events (including pre-historic), important people, examples of past living/working conditions and former building functions/uses, which can illustrate or be associated with them.

Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 3, below** for full definitions of heritage significance as defined in this present report).

Table 3: Definition of significance terms used in this Heritage Statement
High heritage significance relates to those components of the site deemed to be of special interest. They are important to the understanding of the site's design concept and play a considerable role in reflecting its archaeological, architectural and artistic or historic interest.
Medium heritage significance relates to those components of the site deemed to be of some interest. They will make a modest contribution to the understanding of subject site's design concept and play a minor role in reflecting its archaeological, architectural and artistic or historic interest.
Low heritage significance relates to those components of the site deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the site's archaeological, architectural and artistic or historic interest.
No significance /Detrimental features and elements within the site that do not contain any special interest. These can *detract from the significance* of the site, and can be evidence of poor craftsmanship or ad-hoc refurbishments.

The following assessment of significance will inform the subsequent Heritage Impact Assessment (**Section 6**), which considers the effects of the proposed development upon the significance of the listed building and heritage assets in the setting of the Site. This in turn allows the extent of "harm" upon any designated heritage assets incurred by the proposed development to be established within the terms defined by the NPPF. The significance assessment accords with the requirements of the NPPF and takes account of Historic England's guidance.

The concluding 'Statement of Significance' provides a summary of the contribution of the various components of the Site in order to identify the most and least significant areas/elements.

5.2 Heritage Interest and Significance of the Site

Below, the significance of the listed building at 12 Piccadilly is considered in terms of its archaeological, architectural and artistic, and historic interest. A series of significance plans have been prepared to reflect the value ascribed to individual elements of the building at **Figures 37-44** below. The discussion below also considers the setting of the listed building and assesses the contribution this makes to an appreciation of its significance.

Archaeological Interest

The listed building occupies a site which was previously developed before the bank was constructed in the early 20th century. Owing to the Site's position within the historic core of the city, and its previous development, it is likely the listed building possesses some archaeological potential although this is probably wholly limited due to the extent of excavation required for the existing building with its double mazement level. The archaeological interest of the listed building is subsequently considered to be of **low heritage significance**. (Refer to the Archaeological DBA by Pre Construct).

Architectural and Artistic Interest

The external architectural expression of the building is fundamental to an understanding of the architectural design concept of 12 Piccadilly and its reflection of contemporary trends in the design of bank buildings and commercial buildings more broadly in the early part of the 20th century. The external envelope of the listed building, and specifically those elevations fronting Piccadilly and Chatham Street, are considered, subsequently, to be of **high heritage significance**. This is notwithstanding the incremental effect of small-scale alterations such as changes to historic openings and the replacement of original windows at the upper levels. The Neo-Classical design of the building is articulated in the proportions of the building, as well as in details such as the Roman numerals inscription on the frieze to the north and west elevations, the pediment and carved tympanum on the corner bay, and the pedimented first floor windows. The craftmanship expressed in the execution of these details also reflects the artistic value of the listed building.

The elevation facing towards Gore Street was never intended to be seen from the public realm, hence its unadorned/blind appearance. Notwithstanding this, the elevation clearly communicates its former relationship with the neighbouring building within the Site boundary at 14-16, since demolished. The stair core was also not intended to be publicly visible; it is functional and utilitarian in character but includes interesting architectural features such as tiered, stained and leaded windows, and subsequently it is considered to be of **medium heritage significance** overall. The toilet block is considered to be of **low heritage significance.**

Due to the internal alterations to the building, there is a lack of surviving fixtures and fittings of note, with the exception of remnants such as the coffered ceiling at ground floor level, central stair, and cornices, skirtings and architraves which are judged to be typical for a building of this period and function. The loss of legibility of the internal plan form to the basement and ground floor levels and removal of three staircases has detracted from an understanding of the historic function of the bank, though the historic floorplan at upper levels is largely intact with the exception of a number of new small openings between rooms. Where original internal walls survive, these are judged to be of high

heritage significance for the value they offer in terms of understanding and appreciating the original layout and operation of the bank. Surviving features such as the entrance lobby, staircase, stained glass windows, cornicing and skirting are typical of the period and are of **low heritage significance**. Modern interventions, such as new openings, remaining partitions, and temporary security grilles/installations are of **no heritage significance**.

The existing condition of the building, due to unsympathetic works in the 20th century and its current disuse, detracts from the ability to appreciate the architectural and artistic interest of the building. The historic fabric of the listed building is at risk of further deterioration without a sustainable and appropriate future use being secured.

Historic Interest

The external architectural expression of the building is an important component in reflecting the building's association with the history of commerce and banking within the city. The Neo-Classical design of the building reflects contemporary trends in bank building design and expresses the Union Bank's ambition to be valued as a reputable and secure institution by its customers. The building's formal presence on the corner of Piccadilly and Chatham Street would have historically contributed to its sense of identity and its distinctiveness within the streetscape and the wider city centre. More broadly, the building reflects the commercial expansion of the city centre at this time, and subsequently it is of interest for its contribution to an understanding of the historical development of Manchester in the early 20th century.

The ability to appreciate the historic function of the building has been eroded by the loss of original partitions and fixtures and features at ground and basement levels in particular; the ability to understand the location, function and architectural character of the banking chamber as a primary space within the building has been entirely lost. Notwithstanding that, the building still conveys an understanding of the ancillary and functional areas, including large office spaces at the upper level and the stair core and toilet block core. Overall, the building is considered to be of **medium heritage significance** with regard to its historic interest.

Significance Plans

The significance plans below support the above discussion. The plans reflect the following:

- Area of High Heritage Significance – **Red Shading**
- Area of Medium Heritage Significance – **Purple Shading**
- Area of Low Heritage Significance – **Blue Shading**
- Area of No Heritage Significance/Detrimental – **Green Shading**
- Location of Original/Lost Fabric – **Yellow Shading**



Figure 37: Significance plan of Piccadilly elevation, corner elevation, and blind elevation facing towards Gore Street.

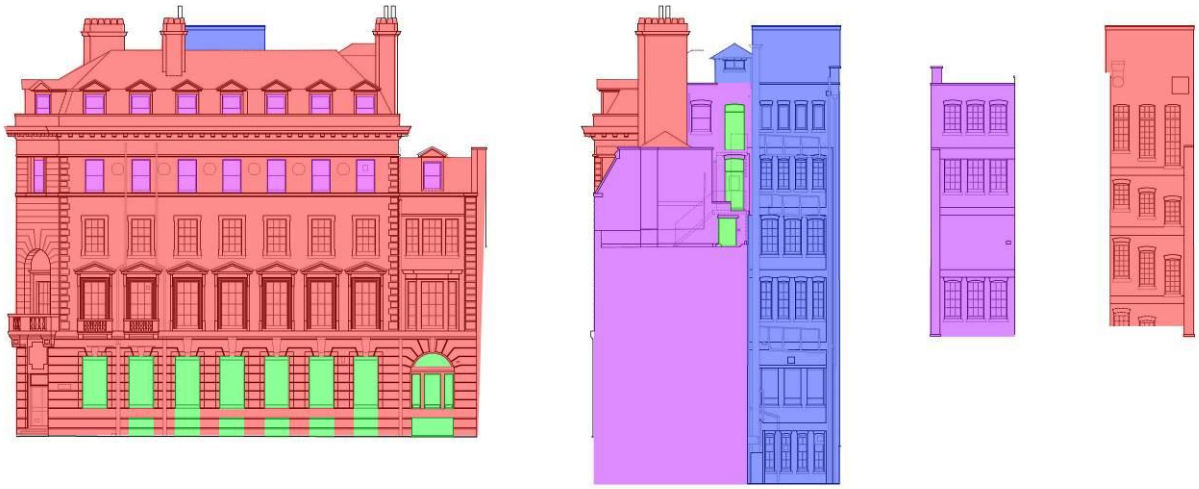


Figure 38: Significance plan of Chatham Street elevation, south-west elevation and inward facing elevations of the stair core and toilet block.

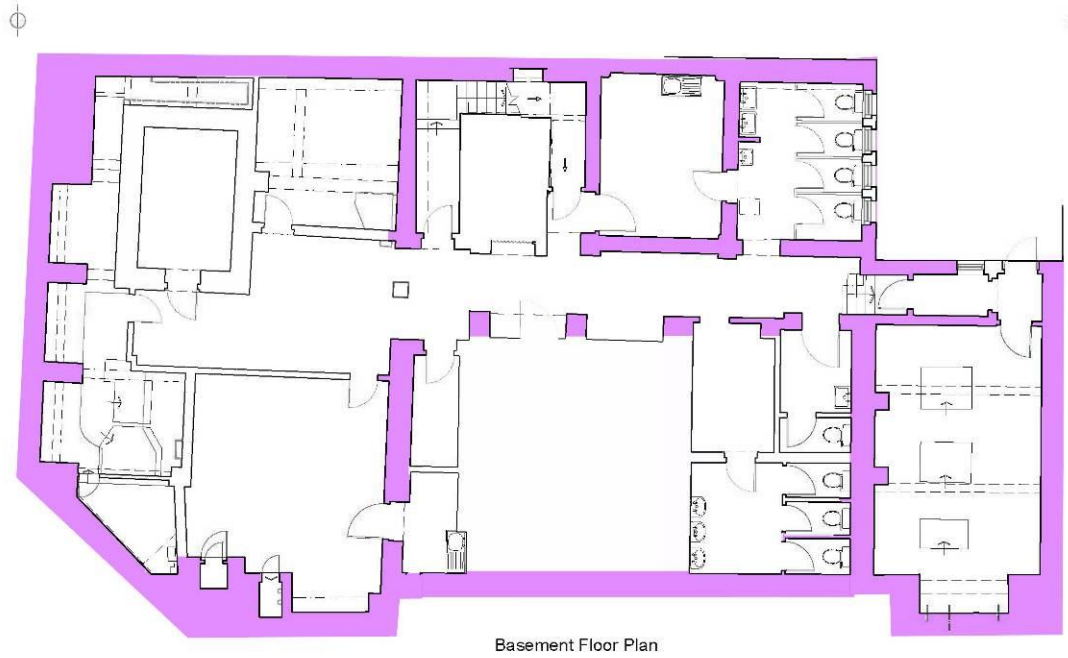


Figure 39: Significance plan of basement level.

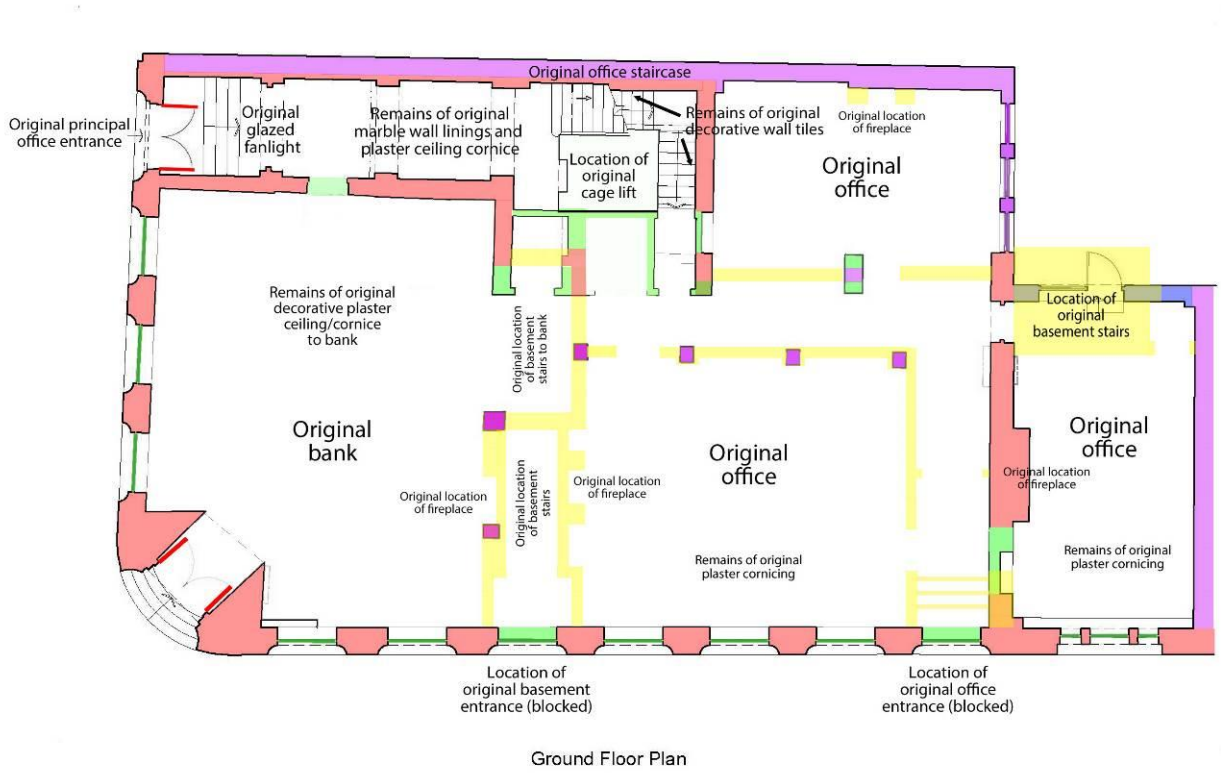


Figure 40: Significance plan of ground floor level.

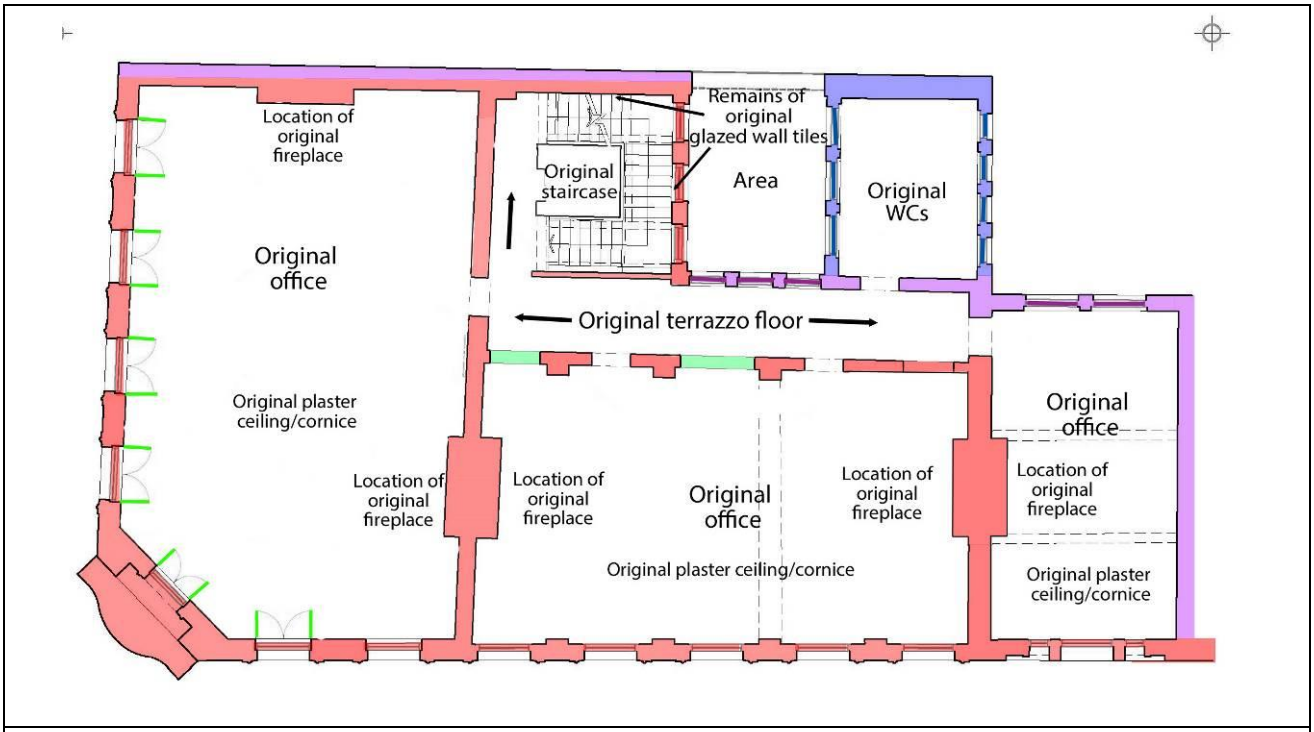


Figure 41: Significance plan of first floor level.

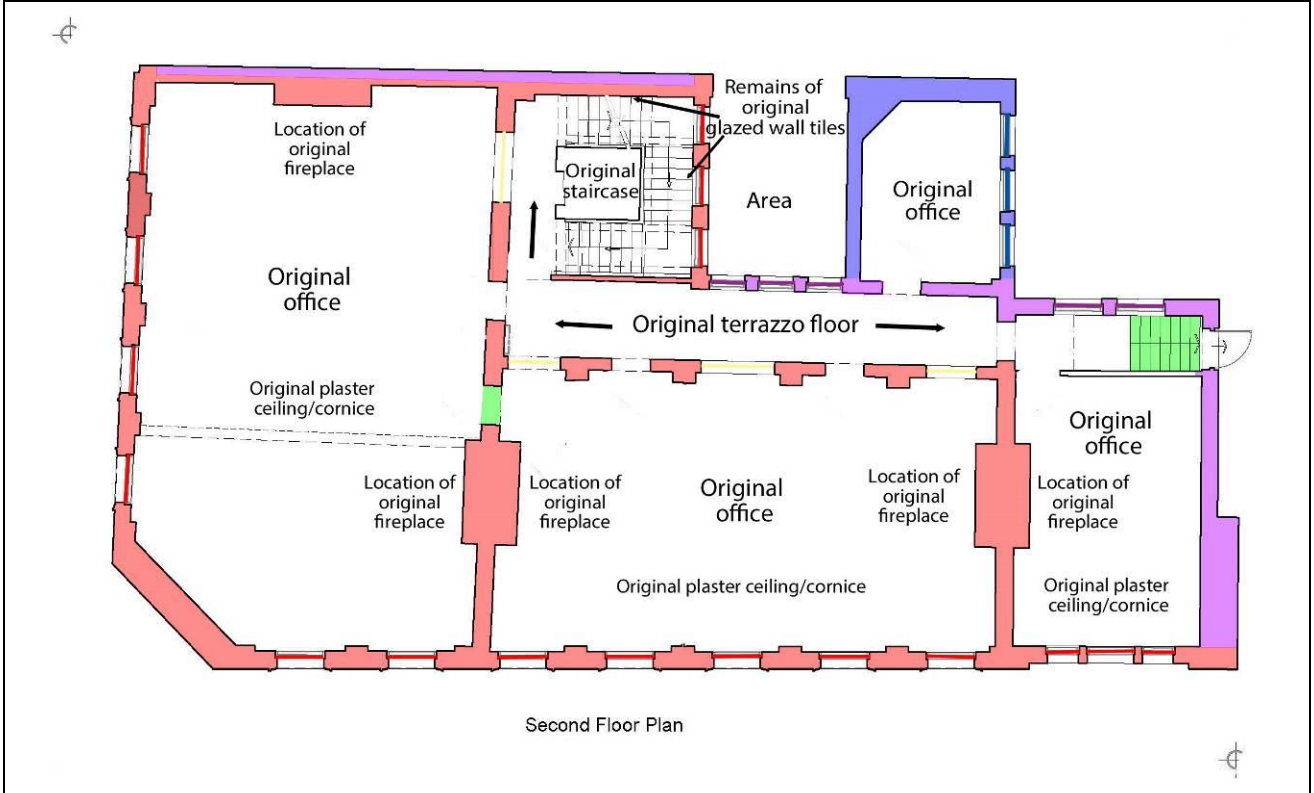


Figure 42: Significance plan of second floor level.

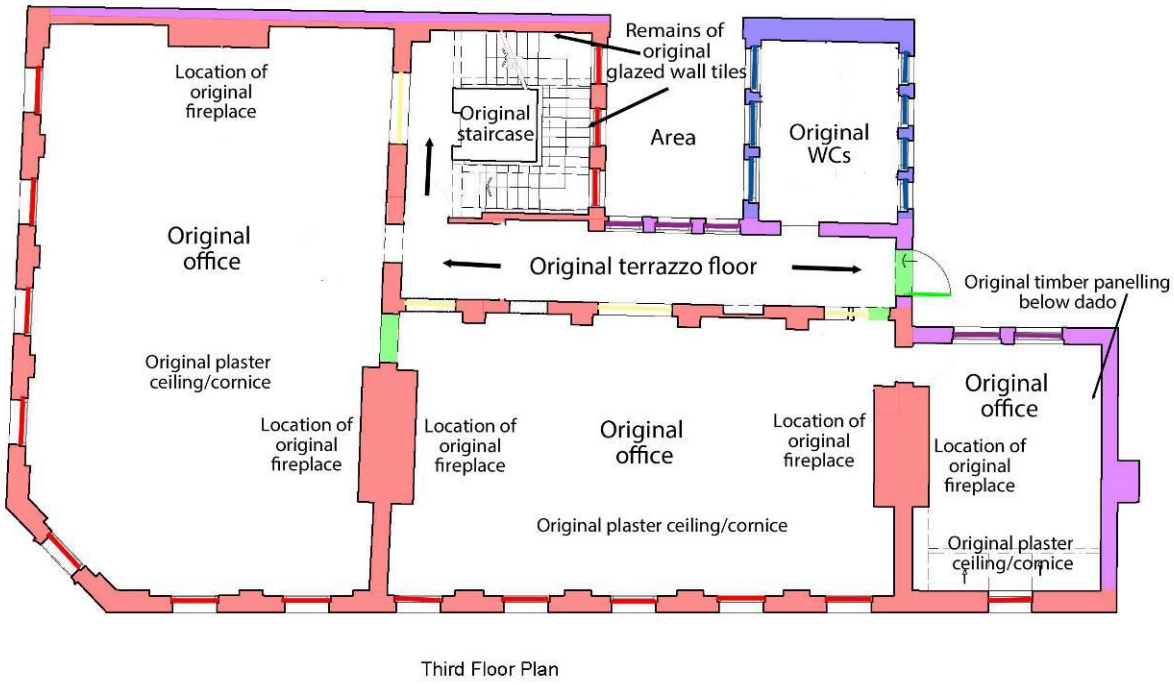


Figure 43: Significance plan of third floor level.

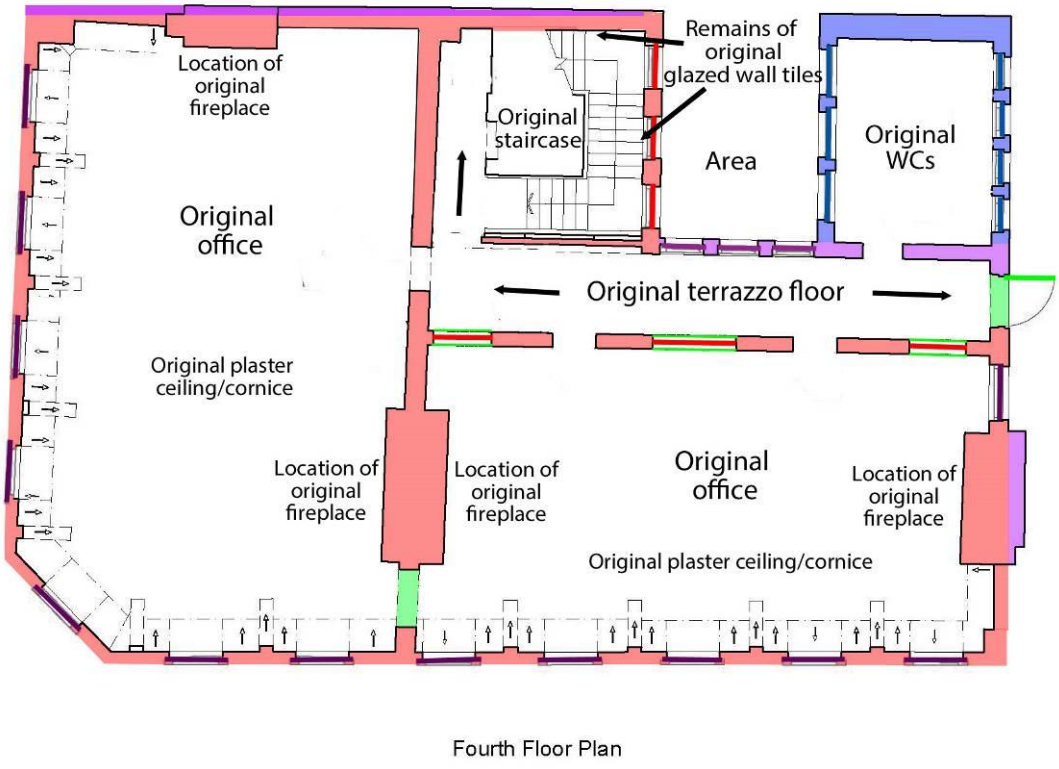


Figure 44: Significance plan of fourth floor level.

Setting

The listed building sits on an island block that is formed of Chatham Street to the north-west, Piccadilly to the north-east, Gore Street to the south-east, and Roby Street to the south-west. No. 12 Piccadilly is positioned in the northern corner of this block, with a gap site to the east, Indemnity House to the west, and the Waldorf public house at 12 Gore Street to the south.

In the experience of the listed building from Piccadilly, the building is seen adjacent to the gap site within the eastern half of the Site. The gap site is of low townscape quality, with hoardings, scrub vegetation, and low-quality hardstanding and creates a sense of a temporary state and incompleteness within the streetscape. Experienced in conjunction with the gap site, the listed building appears isolated from the streetscape, with an understanding of how the building would have related to its historic context entirely eroded. This effect in turn impacts on the ability to appreciate the architectural and historic significance of the building, and the intended formality, robustness and presence that was intended to be conveyed and communicated through the bank's corner position and its architectural articulation. Lower quality, coarse grain modern developments to either side of the Site along Piccadilly serve to further reinforce the sense of the historic building's isolation from its historic context, which includes a series of finer grain and traditional buildings on the north side of Piccadilly.

Experienced from Chatham Street, the building is seen alongside the contemporary Indemnity House (1910), which provides an insight into the historic context of the listed building. The differing architectural styles of 12 Piccadilly and Indemnity House reflect the varying architectural styles employed in the early years of the 20th century. The public building is subsequently considered to make a positive contribution to an appreciation and understanding of both the architectural and historic interest and overarching significance of 12 Piccadilly.

The presence of historic buildings on the north side of Piccadilly and along Paton Street, which include a number of listed buildings (the Brunswick Hotel, 107 Piccadilly, 13-15 and 19 Paton Street, and 68 Dale Street, all Grade II listed) contribute positively to the setting of the listed building, and frame attractive views along Paton Street towards the bank on its corner position.

The contribution of the Site's wider setting to an appreciation of the listed building's significance is limited owing to the density of the local townscape and the relatively contained nature of views towards the Site.

5.3 Statement of Significance

The special architectural and historic interest of 12 Piccadilly has been recognised by its Grade II listed status.

The intrinsic architectural value of the building is fundamental to the significance of the building as a whole and an understanding of the original design intent to provide a structure that communicated the stability and security of the Manchester Union Bank. The overarching retention of the original building façade is positive, notwithstanding a number of detracting alterations, although the neighbouring gap site diminishes an appreciation of the listed building's architectural presence and presents an inactive street frontage to Piccadilly in particular.

Whilst the interior floorplan at upper levels has been largely preserved, alterations at ground and basement level have diminished the ability to appreciate and understand the historic function of the bank. Remnant architectural features fail to effectively convey the historic formality of the public-fronting space that was the former banking hall, although the legibility of the upper levels is more transparent. Fixtures and fittings at upper levels are considered to be largely typical of a building of this period and use, albeit still worthy of protection.

In terms of historical interest, the building is considered to contribute to an understanding of the broader commercial development of this part of Manchester's centre and presents a fine example (through its exterior envelope) of the employment of the Neo-Classical aesthetic at the start of the 20th century.

The setting of the listed building is varied and makes a mixed contribution to an appreciation of 12 Piccadilly. Overarchingly, the gap site at 14-16 Piccadilly detracts from the street presence of the listed building and limits the ability to appreciate its architectural and historic value. Incorporating the listed building back into an active streetscape along Piccadilly has the potential to considerably enhance value and appreciation of the listed building, as well as its local setting.

5.4 Heritage Assets in the Setting of the Site

There are a number of heritage assets in the local environs of the Site that have the potential to be affected by the proposed development through chanes to views or the setting in which they are experienced and appreciated.

For the purposes of this Heritage Statement, the heritage assets addressed within the follow assessment are as follows:

- Joshua Hoyle Building (Grade II);
- Grand Hotel (Grade II);
- Halls Buildings (Grade II);
- 77 – 83 Piccadilly (Grade II);
- The Brunswick Hotel (Grade II);
- 107, Piccadilly (Grade II);
- Nos. 13 & 15 and Attached Railings, Paton Street (Grade II);
- 19, Paton Street (Grade II);
- 68, Dale Street (Grade II);
- City Police Courts (Grade II*);
- Indemnity House, Chatham Street (unlisted);
- The Waldorf Public House, Gore Street (unlisted); and

- Stevenson Square Conservation Area.

The location of these heritage assets is identified on the map at **Figure 2** in **Section 2** of this report. All of the assets identified are designated with the exception of Indemnity House, Chatham Street, and the Waldorf, Gore Street, which have been included because they are considered to be of local heritage interest and owing to their adjacency to the Site.

Table 4 below provides a description and brief significance appraisal of each of the assets identified above and considers to what degree the setting of these assets contributes to an appreciation of their significance, including the contribution made by the Site.

Table 4: Appraisal of Heritage Assets in Setting of the Site			
Heritage Asset and Map Reference (refer to Figure 2)	**Designation**	**Summary Description and Significance**	**Contribution of Setting to Significance**
Listed Buildings			
1) Joshua Hoyle Building	Grade II	The Joshua Hoyle Building was Grade II listed in 1987. The listed building is located approximately 65m to the south of the Site. The former textile warehouse was constructed between 1904-1906 to the designs of Charles Heath in the Eclectic style with Elizabethan accent. The building comprises a steel frame, with brick cladding, green and cream glazed terracotta. The building is distinguished by its Baroque-style arched entrance set beneath a dentilled semi-circular canopy, the central lettering identifying the building ("JOSHUA HOYLE AND SONS LTD"), and its set-back turret on the southern façade with octagonal roof. The significance of the building is derived in its historical interest as an early example of a steel-framed building and for reflecting early 20th century architectural trends in the design of commercial warehouses. The external envelope has been well preserved and presents an attractive frontage to Piccadilly.	Piccadilly is a varied townscape, comprising buildings of a similar age and style to the listed building in tandem with more recent development, much of which is not sympathetic or complementary in grain and architectural design. The listed building appears relatively isolated from other historic structures on the Piccadilly streetscape due to the development of neighbouring sites with large commercial buildings. Notwithstanding this, views north along Piccadilly take in the listed building in tandem with 107, Piccadilly, which shares some of the former warehouse's architectural character and street presence. The low quality, heavily trafficked nature of the road network around the listed building diminishes from and limits and appreciation of the listed building in its local context. The gap within the Site detracts from the southern streetscape of Piccadilly as a whole although the impact on the Joshua Hoyle Building is altogether limited due to interposing development.
2) Grand Hotel	Grade II	The Grand Hotel was Grade II listed in 1987. It is located approximately 30m to the south-west of the Site on	The hotel occupies a relatively discrete location on the north side of Aytoun Street and north side of Chatham Street. The enclosed character of Chatham Street

		Chatham Street. The building was constructed in 1867 as a warehouse by Mills and Murgatroyd. By 1883, the building was altered as a hotel by the same architects. The building has an almost square plan and is designed in an eclectic Classical style. The Classical aesthetic of the building is reflected in the symmetry of the principal elevation to Aytoun Street, rusticated piers to the ground floor, outer bays with pilastered arcades of round-headed arches with linking carved inposts, central round-headed arched entrance under a cornice with elaborate consoles. The building's architectural interest is derived in its Classical aesthetic and the detail which articulates its elevation to Aytoun Street in particular. Historical interest is derived in the building's transition from warehouse to hotel, reflecting the changing nature of commercialisation in this part of the city centre and reflecting the importance of the building's proximity to the city's main train station.	means that the building is appreciated in close up views from this road, although it is seen in tandem with 12 Piccadilly which shares its Classical character and contributes positively to an appreciation of the hotels' architectural value. Though the building shares a local setting with the Grade II* City Police Courts, its local context on Aytoun Street is considered to comprise of low quality or average modern development which does little to aid an appreciation of the listed building's significance.
3) Halls Building	Grade II	The Halls Building was Grade II listed in 1988. It is located approximately 80m to the north of the Site. The former warehouse and office building was constructed c.1870-1880 from Sandstone ashlar with elements of polished granite on a rectangular plan. The building is designed in an eclectic Venetian Gothic style. The Venetian character of the building is reflected most prominently in the round-headed windows at first and second floor level. The two outer bays accommodate square-headed doorways at ground floor level and round-headed windows set beneath a heavy cornice at first floor level and with carved pilasters to either side.	As with others in the setting of the Site, the listed building is situated within the varied streetscape of Piccadilly, comprising buildings of a similar age and style to the listed building in tandem with more recent development, much of which is not sympathetic or complementary in grain and architectural design. This building owing to its proximity to others of a similar character and style (such as the neighbouring 77-83 Piccadilly, Grade II listed), is understood more clearly as part of a group of late 19th and early 20th century commercial buildings. The low quality, heavily trafficked nature of the road network around the listed building diminishes from and limits and appreciation of the listed building in its

		Architectural interest is derived in the building's Classical, Venetian character and the symmetry of its elevation to Piccadilly. Historic interest is derived in the building's historic function as a warehouse and office, reflecting the former duality of the building and the commercial development of this part of Manchester in the late 19th century.	local context. Separating distance and the effect of interposing development limits the existing interaction/interrelationship between the gap site within the Site and the listed building, although 12 Piccadilly reflects an example of commercial from the same period and therefore provides some historical context.
4) 77-83, Piccadilly	Grade II	Nos. 77-83 Piccadilly were Grade II listed in 1988. It is located approximately 65m to the north of the Site. The former warehouse building dates from 1877 and was designed by Clegg and Knowles. The Sandstone ashlar building is most probably constructed on an iron frame, with the ground floor fronted in stone and details highlighted in stucco. The building is designed in an eclectic style with Aesthetic Movement features. The four-storey building comprises an elevation of unequal bays to Piccadilly with square-headed, arched and round-headed windows across the floor levels. The coved eaves are richly decorated with leaves and fruit, whilst at roof level there is an octagonal wooden corner turret with steeply pitched roof. The significance of the building is derived in its historical interest as a former warehouse building and for its reflection of late 19th century architectural trends in the design of commercial warehouses.	As with others in the setting of the Site, the listed building is situated within the varied streetscape of Piccadilly, comprising buildings of a similar age and style to the listed building in tandem with more recent development, much of which is not sympathetic or complementary in grain and architectural design. This building owing to its proximity to others of a similar character and style (such as the neighbouring Halls Building, Grade II listed), is understood more clearly as part of a group of late 19th and early 20th century commercial buildings. The low quality, heavily trafficked nature of the road network around the listed building diminishes from and limits and appreciation of the listed building in its local context. Separating distance and the effect of interposing development limits the existing interaction/interrelationship between the gap site within the Site and the listed building, although 12 Piccadilly reflects an example of commercial from the same period and therefore provides some historical context.
5) The Brunswick Hotel	Grade II	The Brunswick Hotel was Grade II listed in 1974. It is located on the opposite side of Piccadilly from the Site, approximately 25m to the north-east. The listing comprises a hotel and two town houses (2-4 Paton Street), now functioning as a public house. The collection of buildings date from the early 19th century, although they have been altered. The hotel has a	Piccadilly is a varied townscape, comprising buildings of differing ages and character. The historic commercial development in the setting of the listed building reflects the subsequent commercialisation of this part of Manchester which was catalysed by the opening of Piccadilly station in the 1840s. These buildings contribute positively to an appreciation of the hotel's historic interest and reflect the changing character of the area. Townhouses of a

		scored stucco exterior and forms an L-shaped plan with main range to Piccadilly and the two townhouses to Paton Street. The distinguishing architectural feature of the hotel is the symmetry of the Piccadilly-fronting elevation, and the central open-pedimented, Tuscan pilaster doorcase with block fanlight. A similar door treatment exists on the Paton Stret elevation, where the former residential nature of Nos.2-4 is evident. Architectural and historic interest is derived in retained domestic character of the hotel which distinguishes it from the neighbouring commercial developments on Piccadilly and Paton Street.	contemporary date on Paton Street reinforce an understanding of the former residential character of Paton Street and provide an insight into the listed building's historic context. The listed building is equally experienced in tandem with more recent development, much of which is not sympathetic or complementary in grain and architectural design. The Site, located on the opposite side of Piccadilly, forms part of the localised setting of the listed building. Whilst the building at 12 Piccadilly is a positive feature of views which take in the historic hotel, the gap site is unsightly and detracts from the local setting of the listed building and the overarching quality of the local experience of the former hotel and townhouses.
6) 107, Piccadilly	Grade II	107 Piccadilly was Grade II listed in 1974. The listed building is located approximately 30m to the west of the Site. The former cotton manufacturer's showroom and warehouse dates from 1899 and was designed (mostly likely for Horrocks Crewdson & Co) by Charles Heathcote, the same architect as the Joshua Hoyle Building. The iron-framed, red brick building has concrete roofs and is designed in a Jacobean-Baroque style. The NHLE defines the building as being of an 'elaborate design', with details including a three-bay Ionic colonnaded centre at third-fourth floor level, tall central decorated gable flanked by extruded turrets, and a corner turret to the right side of the principal elevation. Internally, features of architectural significance include decorated glazed tiled pilasters and arcades, wrought-iron Art Nouveau staircase balusters, stained glass and large skylights in the warehouse area. The significance of the building is derived in the fact it is a fine example	Piccadilly is a varied townscape, comprising buildings of a similar age and style to the listed building in tandem with more recent development, much of which is not sympathetic or complementary in grain and architectural design. In views north along Piccadilly, one is able to appreciate the listed building in conjunction with other historic buildings, including the Joshua Hoyle Building; these buildings provide an insight into the former warehouse's historical context which aid an understanding of its historic significance. These views also demonstrate that the building maintains a corner presence on the junction of Piccadilly and Lena Street. The listed building is located approximately 30m from the Site. Whilst the listed building at 12 Piccadilly is considered to contribute positively to its setting - dating from a similar period and providing a shared reflection of the commercial development of Manchester at the start of the 20th century - the gap site is unsightly and detracts from the local setting of the listed building and the overarching quality of the local experience of the former warehouse.

		of this mode of architecture and for its reflection of contemporary trends in the design of commercial warehouses and showrooms.	
7) Nos. 13 & 15 and Attached Railings, Paton Street	Grade II	Nos. 13 & 15 Paton Street were Grade II listed in 1994. They are located approximately 65m to the north-east of the Site. The pair of townhouses date from c.1800 and are constructed of brown brick with slate roofs. Both of the three-storey houses are arranged on a double-depth plan, and each is single-fronted to Paton Street. No.13 has segmental-headed sashed windows, and intact railings which enclose a set of steps down to basement level. No.15 has sashed windows with wedge lintels. Both buildings appear to have been altered on their primary facades, with obvious scarring and insertion of new brickwork around the entrances. The pair of townhouses are of interest as a rare survival of domestic buildings of this period within the city centre. The townhouses form a group with No.19, Paton Street, and Nos 69 to 75 Back Piccadilly.	The pair of townhouses are located on the north side of Paton Street and due to their modest scale, are largely appreciated in close up views from the immediate streetscape. Though there are modern insertions into the buildings' immediate setting, there are a number of other surviving historic buildings which reflect the materiality and grain of the townhouses and contribute positively to their setting. Group value is derived from neighbouring listed buildings, including the townhouses at 2-4 Paton Street and 19 Paton Street, which reflect the former residential character of the area. The townhouses are viewed together with 12 Piccadilly in views along Paton Street, where together they present an almost complex historic streetscape. The gap site within the Site is not visible due to interposing development and it is not considered to impact an appreciation of the pair of houses.
8) 19, Paton Street	Grade II	No. 19 Paton Street was Grade II listed in 1994. The listed building is located approximately 70m to the north-east of the Site. The former brown brick townscape dates from the early-mid-19th century. It is arranged over three storeys with a double depth plan and single frontage to Paton Street. To the right of the primary elevation is a segmental-arched doorway; there are segmental arched headed windows across the elevation. The townhouse is of interest as a rare survival of a domestic building of this period within the city centre. The townhouse forms a group with Nos. 13 & 15 Paton Street.	The townhouse is located on the north side of Paton Street and due to its relatively modest scale, is largely appreciated in close up views from the immediate streetscape. Though there are modern insertions into the buildings' immediate setting, there are a number of other surviving historic buildings which reflect the materiality and grain of the townhouses and contribute positively to their setting. Group value is derived from neighbouring listed buildings, including the townhouses at 2-4 Paton Street and 13-15 Paton Street, which reflect the former residential character of the area. The townhouse is viewed together with 12 Piccadilly in views along Paton Street, where together they present an almost

			complex historic streetscape. The gap site within the Site is not visible due to interposing development and it is not considered to impact an appreciation of the pair of houses.
9) 68, Dale Street	Grade II	68 Dale Street was Grade II listed in 1995. It is located approximately 85m to the north-east of the Site. The building, which dates from the mid-19th century, was constructed as a small manufacturer's warehouse. The red brick building is arranged over three storeys with a sill band and rebuilt parapet. The main entrance is on Dale Street and has a square rusticated stone surround including keystone. 68, Dale Street is of historic and architectural interest as one of the earliest warehouse buildings on Dale Street. It shares group value with other buildings of a similar age and character in its local setting.	The listed building sits on the corner plot joining Dale Street with Paton Street. The building's local setting, particularly along the northern stretch of Dale Street, is characterised by attractive historic buildings of the 19th and 20th centuries. The survival of the building's historic context means it is experienced in a preserved streetscape which contributes positively to an understanding of its architectural and historic significance. The warehouse is viewed together with 12 Piccadilly in views along Paton Street, where, in conjunction with former townhouses on Paton Street, they present an almost complex historic streetscape. The gap site within the Site is not visible due to interposing development and it is not considered to impact an appreciation of the warehouse.
10) City Police Courts	Grade II*	The City Police Courts were Grade II* listed in 1974. The building is located approximately 100m to the south-west of the Site. The City Police Courts were built between 1868 and 1871 to the designs of Thomas Worthington. The Italian Gothic style building is arranged on a rectangular plan on a corer plot. It is constructed from red brick with sandstone dressings and is arranged over two and a half storeys, with the western corner formed by a tower which projects above the roofline of the body of the building. The tower features a clockface in an arched surrounding and there is an elaborate stone top stage with corner tourelles and arcaded belfry, all surmounted by a slated pyramidal roof. The architectural and historical interest of the listed building is derived in its Italian Gothic aesthetic,	The listed building's localised setting is defined to the north-west, north-east and south-east by transport infrastructure, including a large car park, Aytoun Street and the tramlines which extend along it, and the Rochdale Canal. The car park is identified as a negative feature of the building's immediate setting which detracts from an appreciation of its special architectural and historic interest. The built form in the setting of the listed building is varied in age and character, as well as in grain and quality. The building's setting therefore makes a mixed contribution to an appreciation of its setting. The Site is visually and physically separated from the listed building and makes no contribution to an appreciation of its significance.

		which reflects a sense of authority and formality that was intended to be communicated through the architectural. The tower has a local landmark quality which reinforces the architectural significance of the listed building.	
Non-Designated Heritage Assets			
11) Indemnity House, Chatham Street	Unlisted	Indemnity House is an unlisted building that is adjoined to the south-east party wall of 12 Piccadilly. The building has not been formally identified as a non-designated heritage asset by the Council but given its age, attractive architectural character, and proximity to the Site, it has been considered in this assessment. Indemnity House dates from 1910, one year before the bank at 12 Piccadilly was constructed. The building is constructed from red brick and arranged over three storeys. It has a canted corner bay at the junction of Chatham Street and Roby Street. The building's principal entrance is located on Chatham Street; the door is set beneath a large semi-circular arch with large fan light within. Architectural interest is derived in the building's Arts & Crafts aesthetic. Historic interest is derived in the building's former use as a school; the former rooftop playground can still be identified by the surviving railings.	Experienced from Chatham Street, the building is seen alongside 12 Piccadilly and the two form a complete streetscape. The listed building within the Site contributes positively to the setting of Indemnity House, being a contemporary structure and of a high architectural quality.
12) Waldorf, Gore Street	Unlisted	The Waldorf is an unlisted building that to the south-west corner of the island site on which 12-16 Piccadilly is situated. The building has not been formally identified as a non-designated heritage asset by the Council but given its age, attractive architectural character, and proximity to the Site, it has been considered in this assessment. The Waldorf is an attractive 3 storey brick building that has been heavily altered. Dating to c.early 1800s, the later alterations to the ground floor	Experienced from Gore Street, the building is seen alongside the gap site at 14-16 Piccadilly and the blank southern walls of 12 Piccadilly. As existing, the Site as a whole makes a negative contribution to the setting of the Waldorf and detracts from the ability to understand or appreciate its local heritage interest.

		for its use as a pub, create a vibrant and active street frontage to the corner of the island site.	
Conservation Areas			
Stevenson Square Conservation Area	Conservation Area	Stevenson Square Conservation Area was designated in February 1987. The area lies on the north-eastern edge of the city centre. The Conservation Area boundary is located to the north-east of the Site on the north side of Piccadilly and it incorporates a number of the listed buildings discussed in this assessment. The area was developed from the late 18th century where gradually small intersecting streets and those surrounding Stevenson Square were built up with residences and small businesses. Manchester City Council's summary of the Conservation Area states that for the majority of the 19th century, the Square was *'popular with open-air speakers and became a meeting place and starting point for processions'.* The increasing commercialisation of the area in the second half of the 19th century saw the replacement of remaining residential development with shops, warehouses, and offices. This part of the city centre was favoured as a shopping district up until the late 20th century when the opening of the Arndale Centre in 1975 re-shifted this focus. This resulted in a subsequent decline of the area. The Conservation Area is of architectural and historical interest because of the density of in-tact Victorian buildings across the townscape. Much of the Victorian and early 20th century buildings are related to the cotton and textile industry, with many being former warehouses, showrooms and workshops.	The setting of the Conservation Area, given its scale, is large and varied. The area is bounded by two further designations: Ancoats Conservation Area to the north-east and Smithfield Conservation Area to the west. Upper King Street Conservation Area is located across Piccadilly Gardens to the south-west. These areas of townscape reflect other aspects of Manchester's historic development and provide context which enables and reinforces an appreciation of the Stevenson Square Conservation Area. The heavily trafficked nature of the road infrastructure in the setting of the Conservation Area (including Piccadilly in particular) and low-quality architecture, building uses and public realm (such as Piccadilly Gardens), are identified as detracting features of the Conservation Area's setting. The Site is located adjacent to the southern boundary of the Stevenson Square Conservation Area. Whilst 12 Piccadilly is contemporary to much of the development within the designated area, the gap site is a detracting feature which diminishes from the local experience of historic buildings on the southern part of the Conservation Area and deactivates the street scene.

5.5 Summary of Local Townscape Character

The high-level characterisation summary considers the different elements which characterise the local setting of the Site, including elements which contribute to local distinctiveness, and takes into account open spaces, public realm, materials, views into and from the site, current and historic uses and the urban grain.

The area surrounding the Site is primarily distinguished by historic zones of commercial buildings and transport nodes and related infrastructure. These zones reflect the varied character of the local townscape comprising 19th century commercial warehouses, 20th century commercial offices, municipal buildings, and open spaces.

The urban grain of the area reached its present-day configuration by the early 19th century. Residential premises were replaced by commercial buildings resulting in a coarser urban grain (especially to the west of the Site) throughout the 19th century. The area is clearly distinguished by the interrelationship of large individual buildings which occupy a mixture of regular and irregular island sites, generally providing total coverage of their respective plots, creating a dense urban environment. Principal streets such as Piccadilly, Portland Street, Aytoun Street and Newton Street, and secondary routes such as Oldham Street, Dale Street and Ducie Street, are intersected by territory routes and narrow back streets. The resultant street pattern is laid out around a fairly orthogonal grid form.

Unusually for Manchester, Piccadilly Gardens has historically provided an area of open space and a break in the townscape from the dense urban grain. Since the 1920s, Piccadilly Gardens has contributed to the character of the area by providing an area of green space. Recent schemes to enhance the areas of public realm, along the north side of the Gardens and along the north side of Piccadilly, for example, have seen the inclusion of planted trees. In this dense urban context, green spaces acquire importance as points of relief, favouring architectural perspectives, allowing for longer views and vistas and helping to enrich the setting by contrasting to the solid built forms.

Along Piccadilly, historic buildings are experienced in tandem with larger, generally taller, developments dating from the 1960s to present-day. The townscape within the Stevenson Square Conservation Area retains coherence in terms of building typology (19th century commercial warehouses), height (3-4 storeys with basement and attic) and materiality (stone, brick and terracotta). Prevalent typologies of the historic townscape within the Stevenson Square Conservation Area have been eroded along principal streets such as London Road, Piccadilly, Aytoun Street and Portland Street, which have experienced intensified commercial pressures related to their prominent location.

The existing skyline is characterised by a very rich variety of built forms. The skyline accommodates a myriad of forms that rise above the prevailing roofline and punctuate the cityscape. The skyline of Manchester does not present a cluster of tall buildings and, subsequently, when tall buildings are constructed, they often form landmark's across the city. The topography of London Road/ Piccadilly, which rises to the north, towards the city centre, enhances the experience of entry to the city centre. he relative wideness of London Road/ Piccadilly accommodates taller buildings creating a 'corridor' into the city. Further afield, and away from the principal axis' that carve through the townscape, views and vistas are limited by the density of the urban environment. Views of the Site

at present are limited to short-range views experienced from Chatham Street, Paton Street and Piccadilly.

Gap sites and the loss of enclosure to streetscapes are an adverse element seen in a number of locations in the local setting of the Site. The gap site within the Site creates a sense of inactivity and incompleteness within the streetscape which not only affects the setting of 12 Piccadilly but detracts from the townscape value and pedestrian experience of the Site and the localised area. Other nearby gap sites include the site used as a car park to the north of the Crown Court building, Aytoun Street, and the area east of Piccadilly Basin, which is also currently used as car parking. These are all identified as negative features in the townscape and which diminish from the quality of the local area.

6 HERITAGE IMPACT ASSESSMENT

6.1 Introduction

This assessment of the potential heritage impact on the historic fabric, character and setting of the designated heritage assets, concerns both physical impacts and visual impacts.

This Heritage Impact Assessment (HIA) considers the proposed changes in terms of **adverse**, **neutral** or **beneficial** impact (see **Table 5** below for term definitions).

The impacts on the defined heritage significance are informed by the predicted permanent consequences of the proposals. It is the assessment of the cumulative impact of the development therefore that indicates the over-all heritage impact.

The direct and indirect heritage impacts are outlined below. The definitions are derived from the **ICOMOS (2011**) guidance on 'Heritage Impact Assessments' and uses its recommended nine-point scale, with 'neutral' at its centre.

Table 5: Criteria for defining the effect and degree of direct and indirect heritage impact

Definition of Magnitude and Nature of Heritage Impact.	**Direct Heritage Impacts *(physical alteration or change to character)***	**Indirect Heritage Impact *(visual change to the experience or setting of the building and its context).***
Major Adverse Impact. *Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.*	Development resulting in demolition of a significant historic fabric component which results in total loss of significance.	Substantially harmful change to overarching character or setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. *Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.*	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset.	Less than substantial harm to overarching character or setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse Impact. *The negative impact will need to be balanced by appropriate mitigation.*	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to overarching character or setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate

		those values.
Negligible Adverse Impact. *This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric,* their settings or significance to any appreciable degree.	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. *This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.*	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.
Negligible Beneficial Impact. *The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asse*t.	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. *The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.*	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the overarching character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
Moderate Beneficial Impact. *The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of*	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the overarching character of a designated heritage asset or its setting, resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values

its heritage interest.		of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major Beneficial Impact. *The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.*	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the overarching character of a designated heritage asset or it setting, resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.

This impact assessment, alongside the design development of the proposed scheme, has been an iterative process in order to avoid harm to heritage significance of individual assets and within views. Mitigation in respect of any damaging impact upon the setting, and / or the context of the identified heritage assets is formulated upon the overall benefits of the Proposed Development.

6.2 Summary of the Proposed Development

The proposals comprise of the construction of a 32-storey building in the existing gap site adjacent to the Grade II listed, 12 Piccadilly, integrating the listed building into the scheme to create a 251-bedroom hotel with other public amenities including a ground floor café, first floor exhibition hall, and rooftop bar, terrace, and restaurant.

The design ambition is to create a new landmark building in the city centre that achieves the Whole Life Net Zero Carbon standard. The proposal will also bring the disused listed building back into use after being in a state of disrepair since its last occupancy nearly 20 years ago.

The principal alterations proposed which will directly impact the fabric of the listed building include:

- Replacement of windows at ground floor (including dropping of sills) and at levels 3 and 4 to match existing sash windows at lower levels;
- Repair and refurbishment of existing windows at floor levels 1 and 2 and insertion of secondary glazing;
- Refurbishment, cleaning, and repair of existing masonry façade;
- Replacement and upgrade of existing roof to match appearance/materials of existing;
- Refurbishment/repair of existing original door on Piccadilly frontage and replacement if not repair not feasible;

- Replacement of non-original steps at corner entrance and replacement of non-original door; and
- Replacement of two existing windows on ground floor of Chatham Street elevation with ventilation louvres for basement smoke ventilation.

The design has been developed by Bennett Associates, who have prepared a detailed Design and Access Statement ('DAS') and drawings in support of the applications for Full Planning Permission and Listed Building Consent.

6.3 Direct Heritage Impact Assessment

Direct heritage impacts are those that result as a primary consequence of the proposed development. These impacts derive from physical changes to building change, change in a building's use, and general change to the character of a historic building through direct works. The degree of impact depends upon the relative importance of the affected component.

The NPPF (paragraph 199) requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight is given to its conservation in order to avoid any 'harm' which might diminish the asset's special interest and heritage value.

The direct physical works to the listed building are tabulated and the associated impact defined in **Table 6** below.

Table 6: Direct Heritage Impact Assessment

Building Element	Proposal	Impact/Justification
Exterior		
Roof-level fire escape stair	Demolition of existing steelwork fire escape stair between Levels 3 and 4 to neighbouring property roof.	**Neutral** – stair is non-original to the building and redundant for the new fire strategy being implemented through the scheme.
South elevation, toilet and staircase blocks	Demolition of existing stair core, toilet blocks, and south-eastern elevation to allow integration with new build element.	**Minor Adverse** – although the stair core and toilet blocks are considered to be of lower significance than other parts of the listed building, their removal still impacts the legibility and appreciation of the historic arrangement of the bank and the relationship between the ancillary spaces and office accommodation/the former banking hall at ground floor level. The alteration is necessary, however, to enable the integration of the listed building with the new element in the adjacent plot. The removal of these elements will

		facilitate accessibility across the floorplate of the combined spaces within the new and historic buildings.
Lightwell	Infilling of lightwell to south-east elevation between stair core and toilet block.	**Negligible Adverse** – as with the stair core and toilet block, the lightwell provides an insight into the historic function and ancillary character of this part of the building. The lightwell is of lesser significance than other external parts of the listed building and has been altered previously through the removal of its glazed roof. Its removal facilitates the creation of a new core that will join the historic building with the neighbouring new build element.
Party wall/gable end	Structural openings formed in the existing party/gable wall to ground and first floor levels.	**Minor Adverse** – the creation of new openings in the party wall will diminish an appreciation of the original spatial character and internal arrangement of the listed building, reducing to a minor extent an understanding and appreciation of its historic plan form. It is understood that the openings will facilitate access across the floorplate of the historic and new build element together.
Stained glass windows in lightwell	Retention and repair of the stained glass windows from the demolished stair core and relocation elsewhere in the building.	**Negligible adverse** – despite being removed from their original position, the relocation of the windows is necessitated by the demolition of their original location in the stair core. The sensitive repair and restoration of the windows will positively affect the historic fabric in isolation and contribute to an appreciation of their architectural appearance.
Windows at ground floor, Level 3, and Level 4	Replacement of windows at ground level, Level 3, and Level 4 to reflect the original intact timber sashes at Level 1 and Level 2.	**Moderate Beneficial** – the reintroduction of windows which are sympathetic to the historic and architectural character of the building will improve the external appearance of the building and provide a consistent finish across street-fronting elevations. The proposal will contribute to an appreciation of the building's

		architectural and aesthetic value.
Ground floor windowsills on Chatham Street	Lowering the sills of window openings on the Chatham Street elevation at ground floor level.	**Negligible-to-minor Adverse** – the fenestration arrangement on this elevation has undergone previous alteration which has included the removal of basement-level windows and the replacement of two doors with windows. Notwithstanding that, the lowering of cills has the potential to affect historic fabric not previously affected by 20th century alterations to this façade. The adverse impact is balanced against the reintroduction of traditional timber sashes to four of the window openings.
Ground floor windows on Chatham Street	Replacement of three ground floor windows on Chatham Street elevation with ventilation louvres to provide smoke inhalation to refuse store.	**Minor Adverse** – the introduction of louvred panels is considered to be a negative addition to the Chatham Street elevation at ground level. The louvred panels are in place of the traditional sash windows that are proposed to be installed across the rest of this ground floor elevation, and detract from the sense of permeability and activation that would otherwise be achieved by this introduction.
Chatham Street elevation	Removal of existing masonry and new door added to Chatham Street elevation to create new back-of-house entrance and cycle store door.	**Neutral** – the location for the new door was previously a secondary entrance on Chatham Street and so the proposal is simply returning this to its originally designed state.
Corner entrance steps	Removal of non-original steps at corner entrance on Piccadilly/Chatham Street intersection.	**Neutral** – the stairs are non-original and do not contribute to the architectural significance of the listed building and subsequently their removal is not considered to be contentious. The proposal is related to the proposed lowering of the ground floor slab which is discussed below.
Building façade	Existing façade to be cleaned and repaired where required.	**Minor Beneficial** – the cleaning and repair of the primary elevations to Piccadilly and Chatham Street will restore their former quality and improve their appearance and contribution to the wider streetscape. The proposal will reinforce an appreciation of the

		listed building's architectural value.
Roof	Existing roof to be removed and refurbished.	**Negligible Adverse** – the existing roof has previously been replaced/ altered, however there is the potential loss of historic fabric through the replacement of the roof which is a negative element of the proposals although the work is justified by the existing poor condition of the structure which has resulted in water ingress in multiple locations.
Interior		
Lower ground floor slab	Demolition of existing ground floor slab and replacement with new lowered slab to match finished floor level of adjacent new build element.	**Neutral** – the existing floor slab at ground floor level is non-original, having been raised in the 20th century above the former level of the banking hall floor. The new lowered slab will facilitate level access across the ground floor between the listed building and new element.
Primary staircase	Demolition of original central staircase as part of the removal of the south-western building blocks (stair core, toilet blocks, lightwell).	**Minor-to-Moderate Adverse** – though simple and functional in character, the stair is one of the surviving interior architectural features and the listed building and its removal will further diminish the ability to appreciate the interior historic character of the bank. The removal of the stair facilitates the connection of the listed building with the neighbouring new build element.
Basement walls	Demolition of partitioning walls at basement level.	**Negligible Adverse** – although the historic floorplan at basement level has been altered through previous scheme of works, the proposal will further dimmish the legibility of the original layout and further restrict an appreciation of the original function of the space. Notwithstanding this, the basement level is considered to be of lesser interest than other areas of the building owing to its ancillary, functional character and former use, limiting the overall impact on the significance of the building.

Ground floor walls	Demolition of existing internal walls including the staircase entrance corridor and lobby.	**Minor Adverse** – the ground floor plan has been largely diminished through previous alterations. The removal of original divisions between the banking hall, former office spaces and the entrance corridor from Piccadilly further restricts the ability to appreciate the original layout of the ground floor, the historic function of different areas, and former circulation pattern.
Ground and first floor levels	Installation of new mezzanine level between ground and first floor levels. Alteration is facilitated by lowering of the ground floor slab which provides additional height.	**Minor Adverse** – although the mezzanine level is located away from the area of the former banking hall which is maintained as a double-height space, the proposal is likely to be detrimental to the spatial quality of the ground floor level and diminish an appreciation of the internal architectural hierarchy of the building.
Levels 1-4 masonry walls	Structural openings in masonry walls to create connections between new hotel rooms.	**Minor Adverse** – the introduction of new openings in original partitions between walls detracts from the ability to appreciate and understand the historic floorplan of the listed building's interior.
Ground floor – Level 4	Insertion of partitions to create new bedrooms, ensuite facilities, and ancillary spaces such as storage.	**Minor Adverse** – in tandem with the new proposed openings across Levels 1-4, the insertion of new partitions will subdivide the existing spaces across the entirety of the interior. The harm identified is particularly derived from the partitions proposed at Levels 1-4 where the historic plan at each level is largely intact. The partitions will diminish from the ability to understand the historic floorplan of the listed building and subsequently the ability to appreciate the former function and historic interior of the listed building's interior.
Doors and windows in corridors	Infilling of high-level internal windows in corridor and existing doorways.	**Negligible Adverse** – the proposed alteration to historic openings and windows which formerly lined the corridor at each level which diminish an appreciation of the historic floorplan across the interior of the building.

Level 2 escape stair	Demolition of internal staircase that accesses external escape stair.	**Neutral** – stair is non-original and its removal does not affect the character or significance of the listed building.
Floor slabs	Small localised openings formed in existing floor slab on upper levels - required to enable risers and gravity water drainage system distribution from individual hotel room ensuites to basement level.	**Negligible Adverse** – impact to historic fabric is necessitated to enable insertion of new servicing to facilitate hotel function.
Ceilings and cornicing	Repair of existing plaster ceilings and architectural detailing.	**Minor Beneficial** – the restoration of historic architectural features where they exist throughout the building will improve the appearance of the building and contribute to its character. The works should be undertaken in a complementary manner that is sympathetic to the historic fabric.

6.4 Summary of Direct Heritage Impact Assessment

The above assessment has identified how individual aspects of the proposed development will affect the significance of the listed building at 12 Piccadilly and an appreciation of its architectural and historical interest.

A number of adverse effects have been identified from various elements of the proposals, notably those works which will diminish an appreciation of the historic planform of the building's interior, and those which necessitate removal of historic fabric, such as the demolition of the stair core and former toilet block. Beneficial aspects of the proposals have also been identified, including the restoration of the external facades through cleaning, repair, and the reinstatement of traditional timber sashes at the upper levels. It is understood that the proposed level of intervention is required to provide a viable hotel use which enables a fluid and accessible connection between the two building elements.

The overall effect on the listed building is judged to be **Minor Adverse** in nature, which would translate to the lower end of **less than substantial harm** to the significance of the listed building in planning terms, this will therefore need to be considered against para.202 of the NPPF.

6.5 Visual Impact Assessment (indirect)

In order to understand the indirect impact of the proposals on the setting of the listed building within the Site and other heritage assets in its local setting, a series of verified views have been prepared which illustrate how the proposed development will relate to its townscape context. A total of 14 views have been prepared by Virtual Planit, of which 9 are relevant for the purposes of this heritage assessment. The location of viewpoints has been informed by the preparation of a Zone of Theoretical Visibility ('ZTV') which highlights where the proposed development is likely to be visible from across the townscape. The identified viewpoints have been discussed and agreed with Manchester City Council during pre-application discussions.

The location of the viewpoints is demonstrated on the views map at **Figure 45** below which have been overlaid on the ZTV prepared by Chris Burnett Associates.



Figure 45: View location plan overlaid on ZTV, prepared by Chris Burnett Associates. The ZTV shows areas where the proposed development will theoretically be visible (areas shaded in green), as well as those areas where it will theoretically be occluded (areas shaded in red), either due to interposing development or topography. The heritage viewpoints are identified in blue whilst townscape views (assessed in the Townscape and Visual Impact Assessment, prepared by Chris Burnett Associates) are identified in red. The location of the Site is indicated by the yellow circle.

The views are presented in the follow scenarios:

- Existing: baseline photography

- Proposed: baseline photography + proposed development
- Cumulative: baseline photography + proposed development + cumulative schemes in the setting of the Site (where they are visible)

Cumulative images are only provided for those views where consented schemes are a visible feature in tandem with the proposed development.

View 1

Existing



This view is experienced from the east side of Piccadilly, on the corner of Lena Street, looking in a north-west direction towards the Site. This view is experienced kinetically as one moves along Piccadilly in a northerly direction. The view forms part of a sequence with Views 2, 3, and 9 to the south. It illustrates the immediate local context of the Site, including the modern commercial building on the corner of Gore Street and the local road and pedestrian zones, whilst the view further north along Piccadilly is filtered by mature street trees. The view takes in the vacant plot within the southern section of the Site and the to the south of the subject site and the blind wall of the Grade II listed former bank building, which draws the attention of the viewer. The gap site is read as a negative element within the streetscape as the sense of enclosure along the streetscape is fragmented and the listed former bank building appears awkward and alienated in its corner position.

Proposed



The proposed development is seen to complete the streetscape of the island block occupied by the Site through the introduction of a new and restored frontage to Piccadilly. The proposals create a continuous streetscape to Piccadilly which reintegrate the listed former bank building and activate the street scene. The massing of the tower element is set away from the listed building by virtue of a lower connecting block which creates breathing space and a sense of visual separation. The fenestration pattern of the new build element reflects the proportions and architectural hierarchy of the listed building but the new element is articulated in contrasting material to reflect the varied material palette of the local architectural context in which the Site is experienced. There is an obvious increase in scale experienced in the view, but the new building reintroduces a welcome sense of enclosure to the streetscape and better defines the pedestrian realm.

As one moves north on Piccadilly, the restoration of the former bank's external envelope will become apparent, including its cleaned façade and return of traditional windows at the upper levels which will reinforce an appreciation of the building's high architectural value. The activation of the Site will draw people towards the listed building, encouraging movement towards the Site and enhance the vitality and animation of its immediate setting. Overall, the impact on the appreciation of the significance of 12 Piccadilly in this view is judged to be **Minor Beneficial**.

Cumulative



Cumulative schemes at 43-47 Piccadilly (yellow wireline) and Indigo Hotel (red wireline) are obscured in the background of the view by mature street trees. These schemes do not change the impact of the proposed development on the significance of the listed building at 12 Piccadilly and subsequently a **Minor Beneficial** effect is maintained in the cumulative context.

View 2

Existing



This view is experienced from the junction of Piccadilly and Ducie Street, looking north-west towards the Site.

The view takes in the varied streetscape along Piccadilly, including the Grade II listed Joshua Hoyle Building (Mal Maison hotel) on the opposite side of the road, as well as modern commercial development and landscaped public realm in the foreground. The Site is largely obscured from view by interposing street trees, although one is able to identify the Grade II listed 12 Piccadilly through the canopy, including its blind eastern elevation. The gap site is largely obscured and its fragmenting effect on the streetscape is not obvious from this location although as one moves north on Piccadilly it becomes more conspicuous.

Proposed



The proposed development is a conspicuous addition to the streetscape along Piccadilly, appearing above the roofline of the modern element of the Malmaison hotel. The vertical emphasis of the tower mirrors the verticality of the bays of the Grade II listed Joshua Hoyle Building which are highlighted in glazed cream terracotta. The tower is visually separated from the listed building, with a sky gap separating the forms, and subsequently it is read as a layer of modern development in the former warehouse's local townscape setting.

As the viewer moves north on Piccadilly, the new building will be experienced in tandem with the retained listed bank on the Site, where the activation of the streetscape will be appreciated and will reinforce an appreciation of the building's special architectural and historic interest. The tower provides a new townscape feature as the viewer moves northward on Piccadilly, reinforcing the sense of entry and arrival on the journey from Piccadilly Station to the town centre. For these reasons, the impact of the proposed development on the heritage assets experienced in this view is judged to be **Neutral.**

Cumulative



Cumulative schemes at 67 Piccadilly (pink wireline), 43-47 Piccadilly (yellow wireline), and Hotel Indigo (red wireline), are visible in the background of the view, the latter of which is hardly perceived due to interposing development. The cumulative schemes do not change how the proposed development interacts with heritage assets in its setting or its effect on the listed building within the Site and subsequently the **Minor Beneficial i**mpact is maintained in the cumulative context.

View 3

Existing



This view is experienced from the southern end of Station Approach, and outside the principal entrance to Manchester Piccadilly station, looking north-west towards the subject site. As a result, this view is activated by pedestrian traffic and buses as they approach the station. The view is enclosed to the west by the contemporary Piccadilly Place development and to the east by the wall of built form created by the sweeping curves of Gateway House. In the middle distance, the roofline of the Grade II listed Joshua Hoyle Building (Mal Maison Hotel) is visible, beyond which there is a layering of historic buildings which front the eastern side of Piccadilly. Beyond Gateway House is the 19 storey 111 Piccadilly building. Owing to separating distance and interposing development, the Site is not visible within the view.

Proposed



The proposed development will be highly visible from this location, reinforcing the sense of visual enclosure along Piccadilly and creating an architectural counterpoint to the existing tall building at 111 Piccadilly. The tall building introduces a new landmark structure to the skyline which encourages movement towards the city centre to the north. It is judged that the proposed development does not affect the significance of visible heritage assets within the view or the ability to appreciate this. The impact of the view in heritage terms is subsequently judged to be **Neutral.**

Cumulative



Cumulative schemes at 67 Piccadilly (pink wireline) and 43-47 Piccadilly (yellow wireline) are visible alongside the proposed development but are not considered to change the scheme's impact on heritage considerations within the view. The **Neutral** impact is subsequently maintained in the cumulative context.

View 4

Existing



This view is experienced from a footbridge looking west towards the subject site. Within the foreground is the Rochdale Canal and former canal basin (now an open car park) which allows open views to the historic buildings in the middle-ground, including the Grade II* Dale Warehouse and the Grade II Former Horrocks, Crewdson and Company Warehouse, and taller modern development to the south and in the background. The modern development and alterations to the infrastructure surrounding the historic Rochdale Canal have altered the settings of historic buildings in this view and the experience is mainly of a modern cityscape.

Proposed



The proposed development is a highly conspicuous addition to the roofscape experienced in this view from the former Rochdale Canal basin. The tall building is read as a new element on the skyline, visually separated and therefore distinct from the surrounding buildings of scale and distinguished from historic development in the middle-ground through its contrasting materiality and vertical emphasis. The building has slender proportions and a highly articulated external envelope which aids the perception of its visual massing and its integration into the varied cityscape experienced in this view. Notwithstanding the building's appearance beyond designated heritage assets in the middle-ground, it is judged that the proposed development does not change how these assets are experienced or affect an appreciation of their significance, which is largely understood in close up views from their immediate setting. The proposed development is subsequently considered to have a **Neutral** impact on heritage assets experienced within this view.

View 5

Existing



This view is experienced from the east end of Paton Street, looking in a south-west direction towards the subject site. The view is enclosed and channelled by the built form on either side of Paton Street, including the Grade II 68, Dale Street, and Nos.13, 15 and 19 Paton Street. The southern streetscape features a late 20th century building and the Grade II listed former townhouses at 2 and 4 Paton Street is terminated by the Grade II listed 12 Piccadilly; the enclosed, channelling nature of Paton Street scape encourages the focus of the viewer to fall on the Classical façade of the listed building within the Site. The gap site adjacent to the listed building is obscured from this location by interposing development. The viewpoint is located within the Stevenson Square Conservation Area.

Proposed



The proposed development appears conspicuously above the roofline of the Grade II listed Brunswick Hotel (comprising former townhouses at 2 & 4 Paton Street) and adjacent to the listed building within the Site. As one moves along Paton Street, the restoration of the bank's exterior envelope, including cleaning of the façade and reintroduction of traditional windows at the upper levels, in conjunction with the activation of the streetscape, will become more legible and will contribute to an enjoyment and appreciation of the historic streetscape along Paton Street and draw people towards the Site.

The tall building element provides an obvious contrast in scale to the fine grain historic development along Paton Street and this part of the Stevenson Square Conservation Area in general. The verticality of the building is reinforced by the articulation of its external envelope, including vertical bands of cladding which extend across the full length of the elevation. The tall building with its contemporary design and vertical glazing is visually distinct from the solidarity and robustness of the listed bank, which is reintegrated into a streetscape and the sense of fragmentation within the Site diminished.

Notwithstanding the above, the scale of the building is considered to detract from the former bank building's historic and former primacy on this island block, and this is evident in this view along Paton Street. Notwithstanding the architectural quality of the new-build element, it is considered that the proposed development detracts to a minor degree from an appreciation of 12 Piccadilly in the view. The other listed buildings along Paton Street are read as separate from the tall building, and the new building read as an additional layer in their urban context. Taking into consideration the

high architectural quality of the proposal, the overall impact on the heritage assets experienced in this view is judged to be **Negligible Adverse**.

View 6

Existing



This view is experienced from the junction of Market Street and High Street looking south-east towards the Site. The view is framed by the Grade II listed Rylands Building (formerly occupied by Debenhams) to the north-east and early 20th century commercial premises to the south, the largest of which is occupied by Primark. Market Street Tram Stop is seen in the foreground, and subsequently the view is activated by pedestrians and moving trams, whilst Piccadilly Gardens is identified in the middle ground by the presence of mature street trees. The view is terminated by the No.1 Piccadilly office building which punctuates the skyline with its strong horizontal emphasis. Taller development is seen in the distance beyond which marks the London Road/ Piccadilly corridor towards the train station. The viewpoint is located at the meeting point of the Upper King Street and Smithfield Conservation Areas.

Notwithstanding the presence of listed buildings and the viewpoint's location at the intersection of two conservation areas, the general townscape experienced in this view is of a mixed quality, and it does not provide the best perspective from which to appreciate the architectural quality of the Grade II listed Rylands building or other localised buildings of interest.

Proposed



The tall building element of the proposed development is seen to rise above the roofline of the existing building at No. 1 Piccadilly; it is read as a new marker on the skyline which creates a new visual focus and encourages movement towards Piccadilly Gardens and beyond. The tall building has a clear vertical emphasis which is reinforced through its detailed articulation, and this provides a clear contrast with the traditional, horizontality of the early 20th century commercial buildings experienced in the fore and middle-ground. Though conspicuous, the proposed development is not considered to affect how heritage assets within the view are experienced, appreciated and understood. For that reason, the indirect heritage impact of the proposed development in this view is judged to be **Neutral**.

Cumulative



A glimpsed view of the cumulative scheme at 67 Piccadilly appears obliquely on the Piccadilly streetscape. Visually separated from the proposed development, the cumulative scheme does not change how the scheme interacts with its heritage context in the view. The **Neutral** impact of the proposed development is subsequently maintained in the cumulative context.

View 7

Existing



The viewpoint is located on Sackville Street as it bridges the Rochdale Canal. The view looks north-east along the orientation of the canal and Canal Street towards the Site. Sackville Gardens is located just out of frame to the east, with mature planting framing the viewing corridor and filtering the view of the southern elevation of the Grade II listed Shena Simon Sixth Form College. The canal and Grade II retaining wall to Canal Street provides a linear, channelled emphasis within the view, and the viewer's focus is drawn towards the elevations of the caried buildings which front the western streetscape where there is a sense of rhythm and regularity. The view is terminated by the red brick elevation of 41 Chorlton Street, above which, in the background of the view, is the staged clocktower of the Grade II* City Police Courts Mature trees and street furniture filter the built form within the view, an effect that will intensify during the summer months. The Site is not visible due to interposing development. The viewpoint is located within the Whitworth Street Conservation Area.

Proposed



The proposed development appears in the background of the view, the upper levels of the tall building appearing above the roofscape of the buildings located along Canal Street. The mature street trees on Canal Street provide an obscuring filter which altogether restricts the visibility of the proposal, rendering it hardly perceptible through the winter canopy. The proposed development is not considered to change the focus of the view or effect the setting of heritage assets, or the character and appearance of the Whitworth Street Conservation Area as presently experienced in this view. The impact of the proposed development on its heritage context is therefore judged to be **Neutral.**

Cumulative



The cumulative scheme at Port Street (green wireline) is just visible in the background of the view but it does not change the proposed development's interaction with its historic context or its effect on the character or value of the view. The impact of the proposed development in the cumulative context therefore continues to be **Neutral.**

View 8

Existing



This view is located on Bloom Street, close to its junction with Chorlton Street to the south and looking in a north-easterly direction towards the Site. The view has a linear, channelled focus created by the alignment of Bloom Street as it extends to the north. The western streetscape is enclosed by built form comprising a non-descript late 20th century building, and the return elevation of the Grade II listed 8, Minshull Street. The eastern streetscape is partially open by virtue of a tree-lined car park, which built form appearing beyond this and comprising the Grade II listed 11, Bloom Street and Minshull House. The focal point of the view is the staged clocktower of the Grade II* City Police Courts. The tower projects above the roofline of the interposing development on Bloom Street and draws the attention of the viewer as they move north along the street. In the background, the view is terminated by the red brick elevation of the late 20th century 17, Aytoun Street. This stretch of Bloom Street has a secondary character and appears to be relatively quiet and un-trafficked.

Although this view enables an appreciation of the historic clock tower and its landmark quality, it is an incidental view and one which is characterised by low quality 20th century built form, car parking, and the rear elevations of buildings.

Proposed



The tall building element of the proposed development is visible in the background of the view, appearing above the roofline of 17, Aytoun Street. The tall building is seen to provide an architectural counterpoint to the distinctive and landmark tower of the Grade II* City Police Courts. Separated by a sky gap, the tall building mirrors the slender form of the tower and the articulated, sloping roof scape reflects the steep, slated pitched roof of the historic building. Whilst there is a clear visual separation between the two built forms, it is considered that the tall building forms a slight distraction from the historic tower as the focal point within the view. Notwithstanding the contrasting materials and apparent lightweight quality of the tall building in contrast to the solidity and robustness of the tower, the proposal challenges the prominence of the historic structure within the view which is judged to diminish from an appreciation of its significance to a minor degree. For those reasons, the proposed development is considered to have a **Minor Adverse** impact on the setting of the Grade II* City Police Courts in this view.

View 9

Existing



This view is located on a pedestrian island in the centre of the busy intersection between Fairfield Street and London Road, which becomes Piccadilly to the north. The view orientates north towards the Site. It takes in a highly varied cityscape, comprising of a mixture of modern and historic buildings which are experienced as layers in the view. The view has an open character by reason of the breadth of the road junction and the width of the main road travelling north. The entrance to Piccadilly station is out of frame to the east, the view activated by moving traffic and pedestrians moving towards the transport node.

The A6 is framed by built form; the eye is particularly drawn to the Edwardian, Grade II* Police and Fire Station, the red brick and yellow terracotta dressings of which provide a contrast to the cladded envelopes of modern buildings in the middle and background of the view. A mature street tree filters the yellow and red brick exterior of the station concourse to the east, whilst the Grade II listed Former Goods Office to the station is viewed obliquely on the eastern streetscape.

In the distant background, a number of modern structures are perceived, including the pedestrian bridge outside the main entrance to the station, a large commercial development at 3033 London Road, and Rodwell Tower at 111 Piccadilly. The Site is not visible due to distance and interposing development.

Notwithstanding the prominence of the former police and fire station on the corner, the overall ability to appreciate the heritage interest of designated heritage assets is limited owing to the

dominance of the road infrastructure and the non-distinct character of modern commercial developments which characterise the view.

Proposed



The tall building element of the proposed development appears in the background of the view, beyond the commercial building at 3033 London Road. The tall building sits within the existing height datum established by pre-existing modern buildings seen along London Road as it travels north. The new tall building is read as an addition to a an already varied cityscape and reinforces a sense of arrival and entry into the city centre. The fact the proposal is visible in the background does not change the focus of the view or an appreciation of the impressive corner presence and architectural detailing of the Grade II* listed Police and Fire Station on the corner with Fairfield Street. For these reasons, the indirect heritage impact of the proposed development within this view is judged to be **Neutral**.

Cumulative



The cumulative scheme, 67 Piccadilly (pink wireline) is visible in the distant background of the view, beyond the proposed development. Owing to its scale and integration into the existing cityscape, it is not considered that the cumulative scheme changes the impact of the proposed development on the heritage context. A Neutral impact is therefore maintained in the cumulative context.

6.6 Visual Impact Assessment Conclusions

In most of the views, the proposed development is experienced as a **Neutral** addition to the wider setting of numerous heritage assets across the townscape, including commercial buildings on Piccadilly, such as the Grade II listed Rylands Building, and other assets further afield such as the Whitworth Street Conservation Area. In these views, the tall building is read and understood as forming part of a varied cityscape which comprises historic and modern built form in conjunction; the elegant, slender form of the tower creates a sense of verticality which reduces the overall visual proportions of the building and aids its integration into the skyline.

The close-up views, and those experienced in kinetic sequences along Piccadilly in particular, illustrate that the proposal reactivates the existing gap site and reintegrates 12 Piccadilly into an active and revitalised streetscape. The architecture of the lower levels of the new building provides subtle references to the historic bank which results in a contrasting, if complementary, pair of frontages. The restoration of the historic building's façade will also be evident in localised views of the Site, where the cleaned stonework and reinstated traditional windows at upper levels will return the building's historic formality and sense of status within the street. The overarching effect on the setting of 12 Piccadilly is considered to be **Minor-to-Moderate Beneficial**.

The Visual Impact Assessment has identified two adverse effects: a **Negligible Adverse** impact on the historic buildings experienced in View 5, and a **Minor Adverse** effect on the setting of the Grade II* City Police Courts in View 8. These adverse effects are identified owing to the impact of the tower on the focus and character of these views as they are currently experienced. The impacts are identified as being at the lower end of the scale.

The impact on the heritage assets experienced in View 5 is derived primarily from the pure contrast in scale and grain between the fine, discrete townhouses and the tall building, and the minor sense of overbearing that the new building appears to have in relation to 12 Piccadilly. In the case of the City Police Courts, it is considered that the tall building challenges the primacy of the staged clock tower in View 8 to a minor degree, albeit the proposal does not backdrop the tower and is distinguished by its clearly legible contemporary architecture and lightweight appearance. The proposed development would not prevent these heritage assets from being experienced from other parts of their local setting, particularly the clock tower which is visible from many of the surrounding streets where the proposed development would be obscured or peripheral.

In both cases where adverse impacts have been identified, these impacts are derived from the experience of the historic buildings in one specific location looking in the direction of the Site. With the viewer facing away from the proposed development or approaching the historic buildings from a different location, the new tall building has the potential to be obscured completely or not perceived, and so no such effect will arise. The scheme is identified as affecting one element and component of the heritage assets' setting and does not dimmish from the overall significance of these historic buildings. The impacts are also mitigated by a number of factors, including the high architectural quality of the proposed development, the completion of the streetscape and reintegration of 12 Piccadilly, the restoration of the listed building's exterior, and the introduction of a viable use which secures its long-term conservation and continued contribution to the local townscape.

6.7 Indirect Heritage Impact Assessment

As recommended in the revised Historic England guidance on the setting of historic buildings referenced above, the perceived indirect (visual and setting) impact upon the nearby heritage assets from proposed development has been assessed and the conclusions tabulated below. The impact assessment has been informed by the baseline significance appraisal in **Section 5** and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

Unlike the Visual Impact Assessment above, the following assessment considers the impact of the proposed development on the setting of heritage assets holistically, rather than just considering the impact in one particular view. Effects that are associated with the Visual Impact Assessment above may be increased or reduced in the consideration of the overall effect on the appreciation of the asset's significance.

Table 7 defines the value of each heritage asset considers, assesses the identified scale of impact and the perceived effect of change in each case.

Table 7: Predicated Impacts of the Proposed Development on Significance of Heritage Assets in the Setting of the Site

Heritage Asset and Map Reference (refer to Figure 2)	Significance Value	Scale of Impact	Significance of Impact
Listed Buildings			
12 Piccadilly (Grade II)	Medium	**Moderate**	**Minor-to-Moderate Beneficial**
1) Joshua Hoyle Building (Grade II)	Medium	**Negligible**	**Neutral**
2) Grand Hotel (Grade II)	Medium	**Negligible-Minor**	**Negligible-Minor Beneficial**
3) Halls Building (Grade II)	Medium	**Negligible**	**Neutral**
4) 77-83, Piccadilly (Grade II)	Medium	**Negligible**	**Neutral**
5) The Brunswick Hotel (Grade II)	Medium	**Negligible-Minor**	**Negligible-Minor Beneficial**
6) 107, Piccadilly (Grade II)	Medium	**Negligible-Minor**	**Negligible-Minor Beneficial**
7) Nos. 13 & 15 and Attached Railings, Paton Street (Grade II)	Medium	**Negligible**	**Neutral**

Table 7: Predicated Impacts of the Proposed Development on Significance of Heritage Assets in the Setting of the Site			
Heritage Asset and Map Reference (refer to Figure 2)	**Significance Value**	**Scale of Impact**	**Significance of Impact**
8) 19, Paton Street (Grade II)	Medium	**Negligible**	**Neutral**
9) 68, Dale Street (Grade II)	Medium	**Negligible**	**Neutral**
10) City Police Courts (Grade II*)	High	**Minor**	**Minor Adverse**
Non-Designated Heritage Assets			
11) Indemnity House, Chatham Street (unlisted)	Low	**Negligible**	**Negligible Beneficial**
12) Waldorf, Gore Street (unlisted)	Low	**Minor – to – Moderate**	**Minor Beneficial**
Conservation Areas			
Stevenson Square Conservation Area	High	**Negligible-Minor**	**Negligible-Minor Beneficial**

6.7.1 Summary of Indirect Heritage Impact

The impact assessment above has identified that the proposed development would result in:

- 1 x Minor-to-Moderate Beneficial impact
- 2 x Minor Beneficial impact
- 1 x Negligible-Minor Beneficial impact
- 4 x Negligible Beneficial impact
- 6 x Neutral impact
- 1 x Minor Adverse impact

The tabulated matrix above is generally consistent with recognised criteria as defined within ICOMOS Guidance (2011). This is not, however, intended to be prescriptive, and does not account for detailed design mitigation which has been developed with the principal aim of minimising impact on surrounding heritage assets and integrating the proposed development into its local context.

Whilst the scale of the development will incur some limited adverse impacts, the quality of the design and the enhancement to the locality through significant enhancements to the streetscape, the restoration of 12 Piccadilly and reintroduction of a viable use must also be taken into account.

It should be noted that the Proposed Development will deliver a number of public benefits which are defined in the Planning Statement prepared by Avison Young.

7 SUMMARY AND CONCLUSIONS

7.1 Statutory and Policy Requirements

The NPPF (2021) and the associated PPG emphasise the need for a thorough understanding of the significance of designated heritage assets to form the basis for the assessment of any development impact. The appraisal at **Section 5** has informed the Visual and Heritage Impact Assessments at **Section 6**.

The NPPF also requires that all planning proposals contribute to the achievement of "sustainable development" (**NPPF, Paragraph 8**), which in this case means the preservation of the significance, character, and appearance of the identified heritage assets. The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential 'harm' from a development should be balanced against public benefits of the proposals so that the 'harm' is outweighed (**Paragraphs 201-202**).

7.2 Conclusions on Heritage Impact

The assessment of the proposed development has identified that through the direct works, the scheme has the potential to result in a **Minor Adverse** effect on the significance of the Grade II listed 12 Piccadilly overall. This overarching effect balances the direct and indirect impact of the Proposed Development on the significance of the listed building. Whilst the listed building's setting will be improved by the infilling of the adjacent gap site with a high-quality building, and its subsequent reintegration to the Piccadilly streetscape, there are direct impacts which have been judged to negatively impact the significance of the former bank, such as the loss of the historic stair core. Together, the impacts are balanced out and judged to result in a **Minor Adverse** impact overall.

It has also been identified that the scheme has the potential to result in a **Minor Adverse** impact on the setting of the Grade II* listed City Policy Court. There will also be a range of **Negligible-Minor Beneficial** impacts on the settings of those heritage assets closed to the Site, including the Grade II listed The Grand, Brunswick Hotel, 107 Piccadilly, the non-designated Indemnity House and Waldorf Public House, and **Negligible-Minor Beneficial** impact on the character and appearance of the Stevenson Square Conservation Area.

As noted in **Section 6**, whilst the scale of the development will incur some limited adverse impacts, the quality of the scheme and the associated enhancement to the locality through significant enhancements to the streetscape, and reintroduction of a viable use into the currently disused historic building must also be taken into account. The **Minor Adverse** effect on the listed building within the Site translates to **less than substantial harm** in planning terms, although the effect is at the lower end of the scale.

When considered holistically, it is considered that the alterations discussed above are necessary to enable the former bank to take on a new, viable use and one which provides public access and activates the historic building. Sitting redundant for nearly 20 years and subject to a series of unfulfilled schemes, the proposed development has the potential to secure a future use for the

listed building that enables a continued appreciation of its architectural character and quality and its historic interest, and subsequently secure its future conservation. The low level of harm identified as resulting from the proposals is considered to be outweighed by the overarching benefits of the scheme, which include the considerable enhancement to its immediate setting through the introduction of a new quality high building in place of the existing gap site, as well as those other positive aspects outlined above.

8 REFERENCES

The following sources have been referenced and used to inform this report.

1. Planning (Listed Buildings & Conservation Areas) Act 1990.
2. National Planning Policy Framework (2021).
3. Planning Practice Guide, Historic Environment (published 2014, updated 2019).
4. Historic England, Conservation Principles, Policies and Guidance (2008).
5. Historic England, Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment, (2015).
6. Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, (2017).
7. Historic England Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets, (2019).
8. Historic England, Local Heritage Listing: Identifying and Conserving Local Heritage (January 2021).
9. Historic England Advice Note 4: Tall Buildings (March 2022).

9 APPENDICES

Appendix I: Definition of Significance Terms used in this Heritage Statement

Table 8: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)

Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance *International architectural and historic interest and importance.*	This heritage grading relates to the fabric and setting of: • Scheduled Ancient Monuments, • Grade-I listed buildings, • Grade-I historic parks/gardens, • and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance *National architectural and historic importance and interest.*	This heritage grading relates to the fabric and setting of: • Grade-II* and grade-II listed buildings, • Grade-II* and grade-II historic parks/gardens, • battlefields, as defined by statute, • Conservation Areas containing very Important buildings. where the particular site is well represented in the impacted historic environment.
Medium heritage significance *Regional architectural and historic importance and interest.*	This heritage grading relates to the fabric and setting of: • Grade-II listed buildings (dependant on character), • Grade-II historic parks/gardens and battlefields, • designated Conservation Areas, • Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance *Local architectural and historic heritage importance and interest.*	This heritage grading relates to the fabric and setting of: • Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), • Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. • unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance *Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest*	This heritage grading relates to sites which may be: • recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. • buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential *Buildings/sites where the potential importance interest requires determination*	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Appendix II: Assessing the Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table 9: Criteria for defining the effect and degree of direct and indirect heritage impact

Definition of Magnitude and Nature of Heritage Impact.	**Direct Heritage Impacts *(physical alteration or change to character)***	**Indirect Heritage Impact *(visual change to the experience or setting of the building and its context).***
Major Adverse Impact. *Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.*	Development resulting in demolition of a significant historic fabric component which results in total loss of significance.	Substantially harmful change to overarching character or setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. *Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.*	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset.	Less than substantial harm to overarching character or setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse Impact. *The negative impact will need to be balanced by appropriate mitigation.*	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to overarching character or setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible Adverse Impact. *This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric,* their settings or significance	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to

to any appreciable degree.		any appreciable degree.
Neutral Impact. *This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.*	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.
Negligible Beneficial Impact. *The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asse*t.	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. *The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.*	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the overarching character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
Moderate Beneficial Impact. *The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.*	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the overarching character of a designated heritage asset or its setting, resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major Beneficial Impact. *The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important*	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the overarching character of a designated heritage asset or it setting, resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built

characteristics of its heritage interest.		heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.

Appendix III: Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. As stated within Historic England's Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. **The scale or severity of impact can be ranked without regard to the value of the asset.** This significance of impact can be either adverse or beneficial.

Table 10: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large

For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

8. Daylight, Sunlight & Overshadowing

Introduction

8.1 This chapter assesses the effects of the Proposed Development on daylight, sunlight and overshadowing. In particular, it considers the potential effects on existing and future receptors both on and off-site.

8.2 The chapter describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the site and surroundings, the potential direct and indirect effects of the development arising from the proposals, the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. It has been written by Anstey Horne and it is intended to be read alongside the appendices listed below.

8.3 This Chapter is supported by the following figures and appendices:

- Appendix 8.1 – Baseline Site Plan and 3D views;
- Appendix 8.2 – Future Baseline Site Plan and 3D views;
- Appendix 8.3 – Development Scenario Plan and 3D views;
- Appendix 8.4 – Daylight Results (Tables) - Surrounding Residential Properties; Tables P1 & P2 – Existing vs Proposed
- Appendix 8.5 – Daylight Results (Plans) - Surrounding Residential Properties; Existing vs Proposed
- Appendix 8.6 – Sunlight Results (Tables) - Surrounding Residential Properties; Table P3 Existing vs Proposed
- Appendix 8.7 – Daylight Results (Tables) - Surrounding Residential Properties; Tables P1 & P2 Extant vs Proposed
- Appendix 8.8 – Daylight Results (Plans) - Surrounding Residential Properties; Extant vs Proposed
- Appendix 8.9 – Sunlight Results (Tables) - Surrounding Residential Properties; Table P3 - Extant vs Proposed

Assessment Methodology and Significance Criteria

8.4 The basis for the methodology for assessing the impacts on daylight and sunlight has been the Building Research Establishment (BRE) Guidelines "Site Layout Planning for Daylight and Sunlight: A guide to Good Practice" (Building Research Establishment, 2022). Consideration has also been given to national, regional and local planning policies and guidance.

8.5 The impact assessment was undertaken using computer modelling and simulation, the methodology for which is described below. The information used during the compilation of the computer model is described below.

Study Area

8.6 The BRE guidelines consider that residential properties have the highest requirement for daylight and sunlight. Therefore, this chapter primarily considers the impacts to any such buildings which surround and face the Proposed Development.

8.7 The uses of the surrounding properties have been established from external observation as well as undertaking Valuation Office Agency (VOA) checks.

8.8 A site visit was undertaken on 21st March 2023 to establish the surrounding properties which are residential in use and are likely to require testing with regard to daylight and sunlight due to their proximity to the Site.

8.9 The preliminary 25-degree and 90-degree tests described within BRE Report 209 and summarised below at paragraphs 8.16 have also been applied in order to determine those sensitive receptors which require daylight and sunlight consideration. The properties identified as requiring consideration by the application of these tests are listed within **Table 8.1** below. Essentially, buildings need only be assessed for sunlight as well if some part of the new development is situated within 90° of due south of their main window wall and subtends an angle greater than 25° to the horizontal.

Table 8.1 Residential/Quasi Residential Receptors Considered within the Assessment

Address	Daylight	Sunlight
Roby Court Big Block	Yes	No
Roby Court Small Block	Yes	No
Grand Apartments	Yes	Yes
70 Piccadilly	Yes	Yes
89-91 Piccadilly	Yes	Yes
93 Piccadilly	Yes	Yes
95 Piccadilly	Yes	Yes
97 Piccadilly	Yes	Yes
107 Piccadilly	Yes	Yes

Address	Daylight	Sunlight
Malmaison Hotel	Yes	Yes
Mercury Hotel	Yes	No
3-5 Portland Street	Yes	Yes
Holiday Inn	Yes	Yes

8.10 **Figure 8.1** identifies the location of these receptor buildings in relation to the Site.

Figure 8.1 Location of receptors considered within the assessment



Survey and Data Sources

8.11 In order to construct our 3D model and carry out the assessments the following information was utilised: -

- Point Cloud survey undertaken by MBS Limited and received by Anstey Horne on 15th February 2023.
- Accucities 3D Photogrammetry model for background context received by Anstey Horne on 27th March 2023.

- 3D model of proposed scheme received from Bennetts Associates by Anstey Horne on 20th April 2023.

8.12 The room uses and layouts of the receptors have a bearing on the significance of the effects on daylight and sunlight. Planning records were therefore researched to obtain floor plans of the relevant properties, where possible. Floor plans were obtained for the following residential properties:

- Roby Court Big Block – floor plans, planning ref. 048500/DT/CMDC/95.
- Roby Court Small Block – floor plans, planning ref. 048500/DT/CMDC/95.
- Grand Apartments – leasehold plans.
- 70 Piccadilly – leasehold plans.
- 97 Piccadilly – floor plans, planning ref. 112158/FO/2016/C2.
- 107 Piccadilly – floor plans, planning ref. 085192/LO/2007/C3.
- 107 Piccadilly – floor plans, planning ref. 085192/LO/2007/C3.
- Malmaison Hotel – floor plans, planning ref. 057918/FO/CITY3/99 and 112725/FO/2016.
- Mercury Buildings – partial floor plans, planning ref. 057918/FO/CITY3/99
- Holiday Inn – floor plans, planning ref. 103945/FO/2013/C2.

Construction

8.13 The construction phase is not relevant for the assessment of daylight, sunlight and overshadowing because the full effects will only occur once the Proposed Development is complete.

Completed and Operational Development

8.14 The assessment of the potential effects of the Proposed Development has taken into account the operational phase of the completed scheme.

8.15 The impact assessment was carried out using the tests recommended in BRE Report 209, as described below.

Daylight to Surrounding Buildings

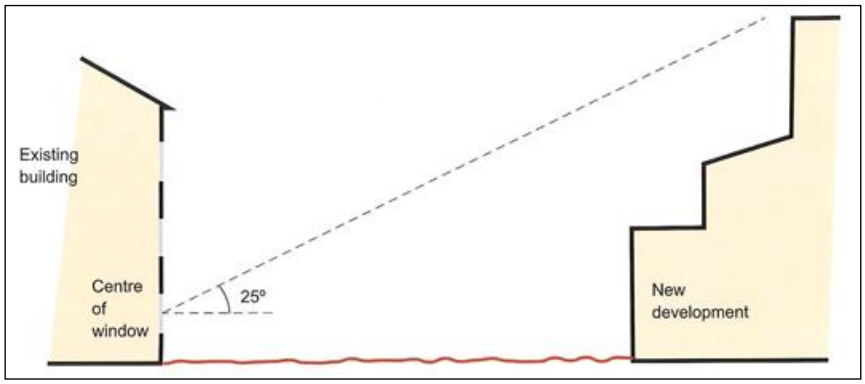
8.16 Section 2.2 of BRE Report 209 makes recommendations concerning the effect of new development on daylight to existing buildings. In summary, the BRE report states that:

> *"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected."*

8.17 So, where the angle to the horizontal subtended by a new development, measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction), is less than 25° (see Figure 8.2), the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.

8.18 Where the obstruction angle is greater than 25° the BRE guide recommends carrying out two more detailed daylight tests, namely the vertical sky component (VSC) and no-sky line tests.

Figure 8.2 Obstruction angle of 25° (Source: BRE Report 209)



Vertical Sky Component (VSC)

8.19 The VSC test measures the amount of sky visible at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. The test takes no account of the size of the window being tested, the size of the room it lights or the fact that the room may be lit by more than one window. The results can therefore be misleading if considered in isolation and need to be read in conjunction with the results of the second test, namely daylight distribution.

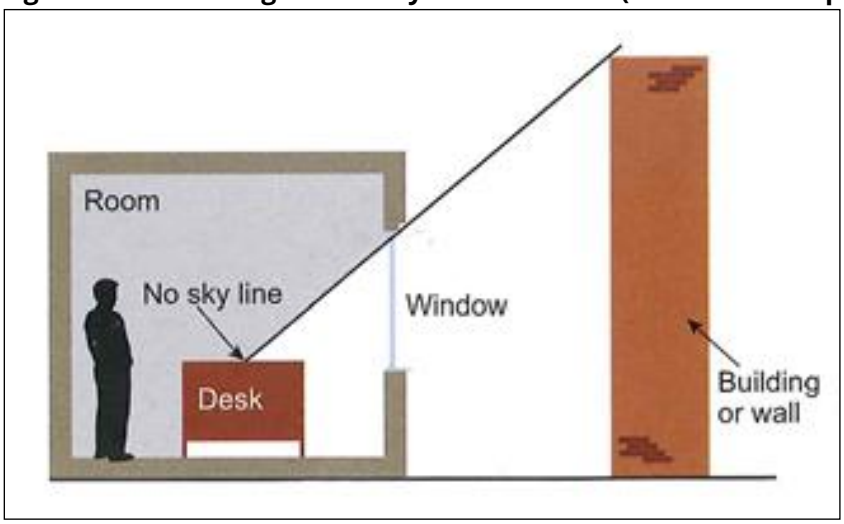
Daylight Distribution

8.20 Where the no-sky line test assesses the daylight distribution inside the room by calculating the area at working plane level that will have a direct view of the sky. This is done by plotting the no-sky line, which is the line on the horizontal working plane beyond which no direct light from the sky will reach (see **Figure 8.3**). This no-sky line is plotted in both the Baseline Scenario and Development Scenario so that the effect on daylight distribution can be quantified as either a loss or gain in lit area.

8.21 One benefit of the daylight distribution test is that the resulting contour plans show where the daylight falls within a room and a judgment may be made as to whether the room will retain light to a reasonable depth.

8.22 In respect of dwellings the BRE guide states that daylight in living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that these are less important. Other rooms such as bathrooms, toilets, storerooms, circulation areas and garages need not be checked.

Figure 8.3 Measuring the no-sky line in a room (Source: BRE Report 209)



Sunlight to Surrounding Buildings

8.23 Section 3.2 of BRE Report 209 makes recommendations concerning the effect of development on levels of sunlight. The guide notes that *"obstruction to sunlight may become an issue if:*

(i) some part of a new development is situated within 90° of due south of a main window wall of an existing building; and,

(ii) in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from a point 2m above the ground."

If these criteria are not met, the guide recommends a more detailed check to calculate the effect of new development on the available sunlight. The guide suggests

"All main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun."

Annual Probable Sunlight Hours

8.24 The available sunlight is measured in terms of the percentage of annual probable sunlight hours (APSH) at the same reference point as the VSC. Probable sunlight hours is defined as:

"The total amount of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question."

Application of the Guidance in BRE Report 209

8.25 BRE Report 209 is an advisory document and does not constitute a rigid set of rules. In its introduction it is stated:

> *(Its) "main aim is … to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions.*
>
> *"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.*

8.26 In theory the BRE guidance may be applied to any setting, whether that is a city centre, suburban area or rural village. However, the document notes: *"In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."* At page 7 it is stated that: *"numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints."*

8.27 Care must therefore be taken in applying the recommendations of BRE Report 209 because rigid application of the numerical guidelines could well give rise to under-utilisation of land in city-centre sites such as that of the Proposed Development.

Identification of Sensitive Receptors

8.28 When considering the sensitivity of the receptors the BRE guide also offers advice. It considers living rooms, dining rooms and kitchens to be more important than bedrooms in terms of daylight, while living rooms are clearly of principal importance in terms of sunlight. It also states that *"windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed"*. Consequently, for the purposes of this assessment: for daylight, living rooms, dining rooms and kitchens have been attributed high sensitivity, bedrooms low sensitivity; for sunlight, living rooms, kitchens/dining rooms and bedrooms have been attributed high, medium and low sensitivity, respectively. Bathrooms, toilets, store rooms and circulation areas are attributed as negligible sensitivity and therefore, in accordance with BRE guidelines, have not been tested. We have also tested quasi-residential use within Malmaison, 3-5 Portland Street and Holiday Inn hotels. Despite their transient nature of occupancy, we have included them in our assessment for completeness and they were treated as low sensitivity receptors.

Significance Criteria

8.29 In order to determine the significance level attributable to each test, it is necessary to consider both the magnitude of the daylight impacts and the sunlight analysis and the sensitivity of the receptors.

8.30 On the first point, i.e., magnitude of impact, the BRE Report gives a set of numerical guidelines, as for each type of assessment below which the impact will be noticeable to the occupiers. Essentially, they work on the general principle that a reduction in daylight or sunlight to less than 0.8 times its former value will be noticeable, unless

the quantity retained will be above a certain level or the amount of loss in real terms is small. The numerical guidelines are summarised within **Table 8.2** below

Table 8.2 BRE daylight/sunlight and overshadowing criteria numerical guidelines for assessing impacts

BRE Test	BRE Criteria
VSC Vertical Sky Component (VSC)	The loss of daylight to a window will be noticeable if the VSC will be reduced to less than 27% and less than 0.8 times its former value.
Daylight Distribution	The loss of daylight to a room will be noticeable if the area of the working plane which can receive direct skylight will be reduced to less than 0.8 times its former value.
APSH	A window should still receive enough sunlight if it receives at least 25% APSH for the whole year including 5% during the winter months. If the available sunlight hours will be less than this and less than 0.8 times their former value, either during the winter or over the whole year, it will be noticeable except where the reduction annually is no greater than 4% APSH.
Sun on Ground	The loss of sun on the ground in an amenity space will be significant if the area receiving at least two hours of sunlight on 21 March will be both less than 50% of the whole area and less than 0.8 times its former value.

8.31 It is necessary to develop criteria to categorise the magnitude of any impacts that exceed those preliminary numerical guidelines and then assess the level of significance of the effects in each case.

8.32 **Tables 8.3 and 8.4** provide the numerical criteria broadly applied within this ES chapter to classify the magnitude of the daylight, sunlight and overshadowing impacts.

Table 8.3 Scale of Magnitude for Change in Daylight magnitude of impact on daylight to buildings

Magnitude of impact	Vertical sky component test (VSC)	DD Daylight distribution test
Negligible	Proposed VSC ≥ 27% OR Proposed VSC <27% and ≥0.8 times former value	Proposed lit area is ≥0.8 times former value
Minor	Proposed VSC <27% and between 0.6-0.79 times former value	Proposed lit area is between 0.6-0.79 times former value
Moderate	Proposed VSC <27% and between 0.4-0.59 times former value	Proposed lit area is between 0.4-0.59 times former value
Major	Proposed VSC <27% and <0.4 times former value	Proposed lit area is <0.4 times former value

Table 8.4 Scale of Magnitude for Change in Sunlight magnitude of impact on sunlight to buildings

Magnitude of impact	Annual probable sunlight hours (APSH) test	APSH in winter test
Negligible	Proposed APSH ≥ 25% OR Proposed APSH <25% and ≥0.8 times former value OR <4% APSH loss over the whole year	Proposed APSH in winter ≥ 5% OR Proposed APSH <5% and ≥0.8 times former value OR <4% APSH loss over the whole year
Minor	Proposed APSH <25% and between 0.6-0.79 times former value	Proposed APSH in winter < 5% and between 0.6-0.79 times former value
Moderate	Proposed APSH <25% and between 0.4-0.59 times former value	Proposed APSH in winter < 5% between 0.4-0.59 times former value

Magnitude of impact	Annual probable sunlight hours (APSH) test	APSH in winter test
Major	Proposed APSH <25% and <0.4 times former value	Proposed area is <0.4 times former value

8.33 All effects are considered permanent unless otherwise stated in the text. The BRE guidelines works on the general principle that a reduction in daylight or sunlight to less than 0.8 times its former value will be noticeable, unless the quantity retained will be above a certain level, or, for sunlight, the loss in real terms is below 4%, at which point the magnitude of change becomes irrelevant.

8.34 Beyond these numerical guidelines and the provisions within Appendix I of the BRE Guidelines, however, positive effects (i.e., gains in light) are described as beneficial and negative effects (i.e., reductions in light) are described as adverse, except where the impacts are within the BRE numerical guidelines, in which case they are described as negligible.

8.35 Having categorised the magnitude of impacts it is left to professional judgement then necessary to assess the significance of the magnitude effects. Professional judgment has been used in each case, but Appendix I of the BRE guidelines helpfully gives advice on the application of change.

Numerical Significance Criteria adopted in this ES Chapter

8.36 Appendix H of the BRE Report 209 explains how to apply the daylight and sunlight criteria in **Table 8.2** to Environmental Impact Assessments.

8.37 Appendix H, paragraph H3 of the BRE guide states:

"Adverse impacts occur when there is a significant decrease in the amount of skylight and sunlight reaching an existing building where it is it *required, or in the amount of sunlight reaching an open space"*

8.38 Paragraph H5 states:

"Where the loss of skylight or sunlight fully meets the guidelines in this book, the impact is assessed as negligible or minor adverse. Where the loss of light is well within the guidelines, or only a small number of windows or limited area of open space lose light (within the guidelines), a classification of negligible impact is more appropriate. Where the loss of light is only just within the guidelines, and a larger number of windows or open space area are affected, a minor adverse impact would be more appropriate, especially if there is a particularly strong requirement for daylight and sunlight in the affected building or open space."

8.39 Paragraphs H6 and H7 continue:

*"Where the loss of skylight or sunlight does not meet the guidelines in this book, the impact is assessed as minor, moderate or major adverse. Factors tending towards a **minor** adverse impact include:*

only a small number of windows or limited area of open space are affected

the loss of light is only marginally outside the guidelines

an affected room has other sources of skylight or sunlight

the affected building or open space only has a low-level requirement for skylight or sunlight

there are particular reasons why an alternative, less stringent, guideline should be applied."

*"Factors tending towards a **major** adverse impact include:*

"a large number of windows or large area of open space are affected

the loss of light is substantially outside the guidelines

all the windows in a particular property are affected

the affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, e.g., a living room in a dwelling or a children's playground."

8.40 Paragraphs H8 provides guidance on beneficial impacts as follows:

"Beneficial impacts occur when there is a significant increase in the amount of skylight and sunlight reaching an existing building where it is required, or in the amount of sunlight reaching an open space. Beneficial impacts should be worked out using the same principles as adverse impacts. Thus, a tiny increase in light would be classified as a negligible impact, not a minor beneficial impact."

8.41 The overall effect has been assessed in accordance with the matrix presented in **Table 8.5** below.

Table 8.5: Magnitude of Effect Matrix

Magnitude of Impact	Sensitivity of Receptor		
	High	**Medium**	**Low**
Major	Major Adverse/Beneficial	Major-Moderate Adverse-Beneficial	Moderate –Minor Adverse-Beneficial
Moderate	Major –Moderate Adverse/Beneficial	Moderate –Minor Adverse-Beneficial	Minor Adverse/Beneficial
Minor	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor- Negligible
Negligible	Negligible	Negligible	Negligible

Categorising Likely Significant Effects

8.42 The BRE Guidelines: Site Layout Planning for Daylight and Sunlight 2022, A Guide to Good Practice (third edition) do not provide any criteria for defining the significance of an effect.

8.43 Therefore, in respect of daylight and sunlight the following criteria are applied:

- 'Moderate' or 'Major' effects are deemed to be 'significant'; and
- 'Minor' or 'Negligible' effects are considered 'not significant'.

8.44 The nature of the effects can be classified as either adverse or beneficial. All effects defined within this chapter are considered to be local, direct and permanent.

Assumptions / Limitations

8.45 The scope of neighbouring properties considered has been determined as a reasonable zone which considers both the scale of the massing proposed and the proximity of those buildings and amenity space which surround and face the Site.

8.46 Internal layout plans for sensitive receptors have been sourced from online research including leasehold plans and historical planning application drawings requested from Manchester City Council.

8.47 Where plans were not available, the internal layouts adopted in the assessment have been assumed based on external observation and professional judgment. Where the layouts have been estimated, this has no bearing on the assessment of the vertical sky component or annual probable sunlight hours tests which are both considered at the centre of the window. The internal dimensions are only relevant to the daylight distribution test; however, in the absence of suitable plans, estimation is the conventional approach.

8.48 As access to the neighbouring properties has not been obtained, the floor levels have been based on professional judgement based on building facades and fenestration. The working plane for the daylight distribution assessment has been positioned at 850mm above the floor level unless the constraints of the building dictated otherwise, and therefore this could have a bearing on the daylight distribution results.

8.49 The sensitive receptors have been specified as the windows of residential and quasi-residential properties in close proximity to the development and looking towards it.

Baseline Conditions

8.50 The daylight and sunlight levels received by the surrounding residential properties and amenity spaces in the Baseline Scenario, have been assessed and compared against the BRE criteria summarised in **Table 8.2** and are detailed below.

Daylight to Existing Surrounding Residential and conclusion

-Residential Properties

8.51 The existing levels of daylight received by the relevant surrounding properties have been quantified using the vertical sky component test at the window face and the daylight distribution calculated at the working plane within each room. The initial BRE target for each test is 27% VSC and 80% daylit area. Detailed results of the baseline daylight conditions are set out in the following tables (columns marked "Existing") and contour drawings (existing contour coloured green) within **Appendix 8.6.**

- Table P1 – vertical sky component (VSC) results;
- Table P2 – daylight distribution (DD) results; and
- Anstey Horne drawing nos. ROL01051-R01-V01-101 to 119 - daylight distribution contour plans.

8.52 The baseline results for VSC are summarised in **Table 8.5** in terms of the level of adherence to the BRE preliminary recommendations of 27% VSC.

Table 8.6 Summary of baseline VSC results

Property	Number of windows tested	Standard VSC target (absolute) (%)	Number of windows				
			>= VSC target %	0.99 - 0.8 x VSC target %	0.79 - 0.6 x VSC target %	0.59 - 0.4 x VSC target %	<0.4 x VSC target %
Roby Court Big Block	53	27	8	20	19	6	0
Roby Court Small Block	26	27	0	14	11	1	0
Grand Apartments	141	27	55	12	35	19	20
70 Piccadilly	76	27	30	17	16	6	7
89-91 Piccadilly	9	27	3	6	0	0	0
93 Piccadilly	12	27	4	8	0	0	0

Property	Number of windows tested	Standard VSC target (absolute) (%)	Number of windows				
			>= VSC target %	0.99 - 0.8 x VSC target %	0.79 - 0.6 x VSC target %	0.59 - 0.4 x VSC target %	<0.4 x VSC target %
95 Piccadilly	33	27	17	16	0	0	0
97 Piccadilly	9	27	8	0	1	0	0
107 Piccadilly	71	27	25	33	7	5	1
Malmaison Hotel	79	27	53	23	3	0	0
Mercury Buildings	56	27	29	7	4	8	8
3-5 Portland Street	28	27	6	8	9	5	0
Holiday Inn	75	27	3	17	20	25	10
Total	**668**		**234**	**181**	**125**	**75**	**55**

8.53 The BRE guidelines do not set a numerical target for satisfaction of the DD test, aside from the 0.8 retained target. The guidelines do, however, refer to the fact that *"the distribution of daylight in a room will look poor if a significant area of the working plane (normally more than 20%) lies beyond the no sky line, i.e., if daylight is less than 80% of the working plane".* It is to this level that the baseline DD results have been measured, the results of which are set out in **Table 8.7** below.

Table 8.7 Summary of baseline DD results

Property	Number of rooms tested	Standard DD target (absolute) (%)	Number of rooms			
			>= DD target %	0.79 - 0.6 x DD target %	0.59 - 0.4 x DD target %	<0.4 x DD target %
Roby Court Big Block	53	80	37	8	8	0
Roby Court Small Block	26	80	15	11	0	0
Grand Apartments	96	80	48	12	15	21
70 Piccadilly	46	80	39	3	4	0
89-91 Piccadilly	7	80	2	5	0	0
93 Piccadilly	7	80	7	0	0	0
95 Piccadilly	16	80	16	0	0	0
97 Piccadilly	4	80	3	1	0	0
107 Piccadilly	24	80	23	0	1	0
Malmaison Hotel	40	80	27	8	5	0
Mercury Buildings	47	80	29	14	3	1
3-5 Portland Street	28	80	14	0	12	2
Holiday Inn	70	80	4	10	16	40
Total	**464**		**264**	**72**	**64**	**64**

8.54 Out of the 668 windows tested, 234 (35%) currently receive more than the BRE recommended 27% VSC in the baseline condition. The results show that daylight to 65% of windows appears to be constrained. This is particularly true for Roby Court Small Block, Grand Apartments, Holiday Inn, 3-5 Portland Street and Mercury Buildings.

8.55 With regards to Daylight distribution, out of the 464 rooms tested, 264 (57%) currently receive daylight over 80% of the area of the working plane in the baseline condition. The most constrained properties are Grand Apartments, Holiday Inn, 3-5 Portland Street and Mercury Buildings.

8.56 Overall, the baseline results serve to highlight the fact that the vast majority of windows and around half of the rooms within the existing receptors do not achieve the guideline values in the baseline condition. This is due to the dense urban context.

Sunlight to Existing Surrounding Residential and Quasi-Residential Properties

8.57 The levels of available sunlight received by the surrounding residential properties in the Baseline Scenario have been quantified using the APSH test at their windows, both annually and in winter. The receptors that have been assessed are those windows which overlook the Site and face within 90 degrees of due south. The initial BRE target for APSH test is at least 25% APSH for the whole year including 5% during the winter months.

8.58 Detailed results of the baseline sunlight conditions are set out in the following **Table 8.8.**

Table 8.8 Summary of baseline sunlight results

Property	No of windows tested	ANNUAL SUNLIGHT		WINTER SUNLIGHT	
		>= APSH target	< 0.99 x target	>= APSH target	< 0.99 x target
Grand Apartments	141	117	24	116	25
70 Piccadilly	74	43	31	38	36
89-91 Piccadilly	9	9	0	9	0
93 Piccadilly	12	12	0	12	0
95 Piccadilly	33	33	0	33	0
97 Piccadilly	9	8	1	8	1
107 Piccadilly	71	66	5	66	6

Property	No of windows tested	ANNUAL SUNLIGHT		WINTER SUNLIGHT	
		>= APSH target	< 0.99 x target	>= APSH target	< 0.99 x target
Malmaison Hotel	5	5	0	4	1
3-5 Portland Street	28	28	0	27	1
Holiday Inn	10	5	5	5	5
Total	392	**326**	**66**	**318**	**74**

8.59 Out of the 392 windows tested, 326 (83%) currently meet the BRE Guidelines for annual sunlight and 318 (81%) meet the Guidelines for winter sunlight. These results demonstrate that south-facing windows generally have good access to sunlight in the Baseline Scenario.

Embedded Mitigation

8.60 No mitigation is embedded with respect to daylight and sunlight effects.

Future Baseline Conditions

8.61 The daylight and sunlight levels received by the surrounding residential properties in the Future Baseline Scenario, have been assessed and compared against the BRE criteria summarised in **Table 8.2** and are detailed below.

8.62 The Future Baseline Scenario consists of the Application Site in its consented condition (as per planning permission 121014/FO/2018) and the existing surrounding sensitive receptors. This scenario confirms the daylight and sunlight levels which will be experienced by the neighbouring receptors once the consented massing has been completed.

Daylight to Existing Surrounding Residential and Quasi-Residential Properties

8.63 The levels of daylight received by the receptors in the Future Baseline Scenario by the relevant surrounding properties have been quantified using the vertical sky component test at the window face and the daylight distribution calculated at the working plane within each room. The initial BRE target for each test is 27% VSC and 80% daylit area. Detailed results of the baseline daylight conditions are set out in the following tables (columns marked "Extant") and contour drawings (extant contour coloured green) within **Appendix 8.9:**

- Table P1 – vertical sky component (VSC) results;
- Table P2 – daylight distribution (DD) results; and
- Anstey Horne drawing nos. ROL01051-R01-V01A-101 to 119 - daylight distribution contour plans.

8.64 The future baseline results for VSC are summarised in **Table 8.9** in terms of the level of adherence to the BRE preliminary recommendations of 27% VSC.

Table 8.8 Summary of future baseline VSC results

Property	Number of windows tested	Standard VSC target (absolute) (%)	Number of windows				
			>= VSC target %	0.99 - 0.8 x VSC target %	0.79 - 0.6 x VSC target %	0.59 - 0.4 x VSC target %	<0.4 x VSC target %
Roby Court Big Block	53	27	2	13	23	15	0
Roby Court Small Block	26	27	0	0	14	11	1
Grand Apartments	141	27	39	26	22	32	22
70 Piccadilly	76	27	26	16	20	7	7
89-91 Piccadilly	9	27	0	3	6	0	0
93 Piccadilly	12	27	2	2	8	0	0
95 Piccadilly	33	27	1	23	9	0	0
97 Piccadilly	9	27	0	1	8	0	0
107 Piccadilly	71	27	6	24	26	13	2
Malmaison Hotel	79	27	23	18	15	19	4
Mercury Buildings	56	27	13	14	10	6	13
3-5 Portland Street	28	27	6	8	9	5	0
Holiday Inn	75	27	0	14	20	24	17

Property	Number of windows tested	Standard VSC target (absolute) (%)	Number of windows				
			>= VSC target %	0.99 - 0.8 x VSC target %	0.79 - 0.6 x VSC target %	0.59 - 0.4 x VSC target %	<0.4 x VSC target %
Total	**668**		**118**	**162**	**190**	**132**	**66**

8.65 The BRE guidelines do not set a numerical target for satisfaction of the DD test, aside from the 0.8 retained target. The guidelines do, however, refer to the fact that *"the distribution of daylight in a room will look poor if a significant area of the working plane (normally more than 20%) lies beyond the no sky line, i.e., if daylight is less than 80% of the working plane".* It is to this level that the future baseline DD results have been measured; the results of which are set out in **Table 8.10** below.

Table 8.10 Summary of future baseline DD results

Property	Number of rooms tested	Standard DD target (absolute) (%)	Number of rooms			
			>= DD target %	0.79 - 0.6 x DD target %	0.59 - 0.4 x DD target %	<0.4 x DD target %
Roby Court Big Block	53	80	32	5	14	2
Roby Court Small Block	26	80	14	12	0	0
Grand Apartments	96	80	48	12	14	22
70 Piccadilly	46	80	38	3	5	0
89-91 Piccadilly	7	80	2	5	0	0
93 Piccadilly	7	80	7	0	0	0
95 Piccadilly	16	80	14	2	0	0
97 Piccadilly	4	80	1	3	0	0

Property	Number of rooms tested	Standard DD target (absolute) (%)	Number of rooms			
			>= DD target %	0.79 - 0.6 x DD target %	0.59 - 0.4 x DD target %	<0.4 x DD target %
107 Piccadilly	24	80	23	0	0	1
Malmaison Hotel	40	80	16	5	5	14
Mercury Buildings	47	80	24	17	5	1
3-5 Portland Street	28	80	14	0	13	1
Holiday Inn	70	80	3	10	14	43
Total	**464**		**236**	**74**	**70**	**84**

8.66 Out of the 668 windows tested, 118 (18%) will receive more than the BRE recommended 27% VSC in the future baseline condition. The results show that daylight to 82% of windows appears to be constrained which is 17% more than in the existing baseline condition.

8.67 With regards to Daylight distribution, out of the 464 rooms tested, 236 (51%) will receive daylight over 80% of the area of the working plane in the future baseline condition, which is 6% less than in the existing baseline condition.

8.68 Overall, the future baseline results shows that similarly as in the existing baseline scenario, the vast majority of windows and around half of the rooms within the existing receptors will not achieve the guideline values in the future baseline condition. This is, again, due to the dense urban context.

Sunlight to Existing Surrounding Residential and Quasi-Residential Properties

8.69 The levels of available sunlight received by the surrounding residential properties in the Future Baseline Scenario have been quantified using the APSH test at their windows, both annually and in winter. The receptors that have been assessed are those windows which overlook the Site and face within 90 degrees of due south. The initial BRE target for APSH test is at least 25% APSH for the whole year including 5% during the winter months.

8.70 Detailed results of the future baseline sunlight conditions are set out in the following **Table 8.11.**

Table 8.11 Summary of future baseline sunlight results

Property	No of windows tested	ANNUAL SUNLIGHT		WINTER SUNLIGHT	
		>= APSH target	< 0.99 x target	>= APSH target	< 0.99 x target
Grand Apartments	141	114	27	116	25
70 Piccadilly	74	41	33	37	37
89-91 Piccadilly	9	9	0	9	0
93 Piccadilly	12	12	0	11	1
95 Piccadilly	33	33	0	33	0
97 Piccadilly	9	8	1	8	1
107 Piccadilly	71	63	8	65	6
Malmaison Hotel	5	5	0	4	1
3-5 Portland Street	28	28	0	27	1
Holiday Inn	10	5	5	5	5
Total	392	**318**	**74**	**315**	**77**

8.71 Out of the 392 windows tested, 318 (81%) will meet the BRE Guidelines for annual sunlight and 315 (88%) will meet the Guidelines for winter sunlight. These results demonstrate that south-facing windows will generally have good access to sunlight in the Future Baseline Scenario.

Assessment of Likely Significant Effects

Construction

8.72 As the site is already cleared there will not be any short-term/temporary minor beneficial daylight and sunlight impacts to the surrounding residential properties as a result of demolition activity. The availability of daylight and sunlight would gradually change during the construction period until the massing of the Proposed Development is complete.

8.73 For this ES chapter, the assessments have been undertaken for the completed Proposed Development, as this presents the worst-case scenario and any impact experienced by the surrounding residential properties during the phased construction will, therefore, be less significant.

8.74 Due to the levels of daylight, sunlight and overshadowing evolving throughout the construction phase (which is related to the construction activity / stage), it is not possible to determine what the effect is on the surrounding sensitive receptors at any given time. The use of scaffolding, hoardings and, to a lesser extent, cranes, will temporarily increase the obstruction to daylight, sunlight and overshadowing very slightly beyond that caused by the buildings themselves.

8.75 Overall, as it is not possible to accurately determine what the effects of the Proposed Development during construction will be on the daylight, sunlight and overshadowing to surrounding sensitive receptors at any given time (as the effects will gradually increase until the Proposed Development is completed and occupied), effects of the Proposed Development during construction have not been quantitatively assessed.

8.76 However, for this project it is clear that the assessments undertaken in the 'completed development' condition will present the worst-case position and any effect experienced by the surrounding sensitive receptors during the construction process will therefore be less significant than those experienced against the completed Proposed Development. The effects experienced in the completed development condition are set out in the following section of this ES chapter on 'Effects Once the Proposed Development is Completed and Occupied'.

The Completed and Operational Development

8.77 The daylight and sunlight levels received by the surrounding residential properties in the Proposed Scenario have been assessed and compared against the BRE criteria summarised in **Table 8.2**. Given the Site benefits from the extant planning permission ref. 121014/FO/2018, we have considered the likely impacts against the Existing Baseline and Future Baseline and both scenarios are discussed further below.

Daylight to Existing Surrounding Residential and Quasi-Residential Properties against the Existing Baseline

8.78 The existing levels of daylight received by the relevant surrounding properties have been quantified using the vertical sky component test at the window face and the daylight distribution calculated at the working plane within each room. The initial BRE target for each test is 27% VSC and 80% daylit area. Detailed results of the baseline daylight conditions are set out in the following tables (columns marked "Existing") and contour drawings (existing contour coloured green) within **Appendix 8.5**.

8.79 Detailed results of the daylight analysis for the Development Scenario are set out on drawings ROL01051-R01-V01-101 to 119 within **Appendix 8.5.** and Tables P1 (VSC) and P2 (Daylight Distribution) within **Appendix 8.4.**

8.80 A summary of the effects on VSC and Daylight Distribution is provided below in **Tables 8.12** (VSC) and **Table 8.13** (Daylight Distribution) in terms of the level of adherence to the BRE numerical guidelines and margins of deviation therefrom.

Table 8.12 Summary of VSC impacts against the existing baseline

Property	Number of windows tested	Standard VSC target (absolute) (%)	Number of windows				
			>= VSC target %	0.99 - 0.8 x VSC target %	0.79 - 0.6 x VSC target %	0.59 - 0.4 x VSC target %	<0.4 x VSC target %
Roby Court Big Block	53	27	0	42	11	0	0
Roby Court Small Block	26	27	0	0	26	0	0
Grand Apartments	141	27	35	79	26	1	0
70 Piccadilly	76	27	22	54	0	0	0
89-91 Piccadilly	9	27	0	9	0	0	0
93 Piccadilly	12	27	2	0	10	0	0
95 Piccadilly	33	27	0	24	9	0	0
97 Piccadilly	9	27	0	1	8	0	0
107 Piccadilly	71	27	6	20	44	1	0
Malmaison Hotel	79	27	23	21	0	25	10
Mercury Buildings	56	27	2	12	37	5	0
3-5 Portland Street	28	27	6	22	0	0	0

Property	Number of windows tested	Standard VSC target (absolute) (%)	Number of windows				
			>= VSC target %	0.99 - 0.8 x VSC target %	0.79 - 0.6 x VSC target %	0.59 - 0.4 x VSC target %	<0.4 x VSC target %
Holiday Inn	75	27	0	59	16	0	0
Total	**668**		**96**	**343**	**187**	**32**	**10**

Table 8.13 Summary of DD impacts against the existing baseline

Property	Number of rooms tested	Number of rooms			
		Satisfying BRE	0.79 - 0.6 x DD target %	0.59 - 0.4 x DD target %	<0.4 x DD target %
Roby Court Big Block	53	48	5	0	0
Roby Court Small Block	26	25	1	0	0
Grand Apartments	96	90	5	1	0
70 Piccadilly	46	46	0	0	0
89-91 Piccadilly	7	7	0	0	0
93 Piccadilly	7	7	0	0	0
95 Piccadilly	16	15	1	0	0
97 Piccadilly	4	3	1	0	0
107 Piccadilly	24	24	0	0	0
Malmaison Hotel	40	22	4	5	9
Mercury Buildings	47	34	13	0	0

Property	Number of rooms tested	Number of rooms			
		Satisfying BRE	0.79 - 0.6 x DD target %	0.59 - 0.4 x DD target %	<0.4 x DD target %
3-5 Portland Street	28	28	0	0	0
Holiday Inn	70	64	6	0	0
Total	**464**	**413**	**36**	**6**	**9**

8.81 Out of the 668 windows tested, 439 (66%) will satisfy the BRE guidelines and either retain a VSC of at least 27% or at least 0.8 times their former value and a further 187 (28%) of the remaining 229 windows are within 20% of the BRE guideline.

8.82 With regards to Daylight distribution, of the 464 rooms considered, 413 (89%) will satisfy the BRE guidelines in terms of daylight distribution and retain at least 0.8 times their former daylit area and 36 remaining rooms are within 20% of the guideline, of which 22 are within 10%.

8.83 All of the windows and rooms within the properties listed below will meet the BRE Guidelines for both VSC and DD. Therefore, the potential effects of the Proposed Development on daylight amenity to these properties will be **negligible**.

Table 8.14 Properties of negligible significance

Property
70 Piccadilly
89-91 Piccadilly
3-5 Portland Street

8.84 Within the remaining properties tested, not all of the windows/rooms would meet the BRE guidelines for both VSC and DD and therefore these properties are discussed in further detail below.

Roby Court Big Block

8.85 A total of 53 windows serving the 53 rooms within this retirement housing have been assessed for daylight.

8.86 Out of the 53 windows tested, 42 (79%) will satisfy the BRE VSC guidelines. The remaining 11 windows are only 2% away from the guidelines.

8.87 Out of the 53 rooms tested, 48 (91%) will satisfy the BRE DD guidelines. The remaining 5 rooms are within 20% of the BRE Guidelines.

8.88 Based on the floor plans sourced for this property, these rooms serve bedrooms (one on each floor from the first to fifth on the west side of the building). They are very narrow and deep, therefore the daylight distribution within the room is limited in the baseline condition. Therefore, they are more sensitive to change in the Proposed Scenario. The subject rooms maintain DD values of between 47% to 59% post-development. Given that in an urban environment, values approximating between 50% and 60% coverage would be considered typical, the results in the proposed condition fall into the negligible range.

8.89 It is therefore considered that the effect of the Proposed Development on the daylight to these receptors will be **negligible (not significant).**

Roby Court Small Block

8.90 A total of 26 windows serving the 26 rooms within this retirement housing have been assessed for daylight.

8.91 Out of the 26 windows tested, none (0%) will satisfy the BRE VSC guidelines. It is important to note that none of the windows achieves the BRE recommended 27% in the baseline condition, therefore they are more sensitive to light change in the Proposed Scenario. This is not unusual in a dense urban environment as such.

8.92 Out of the 26 rooms tested, 25 (96%) will satisfy the BRE DD guidelines. The remaining one room is only within 3% of the BRE Guidelines.

8.93 It is important to note that the BRE guidelines suggest that the results of the two daylight tests are considered in tandem. While the VSC method assesses the potential of daylight at only one point of the windows (usually a centre point), the DD method takes the assessment a step further and also considers the number and size of the windows and the size and shape of the room. Given the room layout has been sourced, greater weight should be given to the DD results.

8.94 It is therefore considered that the overall effect of the Proposed Development on the daylight availability to this property would be **minor adverse (not significant).**

Grand Apartments

8.95 A total of 141 windows serving the 96 rooms within this apartment block have been assessed for daylight.

8.96 Out of the 141 windows tested, 114 (81%) will satisfy the BRE VSC guidelines. Out of the remaining 27 windows, 25 is within 10% of BRE Guidelines, one is within 20% and one is within 30%. They are located in the eastern end of the building on the ground to sixth floor on the front elevation and at the rear overlooking the internal lightwell.

8.97 It is important to note that none of the transgressing windows achieves the BRE recommended 27% in the baseline condition, with the existing values being between 0.72% to 9.20% on the ground floor, reaching low twenties on the fourth floor but with some windows still being compromised on the sixth floor with values around 10% VSC. This is due to the close proximity of other neighbouring buildings and being obstructed by the balconies when windows on the front elevation are considered, and due to the self-obstructing nature of the building when windows within the lightwell are taken into account. Where the baseline values are extremely low, even a small reduction of light will manifest itself as a disproportionately large percentage reduction.

8.98 This is further confirmed when DD method is considered. Out of the 96 rooms tested, 90 (94%) will satisfy the BRE DD guidelines. The remaining six rooms are all located within the lightwell and based on the leasehold plans sourced, they serve two bedrooms and four modest in size kitchens. Windows within these rooms overlook a wall approximately 2m away and naturally will struggle to meet the targets. It is also important that these are not the main living spaces, which will not be materially affected in DD terms.

8.99 Given the context of the site, it is therefore considered that the overall effect of the Proposed Development on the daylight availability to this property would be **minor adverse (not significant).**

93 Piccadilly

8.100 A total of 12 windows serving the seven rooms within this property have been assessed for daylight.

8.101 Out of the 12 windows tested, 2 (17%) will satisfy the BRE VSC guidelines with the remaining ten being within 4% away from meeting the strict targets (reduction ratio of 0.76 against the target of 0.8).

8.102 When daylight distribution is considered, all seven rooms tested fully meet the BRE DD guidelines. It important to note that the BRE Guidelines suggest that the results of the two daylight tests are considered in tandem.

8.103 It is therefore considered that the overall effect of the Proposed Development on the daylight availability to this property would be **minor adverse (not significant).**

95 Piccadilly

8.104 A total of 33 windows serving the 16 rooms within this property have been assessed for daylight.

8.105 Out of the 33 windows tested, 24 (73%) will satisfy the BRE VSC guidelines with the remaining nine being within 7% away from meeting the strict targets (reduction ratio of 0.73 - 0.76 against the target of 0.8).

8.106 When daylight distribution is considered, 15 (94%) out of 16 rooms tested fully meet the BRE DD guidelines. The remaining one room is of unknown use and is 2% away from the BRE Guidelines, maintaining DD coverage of 64%.

8.107 Given that in an urban environment, values approximating between 50% and 60% coverage would be considered typical, the results in the proposed condition fall into the minor adverse impact range.

8.108 It is therefore considered that the effect of the Proposed Development on the daylight to these receptors will be **minor adverse (not significant).**

97 Piccadilly

8.109 A total of nine windows serving the four rooms within this property have been assessed for daylight.

8.110 Out of the nine windows tested, one (11%) will satisfy the BRE VSC guidelines with the remaining eight being within 12% of the BRE Guidelines and maintaining min 18.71% VSC post-development.

8.111 When daylight distribution is considered, three (75%) out of four rooms tested fully meet the BRE DD guidelines. The remaining one room is of unknown use and is 7% away from the BRE Guidelines, maintaining DD coverage of 58%.

8.112 Given that in an urban environment, values approximating between 50% and 60% coverage would be considered typical, the results in the proposed condition fall into the minor adverse impact range.

8.113 It is therefore considered that the effect of the Proposed Development on the daylight to these receptors will be **minor adverse (not significant).**

107 Piccadilly

8.114 A total of 71 windows serving the 24 rooms within this property have been assessed for daylight.

8.115 Out of the 71 windows tested, 26 (37%) will satisfy the BRE VSC guidelines with the remaining 44 being within 1% of the BRE Guidelines and one within 24%. All windows that transgress are located within multi-aspect rooms which allows for good access and distribution of light within these rooms.

8.116 When daylight distribution is considered, all seven (100%) rooms tested fully meet the BRE DD guidelines. It is important to note that the BRE Guidelines suggest that the results of the two daylight tests are considered in tandem.

8.117 It is therefore considered that the overall effect of the Proposed Development on the daylight availability to this property would be of **minor adverse (not significant).**

Malmaison Hotel

8.118 A total of 79 windows serving the 40 rooms within this hotel have been assessed for daylight.

8.119 Out of the 79 windows tested, 44 (56%) will satisfy the BRE VSC guidelines. Out of the remaining 35 windows, 25 windows will experience VSC values within 40% of the BRE Guidelines and ten beyond 40%. The affected windows are located from the first to

the fifth floor on the northwest elevation facing the development site across the street.

8.120 A similar situation exists when DD is considered. Out of 40 rooms tested, 22 (55%) will satisfy the BRE DD guidelines. Out of the remaining 18, four are with 20% of the BRE Guidelines, five within 40% and nine beyond 40%.

8.121 While the property will experience loss of light beyond the BRE Guidelines, it is important to remember that this is a hotel and all affected rooms are bedrooms based on the floor plans sourced. In addition, a hotel is not a typical residential use and its transient nature of occupancy needs to be taken into consideration.

8.122 Given the low sensitivity of a hotel use in comparison to strict residential property, it is therefore considered that the overall effect of the Proposed Development on the daylight availability to this property would be **minor adverse (not significant).**

Mercury Buildings

8.123 A total of 56 windows serving the 47 rooms within this apartment block have been assessed for daylight.

8.124 Out of the 56 windows tested, 14 (25%) will satisfy the BRE VSC guidelines. Out of the remaining 42 windows, 37 is within 20% and five are within 40% of the BRE Guidelines.

8.125 Eight of the windows which transgress the BRE Guidelines are located under the projecting balconies in the north corner of the building, one on each floor. Based on the partial floor plans sourced, these rooms were identified as living/kitchen/dining rooms. While the sky visibility at the centre point of these windows is limited by the overhanging balcony, the generous size of the windows will allow for a very good daylight penetration into the rooms, which is also confirmed by the DD results reported below.

8.126 A similar situation is demonstrated in the south corner of the building, where we identified eight other windows that transgress. While these windows are not compromised by the overhanging balconies, they are located directly in front of the proposal across the street. They will experience a reduction in VSC values beyond the recommended BRE targets, however, they will maintain retained VSC values between 15.22% and 26.58% which is not unusual in the city centre and thanks to the generous size of the windows, they will maintain good penetration of daylight within the rooms, as confirmed by the DD test.

8.127 23 windows in the middle of the front elevation (three on each floor from first to seventh and two on the eight floor) serve bedrooms and, despite the reductions in light, they will maintain retained VSC values between 16.48% on the second to 26.50% on the eights floor. The retained values on the first floor will be lower as these windows are already compromised by being located in a recess under the overhanging second floor.

8.128 Out of the remaining three windows that transgress the BRE Guidelines in VSC terms, one is located in the rear part of the building on the third floor and it only marginally falls below the BRE allowable 20% (by 1%). Another two are located on the eighth

floor and, despite showing a reduction ratio beyond the 0.8 target, they maintain VSC of 26.06% and 26.45%, respectively, which is marginally below the BRE satisfactory 27% VSC.

8.129 When the DD method is considered, out of the 47 rooms tested, 34 (72%) will satisfy the BRE DD guidelines. The remaining 13 rooms are within 20% of the BRE Guidelines and with the exception of one room on the first floor, they all serve bedrooms. The remaining room on the first floor was identified as a living/kitchen/dining. All rooms that transgress the DD guidelines will still maintain the daylight distribution coverage of a minimum 55% (between 55% to 78%), which is considered commensurate with an urban environment. Two bedrooms on the first floor maintain DD of 39% and 40%, however they are compromised in the baseline condition (60% and 57%) by the overhang above.

8.130 Given the context of the site, it is therefore considered that the overall effect of the Proposed Development on the daylight availability to this property would be **moderate adverse (significant).**

Holiday Inn

8.131 A total of 75 windows serving the 70 rooms within this hotel have been assessed for daylight.

8.132 Out of the 75 windows tested, 59 (79%) will satisfy the BRE VSC guidelines. The remaining 16 windows will experience VSC values within 10% of the BRE Guidelines.

8.133 When the DD method is considered, out of 70 rooms tested, 64 (91%) will satisfy the BRE DD guidelines. Out of the remaining six, all are with 10% of the BRE Guidelines. While they fall short of the recommended target values, it must be noted that these rooms are in a hotel bedroom use and based on the floor plans sourced, they are over 6.5m deep spaces. The BRE Guidelines recognise that penetration of daylight into single aspects rooms beyond 5m deep can be limited.

8.134 While the property will experience loss of light beyond the BRE Guidelines, it is important to remember that all losses are within 10% of the BRE Guidelines and all affected rooms are hotel bedrooms. A Hotel is not a typical residential property and its transient nature of occupancy needs to be taken into consideration.

8.135 Given the low sensitivity of hotel use in comparison to strict residential property, it is therefore considered that the overall effect of the Proposed Development on the daylight availability to this property would be **minor adverse (not significant).**

Sunlight to Existing Surrounding Residential and Quasi-Residential Properties

8.136 The levels of available sunlight received by the surrounding residential properties in the Development Scenario have been quantified using the APSH test at their windows which are then aggregated to give an overall result for the room, both annually and in winter. The receptors that have been assessed are those windows which overlook the Site and face within 90 degrees of due south as listed within **Table 8.7.**

8.137 A summary of the effects on sunlight to windows is set out in Table P3 at **Appendix 8.6** and are summarised in **Table 8.15** below.

Table 8.15 Summary of APSH impacts against the existing baseline

Property	No of windows tested	ANNUAL SUNLIGHT		WINTER SUNLIGHT	
		>= APSH target	<0.79 x target	>= APSH target	<0.79 x target
Grand Apartments	141	135	6	140	1
70 Piccadilly	74	73	1	70	4
89-91 Piccadilly	9	6	3	9	0
93 Piccadilly	12	9	3	11	1
95 Piccadilly	33	33	0	33	0
97 Piccadilly	9	9	0	9	0
107 Piccadilly	71	66	5	69	2
Malmaison Hotel	5	5	0	5	0
3-5 Portland Street	28	28	0	28	0
Holiday Inn	10	10	0	10	0
Total	**392**	**374**	**18**	**384**	**8**

8.138 Out of the 392 windows assessed for annual sunlight, 374 (95%) receive more than the BRE guideline of 25% APSH in the Proposed Scenario.

8.139 Out of the 392 windows assessed for winter sunlight, 384 (98%) receive more than the BRE guideline of 5% APSH in the winter months.

8.140 All of the windows within the properties listed below will meet the BRE Guidelines for both APSH and winter sunlight. Therefore, the potential effects of the Proposed Development on daylight amenity to these properties will be **negligible.**

Table 8.16 Properties of negligible significance

Property
95 Piccadilly
97 Piccadilly
Malmaison Hotel
3-5 Portland Street
Holiday Inn

8.141 Within the remaining properties tested, not all of the windows would meet the BRE guidelines for both APSH and winter sunlight and therefore these properties are discussed in further detail below.

Grand Apartments

8.142 All 96 rooms within this apartment have windows that face within 90 degrees of due south and therefore all 141 windows have been assessed for sunlight. Of the windows tested, 135 (96%) exceed the BRE Guidelines of 25% on an annual basis and 140 (99%) windows exceed the BRE Guidelines of 5% on a winter basis.

8.143 For annual sunlight, of six windows do not meet the BRE Guidelines, two will maintain APSH of 23% against the target of 25%.

8.144 Further two experience reduction within 5% and 25% of the BRE Guidelines. However, they are hindered by the overhanging balconies and consequently have to rely only on the sunlight received from the line of sight beneath the balcony above. The path of the sun is higher during summer and therefore the amount of sunlight hours during these months is limited compared to windows not positioned beneath balconies. During the winter months, when the sun is lower in the sky, these two windows are compliant with the BRE Guidelines showing that the presence of the balconies rather than the Proposed Development massing beyond is causing the main restriction.

8.145 A similar situation is noticed within one ground floor window directly overlooking Mercury Buildings and being located in a recess, which significantly limits the sunlight availability in the baseline scenario. This causes an actual reduction of 4% of APSH to manifest itself as a large percentage reduction ratio of 40% of the BRE Guidelines.

8.146 One remaining window that transgresses the annual sunlight is located on the sixth at the rear of the building and it faces an internal lightwell. This window, however, serves a bedroom which is not deemed relevant in sunlight terms.

8.147 For winter sunlight, one window does not meet the BRE Guidelines. This window is located on the seventh floor at the rear of the building and it faces an internal lightwell. This window, however, serves a bedroom which is not deemed to be relevant in sunlight terms.

8.148 It is therefore considered that the overall effect of the Proposed Development on the sunlight availability to this property would be **minor adverse (not significant).**

70 Piccadilly

8.149 A total of 45 rooms within these properties have windows that face within 90 degrees of due south and we have tested 74 windows. Of the windows tested, 73 (99%) exceed the BRE Guidelines of 25% on an annual basis and 70 (95%) windows exceed the BRE Guidelines of 5% on a winter basis.

8.150 It must be noted, however, that all of the windows that transgress serve bedrooms which are not considered relevant in sunlight terms.

8.151 It is therefore considered that the overall effect of the Proposed Development on the daylight availability to this property would be of **negligible (not significant).**

89-91 Piccadilly

8.152 A total of seven rooms within these properties have windows that face within 90 degrees of due south and we have tested nine windows. Of the windows tested, six (67%) exceed the BRE Guidelines of 25% on an annual basis and all (100%) windows exceed the BRE Guidelines of 5% on a winter basis.

8.153 The three windows that transgress the annual sunlight enjoy a very high level of sunlight in the baseline scenario and despite a reduction of APSH of 20% beyond the BRE Guidelines, they still maintain the values of between 23 and 24% which is marginally below the absolute target of 25%.

8.154 It is therefore considered that the overall effect of the Proposed Development on the daylight availability to this property would be of **negligible (not significant).**

93 Piccadilly

8.155 A total of seven rooms within these properties have windows that face within 90 degrees of due south and we have tested 12 windows. Of the windows tested, nine (75%) exceed the BRE Guidelines of 25% on an annual basis and 11 (92%) windows exceed the BRE Guidelines of 5% on a winter basis.

8.156 The two windows that transgress will experience a reduction of sunlight within 20% of the BRE Guidelines and the third windows marginally below that. However, all three enjoy a very high level of sunlight in the baseline scenario and despite reductions beyond the BRE Guidelines, they still maintain the values of between 23 and 24% which is marginally below the absolute target of 25%.

8.157 One window that transgresses the winter sunlight, again, will maintain the APSH value of 4% which is marginally below the absolute winter target of 5%.

8.158 It is therefore considered that the overall effect of the Proposed Development on the daylight availability to this property would be of **negligible (not significant).**

107 Piccadilly

8.159 A total of 24 rooms within these properties have windows that face within 90 degrees of due south and we have tested 71 windows. Of the windows tested, 66 (93%) exceed the BRE Guidelines of 25% on an annual basis and 69 (97%) windows exceed the BRE Guidelines of 5% on a winter basis.

8.160 All of the windows that transgress are located within three studio apartments, two on the fourth floor and one on the fifth floor.

8.161 While the individual windows experience reductions beyond the BRE Guidelines, these rooms are multi aspects and as a whole, will maintain a very good level of sunlight post-development. The retained APSH values for these rooms will be 39%, 73% and 34%, respectively and for winter sunlight, this will amount to 11%, 24% and 19%. These results are far in excess of the minimum recommended targets.

8.162 It is therefore considered that the overall effect of the Proposed Development on the daylight availability to this property would be of **negligible (not significant).**

Daylight to Existing Surrounding Residential and Quasi-Residential Properties against the Future Baseline

8.163 The extant levels of daylight received by the relevant surrounding properties have been quantified using the vertical sky component test at the window face and the daylight distribution calculated at the working plane within each room. The initial BRE target for each test is 27% VSC and 80% daylit area. Detailed results of the future baseline daylight conditions are set out in the following tables (columns marked "Extant") and contour drawings (extant contour coloured green) within **Appendix 8.8.**

8.164 Detailed results of the daylight analysis for the Development Scenario are set out on drawings ROL01051-R01-V01A-101 to 119 within **Appendix 8.8** and Tables P1 (VSC) and P2 (Daylight Distribution) within **Appendix 8.7.**

8.165 A summary of the effects on VSC and Daylight Distribution is provided below in **Tables 8.17** (VSC) and **Table 8.18** (Daylight Distribution) in terms of the level of adherence to the BRE numerical guidelines and margins of deviation therefrom.

Table 8.17 Summary of VSC impacts against the future baseline

Property	Number of windows tested	Standard VSC target (absolute) (%)	Number of windows				
			>= VSC target %	0.99 - 0.8 x VSC target %	0.79 - 0.6 x VSC target %	0.59 - 0.4 x VSC target %	<0.4 x VSC target %
Roby Court Big Block	53	27	0	53	0	0	0
Roby Court Small Block	26	27	0	26	0	0	0
Grand Apartments	141	27	35	106	2	0	0
70 Piccadilly	76	27	22	54	0	0	0
89-91 Piccadilly	9	27	0	9	0	0	0
93 Piccadilly	12	27	2	10	0	0	0
95 Piccadilly	33	27	0	33	0	0	0
97 Piccadilly	9	27	0	9	0	0	0
107 Piccadilly	71	27	6	65	0	0	0
Malmaison Hotel	79	27	23	56	0	0	0
Mercury Buildings	56	27	2	54	0	0	0
3-5 Portland Street	28	27	6	22	0	0	0
Holiday Inn	75	27	0	75	0	0	0
Total	**668**		**90**	**666**	**2**	**0**	**0**

Table 8.18 Summary of DD impacts against the future baseline

Property	Number of rooms tested	Number of rooms			
		Satisfying BRE	0.79 - 0.6 x DD target %	0.59 - 0.4 x DD target %	<0.4 x DD target %
Roby Court Big Block	53	53	0	0	0
Roby Court Small Block	26	26	0	0	0
Grand Apartments	96	92	3	1	0
70 Piccadilly	46	46	0	0	0
89-91 Piccadilly	7	7	0	0	0
93 Piccadilly	7	7	0	0	0
95 Piccadilly	16	16	0	0	0
97 Piccadilly	4	4	0	0	0
107 Piccadilly	24	24	0	0	0
Malmaison Hotel	40	40	0	0	0
Mercury Buildings	47	47	0	0	0
3-5 Portland Street	28	28	0	0	0
Holiday Inn	70	70	0	0	0
Total	**464**	**460**	**3**	**1**	**0**

8.166 Out of the 668 windows tested, 666 (99.7%) will satisfy the BRE guidelines and either retain a VSC of at least 27% or at least 0.8 times their former value and the remaining two (0.03%) are 3% short of meeting the BRE Guidelines.

8.167 With regards to Daylight distribution, of the 464 rooms considered, 460 (99%) will satisfy the BRE guidelines in terms of daylight distribution and retain at least 0.8

times their former daylit area and three of the remaining four are within 20% of the guideline (between 1 and 11%).

8.168 All of the windows and rooms within the properties listed below will meet the BRE Guidelines for both VSC and DD. Therefore, the potential effects of the Proposed Development on daylight amenity to these properties will be **negligible.**

Table 8.19 Properties of negligible significance

Property
Roby Court Big Block
Roby Court Small Block
70 Piccadilly
89-91 Piccadilly
93 Piccadilly
95 Piccadilly
97 Piccadilly
107 Piccadilly
Malmaison Hotel
Mercury Buildings
3-5 Portland Street
Holiday Inn

8.169 Within one remaining property tested, not all of the windows/rooms would meet the BRE guidelines for both VSC and DD and therefore this property is discussed in further detail below.

Grand Apartments

8.170 A total of 141 windows serving the 96 rooms within this apartment block have been assessed for daylight.

8.171 Out of the 141 windows tested, 139 (99%) will satisfy the BRE VSC guidelines. The two remaining windows are within 3% of BRE Guidelines. They are located within two modest size kitchens on the second and fourth floors at the rear of the building and face the internal courtyard. Given the location, the windows have a heavily compromised sky visibility in the baseline condition. The VSC values in the existing baseline are respectively 1.04% and 2.90% and in the future baseline 1.04% and 2.88%. Following the implementation of the proposed scheme, these will be reduced to 0.80% and 2.23%. While this reduction manifests itself as a transgression to the BRE Guidelines, the actual reduction is marginal and arguably not perceptible to the human eye.

8.172 When DD method is considered, out of the 96 rooms tested, 92 (96%) will satisfy the BRE DD guidelines. The remaining four rooms are all located within the lightwell and their retained DD values will be within 22% of the BRE Guidelines when assessed against the future baseline.

8.173 Based on the leasehold plans sourced, the affected rooms are a bedroom on the ground floor and three modest in size kitchens, one each on the second, third and fourth floor. Windows within these rooms overlook a wall approximately 2m away and naturally will struggle to meet the targets. It is also important that these are not the main living spaces, which will not be materially affected in DD terms.

8.174 Given the context of the site, it is therefore considered that the overall effect of the Proposed Development on the daylight availability to this property would be **negligible (not significant).**

Sunlight to Existing Surrounding Residential and Quasi-Residential Properties

8.175 The levels of available sunlight received by the surrounding residential properties in the Development Scenario against the Future Baseline have been quantified using the APSH test at their windows which are then aggregated to give an overall result for the room, both annually and in winter. The receptors that have been assessed are those windows which overlook the Site and face within 90 degrees of due south as listed within **Table 8.7.**

8.176 The results of the sunlight assessment show that all properties will fully comply with the BRE Guidelines which illustrates that there is at worst a negligible increase in sunlight effects between the extant planning application and the current proposed scheme.

8.177 A detailed summary of the effects on sunlight to windows is set out in Table P3 at **Appendix 8.9.**

Additional Mitigation / Enhancement Measures

8.178 No mitigation measures are proposed during the construction and operational phases.

Residual Effects

Existing Receptors

8.179 The phased construction programme will mean that there will be differing impacts on the daylight and sunlight to the neighbouring residential receptors through time, and the adverse effects will gradually increase until the Proposed Development is complete.

8.180 For this ES chapter, the assessments have been undertaken for the completed Proposed Development, as this presents the worst-case scenario and any impact experienced by the surrounding residential receptors during the phased construction will, therefore, be less significant.

8.181 It is not possible to assess the potential effects on the levels of daylight and sunlight experienced by existing sensitive receptors in the vicinity of the site during the construction phases of the proposed development at any given time, as they will gradually increase during the course of construction until the proposed development is completed and occupied. This represents a worst-case scenario as the effects will be no greater than when the proposed development is completed.

8.182 All of the residual effects resulting from the Proposed Development, are presented in **Table 8.20** below, identifying the significance of the effect.

Table 8.20 Residual Effects Summary

Receptor	Description of Effect	Supplementary Mitigation	Sensitivity of Receptor	Nature of Effect and Geographic Extent	Magnitude of Effect (Incorporating environmental design and management)	Initial Classification of Effect and Statement of Significance	Mitigation and Monitoring	Residual Effect and Statement of Significance
Demolition								
As listed below	Daylight	N/A	N/A	N/A	N/A	N/A	N/A	N/A
As listed below	Sunlight	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Construction								
Roby Court Big Block	Daylight	None	High	Local	Negligible	Negligible Short-term Not significant	N/A	Negligible Short-term Not significant
Roby Court Small Block	Daylight	None	High	Local	Negligible to Minor	Negligible to Minor Adverse Short-term Not significant	N/A	Negligible to Minor Adverse Short-term Not significant
Grand Apartments	Daylight & Sunlight	None	High	Local	Negligible to Minor	Negligible to Minor Adverse Short-term Not significant	N/A	Negligible to Minor Adverse Short-term Not significant

Receptor	Description of Effect	Supplementary Mitigation	Sensitivity of Receptor	Nature of Effect and Geographic Extent	Magnitude of Effect (Incorporating environmental design and management)	Initial Classification of Effect and Statement of Significance	Mitigation and Monitoring	Residual Effect and Statement of Significance
70 Piccadilly	Sunlight	None	High	Local	Negligible to Minor	Negligible to Minor Short-term Not significant	N/A	Negligible to Minor Adverse Short-term Not significant
89-91 Piccadilly	Daylight & Sunlight	None	High	Local	Negligible	Negligible Short-term Not significant	N/A	Negligible Short-term Not significant
93 Piccadilly	Daylight & Sunlight	None	High	Local	Negligible to Minor	Negligible to Minor Short-term Not significant	N/A	Negligible to Minor Adverse Short-term Not significant
95 Piccadilly	Daylight	None	High	Local	Negligible to Minor	Negligible to Minor Short-term Not significant	N/A	Negligible to Minor Adverse Short-term Not significant
97 Piccadilly	Daylight	None	High	Local	Negligible to Minor	Negligible to Minor Short-term Not significant	N/A	Negligible to Minor Adverse Short-term Not significant
107 Piccadilly	Daylight & Sunlight	None	High	Local	Negligible to Minor	Negligible to Minor Short-term Not significant	N/A	Negligible to Minor Adverse Short-term Not significant

Receptor	Description of Effect	Supplementary Mitigation	Sensitivity of Receptor	Nature of Effect and Geographic Extent	Magnitude of Effect (Incorporating environmental design and management)	Initial Classification of Effect and Statement of Significance	Mitigation and Monitoring	Residual Effect and Statement of Significance
Malmaison Hotel	Daylight	None	Low	Local	Negligible to Minor	Negligible to Minor Short-term Not significant	N/A	Negligible to Minor Adverse Short-term Not significant
Mercury Buildings	Daylight	None	High	Local	Negligible to Moderate	Negligible to Moderate Short-term Not significant to significant	N/A	Negligible to Moderate Adverse Short-term Not significant to significant
3-5 Portland Street	Daylight & Sunlight	None	Low	Local	Negligible	Negligible Short-term Not significant	N/A	Negligible Short-term Not significant
Holiday Inn	Daylight	None	Low	Local	Negligible to Minor	Negligible to Minor Short-term Not significant	N/A	Negligible to Minor Adverse Short-term Not significant
Completed Development								
Roby Court Big Block	Daylight	None	High	Local	Negligible	Negligible Permanent Not significant	N/A	Negligible Permanent Not significant
Roby Court Small Block	Daylight	None	High	Local	Minor	Minor Permanent Not significant	N/A	Minor Adverse Permanent

Receptor	Description of Effect	Supplementary Mitigation	Sensitivity of Receptor	Nature of Effect and Geographic Extent	Magnitude of Effect (Incorporating environmental design and management)	Initial Classification of Effect and Statement of Significance	Mitigation and Monitoring	Residual Effect and Statement of Significance
								Not significant
Grand Apartments	Daylight & Sunlight	None	High	Local	Minor	Minor Permanent Not significant	N/A	Minor Adverse Permanent Not significant
70 Piccadilly	Sunlight	None	High	Local	Minor	Minor Permanent Not significant	N/A	Minor Adverse Permanent Not significant
89-91 Piccadilly	Daylight & Sunlight	None	High	Local	Negligible	Negligible Permanent Not significant	N/A	Negligible Permanent Not significant
93 Piccadilly	Daylight & Sunlight	None	High	Local	Minor	Minor Permanent Not significant	N/A	Minor Adverse Permanent Not significant
95 Piccadilly	Daylight	None	High	Local	Minor	Minor Permanent Not significant	N/A	Minor Adverse Permanent Not significant
97 Piccadilly	Daylight	None	High	Local	Minor	Minor Permanent Not significant	N/A	Minor Adverse Permanent Not significant
107 Piccadilly	Daylight & Sunlight	None	High	Local	Minor	Minor Permanent	N/A	Minor Adverse

Receptor	Description of Effect	Supplementary Mitigation	Sensitivity of Receptor	Nature of Effect and Geographic Extent	Magnitude of Effect (Incorporating environmental design and management)	Initial Classification of Effect and Statement of Significance	Mitigation and Monitoring	Residual Effect and Statement of Significance
						Not significant		Permanent Not significant
Malmaison Hotel	Daylight	None	Low	Local	Minor	Minor Permanent Not significant	N/A	Minor Permanent Not significant
Mercury Buildings	Daylight	None	High	Local	Moderate	Moderate Permanent Significant	N/A	Moderate Adverse Permanent Significant
3-5 Portland Street	Daylight & Sunlight	None	Low	Local	Negligible	Negligible Permanent Not significant	N/A	Negligible Permanent Not significant
Holiday Inn	Daylight	None	Low	Local	Minor	Minor Permanent Not significant	N/A	Minor Adverse Permanent Not significant

Conclusions

8.183 The daylight and sunlight assessments have been undertaken in accordance with the BRE Guidelines and the significance of effects arrived at in this context using professional judgement. The BRE Guidelines state its numerical guidelines should be interpreted flexibly. This is particularly important for sites such as the Site, which is surrounded by high-density residential and quasi-residential development. The BRE Guidelines suggest the rigid application of its standard numerical guidelines will be inappropriate in an urban environment, where higher density development is desirable and where there simply cannot be the same expectation of light as in a suburban or rural context.

8.184 As would be expected with a scheme of such scale, there are likely some environmental effects to the neighbouring residential properties. The Site is located towards the centre of Manchester and consists of a vacant plot and adjacent Grade II Union Building. The neighbouring properties are in close proximity to the Site and mainly higher than Union Building. This results in the baseline daylight levels being compromised to 65% windows and 57% rooms assessed, which indicates a dense urban context.

8.185 Given the current context, it is expected that any additional mass on the Site will result in some changes in natural light beyond the BRE Guidelines. The breakdown of daylight and sunlight results is illustrated in tables **8.12** to **8.15** for the existing baseline and in tables **8.17** to **8.19** for the future baseline. The location of the relevant properties tested is illustrated in the drawing ROL01051_R01_V01 in **Appendix 8.**

8.186 When the Proposed Development is tested against the existing baseline, the results of the daylight assessments show that overall, out of the 668 windows tested, 439 (66%) will satisfy the BRE Guidelines in VSC terms and out of the 464 rooms considered within the relevant neighbouring properties, 413 (89%) will comply with the BRE targets for DD.

8.187 When the impact on sunlight is considered, out of the 392 windows assessed for annual sunlight, 374 (95%) will receive more than the BRE guideline of 25% APSH and 384 (98%) windows will receive more than the BRE guideline of 5% APSH in the winter months.

8.188 Weighing the impact of the Proposed Development against the extant planning application scheme shows material transgression in daylight terms only to two windows and four rooms within Grand Apartments and the impact is limited to already heavily compromised internal courtyard rooms. Despite the technical reductions in light, the change in perceivable light in these rooms will be marginal. All windows tested will fully comply with the sunlight targets.

8.189 Overall, where impact does result in transgressions of the BRE Guidelines, the retained values are commensurate with those commonly found within urban environments. The transgressions mainly occur in areas compromised by the inherent nature of the existing buildings and within hotel accommodation which, by its transient nature of occupancy, is treated with lower sensitivity in daylight and sunlight terms.

8.190 Summarising, the residual effect of the Proposed Development will be minor (not significant) with a moderate (significant) effect limited to one building (Mercury Buildings) in direct proximity to the scheme.

8.191 Where impact does result in transgressions of the BRE Guidelines within Mercury Buildings, it is partially due to the inherent nature of the property itself (balconies and lightwell) and not to the Proposed Scheme in isolation. Furthermore, the retained light levels are commensurate with alternative targets discussed in the BRE Report Guidelines and previously accepted values experienced around other approved developments in dense urban locations. Therefore, an overall impact is considered limited.

Assessment of Cumulative Effects

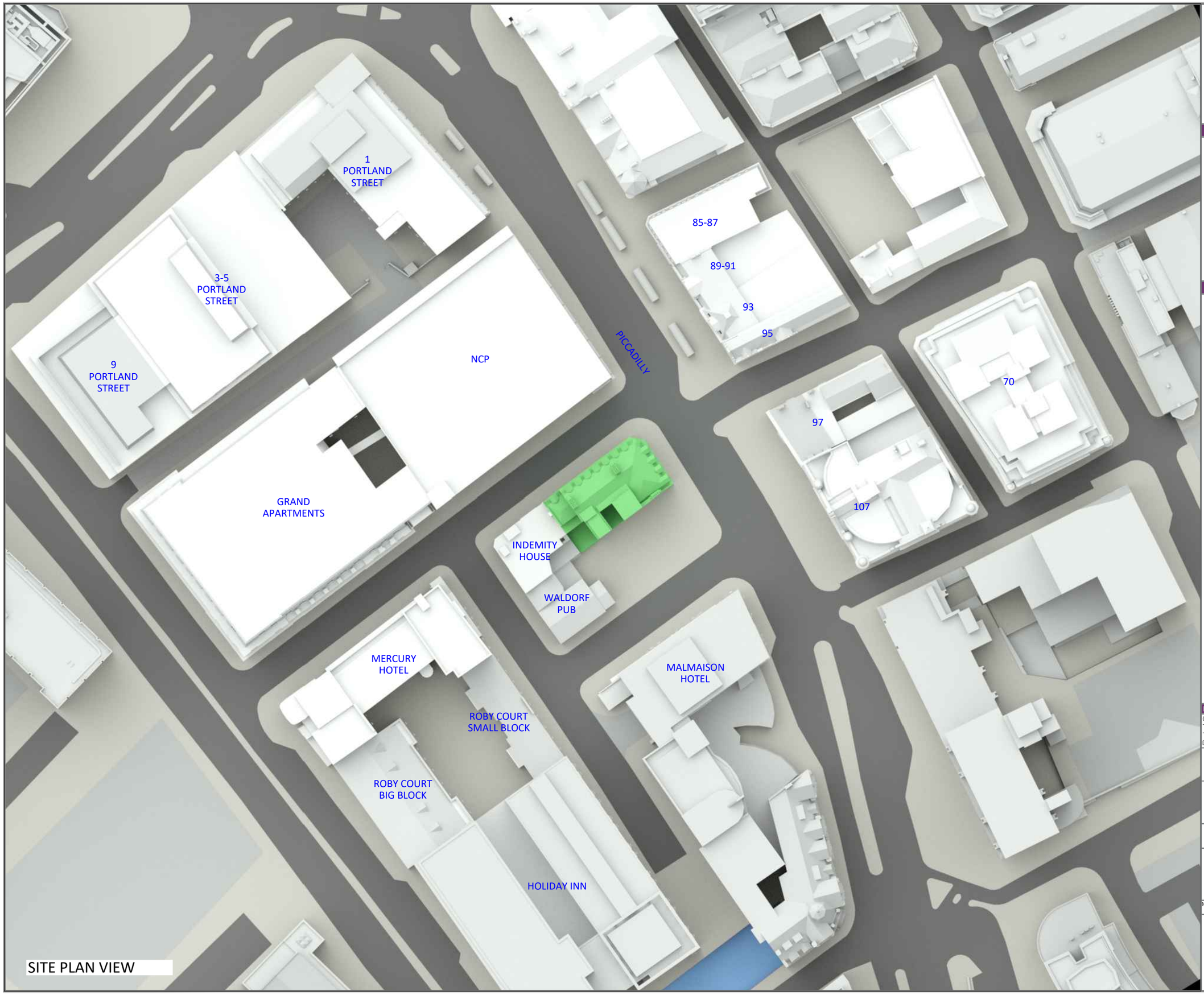
8.192 No cumulative effects are anticipated in relation to daylight and sunlight, as the cumulative sites considered were located too far away from the Proposed Development to have any impact.

8.193 References

Building Research Establishment Guide BR209 (2022);'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. (Third Edition 2022)

Appendix 8.1

Baseline Site Plan and 3D views



AnsteyHorne
CHARTERED SURVEYORS
www.ansteyhorne.co.uk
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362

LEGEND:

Existing
Consented
Proposed
Cutback
12120 AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 7.5m 15m 22.5m 30m 37.5m

PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: SITE PLAN VIEW EXISTING CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML	20/04/23	1:750	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			001

Site Plan



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Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Existing
Consented
Proposed
Cutback
12120 AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY
MANCHESTER

SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: 3D MASSING MODEL VIEW
EXISTING CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML	20/04/23		A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			002

3D Massing Model



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Plymouth - 01752 270 315
Norwich - 01603 577 362

LEGEND:

- Existing
- Proposed
- AOD Height (mm) (e.g. 12120)
- Consented
- Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

PROJECT INFORMATION

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PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: 3D MASSING MODEL VIEW EXISTING CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML	20/04/23		A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			003

3D Massing Model

Appendix 8.2

Future Baseline Site Plan and 3D views



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Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362

LEGEND:

Existing
Proposed
12120 AOD Height (mm)
Consented
Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
MBS POINT CLOUD
Received on 15/02/23
ACCUCITIES
Received on 27/03/23
Site and aerial photos.

PROPOSED BUILDINGS
BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS
STEPHENSON STUDIO
Received on 2018

0m 7.5m 15m 22.5m 30m 37.5m

PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY
MANCHESTER

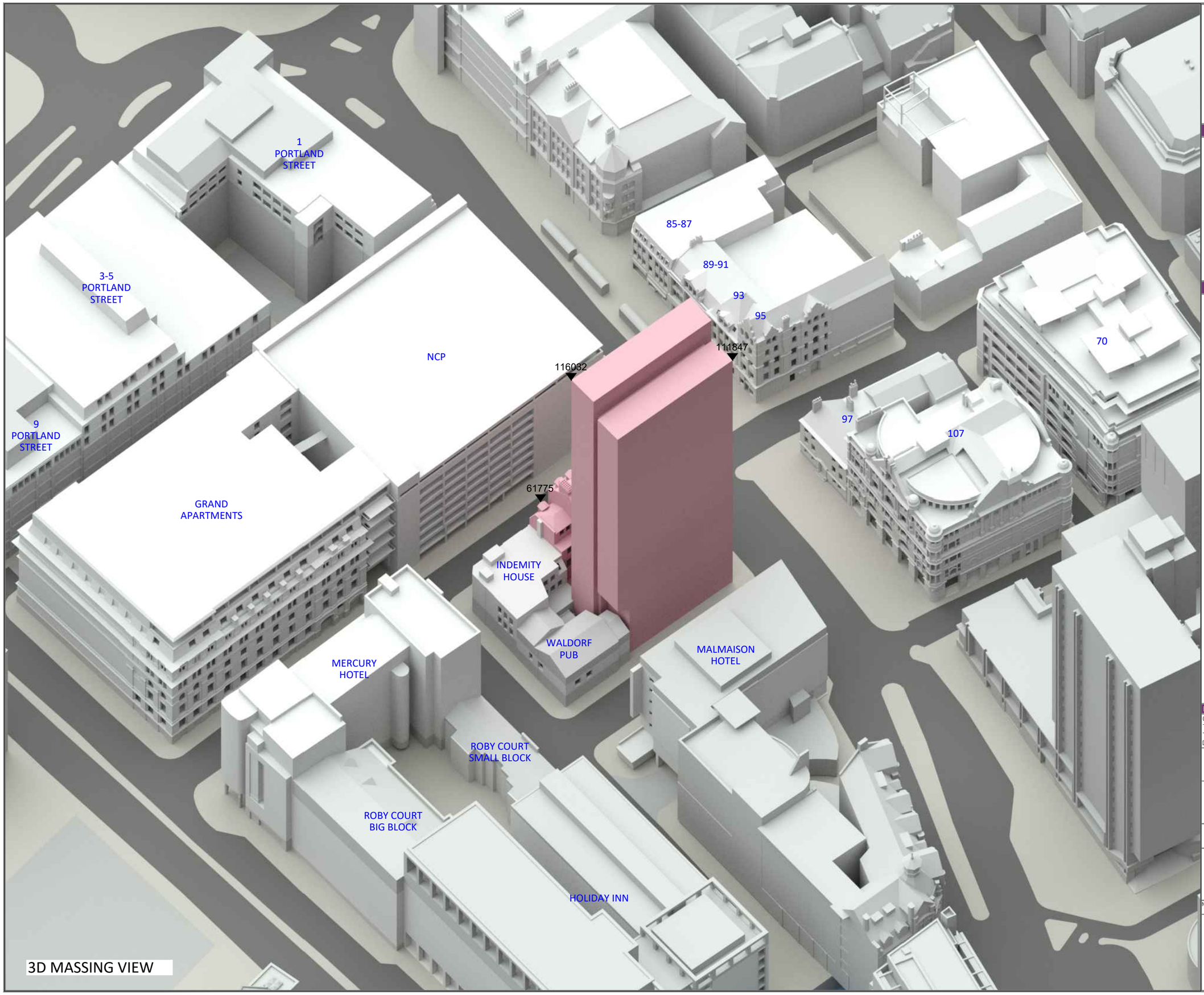
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: SITE PLAN VIEW
EXISTING CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML/AK	21/05/23	1:750	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			001

Site Plan



AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

- Existing
- Proposed
- 12120 AOD Height (mm)
- Consented
- Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
MBS POINT CLOUD
Received on 15/02/23
ACCUCITIES
Received on 27/03/23
Site and aerial photos.

PROPOSED BUILDINGS
BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS
STEPHENSON STUDIO
Received in 2018

PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY
MANCHESTER

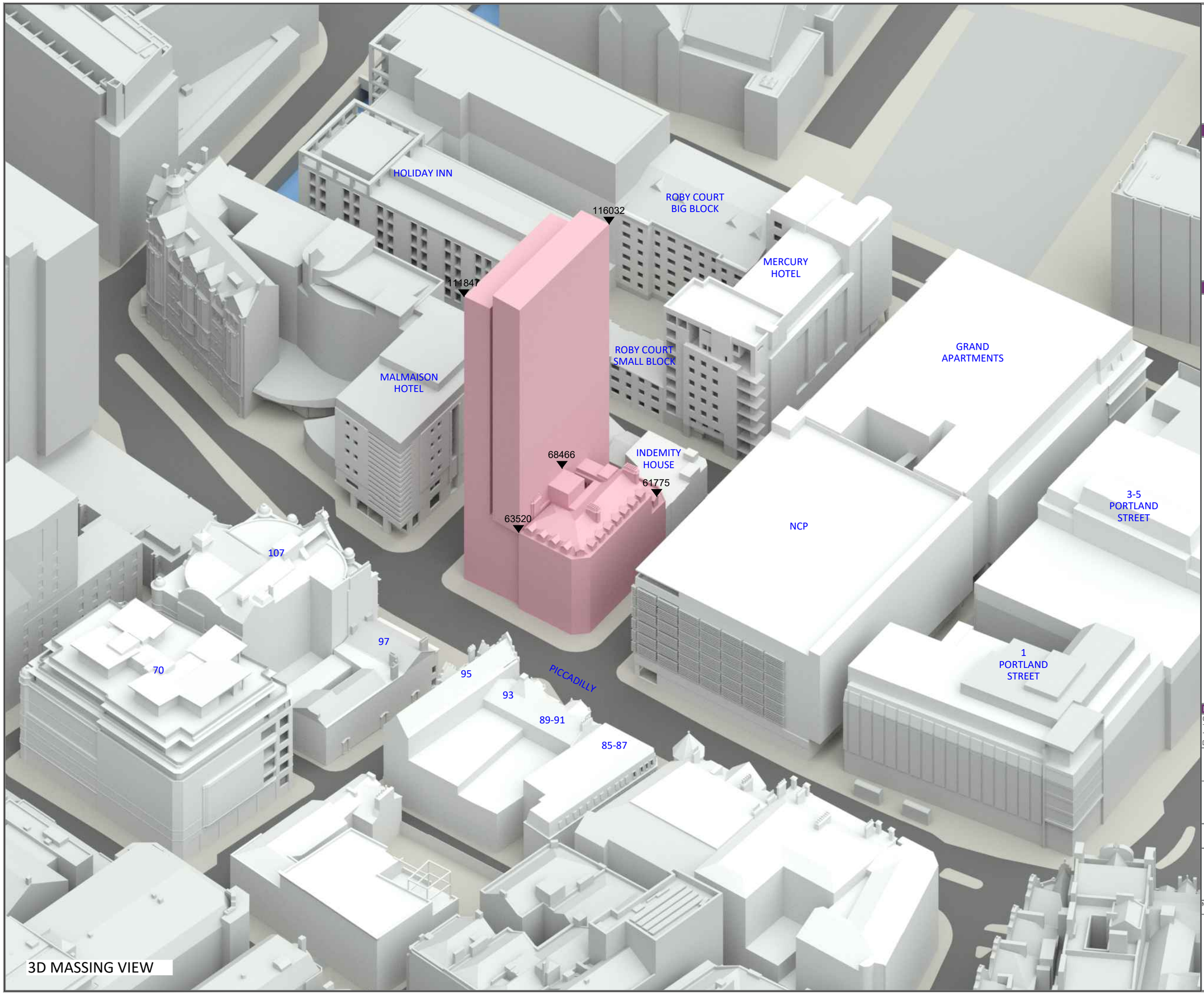
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: 3D MASSING MODEL VIEW
EXISTING CONDITION

MODELLED BY: / DRAWN BY	DATE:	SCALE:	
ML/AK	21/05/23		A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			002

3D Massing Model



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Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Existing
Consented
Proposed
Cutback
12120 AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
MBS POINT CLOUD
Received on 15/02/23
ACCUCITIES
Received on 27/03/23
Site and aerial photos.

PROPOSED BUILDINGS
BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS
STEPHENSON STUDIO
Received on 2018

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY
MANCHESTER

SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: 3D MASSING MODEL VIEW
EXISTING CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML/AK	21/05/23		A3

PROJECT No: RELEASE No: VERSION No:	DRAWING No:
ROL01051_R01_V01A_	003

3D Massing Model

Appendix 8.3

Development Scenario Plan and 3D views



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Plymouth - 01752 270 315
Norwich - 01603 577 362

LEGEND:

Existing
Consented
Proposed
Cutback
12120 AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 7.5m 15m 22.5m 30m 37.5m

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PROJECT TITLE: 12-16 PICCADILLY
MANCHESTER

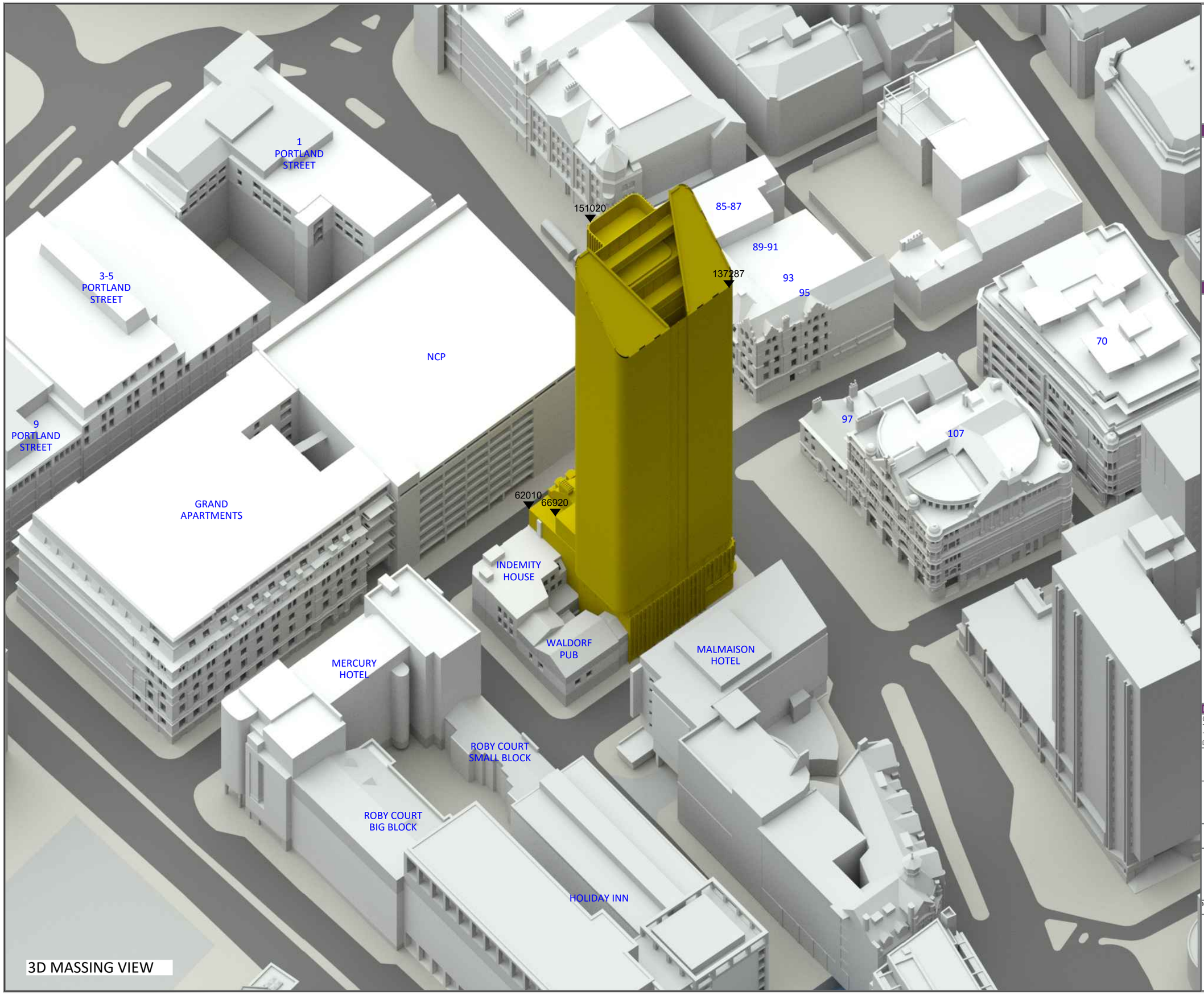
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: SITE PLAN VIEW
PROPOSED SCHEME

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML	20/04/23	1:750	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			004

Site Plan



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Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

- Existing
- Proposed
- 12120 AOD Height (mm)
- Consented
- Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

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PROJECT TITLE: 12-16 PICCADILLY
MANCHESTER

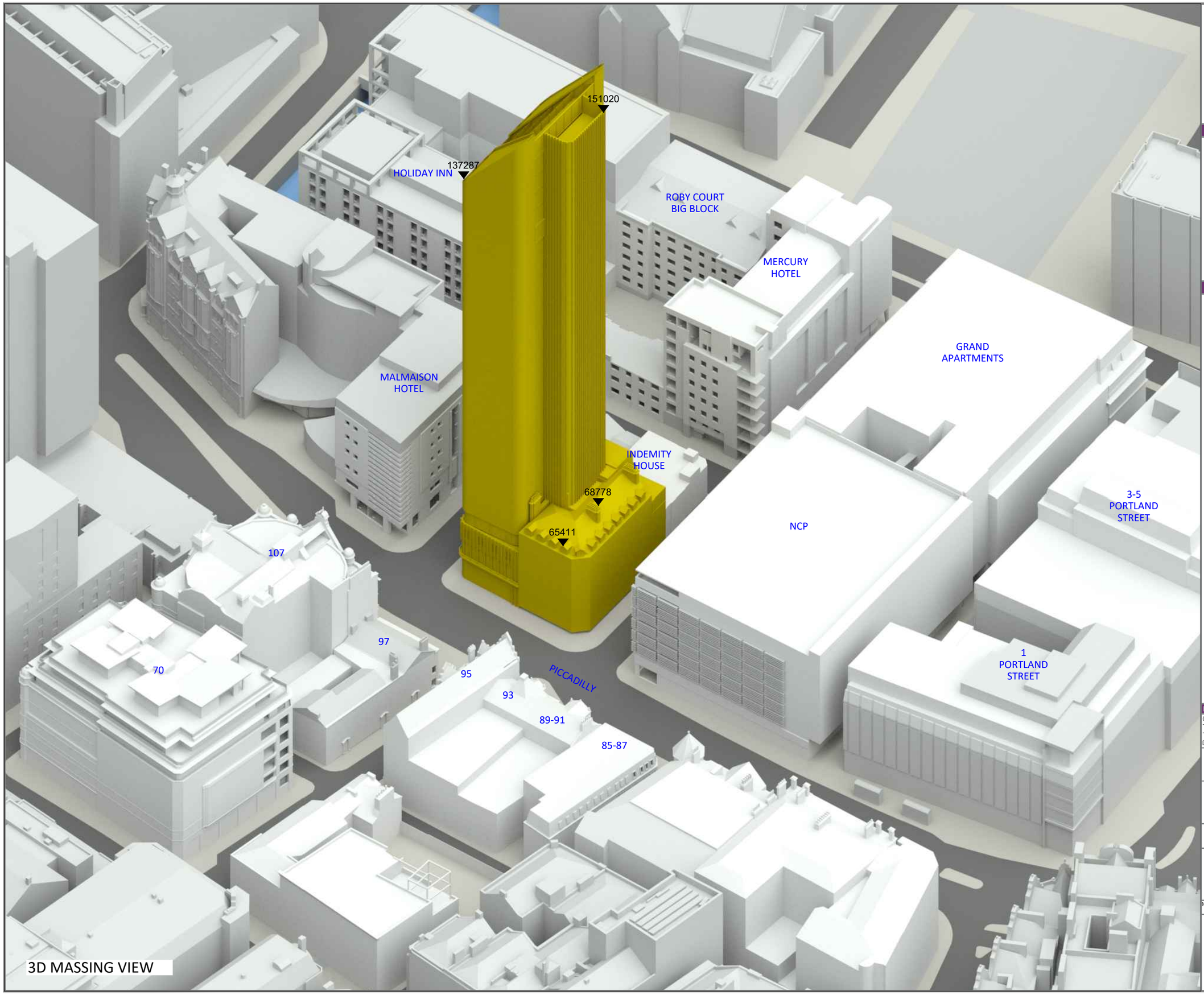
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED SCHEME

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML	20/04/23		A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			005

3D Massing Model



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CHARTERED SURVEYORS
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Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362

LEGEND:

- Existing
- Consented
- Proposed
- Cutback
- 12120 AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY
MANCHESTER

SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED SCHEME

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML	20/04/23		A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			006

3D Massing Model

Appendix 8.4

Daylight Results - Surrounding Residential Properties

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Roby Court Big Block						
Gnd Floor						
R1	RESIDENTIAL	KD	W1	14.53	11.32	0.78
R2	RESIDENTIAL	BEDROOM	W2	16.10	12.83	0.80
R3	RESIDENTIAL	BEDROOM	W3	15.52	12.16	0.78
R4	RESIDENTIAL	KD	W4	17.40	14.00	0.80
R5	RESIDENTIAL	KD	W5	17.69	14.29	0.81
R6	RESIDENTIAL	BEDROOM	W6	17.21	13.81	0.80
R8	RESIDENTIAL	BEDROOM	W8	15.07	12.42	0.82
R9	RESIDENTIAL	KD	W9	13.63	11.72	0.86
1st Floor						
R1	RESIDENTIAL	KD	W1	17.43	13.60	0.78
R2	RESIDENTIAL	BEDROOM	W2	18.86	14.94	0.79
R3	RESIDENTIAL	BEDROOM	W3	17.90	13.91	0.78
R4	RESIDENTIAL	KD	W4	20.16	16.14	0.80
R5	RESIDENTIAL	KD	W5	20.44	16.39	0.80
R6	RESIDENTIAL	BEDROOM	W6	19.79	15.74	0.80
R7	RESIDENTIAL	BEDROOM	W7	18.08	14.34	0.79
R8	RESIDENTIAL	BEDROOM	W8	17.30	14.07	0.81
R9	RESIDENTIAL	KD	W9	15.49	13.13	0.85
2nd Floor						
R1	RESIDENTIAL	KD	W1	19.94	15.63	0.78
R2	RESIDENTIAL	BEDROOM	W2	21.62	17.21	0.80
R3	RESIDENTIAL	BEDROOM	W3	20.12	15.70	0.78
R4	RESIDENTIAL	KD	W4	22.90	18.42	0.80
R5	RESIDENTIAL	KD	W5	23.11	18.58	0.80
R6	RESIDENTIAL	BEDROOM	W6	22.29	17.78	0.80
R7	RESIDENTIAL	BEDROOM	W7	20.23	16.00	0.79
R8	RESIDENTIAL	BEDROOM	W8	19.54	15.75	0.81
R9	RESIDENTIAL	KD	W9	17.40	14.57	0.84
3rd Floor						
R1	RESIDENTIAL	KD	W1	22.70	18.14	0.80
R2	RESIDENTIAL	BEDROOM	W2	24.33	19.64	0.81
R3	RESIDENTIAL	BEDROOM	W3	22.13	17.45	0.79
R4	RESIDENTIAL	KD	W4	25.46	20.71	0.81
R5	RESIDENTIAL	KD	W5	25.44	20.65	0.81
R6	RESIDENTIAL	BEDROOM	W6	24.42	19.65	0.80
R7	RESIDENTIAL	BEDROOM	W7	21.90	17.41	0.79
R8	RESIDENTIAL	BEDROOM	W8	21.41	17.31	0.81
R9	RESIDENTIAL	KD	W9	19.01	15.93	0.84
4th Floor						
R1	RESIDENTIAL	KD	W1	25.84	21.20	0.82
R2	RESIDENTIAL	BEDROOM	W2	27.31	22.54	0.83
R3	RESIDENTIAL	BEDROOM	W3	24.16	19.41	0.80

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R4	RESIDENTIAL	KD	W4	28.01	23.18	0.83
R5	RESIDENTIAL	KD	W5	27.72	22.86	0.82
R6	RESIDENTIAL	BEDROOM	W6	26.57	21.71	0.82
R7	RESIDENTIAL	BEDROOM	W7	23.58	18.97	0.80
R8	RESIDENTIAL	BEDROOM	W8	23.36	19.11	0.82
R9	RESIDENTIAL	KD	W9	20.80	17.50	0.84
5th Floor						
R1	RESIDENTIAL	KD	W1	29.73	25.02	0.84
R2	RESIDENTIAL	BEDROOM	W2	30.68	25.85	0.84
R3	RESIDENTIAL	BEDROOM	W3	26.62	21.80	0.82
R4	RESIDENTIAL	KD	W4	30.57	25.68	0.84
R5	RESIDENTIAL	KD	W5	29.95	25.02	0.84
R6	RESIDENTIAL	BEDROOM	W6	28.92	23.98	0.83
R7	RESIDENTIAL	BEDROOM	W7	25.81	21.09	0.82
R8	RESIDENTIAL	BEDROOM	W8	25.57	21.13	0.83
R9	RESIDENTIAL	KD	W9	22.89	19.30	0.84
Roby Court Small Block						
Gnd Floor						
R1	RESIDENTIAL	KD	W1	15.85	10.00	0.63
R2	RESIDENTIAL	BEDROOM	W2	17.89	11.79	0.66
R3	RESIDENTIAL	BEDROOM	W3	19.54	13.21	0.68
R4	RESIDENTIAL	KD	W4	20.53	14.10	0.69
R5	RESIDENTIAL	KD	W5	20.84	15.22	0.73
R6	RESIDENTIAL	BEDROOM	W6	20.45	15.56	0.76
R7	RESIDENTIAL	BEDROOM	W7	19.80	14.74	0.74
R8	RESIDENTIAL	KD	W8	19.44	14.03	0.72
1st Floor						
R1	RESIDENTIAL	KD	W1	17.69	11.58	0.65
R2	RESIDENTIAL	BEDROOM	W2	19.79	13.40	0.68
R3	RESIDENTIAL	KD	W3	21.46	14.82	0.69
R4	RESIDENTIAL	BEDROOM	W4	22.53	15.72	0.70
R5	RESIDENTIAL	BEDROOM	W5	23.38	16.51	0.71
R6	RESIDENTIAL	KD	W6	23.63	16.89	0.71
R7	RESIDENTIAL	BEDROOM	W7	23.59	17.33	0.73
R8	RESIDENTIAL	BEDROOM	W8	23.25	16.80	0.72
R9	RESIDENTIAL	KD	W9	23.21	16.35	0.70
2nd Floor						
R1	RESIDENTIAL	KD	W1	19.72	13.34	0.68
R2	RESIDENTIAL	BEDROOM	W2	21.75	15.09	0.69
R3	RESIDENTIAL	KD	W3	23.32	16.40	0.70
R4	RESIDENTIAL	BEDROOM	W4	24.37	17.27	0.71
R5	RESIDENTIAL	BEDROOM	W5	25.45	18.22	0.72
R6	RESIDENTIAL	KD	W6	25.82	18.42	0.71
R7	RESIDENTIAL	BEDROOM	W7	26.12	18.79	0.72
R8	RESIDENTIAL	BEDROOM	W8	26.17	18.43	0.70
R9	RESIDENTIAL	KD	W9	26.49	18.16	0.69
Grand Apartments						

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

ROL01051 - R01 - V01
12-16 Piccadilly
18/04/2023

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
Gnd Floor						
R1	RESIDENTIAL	LD	W1	15.32	14.61	0.95
R1	RESIDENTIAL	LD	W2	12.66	11.92	0.94
R1	RESIDENTIAL	LD	W15	26.80	26.80	1.00
R2	RESIDENTIAL	BEDROOM	W3	10.87	10.08	0.93
R3	RESIDENTIAL	KD	W4	9.27	8.35	0.90
R4	RESIDENTIAL	KD	W5	8.87	7.74	0.87
R5	RESIDENTIAL	BEDROOM	W6	8.67	7.27	0.84
R6	RESIDENTIAL	BEDROOM	W7	8.67	6.84	0.79
R7	RESIDENTIAL	KD	W8	8.85	6.33	0.72
R8	RESIDENTIAL	BEDROOM	W9	9.20	6.02	0.65
R9	RESIDENTIAL	KD	W10	3.68	1.71	0.46
R11	RESIDENTIAL	BEDROOM	W12	0.72	0.60	0.83
R12	RESIDENTIAL	BEDROOM	W13	25.16	25.16	1.00
R12	RESIDENTIAL	BEDROOM	W14	26.01	26.01	1.00
2nd Floor						
R1	RESIDENTIAL	LKD	W18	18.89	18.02	0.95
R1	RESIDENTIAL	LKD	W19	16.38	15.47	0.94
R1	RESIDENTIAL	LKD	W35	29.04	29.04	N/A
R1	RESIDENTIAL	LKD	W36	29.79	29.79	N/A
R2	RESIDENTIAL	BEDROOM	W20	14.79	13.81	0.93
R3	RESIDENTIAL	BEDROOM	W21	13.93	12.80	0.92
R4	RESIDENTIAL	BEDROOM	W22	13.46	12.13	0.90
R5	RESIDENTIAL	LD	W23	13.38	11.77	0.88
R6	RESIDENTIAL	BEDROOM	W24	13.37	11.32	0.85
R7	RESIDENTIAL	LD	W25	13.54	10.82	0.80
R8	RESIDENTIAL	BEDROOM	W26	14.01	10.49	0.75
R9	RESIDENTIAL	LD	W27	14.60	10.54	0.72
R10	RESIDENTIAL	BEDROOM	W28	16.17	11.79	0.73
R11	RESIDENTIAL	LD	W29	18.52	13.80	0.75
R12	RESIDENTIAL	BEDROOM	W31	6.03	4.69	0.78
R13	RESIDENTIAL	LD	W32	6.58	4.98	0.76
R14	RESIDENTIAL	KITCHEN	W33	1.04	0.80	0.77
R15	RESIDENTIAL	LIVING ROOM	W34	2.37	2.37	1.00
3rd Floor						
R1	RESIDENTIAL	LKD	W17	19.57	18.59	0.95
R1	RESIDENTIAL	LKD	W18	17.34	16.28	0.94
R1	RESIDENTIAL	LKD	W33	29.02	29.02	N/A
R1	RESIDENTIAL	LKD	W34	29.69	29.69	N/A
R2	RESIDENTIAL	BEDROOM	W19	15.96	14.80	0.93
R3	RESIDENTIAL	BEDROOM	W20	16.26	14.93	0.92
R4	RESIDENTIAL	BEDROOM	W21	16.14	14.59	0.90
R5	RESIDENTIAL	LD	W22	16.18	14.34	0.89
R6	RESIDENTIAL	BEDROOM	W23	16.20	13.89	0.86
R7	RESIDENTIAL	LKD	W24	16.26	13.29	0.82
R8	RESIDENTIAL	BEDROOM	W25	16.41	12.73	0.78
R9	RESIDENTIAL	LD	W26	15.94	11.72	0.74
R10	RESIDENTIAL	BEDROOM	W27	17.41	12.80	0.74
R11	RESIDENTIAL	LD	W28	19.65	14.63	0.74
R12	RESIDENTIAL	LD	W30	7.90	5.85	0.74

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R13	RESIDENTIAL	KITCHEN	W31	1.66	1.43	0.86
R14	RESIDENTIAL	LIVING ROOM	W32	3.39	3.39	1.00
4th Floor						
R1	RESIDENTIAL	LD	W29	21.98	20.94	0.95
R1	RESIDENTIAL	LD	W30	21.15	20.08	0.95
R1	RESIDENTIAL	LD	W31	19.84	18.73	0.94
R1	RESIDENTIAL	LD	W32	19.34	18.17	0.94
R1	RESIDENTIAL	LD	W57	29.51	29.51	N/A
R1	RESIDENTIAL	LD	W58	29.72	29.72	N/A
R1	RESIDENTIAL	LD	W59	30.17	30.17	N/A
R1	RESIDENTIAL	LD	W60	30.36	30.36	N/A
R2	RESIDENTIAL	BEDROOM	W33	18.67	17.46	0.94
R2	RESIDENTIAL	BEDROOM	W34	18.46	17.17	0.93
R3	RESIDENTIAL	BEDROOM	W35	18.04	16.63	0.92
R3	RESIDENTIAL	BEDROOM	W36	18.38	16.90	0.92
R4	RESIDENTIAL	BEDROOM	W37	18.48	16.84	0.91
R4	RESIDENTIAL	BEDROOM	W38	18.53	16.81	0.91
R5	RESIDENTIAL	LD	W39	18.69	16.78	0.90
R5	RESIDENTIAL	LD	W40	18.73	16.69	0.89
R6	RESIDENTIAL	BEDROOM	W41	18.73	16.41	0.88
R6	RESIDENTIAL	BEDROOM	W42	18.70	16.23	0.87
R7	RESIDENTIAL	LD	W43	18.66	15.71	0.84
R7	RESIDENTIAL	LD	W44	18.64	15.46	0.83
R8	RESIDENTIAL	BEDROOM	W45	18.60	15.05	0.81
R8	RESIDENTIAL	BEDROOM	W46	18.29	14.56	0.80
R9	RESIDENTIAL	LD	W47	18.58	14.42	0.78
R9	RESIDENTIAL	LD	W48	18.70	14.41	0.77
R10	RESIDENTIAL	BEDROOM	W49	19.48	14.90	0.76
R10	RESIDENTIAL	BEDROOM	W50	20.11	15.40	0.77
R11	RESIDENTIAL	LD	W51	21.47	16.45	0.77
R11	RESIDENTIAL	LD	W52	22.21	17.04	0.77
R12	RESIDENTIAL	LKD	W54	9.26	6.90	0.75
R13	RESIDENTIAL	KITCHEN	W55	2.90	2.23	0.77
R14	RESIDENTIAL	LIVING ROOM	W56	5.34	5.31	0.99
5th Floor						
R1	RESIDENTIAL	LD	W29	27.71	26.40	0.95
R1	RESIDENTIAL	LD	W30	27.32	26.06	0.95
R1	RESIDENTIAL	LD	W31	27.81	26.39	0.95
R1	RESIDENTIAL	LD	W32	27.58	26.13	0.95
R1	RESIDENTIAL	LD	W57	32.77	32.77	N/A
R1	RESIDENTIAL	LD	W58	32.77	32.77	N/A
R1	RESIDENTIAL	LD	W59	33.23	33.23	N/A
R1	RESIDENTIAL	LD	W60	33.34	33.34	N/A
R2	RESIDENTIAL	BEDROOM	W33	25.40	23.83	0.94
R2	RESIDENTIAL	BEDROOM	W34	25.26	23.71	0.94
R3	RESIDENTIAL	BEDROOM	W35	26.99	25.20	0.93
R3	RESIDENTIAL	BEDROOM	W36	27.08	25.28	0.93
R4	RESIDENTIAL	BEDROOM	W37	27.23	25.20	0.93
R4	RESIDENTIAL	BEDROOM	W38	27.29	25.21	0.92
R5	RESIDENTIAL	LD	W39	27.55	25.23	0.92
R5	RESIDENTIAL	LD	W40	27.58	25.18	0.91

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R6	RESIDENTIAL	BEDROOM	W41	27.59	24.86	0.90
R6	RESIDENTIAL	BEDROOM	W42	27.56	24.72	0.90
R7	RESIDENTIAL	LKD	W43	27.42	24.14	0.88
R7	RESIDENTIAL	LKD	W44	27.40	23.96	0.87
R8	RESIDENTIAL	BEDROOM	W45	27.24	23.33	0.86
R8	RESIDENTIAL	BEDROOM	W46	27.09	23.07	0.85
R9	RESIDENTIAL	LD	W47	25.25	20.76	0.82
R9	RESIDENTIAL	LD	W48	25.14	20.56	0.82
R10	RESIDENTIAL	BEDROOM	W49	26.57	21.60	0.81
R10	RESIDENTIAL	BEDROOM	W50	26.90	21.83	0.81
R11	RESIDENTIAL	LD	W51	27.57	22.11	0.80
R11	RESIDENTIAL	LD	W52	27.78	22.26	0.80
R12	RESIDENTIAL	LD	W54	14.26	11.14	0.78
R13	RESIDENTIAL	KITCHEN	W55	5.18	3.63	0.70
R14	RESIDENTIAL	LIVING ROOM	W56	11.24	10.85	0.97
6th Floor						
R1	RESIDENTIAL	LD	W1	32.13	30.54	N/A
R1	RESIDENTIAL	LD	W15	34.86	34.86	N/A
R2	RESIDENTIAL	KITCHEN	W2	31.91	30.14	N/A
R3	RESIDENTIAL	BEDROOM	W3	31.54	29.63	N/A
R4	RESIDENTIAL	LD	W4	31.40	29.24	N/A
R5	RESIDENTIAL	KITCHEN	W5	31.65	29.17	N/A
R6	RESIDENTIAL	BEDROOM	W6	31.73	28.86	N/A
R7	RESIDENTIAL	BEDROOM	W7	31.63	28.34	N/A
R8	RESIDENTIAL	LD	W8	31.67	27.61	N/A
R9	RESIDENTIAL	BEDROOM	W9	30.48	26.63	0.87
R10	RESIDENTIAL	LD	W10	29.64	25.44	0.86
R11	RESIDENTIAL	BEDROOM	W11	31.43	25.85	0.82
R12	RESIDENTIAL	LKD	W12	10.90	8.88	0.81
R13	RESIDENTIAL	BEDROOM	W13	10.16	7.57	0.75
R14	RESIDENTIAL	BEDROOM	W14	20.48	18.34	0.90
7th Floor						
R1	RESIDENTIAL	LD	W1	36.90	35.21	N/A
R1	RESIDENTIAL	LD	W16	37.56	37.56	N/A
R2	RESIDENTIAL	KITCHEN	W2	36.73	34.72	N/A
R3	RESIDENTIAL	BEDROOM	W4	36.24	34.01	N/A
R4	RESIDENTIAL	LD	W5	36.51	33.98	N/A
R5	RESIDENTIAL	KITCHEN	W6	36.56	33.68	N/A
R6	RESIDENTIAL	BEDROOM	W7	36.57	33.37	N/A
R7	RESIDENTIAL	BEDROOM	W8	36.57	32.97	N/A
R8	RESIDENTIAL	LD	W9	36.47	32.38	N/A
R9	RESIDENTIAL	BEDROOM	W10	36.28	31.63	N/A
R10	RESIDENTIAL	LKD	W11	36.28	31.17	N/A
R11	RESIDENTIAL	BEDROOM	W12	36.28	30.53	N/A
R12	RESIDENTIAL	LKD	W13	35.48	28.87	N/A
R13	RESIDENTIAL	BEDROOM	W14	21.47	17.94	0.84
R14	RESIDENTIAL	BEDROOM	W15	32.36	27.66	N/A
70 Piccadilly						
Gnd Floor						

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R1	RESIDENTIAL	BEDROOM	W1	22.41	22.41	1.00
R1	RESIDENTIAL	BEDROOM	W2	17.65	17.08	0.97
R2	RESIDENTIAL	LKD	W3	12.12	10.75	0.89
R2	RESIDENTIAL	LKD	W28	10.65	10.32	0.97
1st Floor						
R1	RESIDENTIAL	LKD	W1	28.59	28.59	N/A
R1	RESIDENTIAL	LKD	W2	26.81	26.52	0.99
R1	RESIDENTIAL	LKD	W3	27.98	27.98	N/A
R1	RESIDENTIAL	LKD	W4	17.07	15.54	0.91
R2	RESIDENTIAL	BEDROOM	W5	18.68	15.63	0.84
R3	RESIDENTIAL	BEDROOM	W6	19.22	15.94	0.83
R4	RESIDENTIAL	BEDROOM	W7	18.09	15.32	0.85
R5	RESIDENTIAL	LKD	W8	15.66	13.62	0.87
R6	RESIDENTIAL	LKD	W9	10.68	10.68	1.00
R7	RESIDENTIAL	BEDROOM	W10	7.32	7.32	1.00
2nd Floor						
R1	RESIDENTIAL	LKD	W1	31.93	31.93	N/A
R1	RESIDENTIAL	LKD	W2	29.57	29.26	N/A
R1	RESIDENTIAL	LKD	W3	31.47	31.47	N/A
R1	RESIDENTIAL	LKD	W28	25.29	21.38	0.85
R2	RESIDENTIAL	BEDROOM	W4	24.88	20.97	0.84
R3	RESIDENTIAL	BEDROOM	W5	23.03	19.53	0.85
R4	RESIDENTIAL	BEDROOM	W6	20.98	17.89	0.85
R5	RESIDENTIAL	LKD	W7	18.22	15.72	0.86
R6	RESIDENTIAL	LKD	W8	12.52	12.52	1.00
R7	RESIDENTIAL	BEDROOM	W9	9.41	9.41	1.00
3rd Floor						
R1	RESIDENTIAL	LKD	W1	34.35	34.35	N/A
R1	RESIDENTIAL	LKD	W2	32.03	31.71	N/A
R1	RESIDENTIAL	LKD	W3	34.16	34.16	N/A
R1	RESIDENTIAL	LKD	W4	29.04	24.76	0.85
R2	RESIDENTIAL	BEDROOM	W5	28.42	24.37	0.86
R3	RESIDENTIAL	BEDROOM	W6	26.60	22.86	0.86
R4	RESIDENTIAL	BEDROOM	W7	24.47	21.03	0.86
R5	RESIDENTIAL	LKD	W8	21.52	18.51	0.86
R6	RESIDENTIAL	LKD	W9	16.23	16.05	0.99
R7	RESIDENTIAL	BEDROOM	W10	13.86	13.75	0.99
4th Floor						
R1	RESIDENTIAL	LKD	W1	36.73	36.73	N/A
R1	RESIDENTIAL	LKD	W2	36.60	36.60	N/A
R1	RESIDENTIAL	LKD	W3	33.13	28.81	N/A
R2	RESIDENTIAL	BEDROOM	W4	32.17	27.95	N/A
R3	RESIDENTIAL	BEDROOM	W5	30.74	26.79	0.87
R4	RESIDENTIAL	BEDROOM	W6	28.92	25.09	0.87
R5	RESIDENTIAL	LKD	W7	26.27	22.72	0.86
R6	RESIDENTIAL	LKD	W8	21.25	20.27	0.95
R7	RESIDENTIAL	BEDROOM	W9	19.78	18.84	0.95
5th Floor						

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

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TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R1	RESIDENTIAL	LKD	W1	27.86	27.86	N/A
R1	RESIDENTIAL	LKD	W2	28.33	28.33	N/A
R1	RESIDENTIAL	LKD	W3	29.07	26.91	0.93
R1	RESIDENTIAL	LKD	W4	26.30	21.98	0.84
R1	RESIDENTIAL	LKD	W5	24.90	20.72	0.83
R2	RESIDENTIAL	BEDROOM	W6	24.41	20.35	0.83
R3	RESIDENTIAL	BEDROOM	W7	22.97	18.97	0.83
R4	RESIDENTIAL	LKD	W8	22.09	18.12	0.82
R4	RESIDENTIAL	LKD	W9	20.64	16.77	0.81
R5	RESIDENTIAL	LKD	W10	18.23	16.14	0.89
R6	RESIDENTIAL	BEDROOM	W11	20.37	17.87	0.88
R8	RESIDENTIAL	LKD	W13	22.11	19.26	0.87
R8	RESIDENTIAL	LKD	W14	5.14	5.14	1.00
6th Floor						
R1	RESIDENTIAL	LKD	W1	27.17	27.16	N/A
R1	RESIDENTIAL	LKD	W2	16.83	14.38	0.85
R1	RESIDENTIAL	LKD	W3	14.85	14.82	1.00
R1	RESIDENTIAL	LKD	W4	31.43	27.39	N/A
R2	RESIDENTIAL	BEDROOM	W5	30.83	26.78	0.87
R3	RESIDENTIAL	LKD	W6	30.25	26.17	0.87
R3	RESIDENTIAL	LKD	W7	23.46	20.04	0.85
R4	RESIDENTIAL	BEDROOM	W8	26.61	22.94	0.86
R5	RESIDENTIAL	BEDROOM	W9	6.13	6.13	1.00
R6	RESIDENTIAL	BEDROOM	W10	13.60	12.33	0.91
R6	RESIDENTIAL	BEDROOM	W11	5.94	5.94	1.00
7th Floor						
R1	RESIDENTIAL	UNKNOWN	W1	35.29	35.27	N/A
R1	RESIDENTIAL	UNKNOWN	W2	35.65	35.61	N/A
R1	RESIDENTIAL	UNKNOWN	W3	27.43	23.86	0.87
R2	RESIDENTIAL	UNKNOWN	W4	25.49	25.44	1.00
R2	RESIDENTIAL	UNKNOWN	W5	34.17	30.17	N/A
R2	RESIDENTIAL	UNKNOWN	W6	34.02	29.98	N/A
R2	RESIDENTIAL	UNKNOWN	W7	27.31	27.26	N/A
R3	RESIDENTIAL	UNKNOWN	W8	31.38	27.73	N/A
R3	RESIDENTIAL	UNKNOWN	W9	18.81	18.81	1.00
89-91 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	21.74	17.89	0.82
R2	RESIDENTIAL	UNKNOWN	W2	22.42	18.25	0.81
R3	RESIDENTIAL	UNKNOWN	W3	23.45	18.86	0.80
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	23.02	18.86	0.82
R2	RESIDENTIAL	UNKNOWN	W2	23.60	19.06	0.81
R3	RESIDENTIAL	UNKNOWN	W3	24.54	19.53	0.80
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	28.50	23.70	0.83
R1	RESIDENTIAL	UNKNOWN	W2	28.90	23.93	0.83

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R1	RESIDENTIAL	UNKNOWN	W3	28.86	23.74	0.82
93 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	23.53	18.62	0.79
R1	RESIDENTIAL	UNKNOWN	W2	24.31	19.15	0.79
R2	RESIDENTIAL	UNKNOWN	W3	24.54	19.22	0.78
R2	RESIDENTIAL	UNKNOWN	W4	24.31	18.77	0.77
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	25.27	19.83	0.78
R1	RESIDENTIAL	UNKNOWN	W2	25.89	20.17	0.78
R2	RESIDENTIAL	UNKNOWN	W3	26.11	20.20	0.77
R2	RESIDENTIAL	UNKNOWN	W4	26.03	19.85	0.76
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	30.46	24.17	0.79
R1	RESIDENTIAL	UNKNOWN	W3	30.57	24.12	0.79
R2	RESIDENTIAL	UNKNOWN	W2	47.04	42.13	N/A
R3	RESIDENTIAL	UNKNOWN	W4	44.26	35.15	N/A
95 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	24.47	18.50	0.76
R1	RESIDENTIAL	UNKNOWN	W2	24.75	18.49	0.75
R1	RESIDENTIAL	UNKNOWN	W3	26.45	22.06	0.83
R2	RESIDENTIAL	UNKNOWN	W4	25.35	21.26	0.84
R3	RESIDENTIAL	UNKNOWN	W5	23.90	20.25	0.85
R4	RESIDENTIAL	UNKNOWN	W6	23.82	20.46	0.86
R4	RESIDENTIAL	UNKNOWN	W7	23.20	20.06	0.86
R4	RESIDENTIAL	UNKNOWN	W8	23.20	20.27	0.87
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	25.73	19.12	0.74
R1	RESIDENTIAL	UNKNOWN	W2	26.05	19.10	0.73
R1	RESIDENTIAL	UNKNOWN	W3	26.15	22.03	0.84
R2	RESIDENTIAL	UNKNOWN	W4	25.70	22.01	0.86
R3	RESIDENTIAL	UNKNOWN	W5	24.27	21.22	0.87
R4	RESIDENTIAL	UNKNOWN	W6	24.39	21.49	0.88
R4	RESIDENTIAL	UNKNOWN	W7	25.09	22.15	0.88
R4	RESIDENTIAL	UNKNOWN	W8	23.55	21.15	0.90
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	30.48	23.19	0.76
R1	RESIDENTIAL	UNKNOWN	W2	30.64	23.04	0.75
R1	RESIDENTIAL	UNKNOWN	W3	30.32	25.28	0.83
R2	RESIDENTIAL	UNKNOWN	W4	29.87	25.17	0.84
R3	RESIDENTIAL	UNKNOWN	W5	28.74	24.94	0.87
R4	RESIDENTIAL	UNKNOWN	W6	29.61	25.90	0.87
R4	RESIDENTIAL	UNKNOWN	W7	28.68	25.23	0.88
R4	RESIDENTIAL	UNKNOWN	W8	28.83	25.66	0.89

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

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TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
4th Floor						
R1	RESIDENTIAL	UNKNOWN	W1	31.28	23.56	0.75
R1	RESIDENTIAL	UNKNOWN	W2	32.11	24.13	0.75
R1	RESIDENTIAL	UNKNOWN	W3	31.49	23.33	0.74
R1	RESIDENTIAL	UNKNOWN	W4	31.07	25.91	0.83
R2	RESIDENTIAL	UNKNOWN	W5	30.96	26.08	0.84
R3	RESIDENTIAL	UNKNOWN	W6	30.73	26.51	0.86
R4	RESIDENTIAL	UNKNOWN	W7	28.38	25.32	0.89
R4	RESIDENTIAL	UNKNOWN	W8	28.94	25.76	0.89
R4	RESIDENTIAL	UNKNOWN	W9	28.00	25.17	0.90
97 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	19.47	19.47	1.00
R1	RESIDENTIAL	UNKNOWN	W2	27.24	18.71	0.69
R1	RESIDENTIAL	UNKNOWN	W3	27.39	18.83	0.69
R2	RESIDENTIAL	UNKNOWN	W4	27.74	19.79	0.71
R2	RESIDENTIAL	UNKNOWN	W5	27.83	20.24	0.73
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	28.18	19.19	0.68
R1	RESIDENTIAL	UNKNOWN	W2	28.30	19.28	0.68
R2	RESIDENTIAL	UNKNOWN	W3	28.61	20.21	0.71
R2	RESIDENTIAL	UNKNOWN	W4	28.68	20.66	0.72
107 Piccadilly						
1st Floor						
R1	RESIDENTIAL	STUDIO-APT	W1	26.03	18.82	0.72
R2	RESIDENTIAL	STUDIO-APT	W2	26.69	19.57	0.73
R3	RESIDENTIAL	STUDIO-APT	W3	26.58	19.45	0.73
R4	RESIDENTIAL	STUDIO-APT	W4	26.00	19.09	0.73
R5	RESIDENTIAL	STUDIO-APT	W5	25.74	19.11	0.74
R5	RESIDENTIAL	STUDIO-APT	W6	26.90	20.55	0.76
R5	RESIDENTIAL	STUDIO-APT	W7	24.89	23.54	0.95
R5	RESIDENTIAL	STUDIO-APT	W8	22.58	22.58	1.00
R5	RESIDENTIAL	STUDIO-APT	W9	19.68	19.68	1.00
2nd Floor						
R1	RESIDENTIAL	STUDIO-APT	W1	29.91	22.16	0.74
R2	RESIDENTIAL	STUDIO-APT	W2	29.79	22.15	0.74
R3	RESIDENTIAL	STUDIO-APT	W3	29.59	21.92	0.74
R4	RESIDENTIAL	STUDIO-APT	W4	29.07	21.66	0.75
R5	RESIDENTIAL	STUDIO-APT	W5	28.45	21.40	0.75
R5	RESIDENTIAL	STUDIO-APT	W6	29.19	22.51	0.77
R5	RESIDENTIAL	STUDIO-APT	W7	26.76	25.38	0.95
R5	RESIDENTIAL	STUDIO-APT	W8	24.33	24.33	1.00
R5	RESIDENTIAL	STUDIO-APT	W9	22.79	22.79	1.00
3rd Floor						
R1	RESIDENTIAL	STUDIO-APT	W1	32.09	23.88	0.74

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R2	RESIDENTIAL	STUDIO-APT	W2	32.41	23.95	0.74
R2	RESIDENTIAL	STUDIO-APT	W3	32.36	24.29	0.75
R3	RESIDENTIAL	STUDIO-APT	W4	32.83	24.74	0.75
R4	RESIDENTIAL	STUDIO-APT	W5	31.86	24.04	0.75
R4	RESIDENTIAL	STUDIO-APT	W6	31.02	25.68	0.83
R5	RESIDENTIAL	STUDIO-APT	W7	30.00	22.74	0.76
R5	RESIDENTIAL	STUDIO-APT	W8	28.00	19.50	0.70
R5	RESIDENTIAL	STUDIO-APT	W9	32.22	25.15	0.78
R5	RESIDENTIAL	STUDIO-APT	W10	28.97	27.59	N/A
R5	RESIDENTIAL	STUDIO-APT	W11	26.08	26.08	1.00
R5	RESIDENTIAL	STUDIO-APT	W12	19.60	19.60	1.00
R5	RESIDENTIAL	STUDIO-APT	W13	24.06	24.06	1.00
4th Floor						
R1	RESIDENTIAL	STUDIO-APT	W1	21.93	13.95	0.64
R1	RESIDENTIAL	STUDIO-APT	W2	22.63	14.68	0.65
R1	RESIDENTIAL	STUDIO-APT	W3	22.57	14.63	0.65
R2	RESIDENTIAL	STUDIO-APT	W4	22.41	14.52	0.65
R2	RESIDENTIAL	STUDIO-APT	W5	28.57	19.89	0.70
R2	RESIDENTIAL	STUDIO-APT	W6	25.20	17.32	0.69
R2	RESIDENTIAL	STUDIO-APT	W7	25.13	17.31	0.69
R3	RESIDENTIAL	STUDIO-APT	W8	25.26	17.42	0.69
R3	RESIDENTIAL	STUDIO-APT	W9	25.96	18.15	0.70
R3	RESIDENTIAL	STUDIO-APT	W10	25.22	17.51	0.69
R4	RESIDENTIAL	STUDIO-APT	W11	24.78	17.24	0.70
R4	RESIDENTIAL	STUDIO-APT	W12	24.77	17.34	0.70
R4	RESIDENTIAL	STUDIO-APT	W13	27.38	19.33	0.71
R4	RESIDENTIAL	STUDIO-APT	W14	21.10	21.01	1.00
R5	RESIDENTIAL	STUDIO-APT	W15	21.85	15.31	0.70
R5	RESIDENTIAL	STUDIO-APT	W16	21.85	15.51	0.71
R5	RESIDENTIAL	STUDIO-APT	W17	21.67	15.56	0.72
R5	RESIDENTIAL	STUDIO-APT	W18	20.01	12.24	0.61
R5	RESIDENTIAL	STUDIO-APT	W19	22.69	16.46	0.73
R5	RESIDENTIAL	STUDIO-APT	W20	20.73	20.73	1.00
R5	RESIDENTIAL	STUDIO-APT	W21	15.36	15.36	1.00
R5	RESIDENTIAL	STUDIO-APT	W22	16.44	16.44	1.00
R5	RESIDENTIAL	STUDIO-APT	W23	9.82	9.82	1.00
R5	RESIDENTIAL	STUDIO-APT	W24	15.18	15.18	1.00
R5	RESIDENTIAL	STUDIO-APT	W25	15.24	15.24	1.00
5th Floor						
R1	RESIDENTIAL	STUDIO-APT	W1	13.12	7.40	0.56
R1	RESIDENTIAL	STUDIO-APT	W2	21.12	14.42	0.68
R1	RESIDENTIAL	STUDIO-APT	W3	27.01	19.56	0.72
R1	RESIDENTIAL	STUDIO-APT	W4	23.37	18.11	0.77
R2	RESIDENTIAL	STUDIO-APT	W5	10.96	10.92	1.00
R3	RESIDENTIAL	STUDIO-APT	W6	26.23	17.65	0.67
R3	RESIDENTIAL	STUDIO-APT	W7	34.73	26.11	0.75
R3	RESIDENTIAL	STUDIO-APT	W8	26.25	17.82	0.68
R4	RESIDENTIAL	STUDIO-APT	W9	21.72	21.45	0.99
R4	RESIDENTIAL	STUDIO-APT	W10	30.74	29.33	N/A
R4	RESIDENTIAL	STUDIO-APT	W11	31.96	29.79	N/A
R4	RESIDENTIAL	STUDIO-APT	W12	31.41	29.85	N/A

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R4	RESIDENTIAL	STUDIO-APT	W13	30.72	30.05	N/A
R4	RESIDENTIAL	STUDIO-APT	W14	29.57	29.41	N/A
R4	RESIDENTIAL	STUDIO-APT	W15	23.91	23.91	1.00
Malmaison Hotel						
1st Floor						
R1	HOTEL	BEDROOM	W1	22.78	22.78	1.00
R2	HOTEL	BEDROOM	W2	22.05	22.05	1.00
R2	HOTEL	BEDROOM	W3	22.74	22.74	1.00
R2	HOTEL	BEDROOM	W4	23.45	23.45	1.00
R3	HOTEL	BEDROOM	W5	21.51	21.51	1.00
R3	HOTEL	BEDROOM	W6	22.29	22.29	1.00
R3	HOTEL	BEDROOM	W7	23.08	23.08	1.00
R3	HOTEL	BEDROOM	W8	26.54	14.25	0.54
R3	HOTEL	BEDROOM	W9	27.37	14.60	0.53
R3	HOTEL	BEDROOM	W10	28.21	14.96	0.53
R4	HOTEL	BEDROOM	W11	26.04	9.08	0.35
R5	HOTEL	BEDROOM	W12	25.94	8.78	0.34
R6	HOTEL	BEDROOM	W13	25.48	11.24	0.44
R7	HOTEL	BEDROOM	W14	25.41	12.12	0.48
R8	HOTEL	BEDROOM	W15	18.51	18.51	1.00
2nd Floor						
R1	HOTEL	BEDROOM	W1	25.02	25.02	1.00
R1	HOTEL	BEDROOM	W2	25.06	25.06	1.00
R2	HOTEL	BEDROOM	W3	24.18	24.18	1.00
R2	HOTEL	BEDROOM	W4	24.93	24.93	1.00
R2	HOTEL	BEDROOM	W5	25.70	25.70	1.00
R3	HOTEL	BEDROOM	W6	23.88	23.88	1.00
R3	HOTEL	BEDROOM	W7	24.71	24.71	1.00
R3	HOTEL	BEDROOM	W8	25.54	25.54	1.00
R3	HOTEL	BEDROOM	W9	29.05	15.30	0.53
R3	HOTEL	BEDROOM	W10	29.90	15.64	0.52
R3	HOTEL	BEDROOM	W11	30.74	15.96	0.52
R4	HOTEL	BEDROOM	W12	29.01	10.05	0.35
R5	HOTEL	BEDROOM	W13	28.88	9.60	0.33
R7	HOTEL	BEDROOM	W15	28.40	12.11	0.43
R8	HOTEL	BEDROOM	W16	28.30	13.48	0.48
R9	HOTEL	BEDROOM	W17	20.85	20.85	1.00
3rd Floor						
R1	HOTEL	BEDROOM	W1	27.18	27.18	N/A
R1	HOTEL	BEDROOM	W2	27.31	27.31	N/A
R2	HOTEL	BEDROOM	W3	26.47	26.47	1.00
R2	HOTEL	BEDROOM	W4	27.26	27.26	N/A
R2	HOTEL	BEDROOM	W5	28.05	28.05	N/A
R3	HOTEL	BEDROOM	W6	26.37	26.37	1.00
R3	HOTEL	BEDROOM	W7	27.22	27.22	N/A
R3	HOTEL	BEDROOM	W8	28.08	28.08	N/A
R3	HOTEL	BEDROOM	W9	31.58	16.28	0.52
R3	HOTEL	BEDROOM	W10	32.42	16.54	0.51
R3	HOTEL	BEDROOM	W11	33.25	16.80	0.51

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R4	HOTEL	BEDROOM	W12	31.91	10.75	0.34
R5	HOTEL	BEDROOM	W13	31.79	10.22	0.32
R7	HOTEL	BEDROOM	W15	31.29	12.99	0.42
R8	HOTEL	BEDROOM	W16	31.19	14.56	0.47
R9	HOTEL	BEDROOM	W17	23.66	23.66	1.00
4th Floor						
R1	HOTEL	BEDROOM	W1	29.11	29.11	N/A
R1	HOTEL	BEDROOM	W2	29.31	29.31	N/A
R2	HOTEL	BEDROOM	W3	28.82	28.82	N/A
R2	HOTEL	BEDROOM	W4	29.60	29.60	N/A
R2	HOTEL	BEDROOM	W5	30.35	30.35	N/A
R3	HOTEL	BEDROOM	W6	28.93	28.93	N/A
R3	HOTEL	BEDROOM	W7	29.78	29.78	N/A
R3	HOTEL	BEDROOM	W8	30.61	30.61	N/A
R3	HOTEL	BEDROOM	W9	34.04	17.06	0.50
R3	HOTEL	BEDROOM	W10	34.79	17.33	0.50
R3	HOTEL	BEDROOM	W11	35.51	17.60	0.50
R4	HOTEL	BEDROOM	W12	34.39	11.33	0.33
R5	HOTEL	BEDROOM	W13	34.27	10.81	0.32
R7	HOTEL	BEDROOM	W15	33.80	13.86	0.41
R8	HOTEL	BEDROOM	W16	33.71	15.58	0.46
R9	HOTEL	BEDROOM	W17	26.05	26.05	1.00
5th Floor						
R1	HOTEL	BEDROOM	W1	30.90	30.90	N/A
R1	HOTEL	BEDROOM	W2	31.17	31.17	N/A
R2	HOTEL	BEDROOM	W3	31.07	31.07	N/A
R2	HOTEL	BEDROOM	W4	31.76	31.76	N/A
R2	HOTEL	BEDROOM	W5	32.45	32.45	N/A
R3	HOTEL	BEDROOM	W6	31.41	31.41	N/A
R3	HOTEL	BEDROOM	W7	32.13	32.13	N/A
R3	HOTEL	BEDROOM	W8	32.82	32.82	N/A
R3	HOTEL	BEDROOM	W9	36.20	17.86	0.49
R3	HOTEL	BEDROOM	W10	36.83	18.09	0.49
R3	HOTEL	BEDROOM	W11	37.41	18.30	0.49
R4	HOTEL	BEDROOM	W12	36.50	11.89	0.33
R5	HOTEL	BEDROOM	W13	36.40	11.38	0.31
R7	HOTEL	BEDROOM	W15	36.03	14.73	0.41
R8	HOTEL	BEDROOM	W16	35.94	16.59	0.46
R9	HOTEL	BEDROOM	W17	30.37	30.37	N/A
Mercury Buildings						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	5.90	4.81	0.82
R1	RESIDENTIAL	UNKNOWN	W7	7.30	6.75	0.92
R2	RESIDENTIAL	LKD	W2	22.43	15.22	0.68
R3	RESIDENTIAL	BEDROOM	W3	17.84	10.59	0.59
R4	RESIDENTIAL	BEDROOM	W4	14.45	8.34	0.58
R5	RESIDENTIAL	BEDROOM	W5	10.91	6.13	0.56
R6	RESIDENTIAL	LKD	W6	8.11	4.99	0.62

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	6.90	5.51	0.80
R1	RESIDENTIAL	UNKNOWN	W7	8.30	7.49	0.90
R2	RESIDENTIAL	LKD	W2	26.37	17.50	0.66
R3	RESIDENTIAL	BEDROOM	W3	26.60	17.22	0.65
R4	RESIDENTIAL	BEDROOM	W4	25.74	16.87	0.66
R5	RESIDENTIAL	BEDROOM	W5	24.83	16.48	0.66
R6	RESIDENTIAL	LKD	W6	10.67	6.28	0.59
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	8.25	6.52	0.79
R1	RESIDENTIAL	UNKNOWN	W7	9.69	8.54	0.88
R2	RESIDENTIAL	LKD	W2	28.75	19.27	0.67
R3	RESIDENTIAL	BEDROOM	W3	28.85	18.92	0.66
R4	RESIDENTIAL	BEDROOM	W4	28.44	18.74	0.66
R5	RESIDENTIAL	BEDROOM	W5	27.87	18.54	0.67
R6	RESIDENTIAL	LKD	W6	12.92	7.64	0.59
4th Floor						
R1	RESIDENTIAL	UNKNOWN	W1	10.93	8.78	0.80
R1	RESIDENTIAL	UNKNOWN	W7	12.08	10.48	0.87
R2	RESIDENTIAL	LKD	W2	30.67	20.82	0.68
R3	RESIDENTIAL	BEDROOM	W3	30.94	20.63	0.67
R4	RESIDENTIAL	BEDROOM	W4	30.60	20.52	0.67
R5	RESIDENTIAL	BEDROOM	W5	30.25	20.51	0.68
R6	RESIDENTIAL	LKD	W6	14.54	8.89	0.61
5th Floor						
R1	RESIDENTIAL	UNKNOWN	W1	17.30	14.63	0.85
R1	RESIDENTIAL	UNKNOWN	W7	15.58	13.39	0.86
R2	RESIDENTIAL	LKD	W2	32.55	22.35	0.69
R3	RESIDENTIAL	BEDROOM	W3	32.90	22.26	0.68
R4	RESIDENTIAL	BEDROOM	W4	32.66	22.24	0.68
R5	RESIDENTIAL	BEDROOM	W5	32.40	22.32	0.69
R6	RESIDENTIAL	LKD	W6	16.12	10.15	0.63
6th Floor						
R1	RESIDENTIAL	UNKNOWN	W1	22.15	18.87	0.85
R1	RESIDENTIAL	UNKNOWN	W7	17.46	14.56	0.83
R2	RESIDENTIAL	LKD	W2	34.41	23.89	0.69
R3	RESIDENTIAL	BEDROOM	W3	34.74	23.78	0.68
R4	RESIDENTIAL	BEDROOM	W4	34.63	23.86	0.69
R5	RESIDENTIAL	BEDROOM	W5	34.46	24.05	0.70
R6	RESIDENTIAL	LKD	W6	18.11	11.78	0.65
7th Floor						
R1	RESIDENTIAL	UNKNOWN	W1	26.34	22.40	0.85
R2	RESIDENTIAL	LKD	W2	36.25	25.43	0.70
R3	RESIDENTIAL	UNKNOWN	W3	35.76	25.07	0.70
R3	RESIDENTIAL	UNKNOWN	W4	31.58	21.07	0.67
R4	RESIDENTIAL	BEDROOM	W5	36.11	25.95	0.72
R5	RESIDENTIAL	LKD	W6	34.96	25.42	0.73

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

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TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
8th Floor						
R5	RESIDENTIAL	LKD	W7	36.18	26.45	0.73
R5	RESIDENTIAL	LKD	W8	36.83	36.83	N/A
R20	RESIDENTIAL	UNKNOWN	W2	37.10	26.06	0.70
R1	RESIDENTIAL	UNKNOWN	W1	34.90	30.28	N/A
R2	RESIDENTIAL	UNKNOWN	W3	37.60	26.58	0.71
R3	RESIDENTIAL	UNKNOWN	W4	37.64	26.50	0.70
R4	RESIDENTIAL	UNKNOWN	W5	36.52	25.72	0.70
R5	RESIDENTIAL	UNKNOWN	W6	29.27	20.52	0.70
3-5 Portland Street						
5th Floor						
R1	HOTEL	BEDROOM	W1	17.65	16.98	0.96
R2	HOTEL	BEDROOM	W2	17.64	16.94	0.96
R3	HOTEL	BEDROOM	W3	17.63	16.91	0.96
R4	HOTEL	BEDROOM	W4	17.59	16.83	0.96
R5	HOTEL	BEDROOM	W5	17.63	16.85	0.96
R6	HOTEL	BEDROOM	W6	17.39	16.58	0.95
R7	HOTEL	BEDROOM	W7	17.28	16.51	0.96
R8	HOTEL	BEDROOM	W8	16.99	16.35	0.96
R9	HOTEL	BEDROOM	W9	16.67	16.01	0.96
R10	HOTEL	BEDROOM	W10	16.07	15.52	0.97
R11	HOTEL	BEDROOM	W11	15.63	15.29	0.98
R12	HOTEL	BEDROOM	W12	14.90	14.62	0.98
R13	HOTEL	BEDROOM	W13	14.57	14.29	0.98
R14	HOTEL	BEDROOM	W14	14.10	13.81	0.98
6th Floor						
R1	HOTEL	BEDROOM	W1	25.28	23.78	0.94
R2	HOTEL	BEDROOM	W2	25.30	23.72	0.94
R3	HOTEL	BEDROOM	W3	25.30	23.67	0.94
R4	HOTEL	BEDROOM	W4	25.28	23.54	0.93
R5	HOTEL	BEDROOM	W5	25.34	23.56	0.93
R6	HOTEL	BEDROOM	W6	25.15	23.29	0.93
R7	HOTEL	BEDROOM	W7	25.07	23.21	0.93
R8	HOTEL	BEDROOM	W8	24.87	23.07	0.93
7th Floor						
R1	HOTEL	BEDROOM	W1	34.04	31.46	N/A
R2	HOTEL	BEDROOM	W2	33.98	31.36	N/A
R3	HOTEL	BEDROOM	W3	34.00	31.24	N/A
R4	HOTEL	BEDROOM	W4	34.04	31.16	N/A
R5	HOTEL	BEDROOM	W5	33.99	30.95	N/A
R6	HOTEL	BEDROOM	W6	33.97	30.87	N/A
Holiday Inn						
1st Floor						
R1	HOTEL	BEDROOM	W1	15.51	15.51	1.00
R1	HOTEL	BEDROOM	W2	8.29	7.57	0.91
R2	HOTEL	BEDROOM	W3	8.43	7.64	0.91
R3	HOTEL	BEDROOM	W4	8.75	7.80	0.89

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R4	HOTEL	BEDROOM	W5	8.90	7.87	0.88
R5	HOTEL	BEDROOM	W6	9.31	8.07	0.87
R6	HOTEL	BEDROOM	W7	9.50	8.18	0.86
R7	HOTEL	BEDROOM	W8	10.08	8.40	0.83
R8	HOTEL	BEDROOM	W9	10.38	8.53	0.82
R9	HOTEL	BEDROOM	W10	11.26	8.91	0.79
R10	HOTEL	BEDROOM	W11	11.72	9.21	0.79
R11	HOTEL	BEDROOM	W12	12.86	9.88	0.77
R12	HOTEL	BEDROOM	W13	13.51	10.24	0.76
R13	HOTEL	BEDROOM	W14	15.21	11.09	0.73
R14	HOTEL	BEDROOM	W15	16.14	11.44	0.71
2nd Floor						
R1	HOTEL	BEDROOM	W1	17.16	17.16	1.00
R1	HOTEL	BEDROOM	W2	10.39	9.50	0.91
R2	HOTEL	BEDROOM	W3	10.55	9.59	0.91
R3	HOTEL	BEDROOM	W4	10.90	9.75	0.89
R4	HOTEL	BEDROOM	W5	11.05	9.81	0.89
R5	HOTEL	BEDROOM	W6	11.45	9.98	0.87
R6	HOTEL	BEDROOM	W7	11.65	10.08	0.87
R7	HOTEL	BEDROOM	W8	12.40	10.43	0.84
R8	HOTEL	BEDROOM	W9	12.58	10.45	0.83
R9	HOTEL	BEDROOM	W10	13.52	10.84	0.80
R10	HOTEL	BEDROOM	W11	14.02	11.17	0.80
R11	HOTEL	BEDROOM	W12	15.24	11.90	0.78
R12	HOTEL	BEDROOM	W13	15.93	12.30	0.77
R13	HOTEL	BEDROOM	W14	17.68	13.19	0.75
R14	HOTEL	BEDROOM	W15	18.60	13.55	0.73
3rd Floor						
R1	HOTEL	BEDROOM	W1	19.20	19.20	1.00
R1	HOTEL	BEDROOM	W2	13.54	12.45	0.92
R2	HOTEL	BEDROOM	W3	13.73	12.56	0.91
R3	HOTEL	BEDROOM	W4	14.10	12.70	0.90
R4	HOTEL	BEDROOM	W5	14.24	12.73	0.89
R5	HOTEL	BEDROOM	W6	14.59	12.83	0.88
R6	HOTEL	BEDROOM	W7	14.78	12.91	0.87
R7	HOTEL	BEDROOM	W8	15.22	12.95	0.85
R8	HOTEL	BEDROOM	W9	15.76	13.28	0.84
R9	HOTEL	BEDROOM	W10	16.75	13.69	0.82
R10	HOTEL	BEDROOM	W11	17.28	14.02	0.81
R11	HOTEL	BEDROOM	W12	18.56	14.78	0.80
R12	HOTEL	BEDROOM	W13	19.28	15.20	0.79
R13	HOTEL	BEDROOM	W14	21.01	16.08	0.77
R14	HOTEL	BEDROOM	W15	21.88	16.42	0.75
4th Floor						
R1	HOTEL	BEDROOM	W1	21.53	21.53	1.00
R1	HOTEL	BEDROOM	W2	17.80	16.49	0.93
R2	HOTEL	BEDROOM	W3	18.03	16.63	0.92
R3	HOTEL	BEDROOM	W4	18.42	16.75	0.91
R4	HOTEL	BEDROOM	W5	18.52	16.73	0.90
R5	HOTEL	BEDROOM	W6	18.77	16.68	0.89

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R6	HOTEL	BEDROOM	W7	18.92	16.71	0.88
R7	HOTEL	BEDROOM	W8	19.53	16.88	0.86
R8	HOTEL	BEDROOM	W9	19.89	17.03	0.86
R9	HOTEL	BEDROOM	W10	20.92	17.44	0.83
R10	HOTEL	BEDROOM	W11	21.44	17.76	0.83
R11	HOTEL	BEDROOM	W12	22.69	18.45	0.81
R12	HOTEL	BEDROOM	W13	23.36	18.81	0.81
R13	HOTEL	BEDROOM	W14	24.94	19.55	0.78
R14	HOTEL	BEDROOM	W15	25.69	19.81	0.77
5th Floor						
R1	HOTEL	BEDROOM	W1	23.89	23.89	1.00
R1	HOTEL	BEDROOM	W2	22.48	20.93	0.93
R2	HOTEL	BEDROOM	W3	22.76	21.11	0.93
R3	HOTEL	BEDROOM	W4	23.15	21.19	0.92
R4	HOTEL	BEDROOM	W5	23.23	21.13	0.91
R5	HOTEL	BEDROOM	W6	23.36	20.91	0.90
R6	HOTEL	BEDROOM	W7	23.44	20.86	0.89
R7	HOTEL	BEDROOM	W8	24.50	21.44	0.88
R8	HOTEL	BEDROOM	W9	25.03	21.75	0.87
R9	HOTEL	BEDROOM	W10	25.87	21.97	0.85
R10	HOTEL	BEDROOM	W11	26.14	22.01	0.84
R11	HOTEL	BEDROOM	W12	26.96	22.24	0.82
R12	HOTEL	BEDROOM	W13	27.48	22.43	0.82
R13	HOTEL	BEDROOM	W14	28.71	22.87	0.80
R14	HOTEL	BEDROOM	W15	29.26	22.99	0.79

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

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TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
Roby Court Big Block						
Gnd Floor						
R1	RESIDENTIAL	KD	12.72	6.55	6.46	0.99
R2	RESIDENTIAL	BEDROOM	10.15	5.38	5.29	0.98
R3	RESIDENTIAL	BEDROOM	10.09	5.92	5.82	0.98
R4	RESIDENTIAL	KD	12.87	7.62	7.55	0.99
R5	RESIDENTIAL	KD	12.55	7.52	7.40	0.98
R6	RESIDENTIAL	BEDROOM	10.09	5.70	5.37	0.94
R8	RESIDENTIAL	BEDROOM	10.88	4.79	4.04	0.84
R9	RESIDENTIAL	KD	14.25	5.92	5.28	0.89
1st Floor						
R1	RESIDENTIAL	KD	13.14	9.71	9.34	0.96
R2	RESIDENTIAL	BEDROOM	10.51	8.02	7.78	0.97
R3	RESIDENTIAL	BEDROOM	10.28	8.89	8.44	0.95
R4	RESIDENTIAL	KD	13.28	11.45	11.14	0.97
R5	RESIDENTIAL	KD	13.38	11.79	11.13	0.94
R6	RESIDENTIAL	BEDROOM	10.48	9.37	8.62	0.92
R7	RESIDENTIAL	BEDROOM	12.04	9.71	7.77	0.80
R8	RESIDENTIAL	BEDROOM	8.17	5.58	3.82	0.69
R9	RESIDENTIAL	KD	17.71	9.09	7.71	0.85
2nd Floor						
R1	RESIDENTIAL	KD	13.14	11.25	11.24	1.00
R2	RESIDENTIAL	BEDROOM	10.51	9.11	9.03	0.99
R3	RESIDENTIAL	BEDROOM	10.28	9.60	9.47	0.99
R4	RESIDENTIAL	KD	13.28	12.40	12.39	1.00
R5	RESIDENTIAL	KD	13.38	12.82	12.47	0.97
R6	RESIDENTIAL	BEDROOM	10.48	9.86	9.50	0.96
R7	RESIDENTIAL	BEDROOM	12.04	11.35	9.29	0.82
R8	RESIDENTIAL	BEDROOM	8.17	6.55	4.23	0.65
R9	RESIDENTIAL	KD	17.71	11.47	9.50	0.83
3rd Floor						
R1	RESIDENTIAL	KD	13.14	11.85	11.84	1.00
R2	RESIDENTIAL	BEDROOM	10.51	9.79	9.72	0.99
R3	RESIDENTIAL	BEDROOM	10.28	10.02	9.91	0.99
R4	RESIDENTIAL	KD	13.28	12.81	12.81	1.00
R5	RESIDENTIAL	KD	13.38	13.07	13.07	1.00
R6	RESIDENTIAL	BEDROOM	10.48	10.04	9.83	0.98
R7	RESIDENTIAL	BEDROOM	12.04	11.60	9.62	0.83
R8	RESIDENTIAL	BEDROOM	8.17	6.68	4.33	0.65
R9	RESIDENTIAL	KD	17.71	11.56	9.58	0.83
4th Floor						
R1	RESIDENTIAL	KD	13.14	12.70	12.70	1.00
R2	RESIDENTIAL	BEDROOM	10.51	10.41	10.32	0.99
R3	RESIDENTIAL	BEDROOM	10.28	10.09	9.98	0.99
R4	RESIDENTIAL	KD	13.28	13.16	13.16	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R5	RESIDENTIAL	KD	13.38	13.25	13.25	1.00
R6	RESIDENTIAL	BEDROOM	10.48	10.20	10.04	0.98
R7	RESIDENTIAL	BEDROOM	12.04	11.71	9.82	0.84
R8	RESIDENTIAL	BEDROOM	8.17	6.86	4.50	0.66
R9	RESIDENTIAL	KD	17.71	11.69	9.71	0.83
5th Floor						
R1	RESIDENTIAL	KD	13.14	13.09	13.09	1.00
R2	RESIDENTIAL	BEDROOM	10.51	10.41	10.33	0.99
R3	RESIDENTIAL	BEDROOM	10.28	10.11	10.00	0.99
R4	RESIDENTIAL	KD	13.28	13.19	13.19	1.00
R5	RESIDENTIAL	KD	13.38	13.29	13.29	1.00
R6	RESIDENTIAL	BEDROOM	10.48	10.37	10.21	0.98
R7	RESIDENTIAL	BEDROOM	12.04	11.83	10.09	0.85
R8	RESIDENTIAL	BEDROOM	8.17	7.15	4.85	0.68
R9	RESIDENTIAL	KD	17.71	11.86	9.93	0.84
Roby Court Small Block						
Gnd Floor						
R1	RESIDENTIAL	KD	14.16	9.37	9.37	1.00
R2	RESIDENTIAL	BEDROOM	10.05	7.10	7.00	0.99
R3	RESIDENTIAL	BEDROOM	10.10	8.63	8.52	0.99
R4	RESIDENTIAL	KD	13.02	11.67	11.51	0.99
R5	RESIDENTIAL	KD	12.90	12.46	11.94	0.96
R6	RESIDENTIAL	BEDROOM	10.16	9.72	9.17	0.94
R7	RESIDENTIAL	BEDROOM	10.10	8.61	8.07	0.94
R8	RESIDENTIAL	KD	14.29	9.91	8.96	0.90
1st Floor						
R1	RESIDENTIAL	KD	13.70	8.87	8.80	0.99
R2	RESIDENTIAL	BEDROOM	9.72	6.73	6.63	0.98
R3	RESIDENTIAL	KD	13.93	8.52	8.36	0.98
R4	RESIDENTIAL	BEDROOM	6.06	5.32	5.32	1.00
R5	RESIDENTIAL	BEDROOM	14.38	11.17	8.65	0.77
R6	RESIDENTIAL	KD	12.57	12.14	11.34	0.93
R7	RESIDENTIAL	BEDROOM	9.89	9.71	8.79	0.90
R8	RESIDENTIAL	BEDROOM	10.01	8.43	7.74	0.92
R9	RESIDENTIAL	KD	14.07	9.56	8.56	0.90
2nd Floor						
R1	RESIDENTIAL	KD	13.70	8.98	8.90	0.99
R2	RESIDENTIAL	BEDROOM	9.72	6.91	6.81	0.99
R3	RESIDENTIAL	KD	13.93	8.88	8.73	0.98
R4	RESIDENTIAL	BEDROOM	6.06	5.45	5.45	1.00
R5	RESIDENTIAL	BEDROOM	14.38	11.82	9.86	0.83
R6	RESIDENTIAL	KD	12.57	12.30	11.57	0.94
R7	RESIDENTIAL	BEDROOM	9.89	9.81	9.00	0.92
R8	RESIDENTIAL	BEDROOM	10.01	9.92	8.29	0.84
R9	RESIDENTIAL	KD	14.07	14.01	11.52	0.82
Grand Apartments						
Gnd Floor						

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R1	RESIDENTIAL	LD	26.91	26.20	26.19	1.00
R2	RESIDENTIAL	BEDROOM	14.21	5.19	5.19	1.00
R3	RESIDENTIAL	KD	24.26	4.87	4.86	1.00
R4	RESIDENTIAL	KD	20.84	3.96	3.95	1.00
R5	RESIDENTIAL	BEDROOM	17.34	3.52	3.49	0.99
R6	RESIDENTIAL	BEDROOM	20.34	3.99	3.67	0.92
R7	RESIDENTIAL	KD	21.19	4.37	3.73	0.85
R8	RESIDENTIAL	BEDROOM	15.60	3.98	3.85	0.97
R9	RESIDENTIAL	KD	18.31	4.84	4.78	0.99
R11	RESIDENTIAL	BEDROOM	11.08	0.68	0.50	0.74
R12	RESIDENTIAL	BEDROOM	19.12	18.96	18.96	1.00
2nd Floor						
R1	RESIDENTIAL	LKD	57.46	55.25	55.23	1.00
R2	RESIDENTIAL	BEDROOM	10.57	6.74	6.74	1.00
R3	RESIDENTIAL	BEDROOM	14.29	5.68	5.64	0.99
R4	RESIDENTIAL	BEDROOM	13.46	4.82	4.76	0.99
R5	RESIDENTIAL	LD	19.75	6.70	6.48	0.97
R6	RESIDENTIAL	BEDROOM	12.12	5.57	5.55	1.00
R7	RESIDENTIAL	LD	25.07	5.19	4.77	0.92
R8	RESIDENTIAL	BEDROOM	11.65	5.00	4.86	0.97
R9	RESIDENTIAL	LD	16.59	8.44	8.08	0.96
R10	RESIDENTIAL	BEDROOM	11.88	7.97	7.92	0.99
R11	RESIDENTIAL	LD	23.31	14.64	14.50	0.99
R12	RESIDENTIAL	BEDROOM	9.81	9.39	9.39	1.00
R13	RESIDENTIAL	LD	17.06	16.27	15.98	0.98
R14	RESIDENTIAL	KITCHEN	10.37	2.66	1.54	0.58
R15	RESIDENTIAL	LIVING ROOM	23.44	3.03	3.03	1.00
3rd Floor						
R1	RESIDENTIAL	LKD	57.17	53.39	53.34	1.00
R2	RESIDENTIAL	BEDROOM	10.85	7.01	7.00	1.00
R3	RESIDENTIAL	BEDROOM	14.53	6.43	6.40	1.00
R4	RESIDENTIAL	BEDROOM	12.84	5.07	5.05	1.00
R5	RESIDENTIAL	LD	18.19	6.78	6.63	0.98
R6	RESIDENTIAL	BEDROOM	13.83	5.98	5.94	0.99
R7	RESIDENTIAL	LKD	24.30	6.54	6.19	0.95
R8	RESIDENTIAL	BEDROOM	11.70	5.70	5.67	0.99
R9	RESIDENTIAL	LD	15.47	6.86	6.58	0.96
R10	RESIDENTIAL	BEDROOM	12.86	7.64	7.42	0.97
R11	RESIDENTIAL	LD	22.87	12.91	12.81	0.99
R12	RESIDENTIAL	LD	17.11	16.19	16.04	0.99
R13	RESIDENTIAL	KITCHEN	11.48	4.20	2.66	0.63
R14	RESIDENTIAL	LIVING ROOM	15.74	3.31	3.30	1.00
4th Floor						
R1	RESIDENTIAL	LD	48.12	47.95	47.90	1.00
R2	RESIDENTIAL	BEDROOM	10.69	9.28	9.28	1.00
R3	RESIDENTIAL	BEDROOM	15.50	9.83	9.80	1.00
R4	RESIDENTIAL	BEDROOM	13.73	8.00	7.99	1.00
R5	RESIDENTIAL	LD	17.97	10.63	10.55	0.99
R6	RESIDENTIAL	BEDROOM	13.71	8.40	8.39	1.00
R7	RESIDENTIAL	LD	25.09	10.02	9.94	0.99
R8	RESIDENTIAL	BEDROOM	12.61	8.68	8.68	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R9	RESIDENTIAL	LD	16.57	10.45	10.38	0.99
R10	RESIDENTIAL	BEDROOM	13.29	10.53	10.52	1.00
R11	RESIDENTIAL	LD	23.67	17.60	17.58	1.00
R12	RESIDENTIAL	LKD	25.58	24.76	24.60	0.99
R13	RESIDENTIAL	KITCHEN	11.13	3.61	2.68	0.74
R14	RESIDENTIAL	LIVING ROOM	14.98	4.39	4.36	0.99
5th Floor						
R1	RESIDENTIAL	LD	47.04	46.15	46.12	1.00
R2	RESIDENTIAL	BEDROOM	10.65	9.84	9.84	1.00
R3	RESIDENTIAL	BEDROOM	17.12	14.64	14.64	1.00
R4	RESIDENTIAL	BEDROOM	14.63	13.75	13.75	1.00
R5	RESIDENTIAL	LD	18.36	17.04	17.00	1.00
R6	RESIDENTIAL	BEDROOM	13.61	12.64	12.61	1.00
R7	RESIDENTIAL	LKD	25.74	20.98	20.85	0.99
R8	RESIDENTIAL	BEDROOM	12.56	11.34	11.27	0.99
R9	RESIDENTIAL	LD	16.20	14.05	13.58	0.97
R10	RESIDENTIAL	BEDROOM	13.87	12.28	12.15	0.99
R11	RESIDENTIAL	LD	23.25	17.71	17.63	1.00
R12	RESIDENTIAL	LD	19.36	18.35	18.35	1.00
R13	RESIDENTIAL	KITCHEN	10.52	6.02	4.10	0.68
R14	RESIDENTIAL	LIVING ROOM	14.19	11.02	10.71	0.97
6th Floor						
R1	RESIDENTIAL	LD	34.75	34.37	34.12	0.99
R2	RESIDENTIAL	KITCHEN	11.58	11.57	11.57	1.00
R3	RESIDENTIAL	BEDROOM	15.02	14.89	14.86	1.00
R4	RESIDENTIAL	LD	19.77	19.48	19.45	1.00
R5	RESIDENTIAL	KITCHEN	9.28	9.23	9.23	1.00
R6	RESIDENTIAL	BEDROOM	15.59	15.45	15.41	1.00
R7	RESIDENTIAL	BEDROOM	12.42	12.31	12.28	1.00
R8	RESIDENTIAL	LD	18.55	18.36	18.29	1.00
R9	RESIDENTIAL	BEDROOM	11.10	10.98	10.84	0.99
R10	RESIDENTIAL	LD	21.26	21.03	20.75	0.99
R11	RESIDENTIAL	BEDROOM	15.52	15.37	15.37	1.00
R12	RESIDENTIAL	LKD	28.22	28.12	28.12	1.00
R13	RESIDENTIAL	BEDROOM	10.53	4.51	3.05	0.68
R14	RESIDENTIAL	BEDROOM	11.47	11.11	11.04	0.99
7th Floor						
R1	RESIDENTIAL	LD	36.55	36.55	36.55	1.00
R2	RESIDENTIAL	KITCHEN	11.01	11.01	11.01	1.00
R3	RESIDENTIAL	BEDROOM	13.36	13.36	13.36	1.00
R4	RESIDENTIAL	LD	19.25	19.25	19.25	1.00
R5	RESIDENTIAL	KITCHEN	9.73	9.73	9.73	1.00
R6	RESIDENTIAL	BEDROOM	15.31	15.31	15.31	1.00
R7	RESIDENTIAL	BEDROOM	12.16	12.16	12.16	1.00
R8	RESIDENTIAL	LD	17.06	17.06	17.06	1.00
R9	RESIDENTIAL	BEDROOM	14.05	14.05	14.05	1.00
R10	RESIDENTIAL	LKD	25.48	25.46	25.46	1.00
R11	RESIDENTIAL	BEDROOM	14.10	14.10	14.10	1.00
R12	RESIDENTIAL	LKD	31.12	31.12	31.12	1.00
R13	RESIDENTIAL	BEDROOM	10.27	9.61	9.61	1.00
R14	RESIDENTIAL	BEDROOM	11.02	10.91	10.91	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

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TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
70 Piccadilly						
Gnd Floor						
R1	RESIDENTIAL	BEDROOM	14.94	14.78	14.78	1.00
R2	RESIDENTIAL	LKD	35.45	20.77	17.03	0.82
1st Floor						
R1	RESIDENTIAL	LKD	52.78	51.43	51.43	1.00
R2	RESIDENTIAL	BEDROOM	13.34	13.34	12.94	0.97
R3	RESIDENTIAL	BEDROOM	9.05	9.04	8.95	0.99
R4	RESIDENTIAL	BEDROOM	11.97	11.87	11.21	0.94
R5	RESIDENTIAL	LKD	32.11	30.26	28.75	0.95
R6	RESIDENTIAL	LKD	31.19	17.24	17.24	1.00
R7	RESIDENTIAL	BEDROOM	14.14	7.46	7.46	1.00
2nd Floor						
R1	RESIDENTIAL	LKD	53.85	53.07	53.07	1.00
R2	RESIDENTIAL	BEDROOM	13.45	13.30	13.30	1.00
R3	RESIDENTIAL	BEDROOM	9.05	8.95	8.95	1.00
R4	RESIDENTIAL	BEDROOM	11.64	11.57	11.19	0.97
R5	RESIDENTIAL	LKD	31.02	29.86	28.64	0.96
R6	RESIDENTIAL	LKD	31.64	17.88	17.88	1.00
R7	RESIDENTIAL	BEDROOM	12.47	6.69	6.69	1.00
3rd Floor						
R1	RESIDENTIAL	LKD	52.84	52.08	52.08	1.00
R2	RESIDENTIAL	BEDROOM	18.16	18.08	17.50	0.97
R3	RESIDENTIAL	BEDROOM	9.38	9.38	9.38	1.00
R4	RESIDENTIAL	BEDROOM	11.94	11.83	11.81	1.00
R5	RESIDENTIAL	LKD	31.09	30.88	30.54	0.99
R6	RESIDENTIAL	LKD	30.74	18.56	18.55	1.00
R7	RESIDENTIAL	BEDROOM	16.18	12.71	12.71	1.00
4th Floor						
R1	RESIDENTIAL	LKD	51.73	51.16	51.16	1.00
R2	RESIDENTIAL	BEDROOM	17.94	17.84	17.32	0.97
R3	RESIDENTIAL	BEDROOM	9.08	9.07	9.07	1.00
R4	RESIDENTIAL	BEDROOM	11.43	11.43	11.43	1.00
R5	RESIDENTIAL	LKD	30.15	30.08	29.71	0.99
R6	RESIDENTIAL	LKD	29.73	21.04	21.02	1.00
R7	RESIDENTIAL	BEDROOM	11.11	11.01	10.99	1.00
5th Floor						
R1	RESIDENTIAL	LKD	31.55	31.55	31.55	1.00
R2	RESIDENTIAL	BEDROOM	12.67	12.49	12.46	1.00
R3	RESIDENTIAL	BEDROOM	16.30	15.22	15.22	1.00
R4	RESIDENTIAL	LKD	30.97	30.87	30.87	1.00
R5	RESIDENTIAL	LKD	29.05	26.71	25.71	0.96
R6	RESIDENTIAL	BEDROOM	9.23	9.23	9.23	1.00
R8	RESIDENTIAL	LKD	37.55	37.14	37.07	1.00
6th Floor						
R1	RESIDENTIAL	LKD	67.62	65.16	65.16	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R2	RESIDENTIAL	BEDROOM	11.56	11.46	11.41	1.00
R3	RESIDENTIAL	LKD	68.10	64.19	64.13	1.00
R4	RESIDENTIAL	BEDROOM	8.75	8.75	8.75	1.00
R5	RESIDENTIAL	BEDROOM	4.21	3.99	3.99	1.00
R6	RESIDENTIAL	BEDROOM	16.17	14.66	14.66	1.00
7th Floor						
R1	RESIDENTIAL	UNKNOWN	32.10	32.10	32.10	1.00
R2	RESIDENTIAL	UNKNOWN	21.36	21.36	21.36	1.00
R3	RESIDENTIAL	UNKNOWN	29.82	29.82	29.82	1.00
89-91 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	19.18	12.65	12.65	1.00
R2	RESIDENTIAL	UNKNOWN	19.89	15.39	15.39	1.00
R3	RESIDENTIAL	UNKNOWN	17.79	16.57	16.57	1.00
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	19.18	13.13	13.13	1.00
R2	RESIDENTIAL	UNKNOWN	19.89	15.74	15.74	1.00
R3	RESIDENTIAL	UNKNOWN	17.79	16.65	16.65	1.00
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	78.80	51.05	47.32	0.93
93 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	13.98	13.73	13.73	1.00
R2	RESIDENTIAL	UNKNOWN	16.14	15.64	15.64	1.00
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	13.98	13.92	13.92	1.00
R2	RESIDENTIAL	UNKNOWN	16.14	15.92	15.92	1.00
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	12.86	12.79	12.79	1.00
R2	RESIDENTIAL	UNKNOWN	7.59	7.24	7.12	0.98
R3	RESIDENTIAL	UNKNOWN	9.86	8.43	8.43	1.00
95 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	13.28	13.14	13.14	1.00
R2	RESIDENTIAL	UNKNOWN	6.56	6.29	5.69	0.90
R3	RESIDENTIAL	UNKNOWN	6.56	6.33	6.13	0.97
R4	RESIDENTIAL	UNKNOWN	13.35	12.85	12.76	0.99
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	13.28	13.19	13.18	1.00
R2	RESIDENTIAL	UNKNOWN	6.56	6.29	5.69	0.91
R3	RESIDENTIAL	UNKNOWN	6.56	6.32	6.12	0.97
R4	RESIDENTIAL	UNKNOWN	13.35	12.85	12.77	0.99

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

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TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	13.28	13.06	12.96	0.99
R2	RESIDENTIAL	UNKNOWN	6.56	5.88	5.12	0.87
R3	RESIDENTIAL	UNKNOWN	6.56	6.08	5.87	0.96
R4	RESIDENTIAL	UNKNOWN	13.35	12.86	12.76	0.99
4th Floor						
R1	RESIDENTIAL	UNKNOWN	13.28	13.18	13.18	1.00
R2	RESIDENTIAL	UNKNOWN	6.56	5.41	4.21	0.78
R3	RESIDENTIAL	UNKNOWN	6.56	5.86	5.71	0.97
R4	RESIDENTIAL	UNKNOWN	13.35	12.09	12.07	1.00
97 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	30.12	26.05	22.16	0.85
R2	RESIDENTIAL	UNKNOWN	40.08	36.18	31.23	0.86
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	30.90	24.29	17.81	0.73
R2	RESIDENTIAL	UNKNOWN	34.60	29.84	25.28	0.85
107 Piccadilly						
1st Floor						
R1	RESIDENTIAL	STUDIO-APT	21.14	20.50	19.58	0.96
R2	RESIDENTIAL	STUDIO-APT	14.12	14.07	13.67	0.97
R3	RESIDENTIAL	STUDIO-APT	17.35	17.28	16.94	0.98
R4	RESIDENTIAL	STUDIO-APT	15.22	15.17	15.17	1.00
R5	RESIDENTIAL	STUDIO-APT	37.22	36.51	36.46	1.00
2nd Floor						
R1	RESIDENTIAL	STUDIO-APT	19.75	19.60	19.16	0.98
R2	RESIDENTIAL	STUDIO-APT	14.27	14.08	14.08	1.00
R3	RESIDENTIAL	STUDIO-APT	18.64	18.42	18.42	1.00
R4	RESIDENTIAL	STUDIO-APT	16.91	16.73	16.73	1.00
R5	RESIDENTIAL	STUDIO-APT	35.99	34.81	34.80	1.00
3rd Floor						
R1	RESIDENTIAL	STUDIO-APT	19.61	19.51	18.88	0.97
R2	RESIDENTIAL	STUDIO-APT	16.23	15.58	14.43	0.93
R3	RESIDENTIAL	STUDIO-APT	19.19	18.95	18.95	1.00
R4	RESIDENTIAL	STUDIO-APT	14.87	14.21	14.21	1.00
R5	RESIDENTIAL	STUDIO-APT	31.98	31.42	31.42	1.00
4th Floor						
R1	RESIDENTIAL	STUDIO-APT	19.01	18.57	17.55	0.95
R2	RESIDENTIAL	STUDIO-APT	16.17	15.00	14.48	0.97
R3	RESIDENTIAL	STUDIO-APT	18.51	18.20	18.20	1.00
R4	RESIDENTIAL	STUDIO-APT	14.70	13.71	13.70	1.00
R5	RESIDENTIAL	STUDIO-APT	31.69	31.01	31.01	1.00
5th Floor						

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R1	RESIDENTIAL	STUDIO-APT	9.16	8.92	8.92	1.00
R2	RESIDENTIAL	STUDIO-APT	17.67	6.87	6.81	0.99
R3	RESIDENTIAL	STUDIO-APT	38.29	36.98	36.08	0.98
R4	RESIDENTIAL	STUDIO-APT	47.68	42.67	42.64	1.00
Malmaison Hotel						
1st Floor						
R1	HOTEL	BEDROOM	20.98	18.66	18.66	1.00
R2	HOTEL	BEDROOM	18.94	18.47	18.47	1.00
R3	HOTEL	BEDROOM	16.74	16.74	16.74	1.00
R4	HOTEL	BEDROOM	18.28	13.98	6.39	0.46
R5	HOTEL	BEDROOM	18.17	15.45	7.08	0.46
R6	HOTEL	BEDROOM	17.93	12.73	11.34	0.89
R7	HOTEL	BEDROOM	17.24	12.47	7.61	0.61
R8	HOTEL	BEDROOM	26.77	12.73	12.73	1.00
2nd Floor						
R1	HOTEL	BEDROOM	20.98	17.05	17.05	1.00
R2	HOTEL	BEDROOM	18.94	17.12	17.12	1.00
R3	HOTEL	BEDROOM	16.74	16.63	16.63	1.00
R4	HOTEL	BEDROOM	18.28	9.49	2.92	0.31
R5	HOTEL	BEDROOM	18.17	12.08	5.01	0.41
R7	HOTEL	BEDROOM	17.93	8.02	5.76	0.72
R8	HOTEL	BEDROOM	17.24	9.53	4.93	0.52
R9	HOTEL	BEDROOM	26.77	12.54	12.54	1.00
3rd Floor						
R1	HOTEL	BEDROOM	20.98	19.22	19.22	1.00
R2	HOTEL	BEDROOM	18.94	17.46	17.46	1.00
R3	HOTEL	BEDROOM	16.74	16.66	16.65	1.00
R4	HOTEL	BEDROOM	18.28	14.99	3.62	0.24
R5	HOTEL	BEDROOM	18.17	15.35	4.95	0.32
R7	HOTEL	BEDROOM	17.93	13.34	9.76	0.73
R8	HOTEL	BEDROOM	17.24	13.42	5.45	0.41
R9	HOTEL	BEDROOM	26.77	15.93	15.93	1.00
4th Floor						
R1	HOTEL	BEDROOM	20.98	19.76	19.76	1.00
R2	HOTEL	BEDROOM	18.94	17.64	17.64	1.00
R3	HOTEL	BEDROOM	16.74	16.63	16.63	1.00
R4	HOTEL	BEDROOM	18.28	17.21	3.72	0.22
R5	HOTEL	BEDROOM	18.17	16.88	4.92	0.29
R7	HOTEL	BEDROOM	17.93	15.77	12.31	0.78
R8	HOTEL	BEDROOM	17.24	16.05	5.52	0.34
R9	HOTEL	BEDROOM	26.77	18.96	18.96	1.00
5th Floor						
R1	HOTEL	BEDROOM	20.98	19.81	19.81	1.00
R2	HOTEL	BEDROOM	18.94	18.43	18.43	1.00
R3	HOTEL	BEDROOM	16.74	16.74	16.74	1.00
R4	HOTEL	BEDROOM	18.28	17.26	3.75	0.22
R5	HOTEL	BEDROOM	18.17	16.94	4.93	0.29
R7	HOTEL	BEDROOM	17.93	16.58	13.41	0.81

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R8	HOTEL	BEDROOM	17.24	16.36	5.54	0.34
R9	HOTEL	BEDROOM	26.77	21.71	21.71	1.00
Mercury Buildings						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	27.56	18.04	17.10	0.95
R2	RESIDENTIAL	LKD	19.91	15.61	11.90	0.76
R3	RESIDENTIAL	BEDROOM	13.23	7.91	5.21	0.66
R4	RESIDENTIAL	BEDROOM	10.89	6.25	4.36	0.70
R5	RESIDENTIAL	BEDROOM	13.18	5.71	5.07	0.89
R6	RESIDENTIAL	LKD	19.95	10.59	9.65	0.91
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	27.56	18.95	17.92	0.95
R2	RESIDENTIAL	LKD	19.91	17.68	16.06	0.91
R3	RESIDENTIAL	BEDROOM	13.88	12.46	7.75	0.62
R4	RESIDENTIAL	BEDROOM	11.84	10.12	6.57	0.65
R5	RESIDENTIAL	BEDROOM	14.85	10.37	9.70	0.94
R6	RESIDENTIAL	LKD	19.95	12.65	10.67	0.84
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	27.56	19.78	18.58	0.94
R2	RESIDENTIAL	LKD	19.91	18.84	17.87	0.95
R3	RESIDENTIAL	BEDROOM	13.88	13.15	8.72	0.66
R4	RESIDENTIAL	BEDROOM	11.84	11.28	7.55	0.67
R5	RESIDENTIAL	BEDROOM	14.85	11.25	10.70	0.95
R6	RESIDENTIAL	LKD	19.95	13.01	11.53	0.89
4th Floor						
R1	RESIDENTIAL	UNKNOWN	27.56	20.87	20.02	0.96
R2	RESIDENTIAL	LKD	19.91	19.24	18.88	0.98
R3	RESIDENTIAL	BEDROOM	13.88	13.72	9.93	0.72
R4	RESIDENTIAL	BEDROOM	11.84	11.78	8.70	0.74
R5	RESIDENTIAL	BEDROOM	14.85	11.90	11.36	0.95
R6	RESIDENTIAL	LKD	19.95	13.27	12.05	0.91
5th Floor						
R1	RESIDENTIAL	UNKNOWN	27.56	21.81	21.15	0.97
R2	RESIDENTIAL	LKD	19.91	19.30	19.00	0.98
R3	RESIDENTIAL	BEDROOM	13.88	13.73	10.65	0.78
R4	RESIDENTIAL	BEDROOM	11.84	11.78	9.19	0.78
R5	RESIDENTIAL	BEDROOM	14.85	12.12	11.59	0.96
R6	RESIDENTIAL	LKD	19.95	13.71	12.51	0.91
6th Floor						
R1	RESIDENTIAL	UNKNOWN	27.56	23.68	23.25	0.98
R2	RESIDENTIAL	LKD	19.91	19.35	19.06	0.99
R3	RESIDENTIAL	BEDROOM	13.88	13.73	10.72	0.78
R4	RESIDENTIAL	BEDROOM	11.84	11.78	9.23	0.78
R5	RESIDENTIAL	BEDROOM	14.85	12.32	11.79	0.96
R6	RESIDENTIAL	LKD	19.95	14.41	13.22	0.92
7th Floor						

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R1	RESIDENTIAL	UNKNOWN	27.56	26.16	26.16	1.00
R2	RESIDENTIAL	LKD	19.91	19.36	19.08	0.99
R3	RESIDENTIAL	UNKNOWN	9.52	9.52	9.42	0.99
R4	RESIDENTIAL	BEDROOM	10.69	9.77	9.26	0.95
R5	RESIDENTIAL	LKD	19.52	19.50	19.50	1.00
R20	RESIDENTIAL	UNKNOWN	11.27	11.27	11.23	1.00
8th Floor						
R1	RESIDENTIAL	UNKNOWN	27.56	26.53	26.53	1.00
R2	RESIDENTIAL	UNKNOWN	10.17	10.17	10.04	0.99
R3	RESIDENTIAL	UNKNOWN	9.23	9.23	8.81	0.95
R4	RESIDENTIAL	UNKNOWN	9.52	7.56	7.44	0.98
R5	RESIDENTIAL	UNKNOWN	6.89	0.00	0.00	1.00
3-5 Portland Street						
5th Floor						
R1	HOTEL	BEDROOM	13.12	6.41	6.41	1.00
R2	HOTEL	BEDROOM	13.48	6.61	6.51	0.98
R3	HOTEL	BEDROOM	13.60	6.69	6.69	1.00
R4	HOTEL	BEDROOM	13.55	6.65	6.55	0.99
R5	HOTEL	BEDROOM	13.72	6.76	6.76	1.00
R6	HOTEL	BEDROOM	13.52	6.63	6.45	0.97
R7	HOTEL	BEDROOM	13.65	6.73	6.73	1.00
R8	HOTEL	BEDROOM	13.65	6.54	6.51	1.00
R9	HOTEL	BEDROOM	13.68	6.58	6.58	1.00
R10	HOTEL	BEDROOM	13.58	6.09	5.76	0.95
R11	HOTEL	BEDROOM	13.78	6.30	6.26	0.99
R12	HOTEL	BEDROOM	13.78	5.37	5.35	1.00
R13	HOTEL	BEDROOM	15.22	6.27	6.26	1.00
R14	HOTEL	BEDROOM	15.22	5.79	5.78	1.00
6th Floor						
R1	HOTEL	BEDROOM	13.12	11.28	11.28	1.00
R2	HOTEL	BEDROOM	13.48	11.62	11.57	1.00
R3	HOTEL	BEDROOM	13.60	11.74	11.74	1.00
R4	HOTEL	BEDROOM	13.55	11.67	11.52	0.99
R5	HOTEL	BEDROOM	13.72	11.85	11.85	1.00
R6	HOTEL	BEDROOM	13.52	11.65	11.28	0.97
R7	HOTEL	BEDROOM	13.65	11.79	11.79	1.00
R8	HOTEL	BEDROOM	13.65	11.53	11.10	0.96
7th Floor						
R1	HOTEL	BEDROOM	13.48	13.04	13.00	1.00
R2	HOTEL	BEDROOM	13.60	13.10	13.10	1.00
R3	HOTEL	BEDROOM	13.55	13.05	12.88	0.99
R4	HOTEL	BEDROOM	13.72	13.27	13.26	1.00
R5	HOTEL	BEDROOM	13.52	13.04	12.82	0.98
R6	HOTEL	BEDROOM	13.65	13.16	13.16	1.00
Holiday Inn						
1st Floor						
R1	HOTEL	BEDROOM	20.43	7.17	7.17	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

ROL01051 - R01 - V01
12-16 Piccadilly
18/04/2023

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R2	HOTEL	BEDROOM	18.46	2.98	2.97	1.00
R3	HOTEL	BEDROOM	18.63	3.25	2.49	0.77
R4	HOTEL	BEDROOM	18.48	2.96	2.95	1.00
R5	HOTEL	BEDROOM	18.62	3.38	2.76	0.82
R6	HOTEL	BEDROOM	18.48	3.22	3.20	0.99
R7	HOTEL	BEDROOM	18.62	3.90	3.01	0.77
R8	HOTEL	BEDROOM	18.49	3.35	3.30	0.98
R9	HOTEL	BEDROOM	18.61	4.56	3.77	0.83
R10	HOTEL	BEDROOM	17.56	3.71	3.67	0.99
R11	HOTEL	BEDROOM	17.35	4.87	4.19	0.86
R12	HOTEL	BEDROOM	18.79	4.41	4.34	0.98
R13	HOTEL	BEDROOM	18.83	7.43	5.28	0.71
R14	HOTEL	BEDROOM	18.75	5.01	4.88	0.97
2nd Floor						
R1	HOTEL	BEDROOM	20.43	7.61	7.61	1.00
R2	HOTEL	BEDROOM	18.46	3.47	3.46	1.00
R3	HOTEL	BEDROOM	18.63	3.74	2.86	0.76
R4	HOTEL	BEDROOM	18.48	3.50	3.49	1.00
R5	HOTEL	BEDROOM	18.62	3.85	3.18	0.83
R6	HOTEL	BEDROOM	18.48	3.73	3.71	0.99
R7	HOTEL	BEDROOM	18.62	4.38	3.41	0.78
R8	HOTEL	BEDROOM	18.49	3.85	3.82	0.99
R9	HOTEL	BEDROOM	18.61	5.10	4.24	0.83
R10	HOTEL	BEDROOM	17.56	4.21	4.17	0.99
R11	HOTEL	BEDROOM	17.35	5.44	4.78	0.88
R12	HOTEL	BEDROOM	18.79	5.03	5.00	0.99
R13	HOTEL	BEDROOM	18.83	7.84	5.85	0.75
R14	HOTEL	BEDROOM	18.75	5.70	5.64	0.99
3rd Floor						
R1	HOTEL	BEDROOM	20.43	9.18	9.18	1.00
R2	HOTEL	BEDROOM	18.46	4.79	4.78	1.00
R3	HOTEL	BEDROOM	18.63	5.01	4.03	0.80
R4	HOTEL	BEDROOM	18.48	4.94	4.93	1.00
R5	HOTEL	BEDROOM	18.62	5.23	4.49	0.86
R6	HOTEL	BEDROOM	18.48	5.11	5.09	1.00
R7	HOTEL	BEDROOM	18.62	5.60	4.74	0.85
R8	HOTEL	BEDROOM	18.49	5.35	5.31	0.99
R9	HOTEL	BEDROOM	18.61	6.58	5.72	0.87
R10	HOTEL	BEDROOM	17.56	5.53	5.49	0.99
R11	HOTEL	BEDROOM	17.35	7.00	6.42	0.92
R12	HOTEL	BEDROOM	18.79	6.80	6.78	1.00
R13	HOTEL	BEDROOM	18.83	9.35	7.70	0.82
R14	HOTEL	BEDROOM	18.75	7.69	7.69	1.00
4th Floor						
R1	HOTEL	BEDROOM	20.43	11.11	11.11	1.00
R2	HOTEL	BEDROOM	18.46	7.12	7.11	1.00
R3	HOTEL	BEDROOM	18.63	7.06	6.33	0.90
R4	HOTEL	BEDROOM	18.48	7.27	7.26	1.00
R5	HOTEL	BEDROOM	18.62	7.52	6.87	0.91
R6	HOTEL	BEDROOM	18.48	7.35	7.33	1.00
R7	HOTEL	BEDROOM	18.62	7.92	7.24	0.91

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

ROL01051 - R01 - V01
12-16 Piccadilly
18/04/2023

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

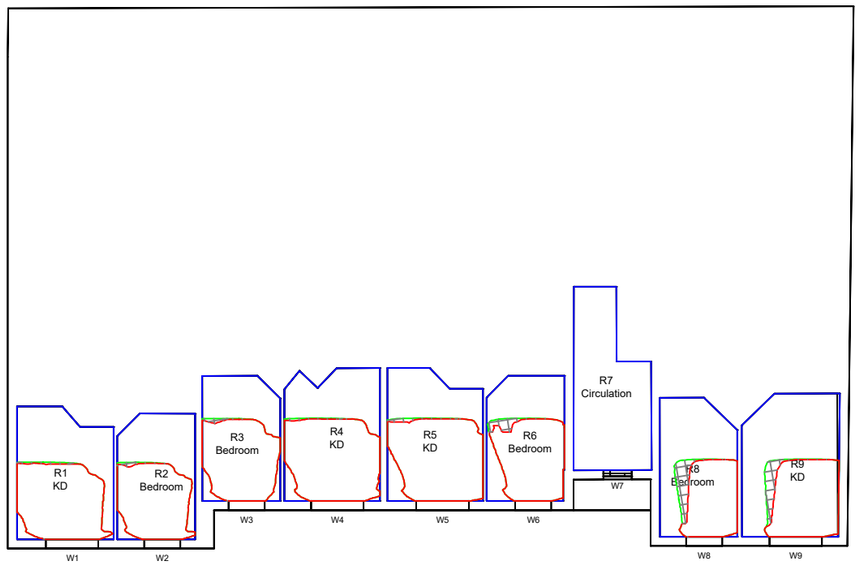
AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R8	HOTEL	BEDROOM	18.49	7.60	7.57	1.00
R9	HOTEL	BEDROOM	18.61	8.95	8.16	0.91
R10	HOTEL	BEDROOM	17.56	7.57	7.53	0.99
R11	HOTEL	BEDROOM	17.35	9.76	9.29	0.95
R12	HOTEL	BEDROOM	18.79	9.62	9.61	1.00
R13	HOTEL	BEDROOM	18.83	12.27	10.99	0.90
R14	HOTEL	BEDROOM	18.75	10.99	10.99	1.00
5th Floor						
R1	HOTEL	BEDROOM	20.43	14.17	14.17	1.00
R2	HOTEL	BEDROOM	18.46	12.84	12.83	1.00
R3	HOTEL	BEDROOM	18.63	13.44	12.72	0.95
R4	HOTEL	BEDROOM	18.48	13.07	13.06	1.00
R5	HOTEL	BEDROOM	18.62	12.65	12.05	0.95
R6	HOTEL	BEDROOM	18.48	10.94	10.92	1.00
R7	HOTEL	BEDROOM	18.62	13.73	13.07	0.95
R8	HOTEL	BEDROOM	18.49	12.96	12.94	1.00
R9	HOTEL	BEDROOM	18.61	14.57	13.81	0.95
R10	HOTEL	BEDROOM	17.56	13.35	13.31	1.00
R11	HOTEL	BEDROOM	17.35	14.01	13.55	0.97
R12	HOTEL	BEDROOM	18.79	16.67	16.66	1.00
R13	HOTEL	BEDROOM	18.83	17.65	16.59	0.94
R14	HOTEL	BEDROOM	18.75	17.36	17.36	1.00

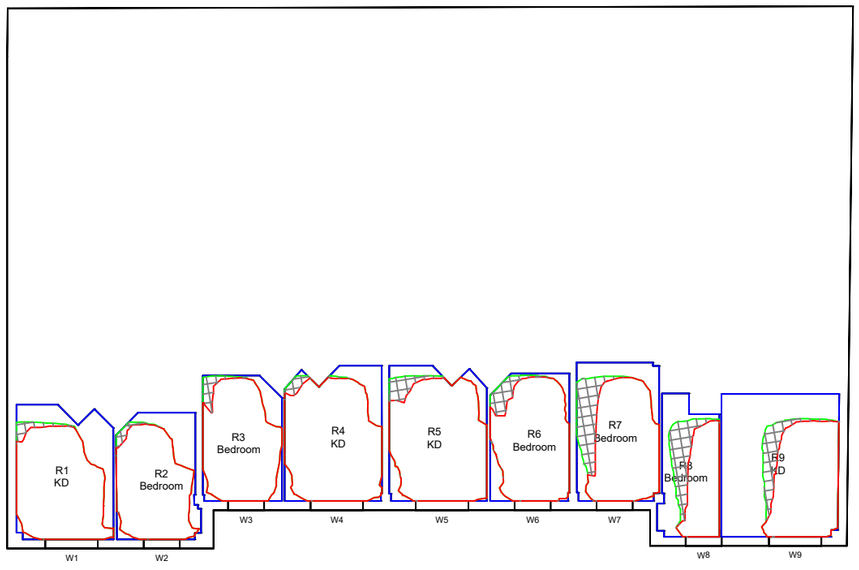
*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

Appendix 8.5

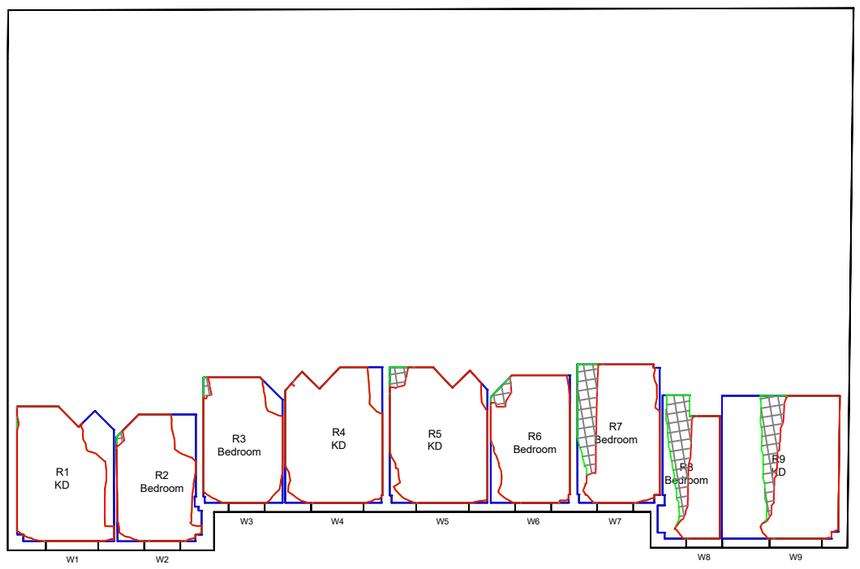
Daylight Distribution Contours Existing v Proposed



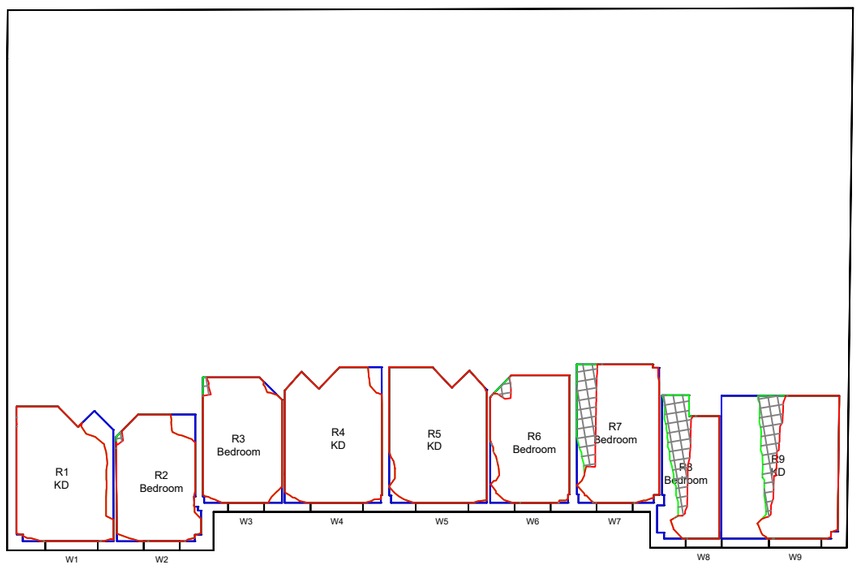
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1ST FLOOR



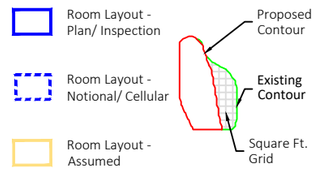
2ND FLOOR



3RD FLOOR

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LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

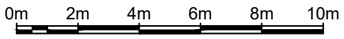
ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23





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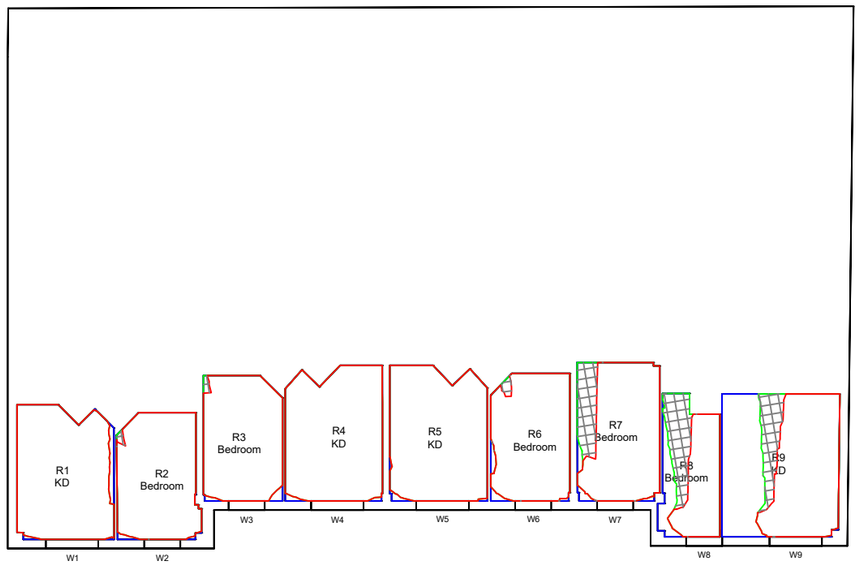
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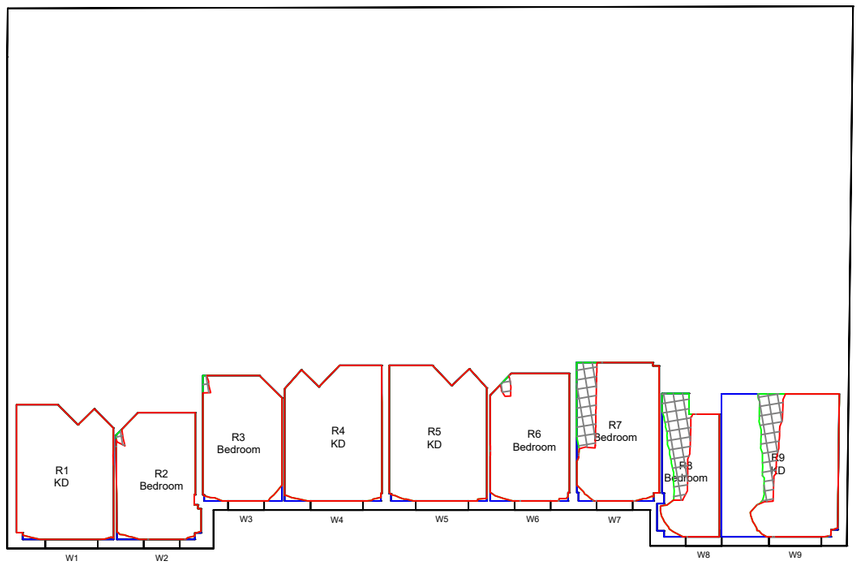
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			101-01

Daylight & Sunlight



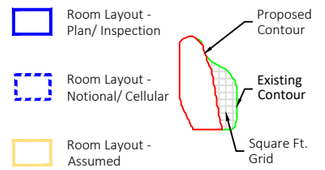
4TH FLOOR



5TH FLOOR

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Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23





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PROJECT TITLE: 12-16 PICCADILLY
MANCHESTER

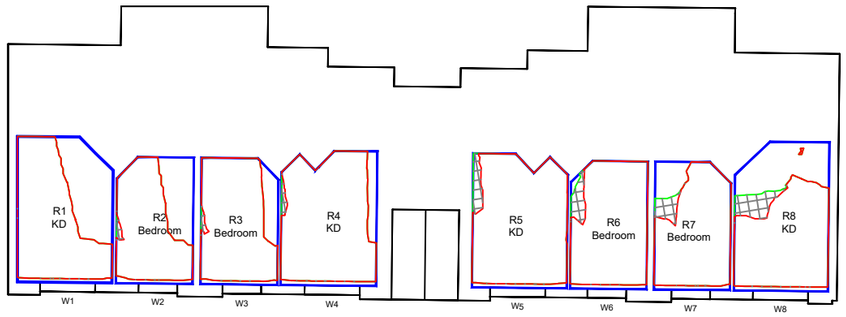
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ROBY COURT
BIG BLOCK

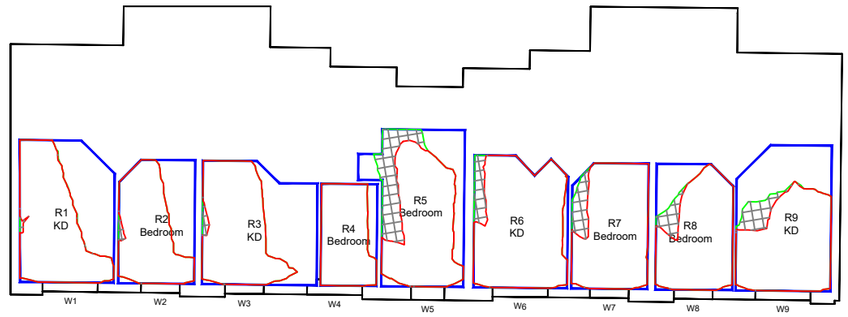
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			101-02

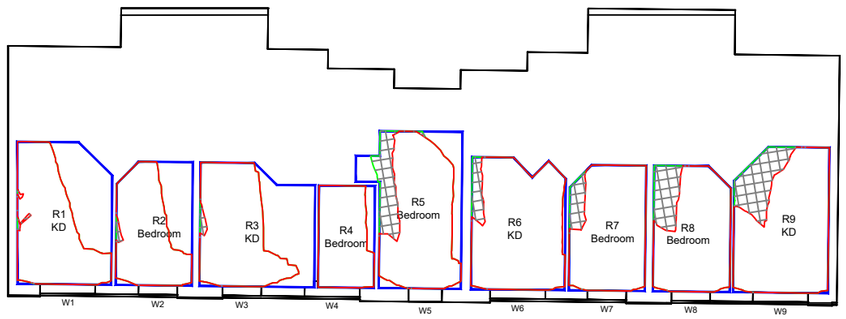
Daylight & Sunlight



GROUND



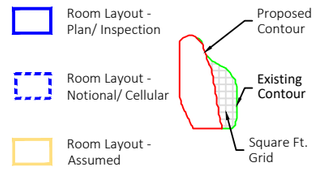
1ST FLOOR



2ND FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23



0m 2m 4m 6m 8m 10m

PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY
MANCHESTER

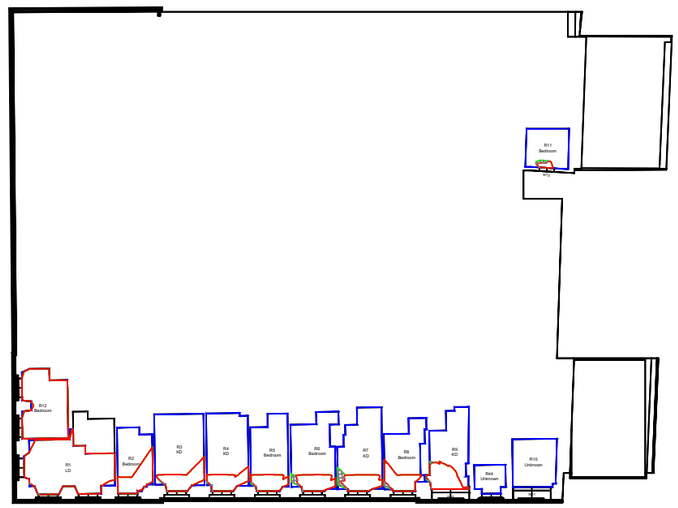
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
ROBY COURT
SMALL BLOCK

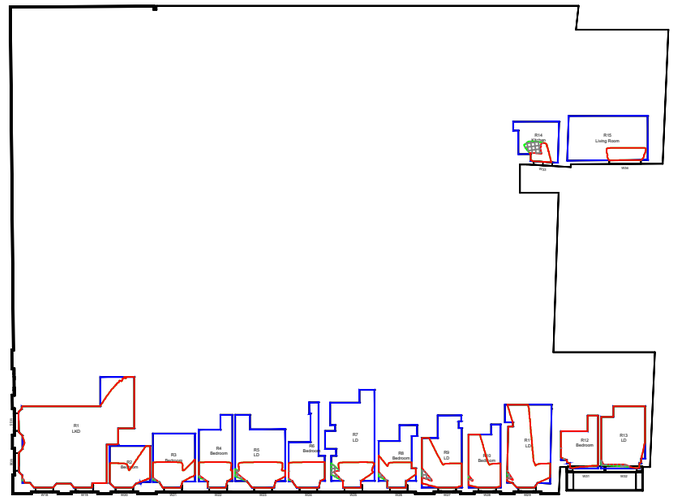
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			102-01

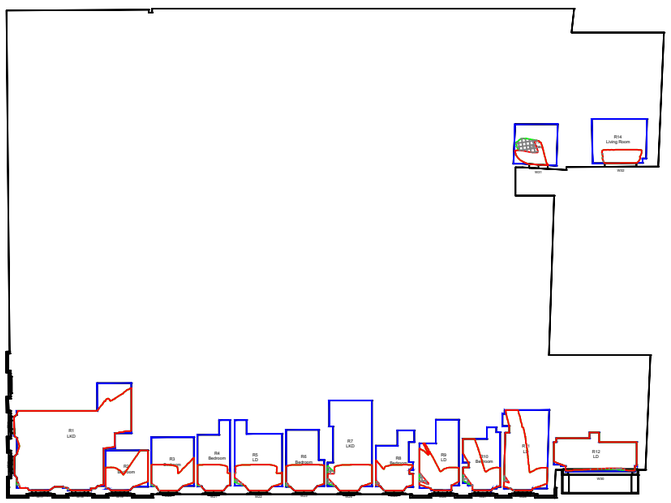
Daylight & Sunlight



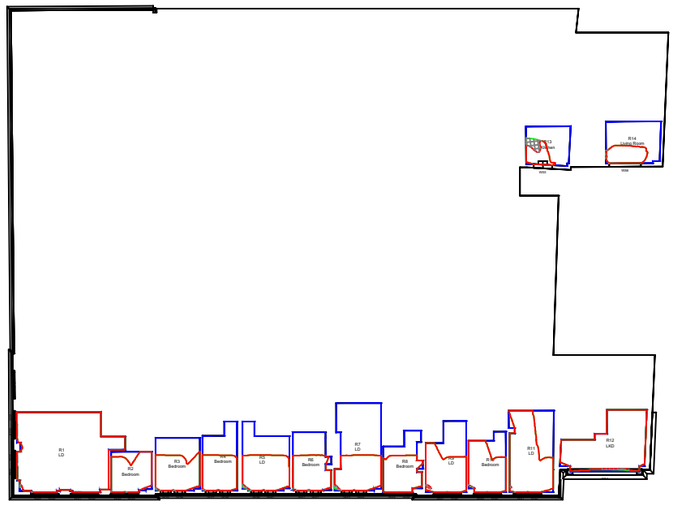
GROUND



2ND FLOOR



3RD FLOOR



4TH FLOOR

AnsteyHorne

CHARTERED SURVEYORS

London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362

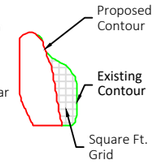
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
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Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 5m 10m 15m 20m 25m

PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

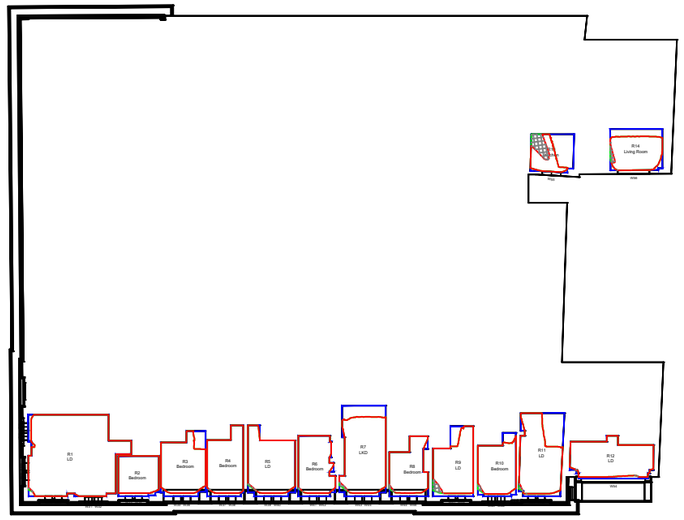
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS GRAND APARTMENTS

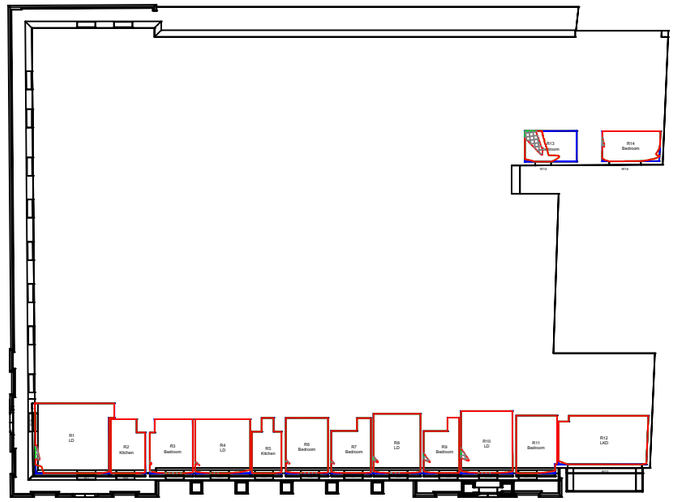
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			103-01

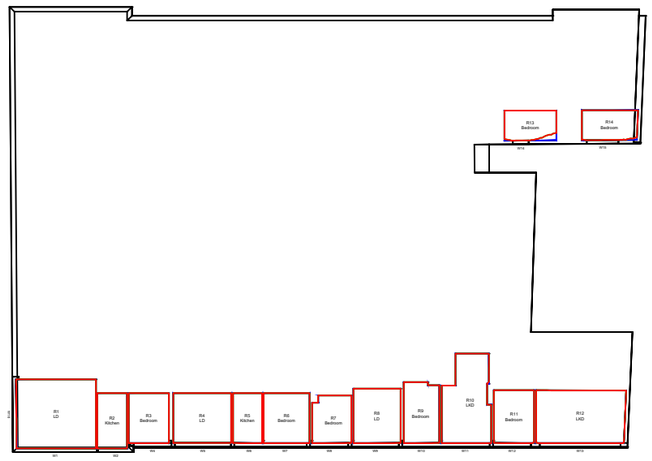
Daylight & Sunlight



5TH FLOOR



6TH FLOOR



7TH FLOOR

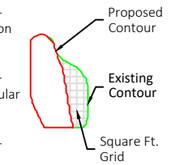
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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 5m 10m 15m 20m 25m

PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

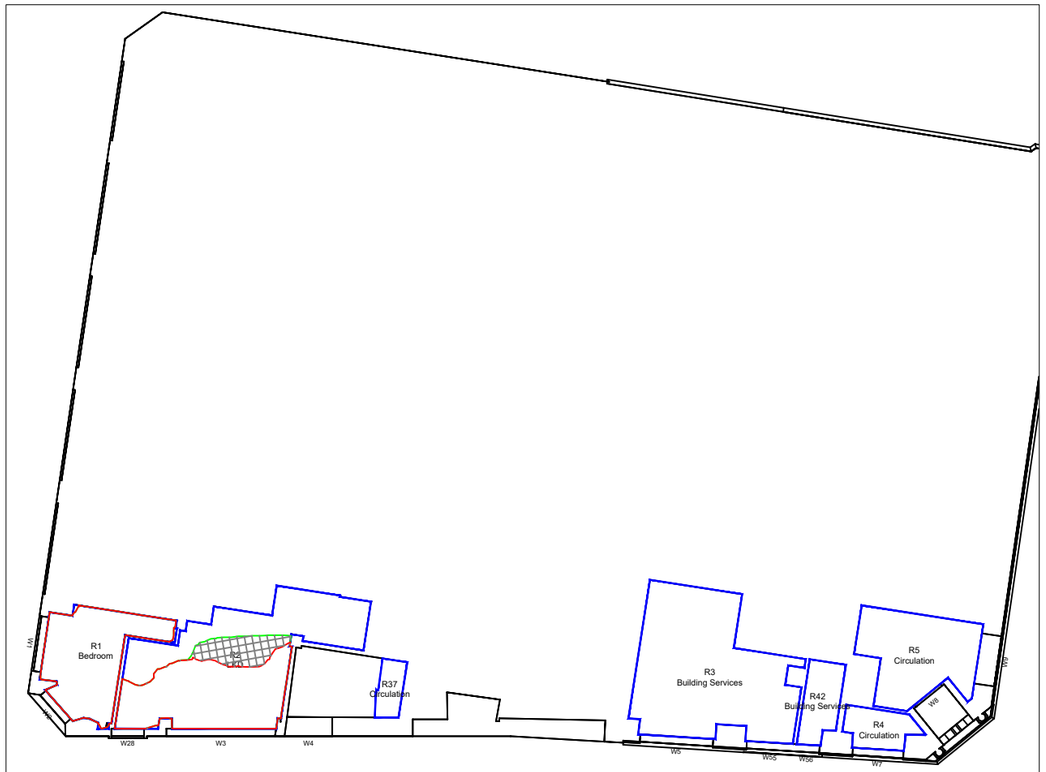
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS GRAND APARTMENTS

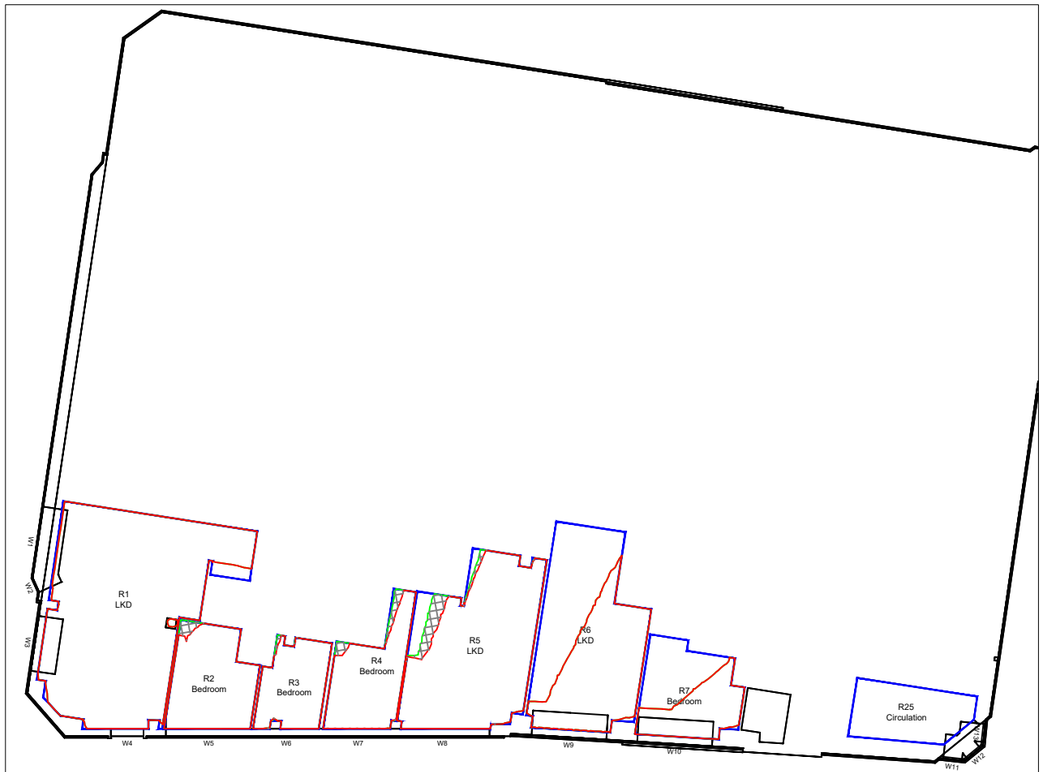
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ML	20/04/23	1:500	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			103-02

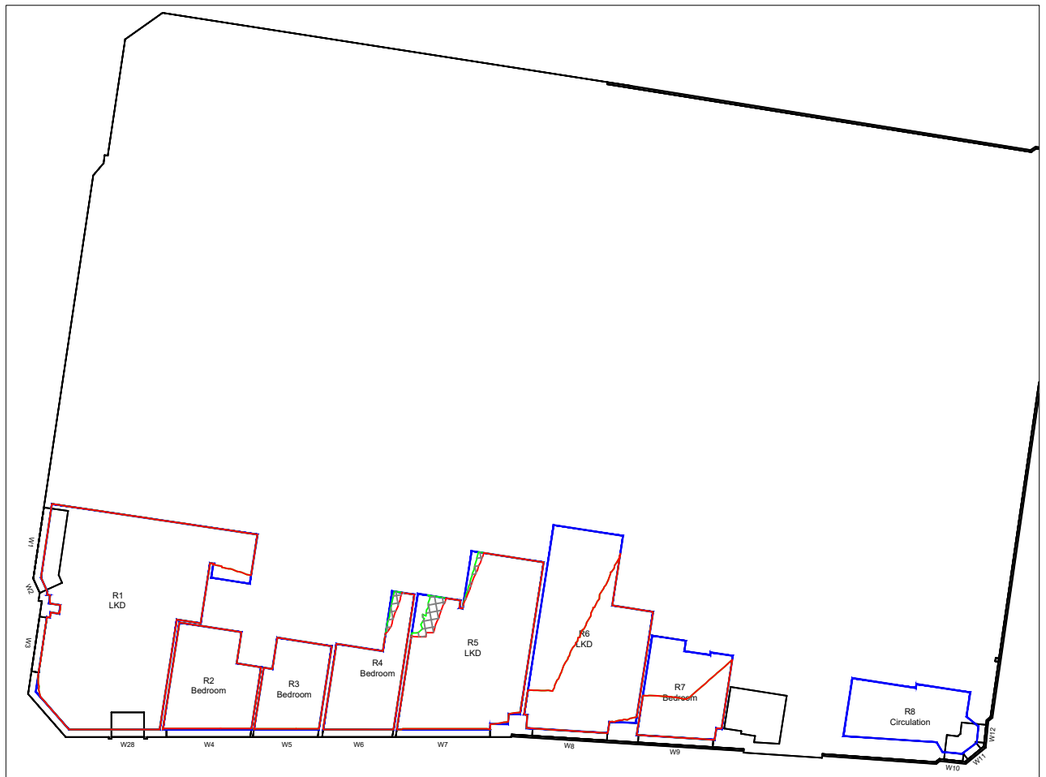
Daylight & Sunlight



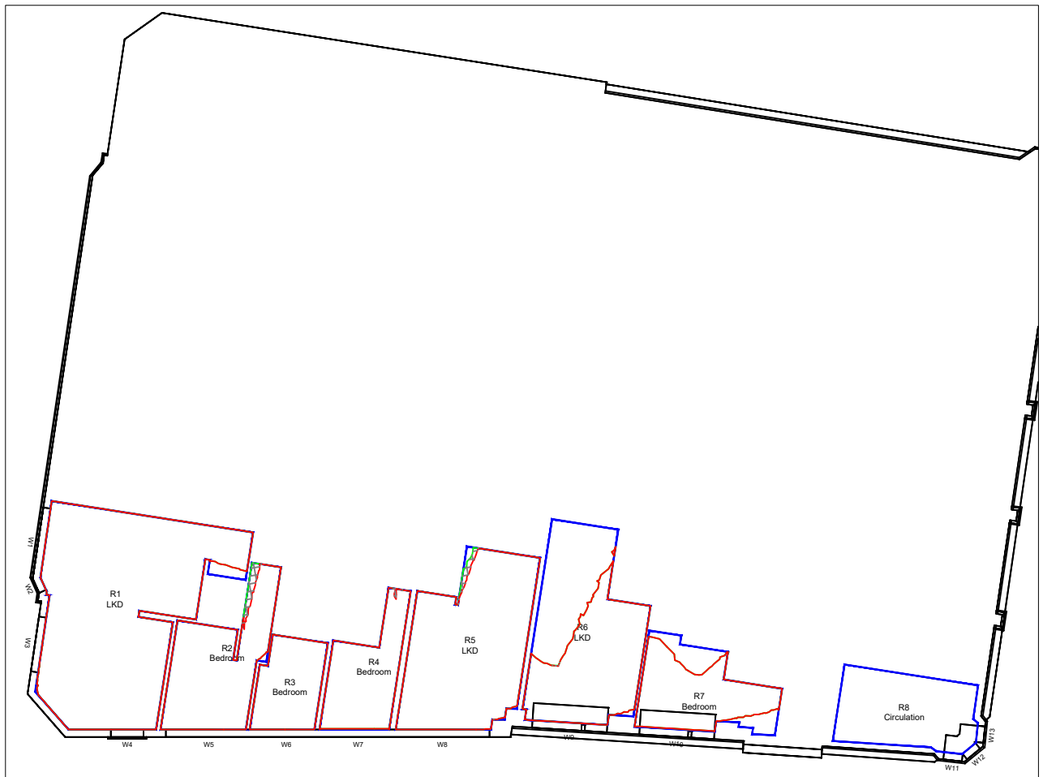
GROUND



1ST FLOOR



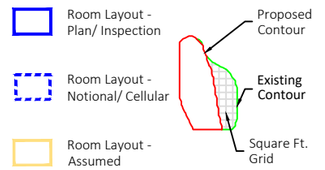
2ND FLOOR



3RD FLOOR

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LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23



0m 2.5m 5m 7.5m 10m 12.5m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

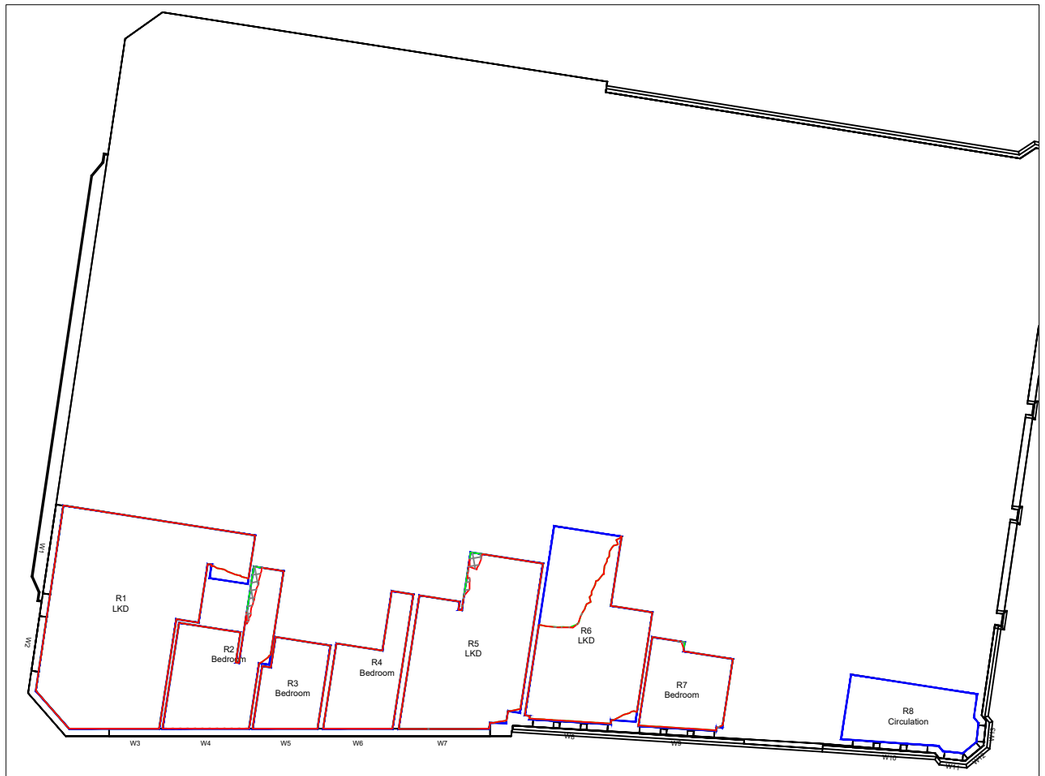
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 70 PICCADILLY

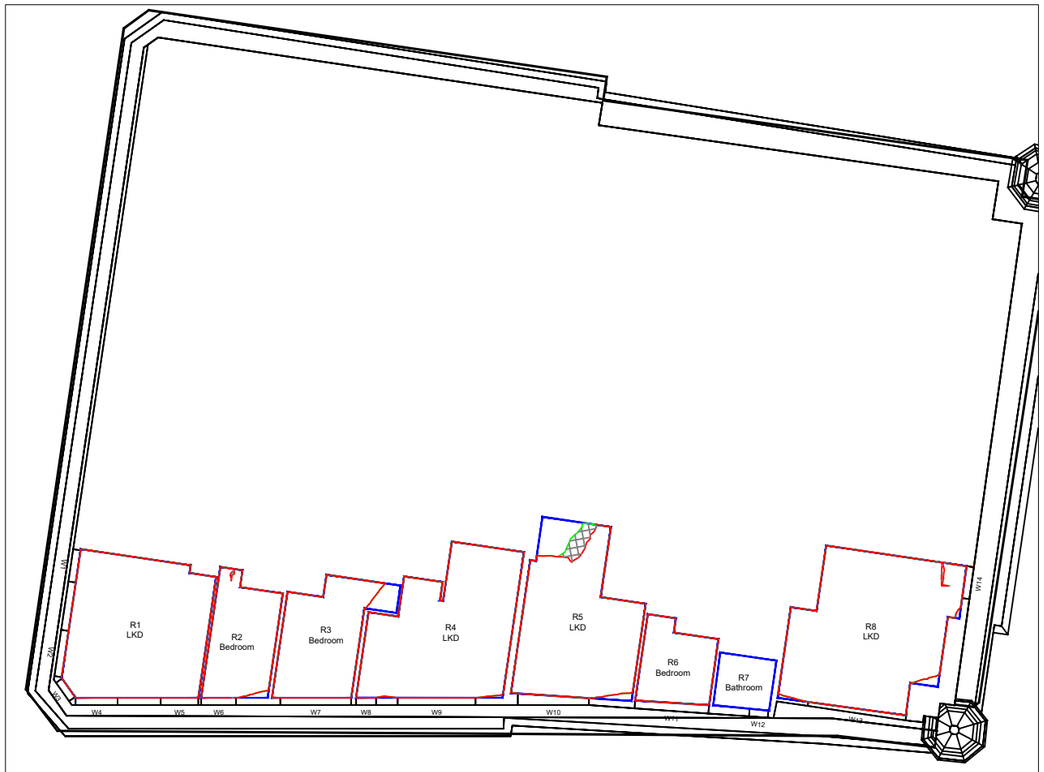
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			105-01

Daylight & Sunlight



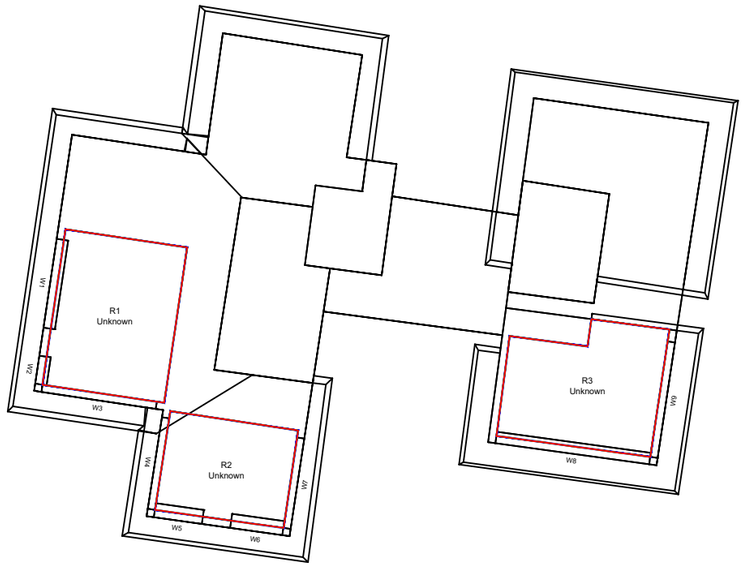
4TH FLOOR



5TH FLOOR



6TH FLOOR



7TH FLOOR

AnsteyHorne
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www.ansteyhorne.co.uk
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 2.5m 5m 7.5m 10m 12.5m

PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

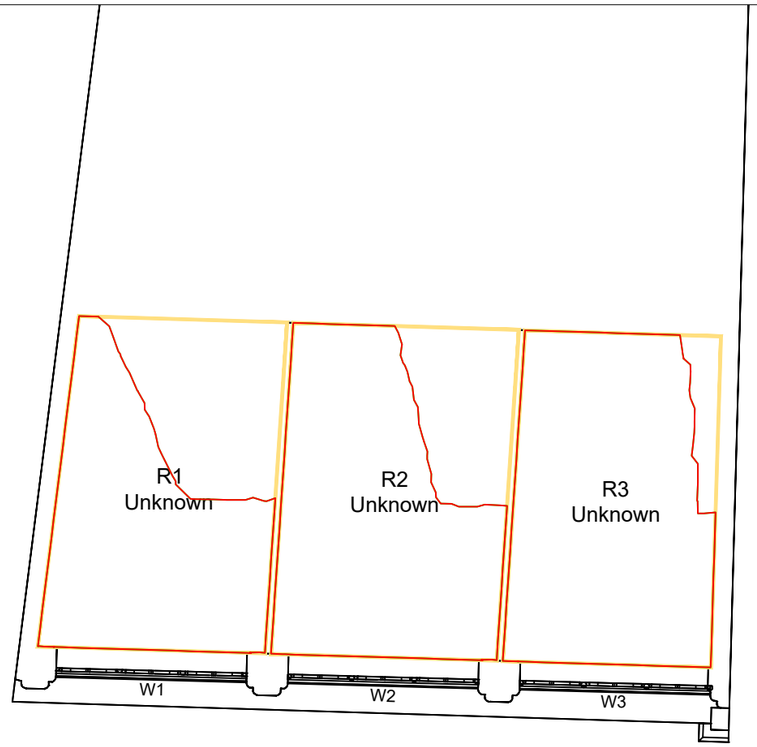
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 70 PICCADILLY

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML	20/04/23	1:250	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			105-02

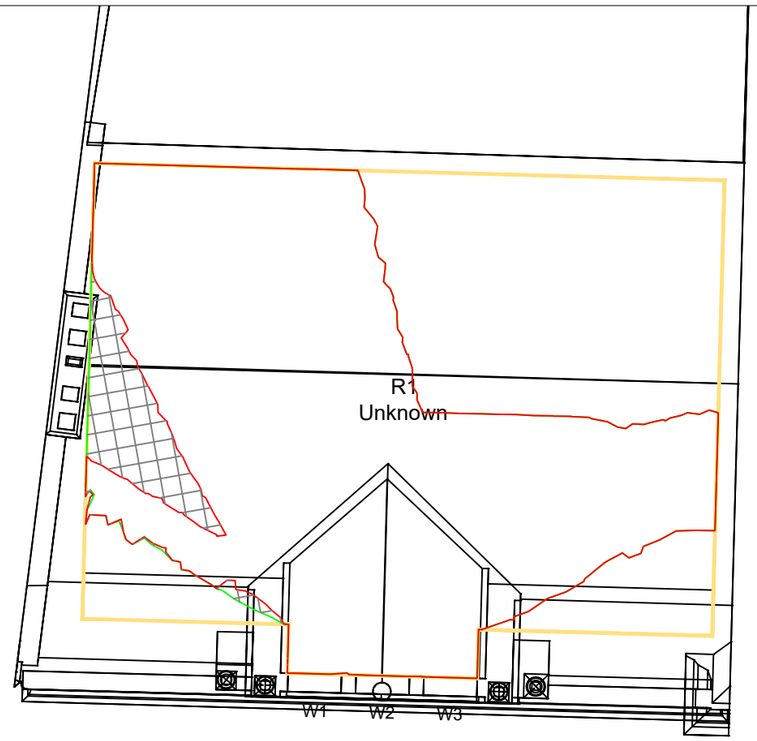
Daylight & Sunlight



1ST FLOOR



2ND FLOOR



3RD FLOOR

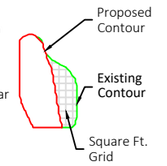
AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 2.5m 5m 7.5m 10m 12.5m

PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

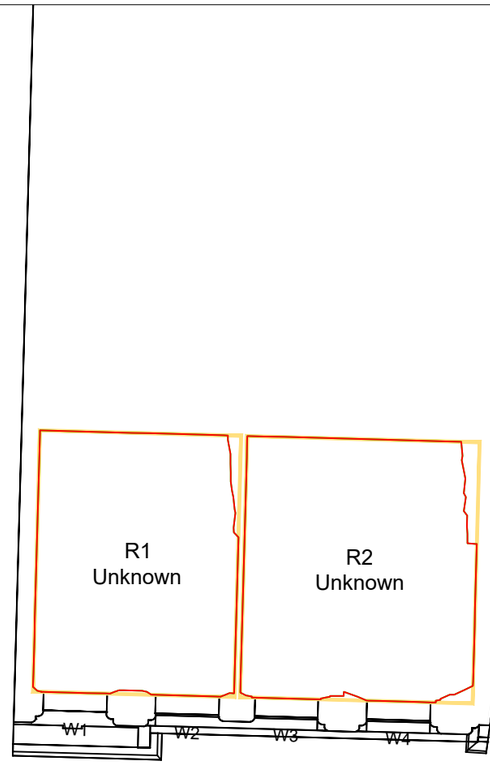
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 89-91 PICCADILLY

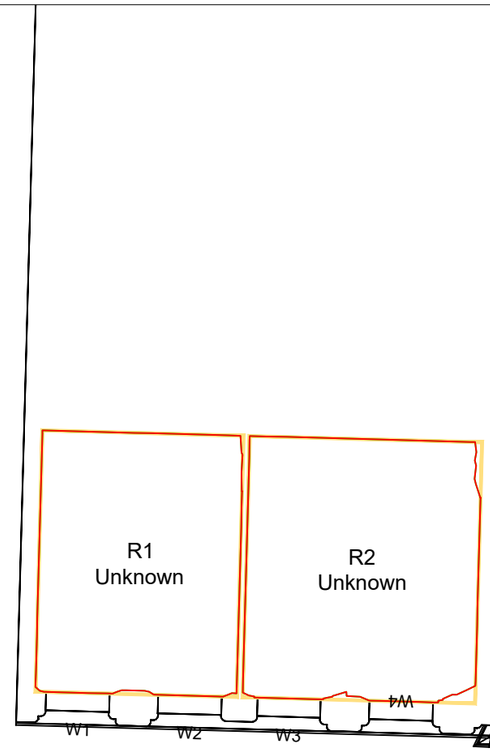
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ML	20/04/23	1:250	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			107-01

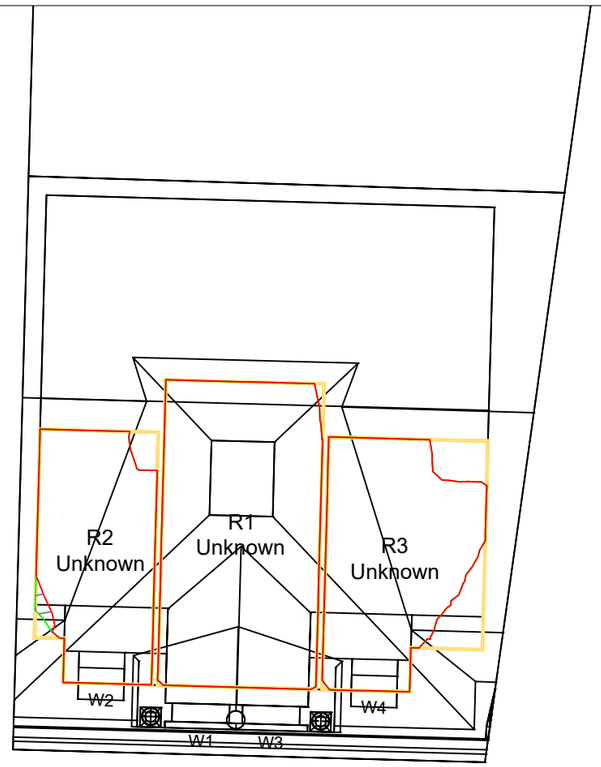
Daylight & Sunlight



1ST FLOOR



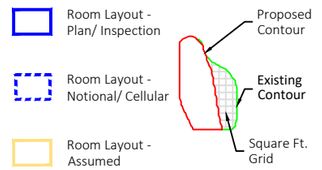
2ND FLOOR



3RD FLOOR

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CHARTERED SURVEYORS
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Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
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LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

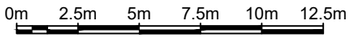
ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23





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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY
MANCHESTER

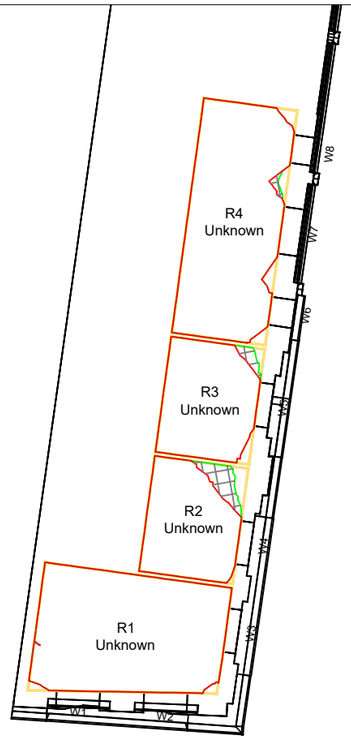
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
93 PICCADILLY

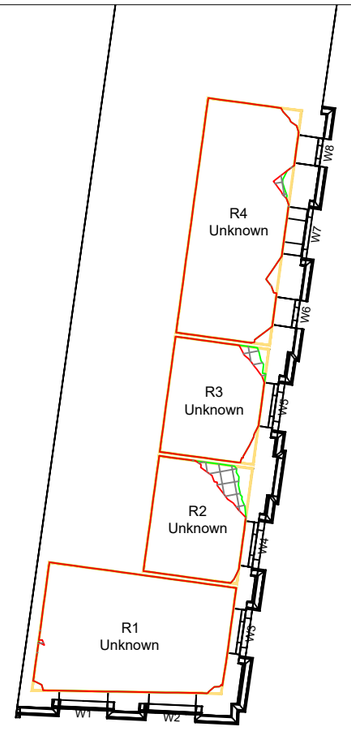
MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML	20/04/23	1:250	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			108-01

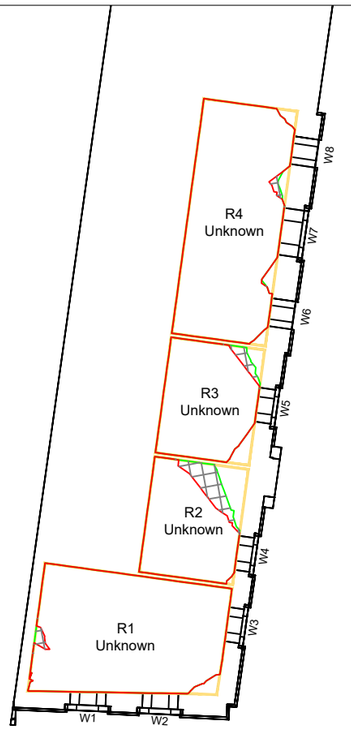
Daylight & Sunlight



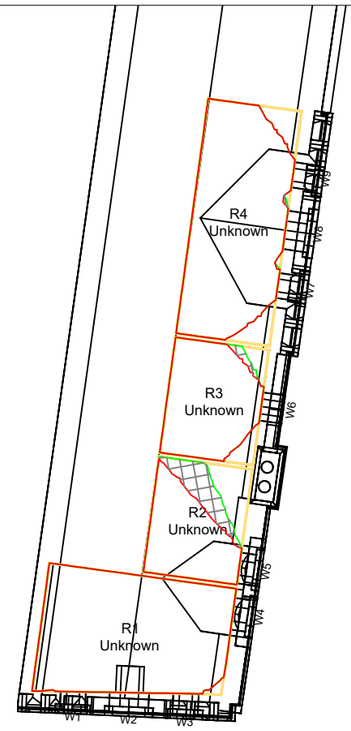
1ST FLOOR



2ND FLOOR



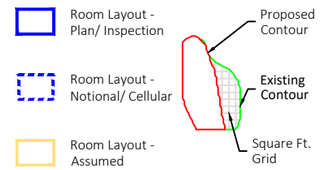
3RD FLOOR



4TH FLOOR

AnsteyHorne
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London - 020 3744 2374
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Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:



SOURCES OF INFORMATION:

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ACCUCITIES
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Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23



0m 1.5m 3m 4.5m 6m 7.5m

PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 95 PICCADILLY

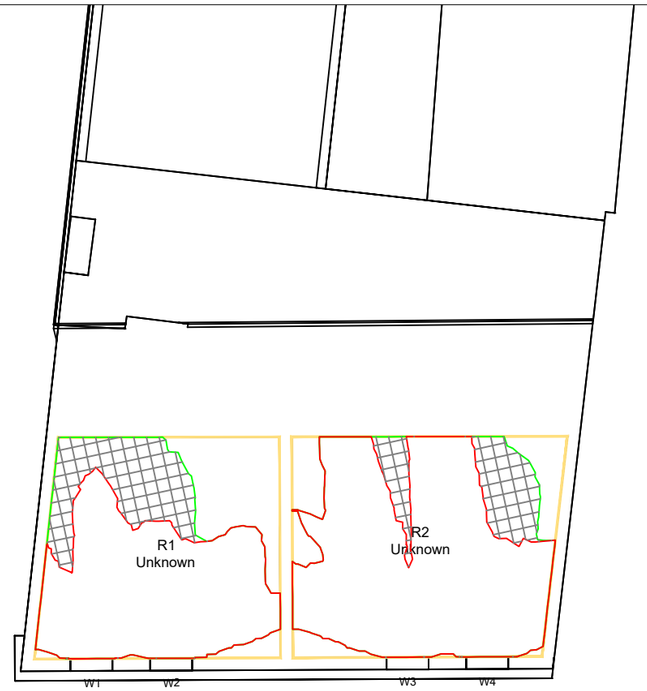
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ML	20/04/23	1:150	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			109-01

Daylight & Sunlight



1ST FLOOR



2ND FLOOR

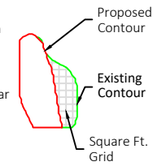
AnsteyHorne
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London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23



0m 1.5m 3m 4.5m 6m 7.5m

PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY
MANCHESTER

SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
97 PICCADILLY

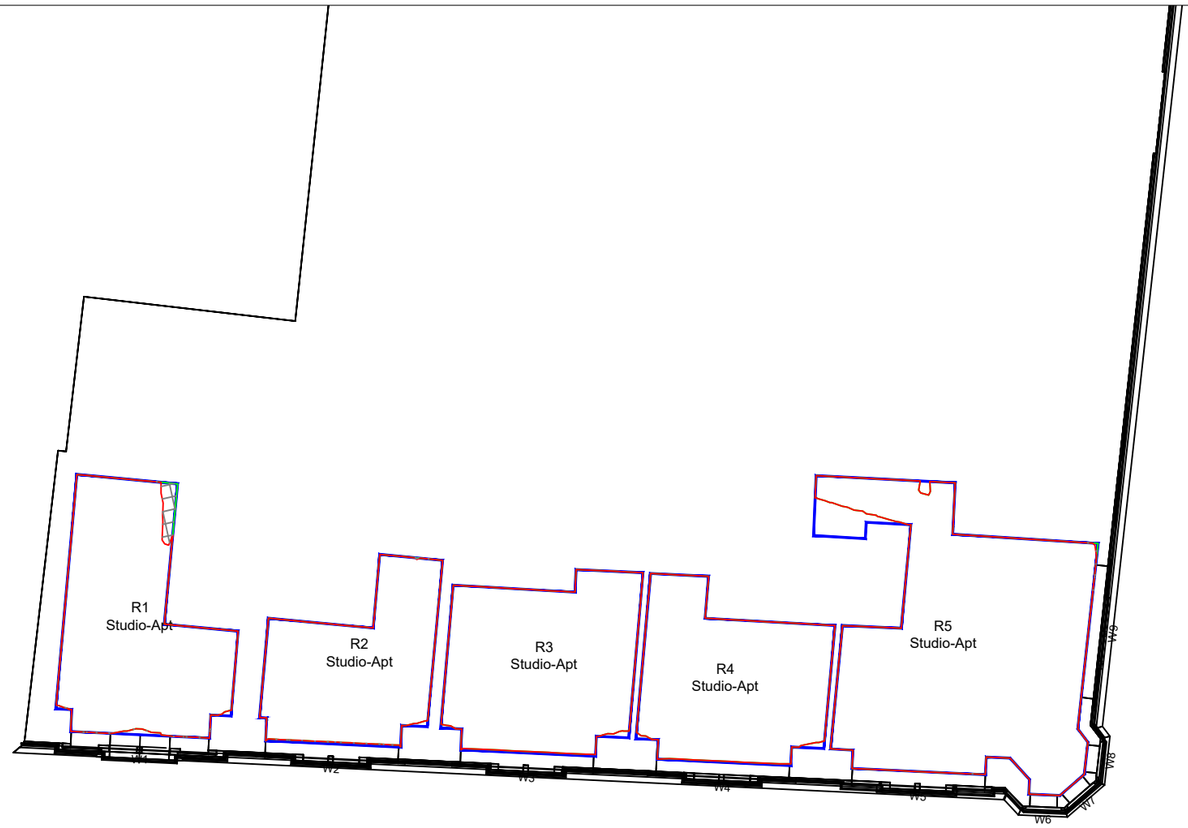
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ML	20/04/23	1:150	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			110-01

Daylight & Sunlight



1ST FLOOR



2ND FLOOR

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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

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Received on 15/02/23

ACCUCITIES
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Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 1.5m 3m 4.5m 6m 7.5m

PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

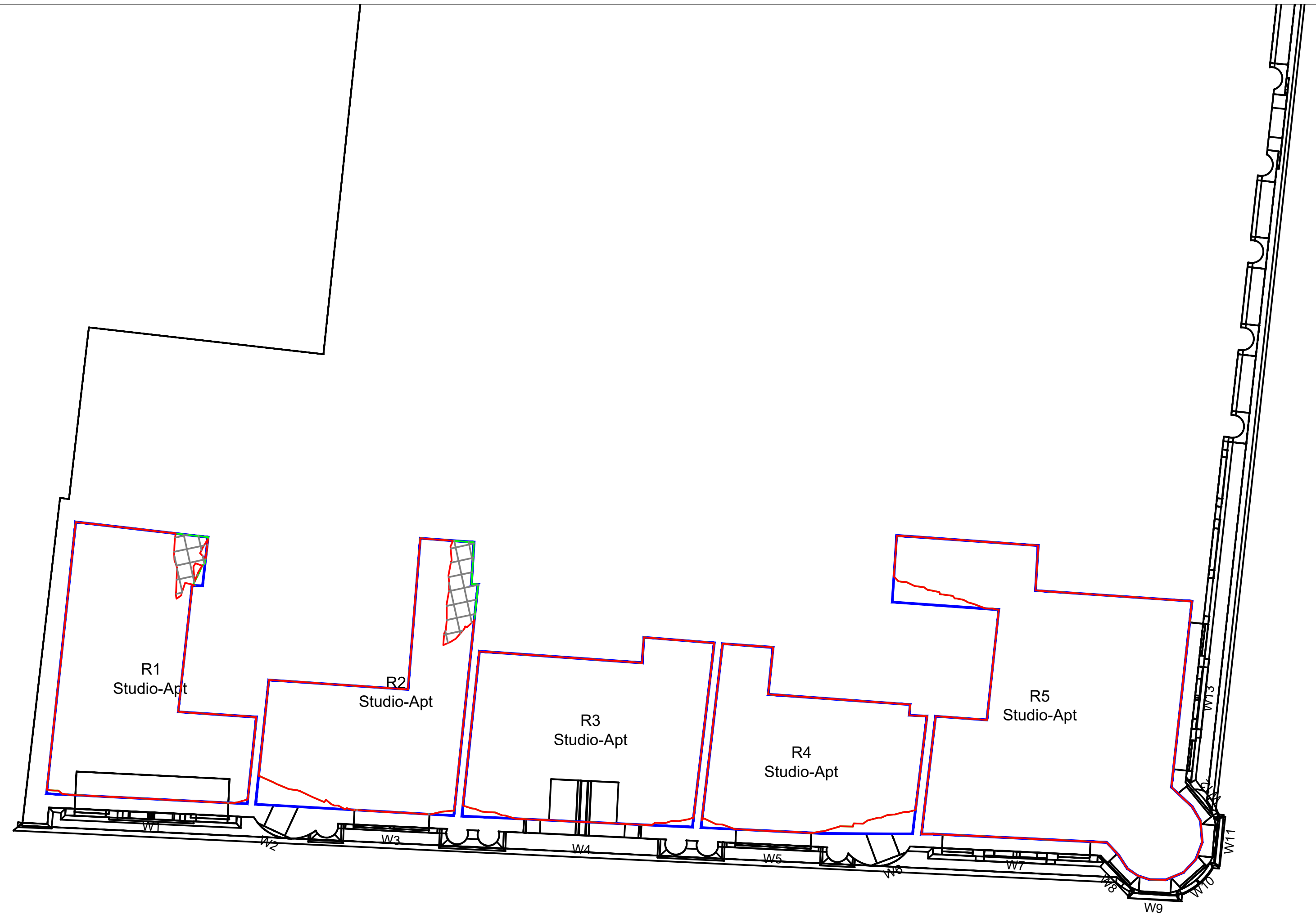
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 107 PICCADILLY

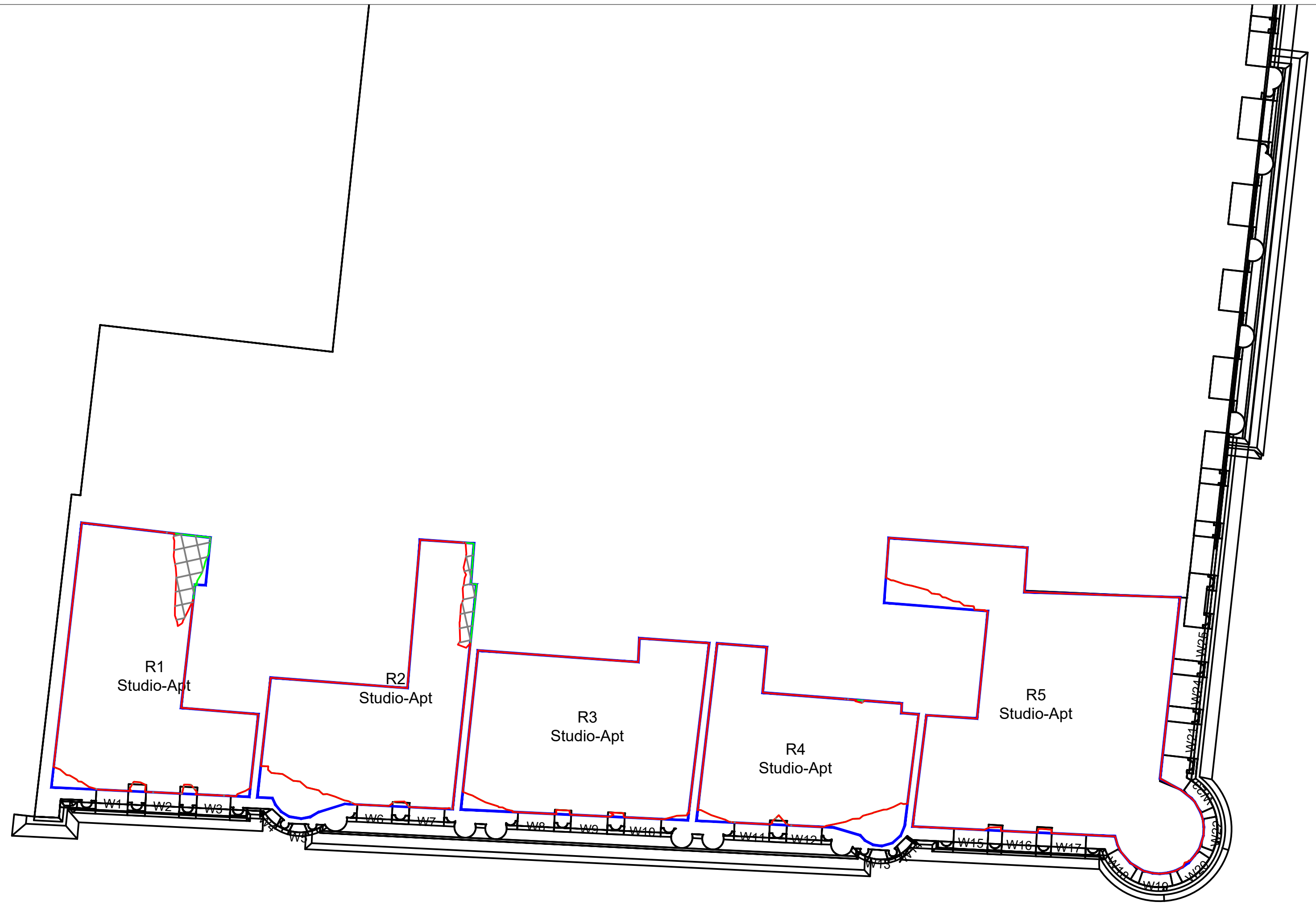
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ML	20/04/23	1:150	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			111-01

Daylight & Sunlight



3RD FLOOR



4TH FLOOR

AnsteyHorne

CHARTERED SURVEYORS

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Plymouth - 01752 270 315
Norwich - 01603 577 362

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LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
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ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 1.5m 3m 4.5m 6m 7.5m

PROJECT INFORMATION

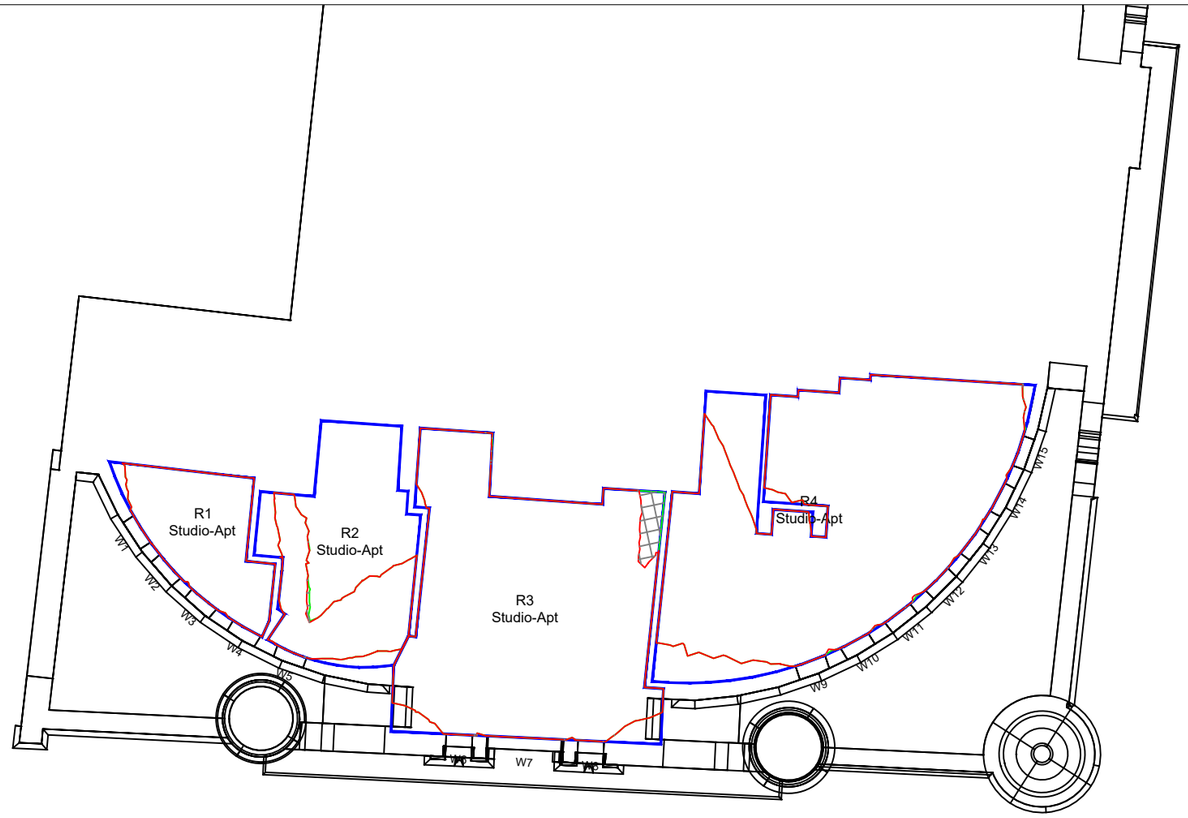
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CLIENT:	LAMINGTON GROUP
PROJECT TITLE:	12-16 PICCADILLY MANCHESTER
SCHEME REF:	SCHEME RECEIVED: 20/04/23
DRAWING TITLE:	DAYLIGHT DISTRIBUTION CONTOURS 107 PICCADILLY

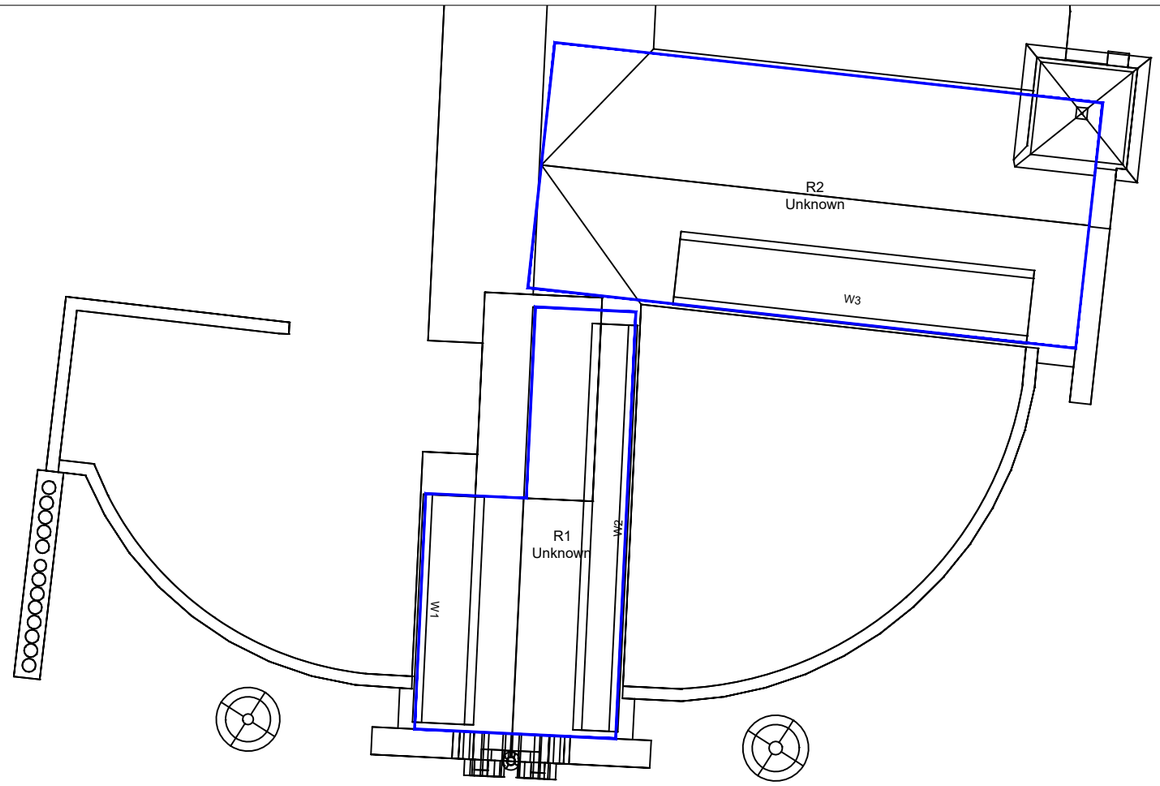
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ML	20/04/23	1:150	A3

PROJECT No:_RELEASE No:_VERSION No:	DRAWING No:
ROL01051_R01_V01_	111-02

Daylight & Sunlight



5TH FLOOR



6TH FLOOR

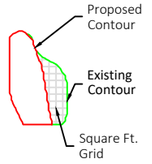
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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

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PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 1.5m 3m 4.5m 6m 7.5m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

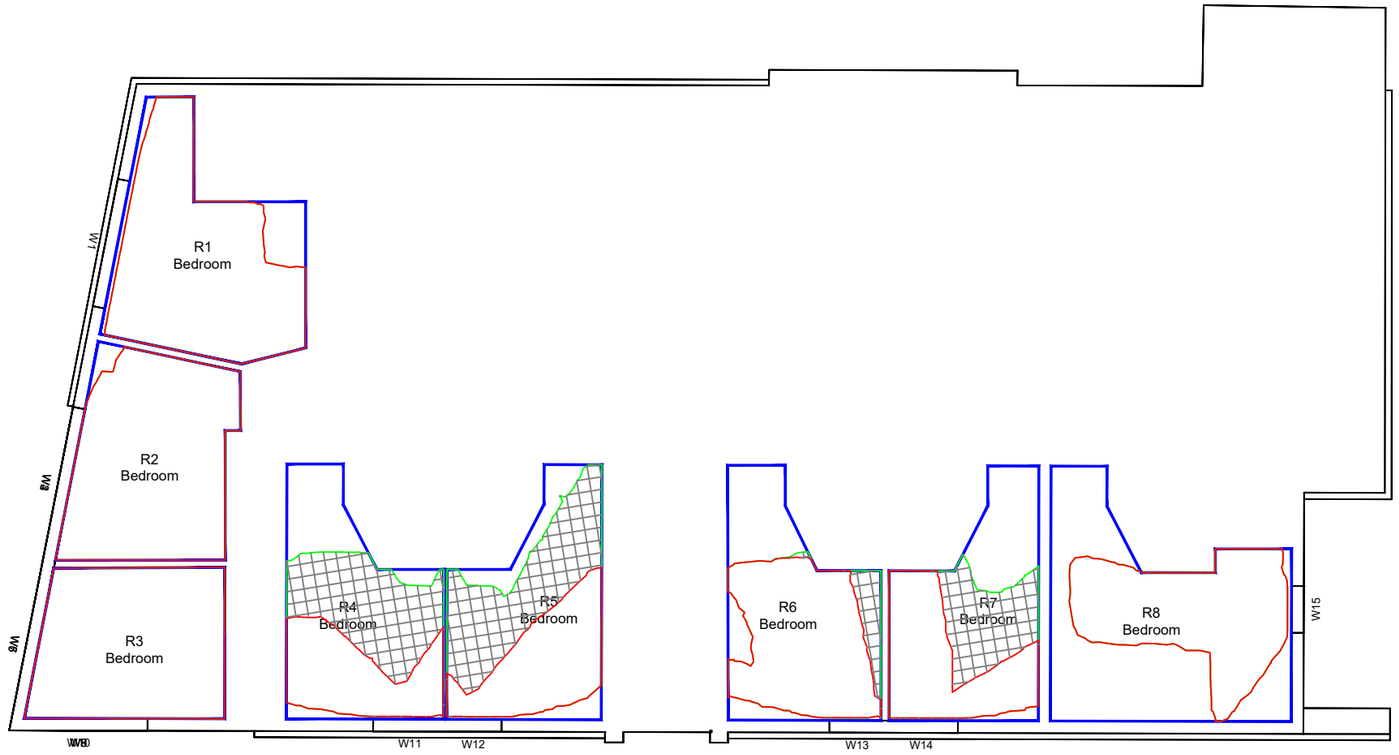
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DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 107 PICCADILLY

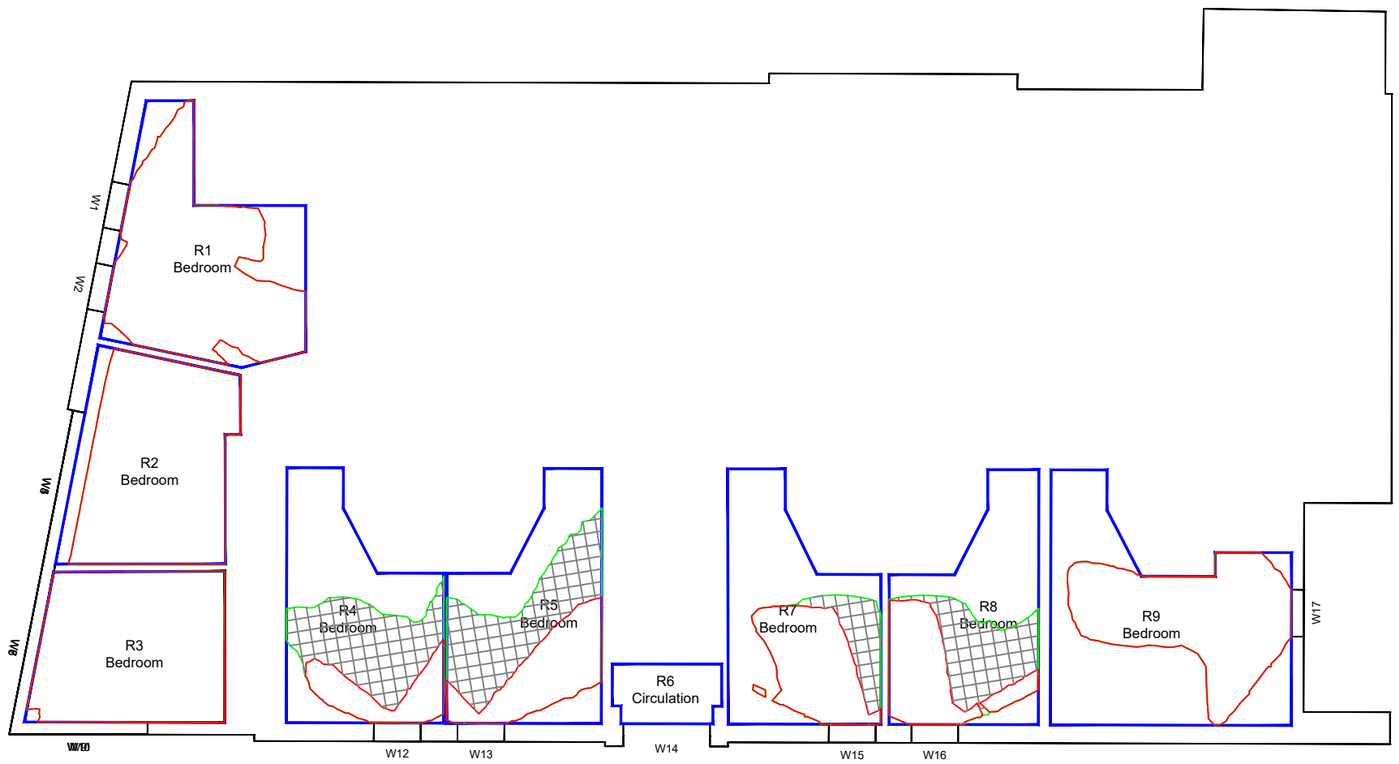
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			111-03

Daylight & Sunlight



1ST FLOOR



2ND FLOOR

AnsteyHorne

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Norwich - 01603 577 362

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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

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PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 1.5m 3m 4.5m 6m 7.5m

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PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

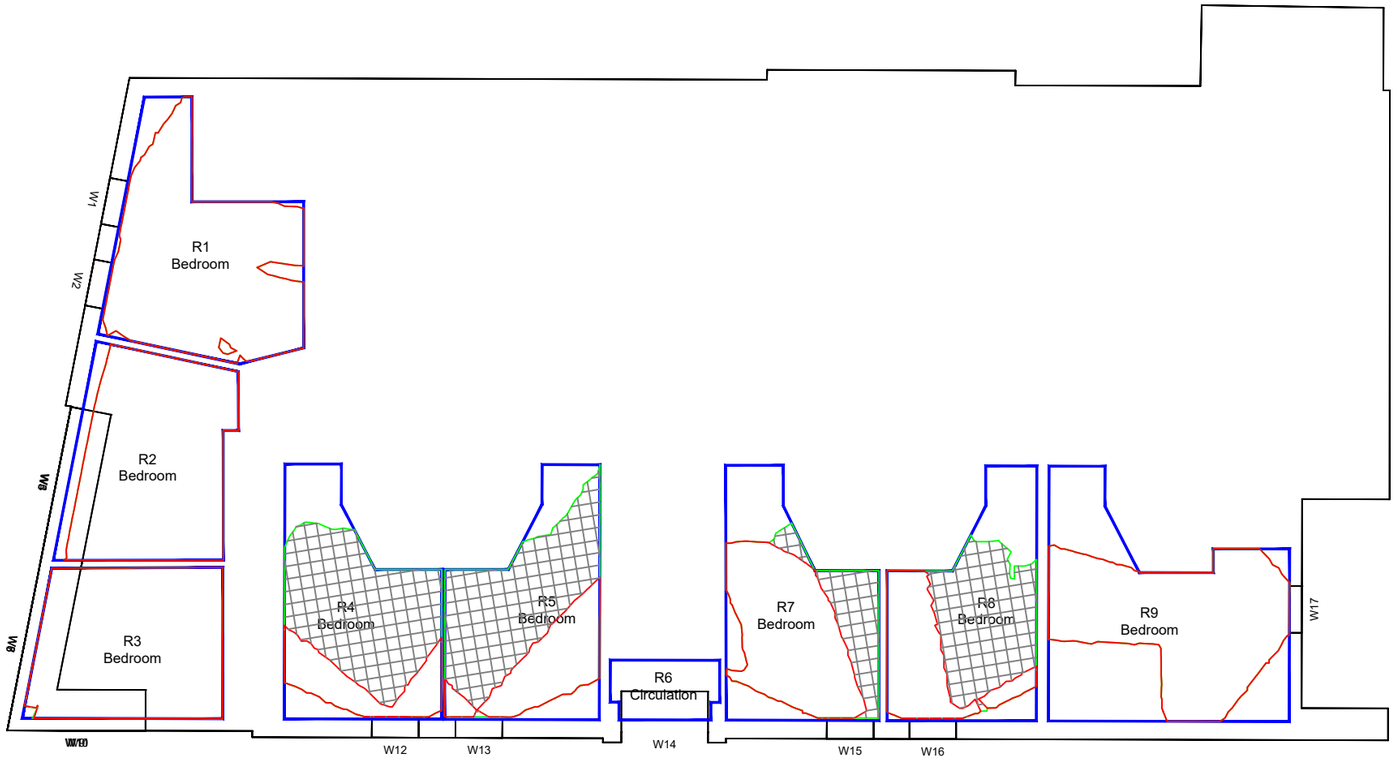
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS MALMAISON HOTEL

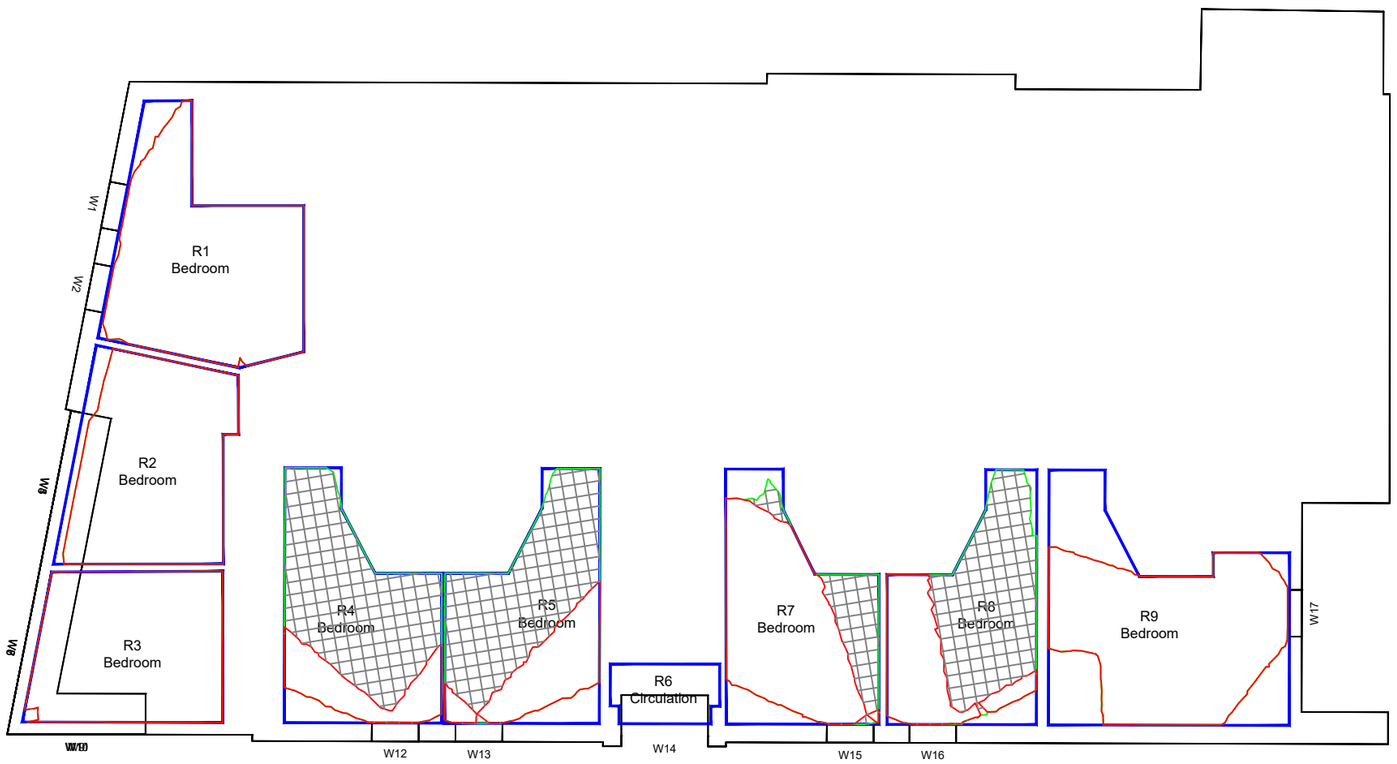
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			113-01

Daylight & Sunlight



3RD FLOOR



4TH FLOOR

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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
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ACCUCITIES
Received on 27/03/23

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PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 1.5m 3m 4.5m 6m 7.5m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

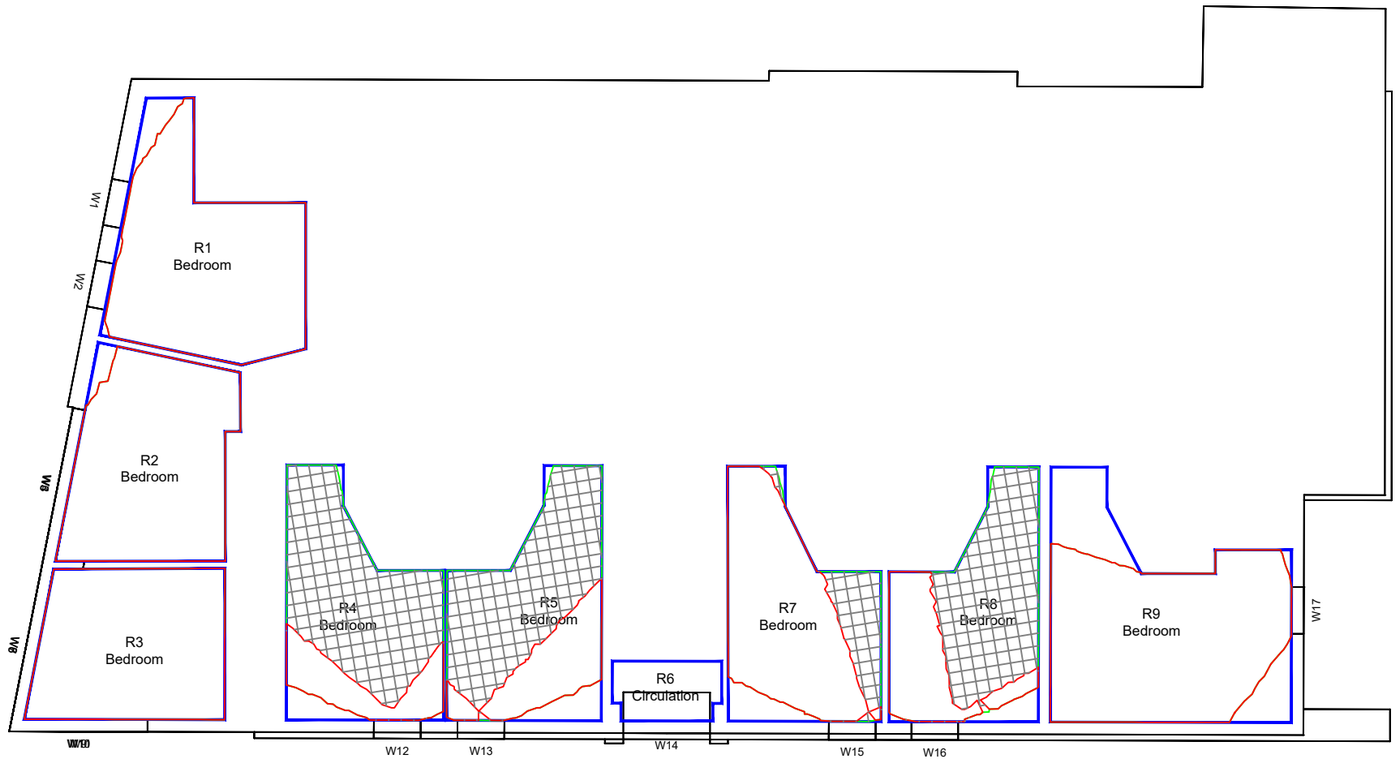
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DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS MALMAISON HOTEL

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML	20/04/23	1:150	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			113-02

Daylight & Sunlight



5TH FLOOR

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Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
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Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 1.5m 3m 4.5m 6m 7.5m

PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

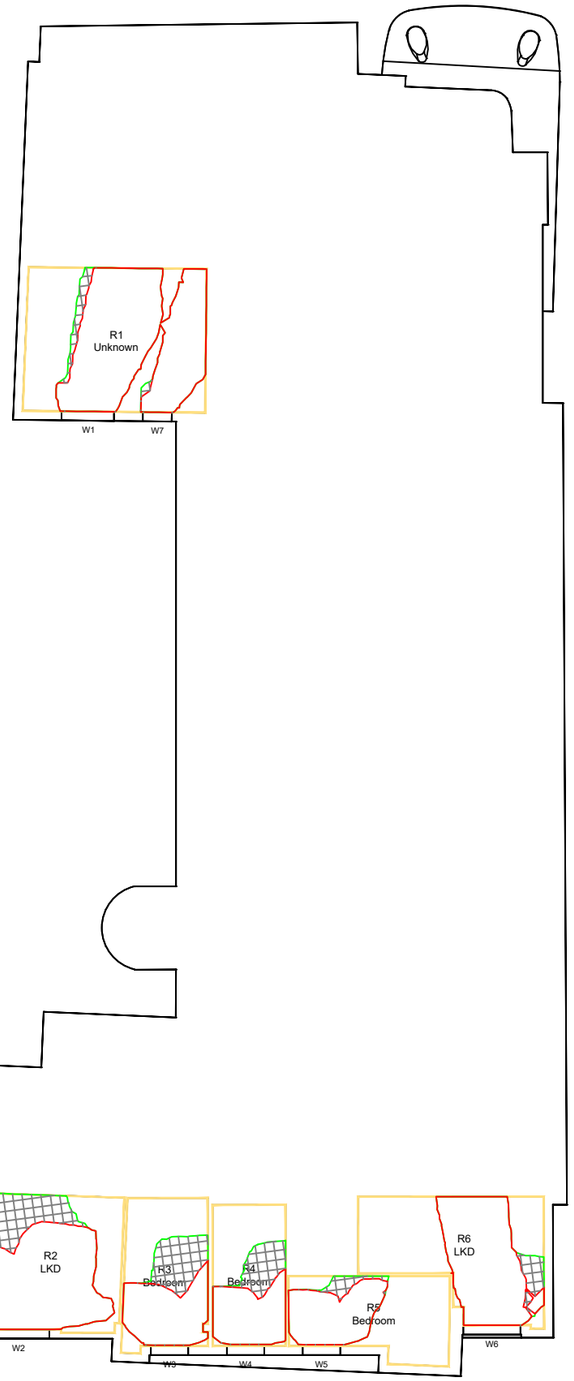
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS MALMAISON HOTEL

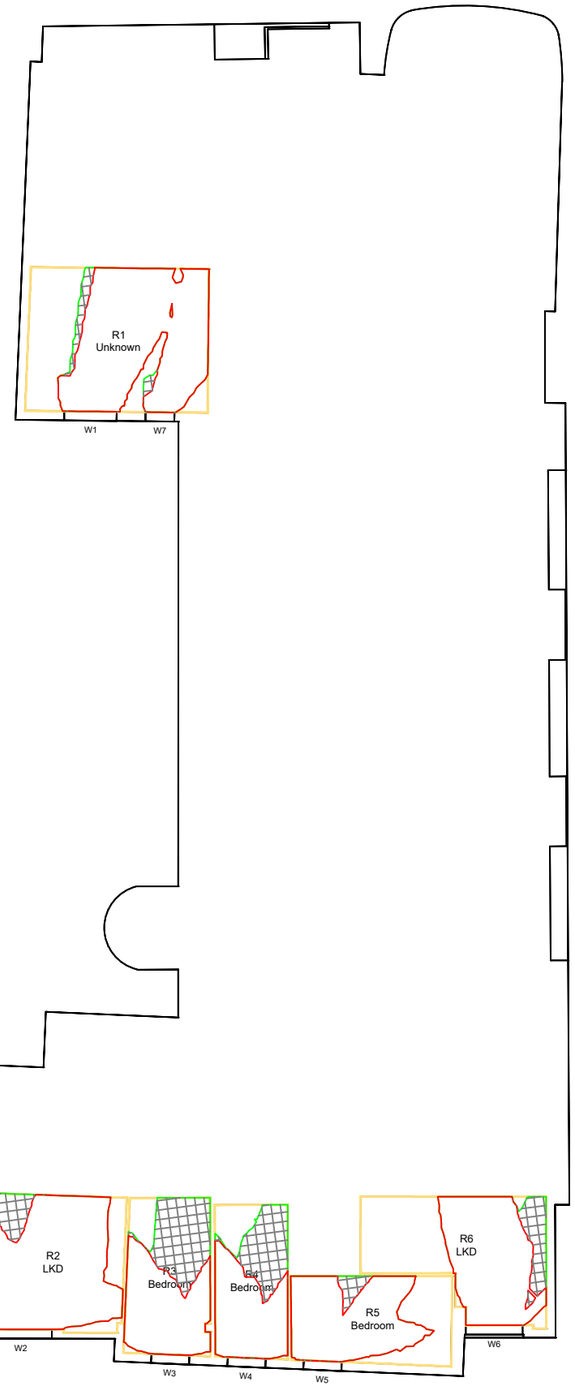
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ML	20/04/23	1:150	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			113-03

Daylight & Sunlight



1ST FLOOR



2ND FLOOR

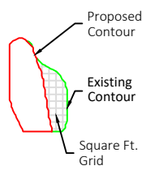
AnsteyHorne
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Bristol - 0117 471 1574
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Plymouth - 01752 270 315
Norwich - 01603 577 362
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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



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PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 2m 4m 6m 8m 10m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

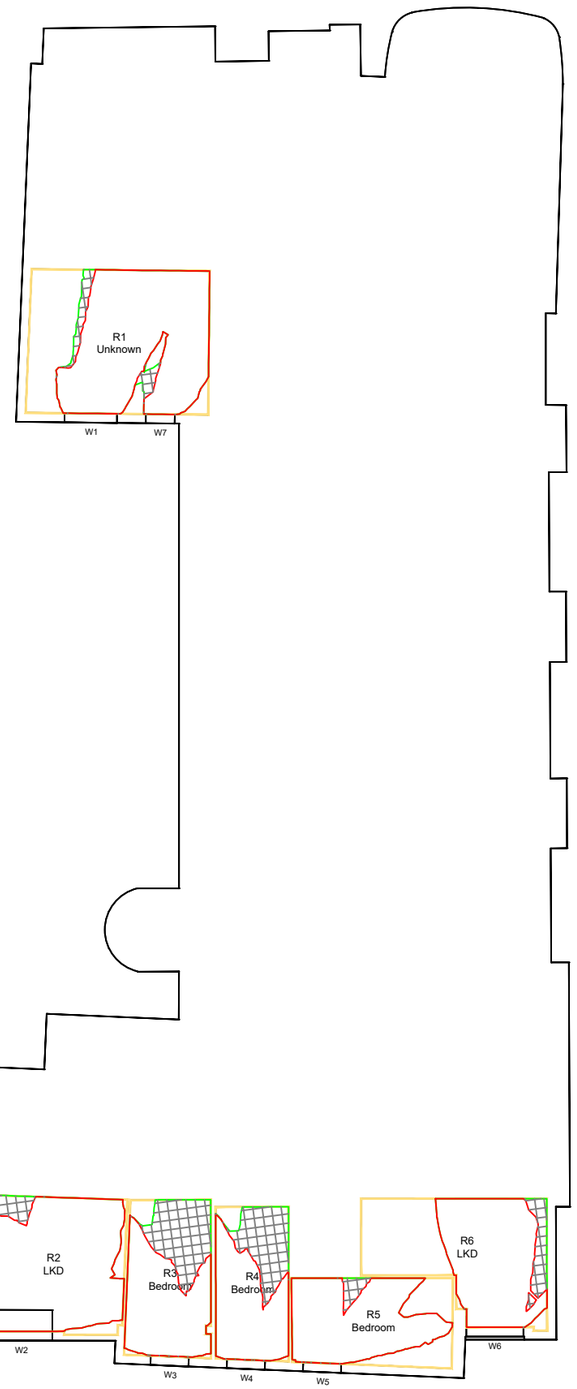
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS MERCURY HOTEL

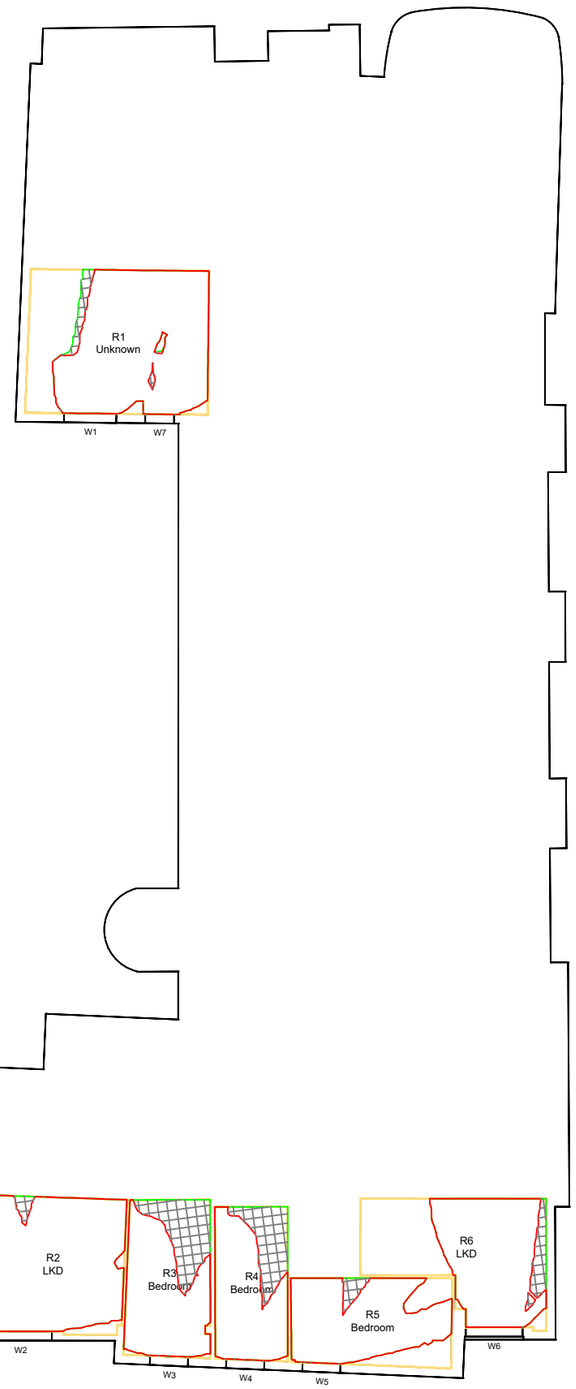
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ML	20/04/23	1:200	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			114-01

Daylight & Sunlight



3RD FLOOR



4TH FLOOR

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Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

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PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 2m 4m 6m 8m 10m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

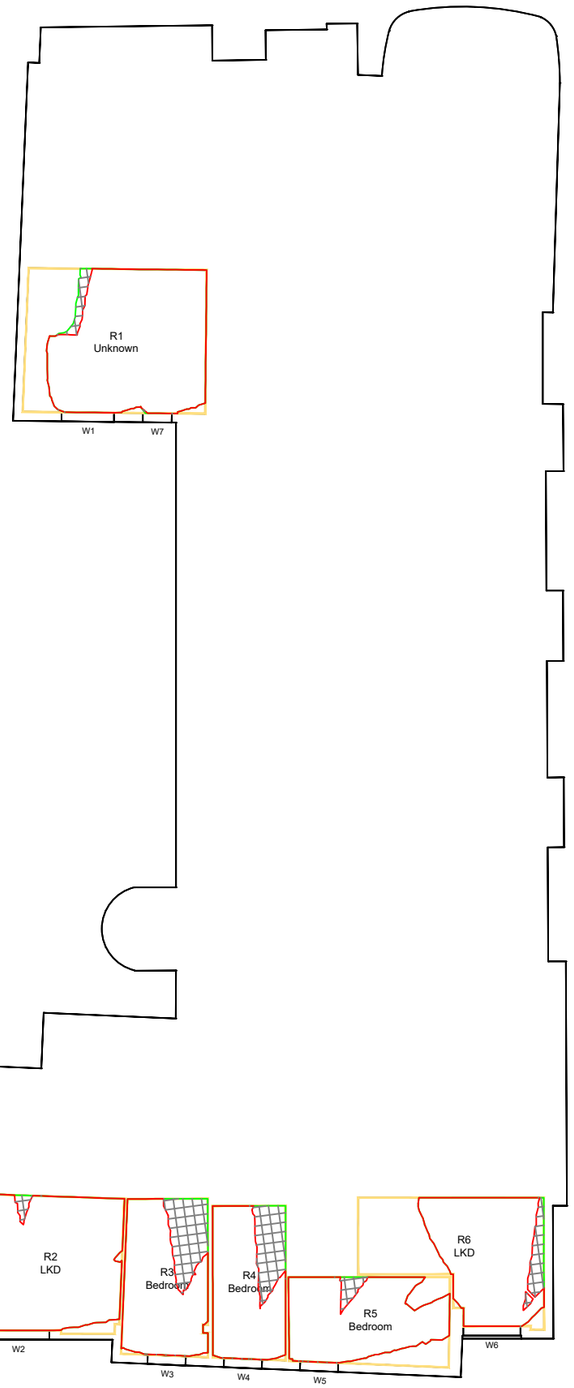
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DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS MERCURY HOTEL

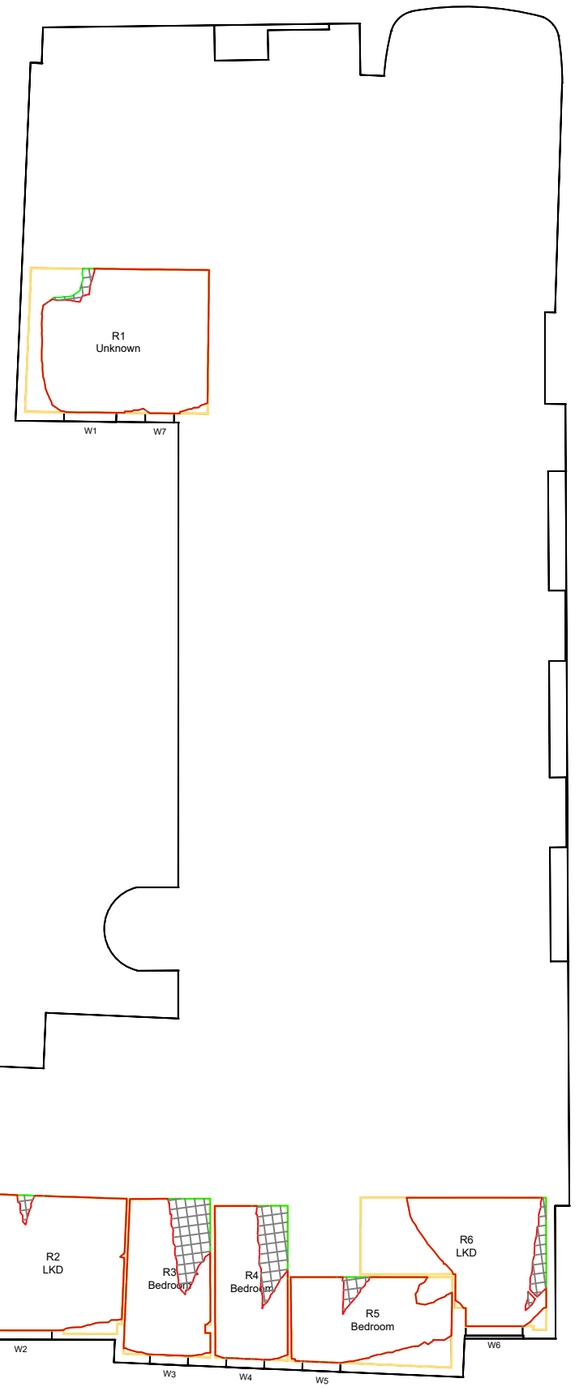
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051	R01	V01	114-02

Daylight & Sunlight



5TH FLOOR



6TH FLOOR

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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

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PROPOSED BUILDINGS

BENNETTS ASSOCIATES
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0m 2m 4m 6m 8m 10m

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PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

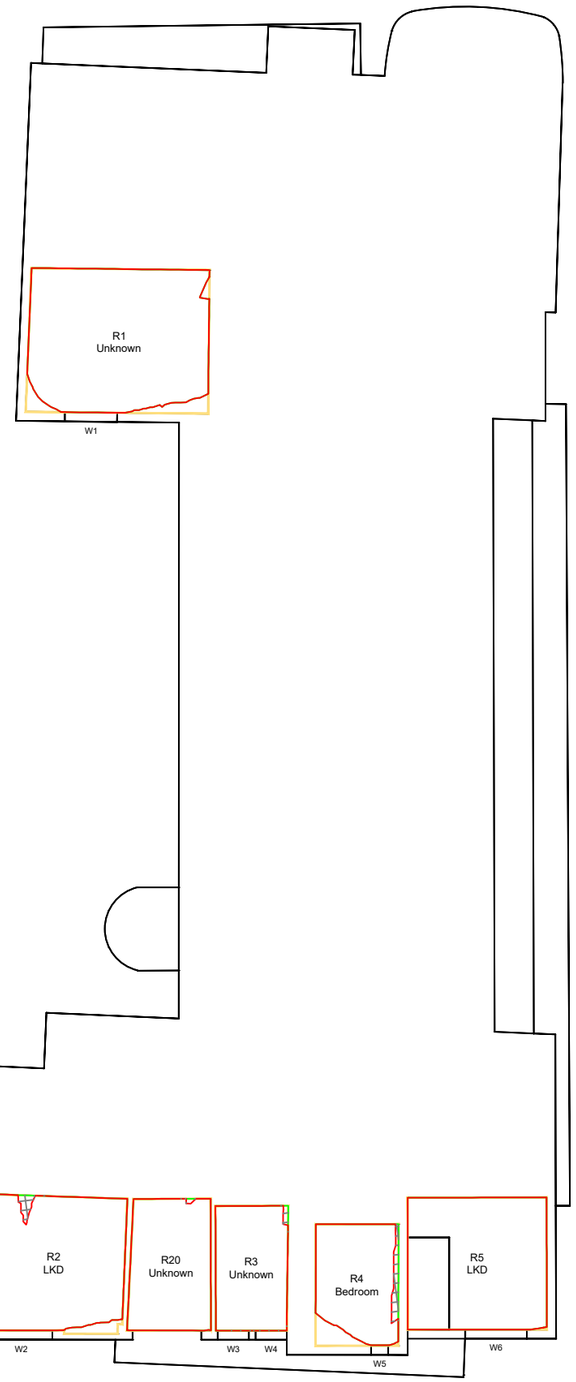
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DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS MERCURY HOTEL

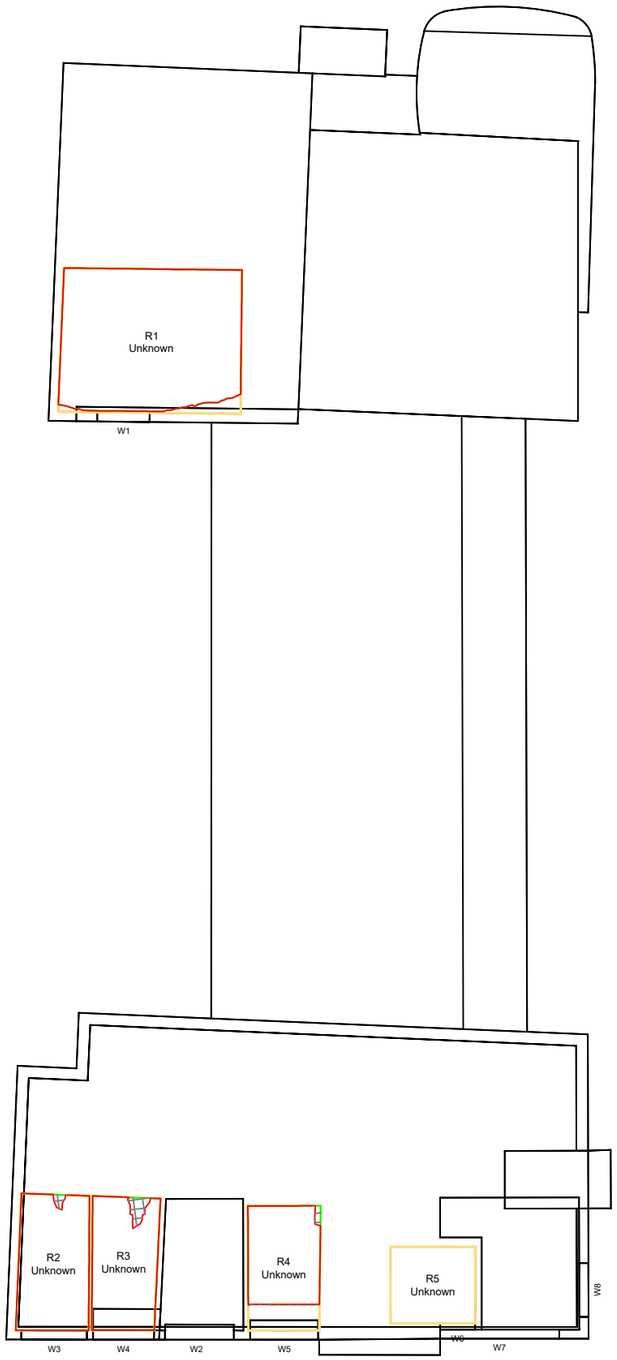
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			114-03

Daylight & Sunlight



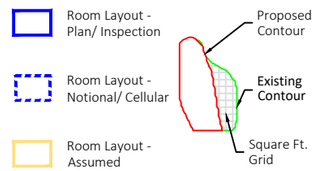
7TH FLOOR



8TH FLOOR

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LEGEND:



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PROPOSED BUILDINGS

BENNETTS ASSOCIATES
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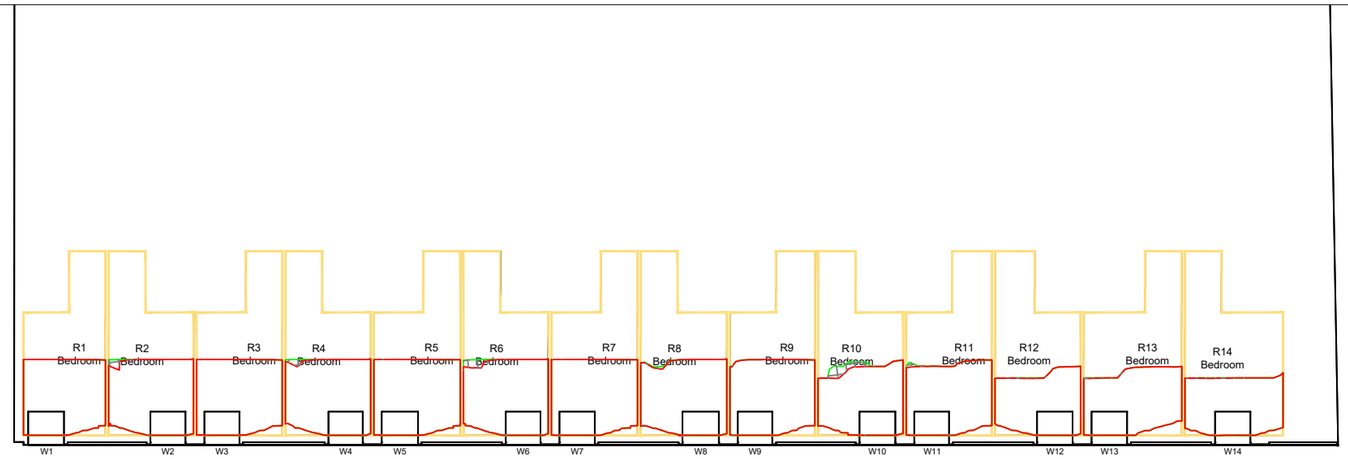
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DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS MERCURY HOTEL

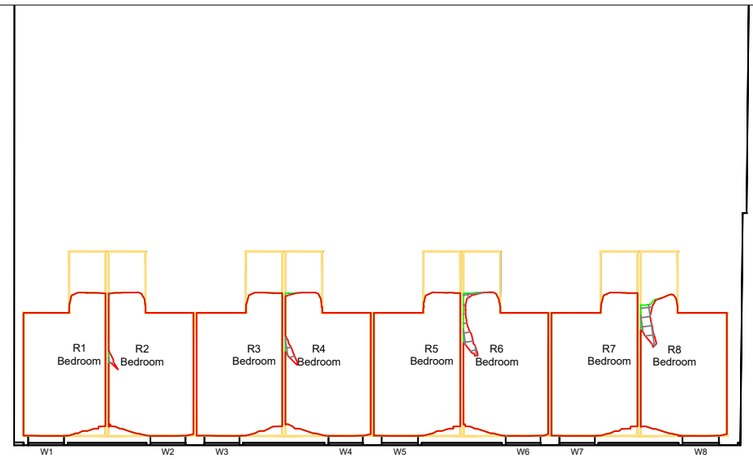
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01_			114-04

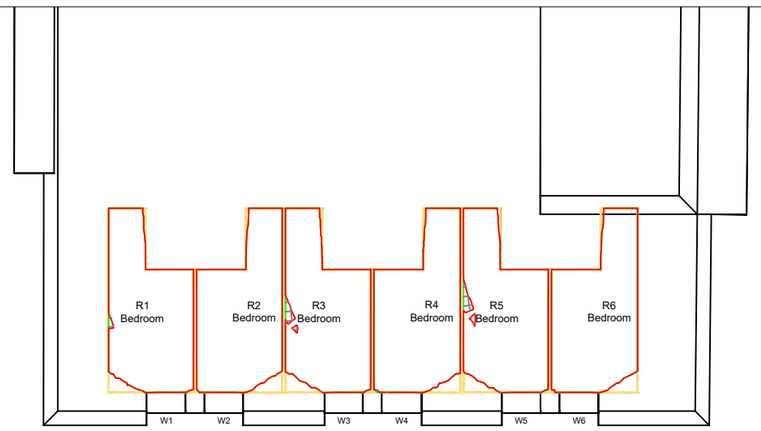
Daylight & Sunlight



5TH FLOOR



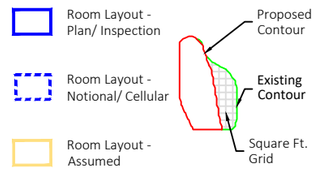
6TH FLOOR



7TH FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23





PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

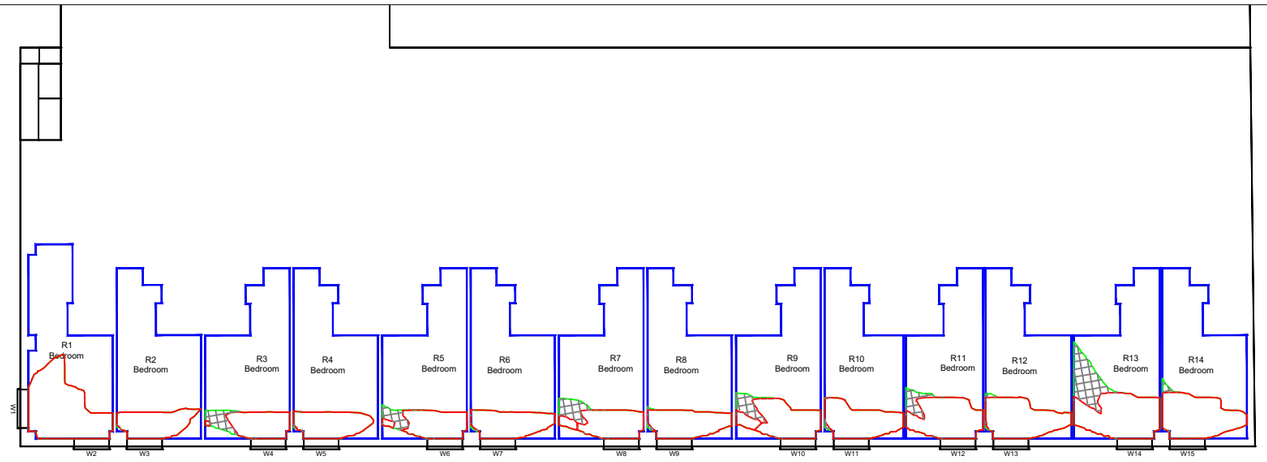
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 3-5 PORTLAND STREET

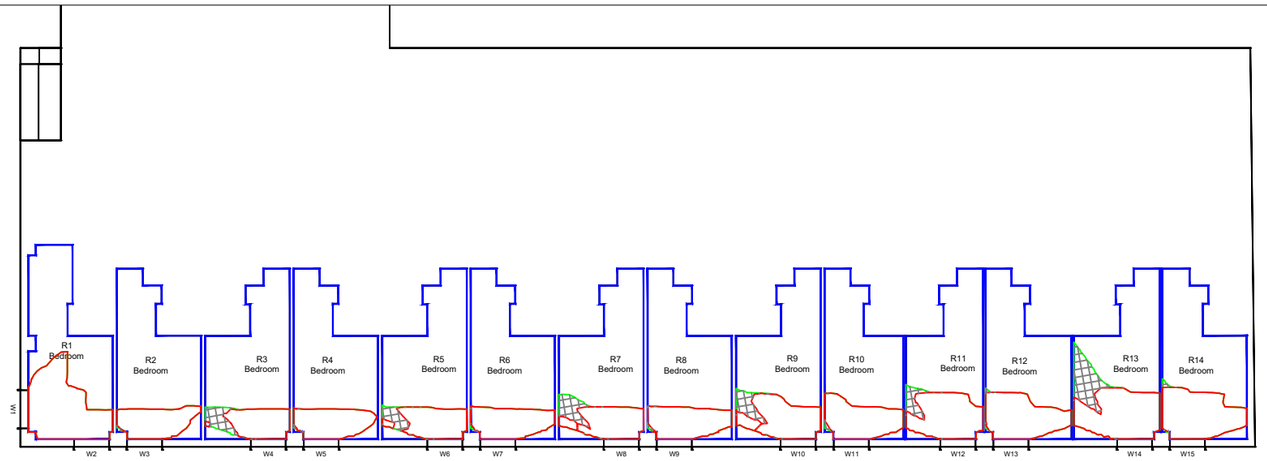
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
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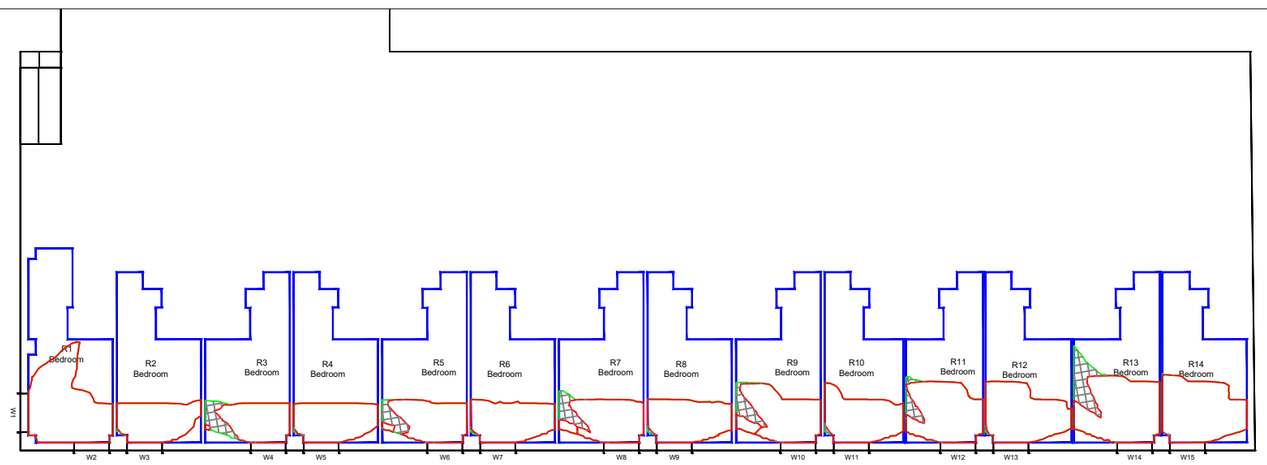
Daylight & Sunlight



1ST FLOOR



2ND FLOOR



3RD FLOOR

AnsteyHorne

CHARTERED SURVEYORS

London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362

www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 2.5m 5m 7.5m 10m 12.5m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

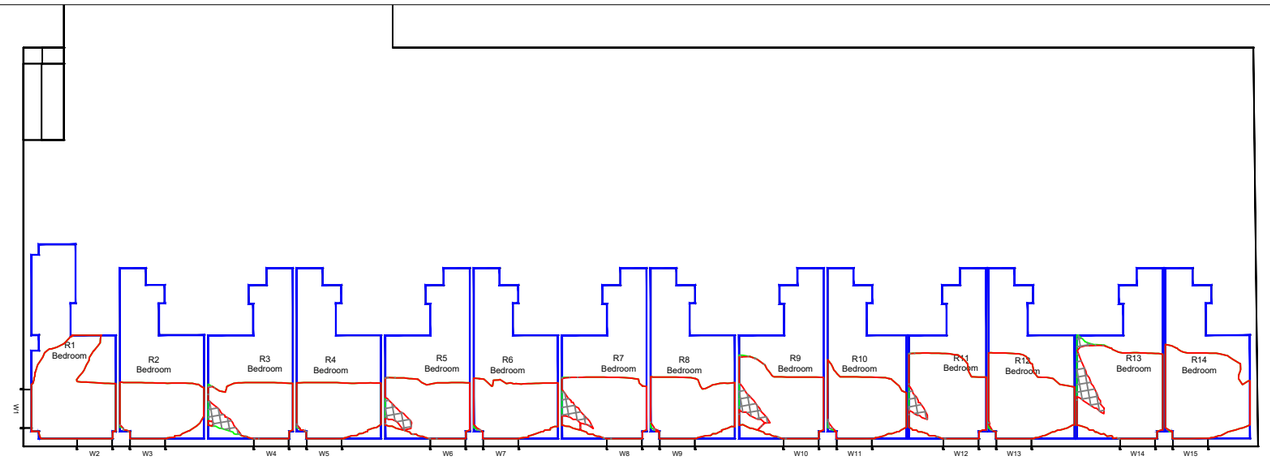
SCHEME REF: SCHEME RECEIVED: 20/04/23

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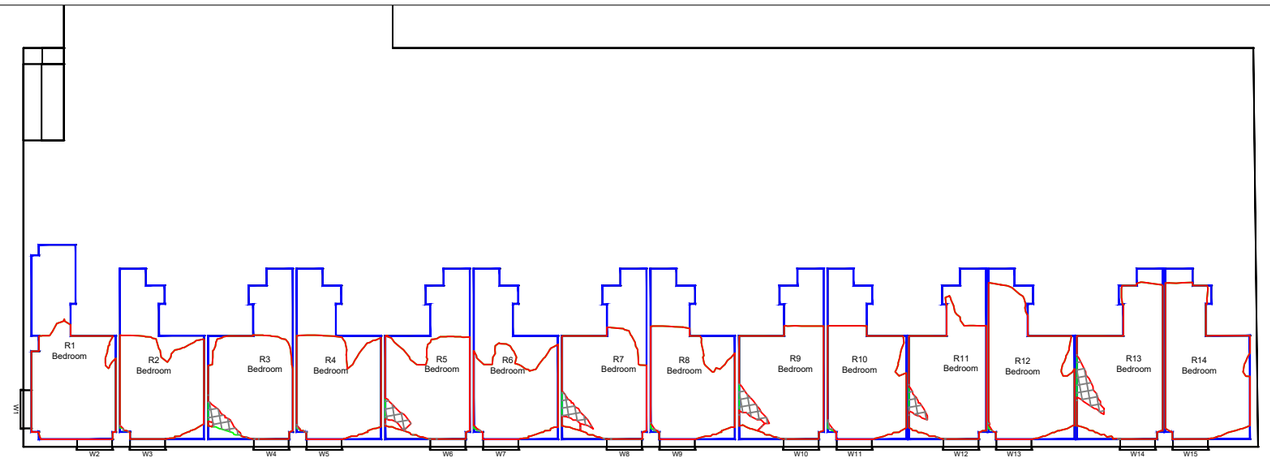
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ML	20/04/23	1:250	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_	R01_	V01_	119-01

Daylight & Sunlight



4TH FLOOR



5TH FLOOR

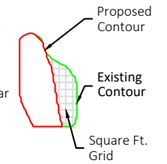
AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

0m 2.5m 5m 7.5m 10m 12.5m

PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS HOLIDAY INN

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML	20/04/23	1:250	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_	R01_	V01_	119-02

Daylight & Sunlight

Appendix 8.6

Sunlight Results - Surrounding Residential Properties

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
Grand Apartments															
Gnd Floor															
R1	RESIDENTIAL	W1	LD	29	29	N/A	13	13	N/A						
R1	RESIDENTIAL	W2	LD	23	23	1.00	11	11	N/A						
R1	RESIDENTIAL	W15	LD	47	47	N/A	18	18	N/A	49	49	N/A	18	18	N/A
R2	RESIDENTIAL	W3	BEDROOM	19	19	1.00	8	8	N/A	19	19	1.00	8	8	N/A
R3	RESIDENTIAL	W4	KD	17	16	0.94	7	7	N/A	17	16	0.94	7	7	N/A
R4	RESIDENTIAL	W5	KD	13	12	0.92	4	4	1.00	13	12	0.92	4	4	1.00
R5	RESIDENTIAL	W6	BEDROOM	16	13	0.81	3	3	1.00	16	13	0.81	3	3	1.00
R6	RESIDENTIAL	W7	BEDROOM	16	13	0.81	3	3	1.00	16	13	0.81	3	3	1.00
R7	RESIDENTIAL	W8	KD	15	12	0.80	1	1	1.00	15	12	0.80	1	1	1.00
R8	RESIDENTIAL	W9	BEDROOM	19	15	0.79	1	1	1.00	19	15	0.79	1	1	1.00
R9	RESIDENTIAL	W10	KD	10	4	0.40	0	0	-	10	4	0.40	0	0	-
R11	RESIDENTIAL	W12	BEDROOM	0	0	-	0	0	-	0	0	-	0	0	-
R12	RESIDENTIAL	W13	BEDROOM	43	43	N/A	18	18	N/A						
R12	RESIDENTIAL	W14	BEDROOM	43	43	N/A	17	17	N/A	44	44	N/A	18	18	N/A
2nd Floor															
R1	RESIDENTIAL	W18	LKD	36	36	N/A	15	15	N/A						
R1	RESIDENTIAL	W19	LKD	31	31	N/A	13	13	N/A						
R1	RESIDENTIAL	W35	LKD	50	50	N/A	20	20	N/A						
R1	RESIDENTIAL	W36	LKD	53	53	N/A	21	21	N/A	54	54	N/A	21	21	N/A
R2	RESIDENTIAL	W20	BEDROOM	27	27	N/A	9	9	N/A	27	27	N/A	9	9	N/A
R3	RESIDENTIAL	W21	BEDROOM	29	29	N/A	9	9	N/A	29	29	N/A	9	9	N/A
R4	RESIDENTIAL	W22	BEDROOM	31	29	N/A	8	8	N/A	31	29	N/A	8	8	N/A
R5	RESIDENTIAL	W23	LD	33	29	N/A	7	7	N/A	33	29	N/A	7	7	N/A
R6	RESIDENTIAL	W24	BEDROOM	32	28	N/A	6	6	N/A	32	28	N/A	6	6	N/A
R7	RESIDENTIAL	W25	LD	31	27	N/A	5	5	N/A	31	27	N/A	5	5	N/A
R8	RESIDENTIAL	W26	BEDROOM	34	27	N/A	5	5	N/A	34	27	N/A	5	5	N/A
R9	RESIDENTIAL	W27	LD	31	23	0.74	2	2	1.00	31	23	0.74	2	2	1.00
R10	RESIDENTIAL	W28	BEDROOM	32	26	N/A	2	2	1.00	32	26	N/A	2	2	1.00
R11	RESIDENTIAL	W29	LD	38	31	N/A	4	4	1.00	38	31	N/A	4	4	1.00
R12	RESIDENTIAL	W31	BEDROOM	10	6	0.60	3	3	1.00	10	6	0.60	3	3	1.00
R13	RESIDENTIAL	W32	LD	13	7	0.54	5	5	N/A	13	7	0.54	5	5	N/A
R14	RESIDENTIAL	W33	KITCHEN	0	0	-	0	0	-	0	0	-	0	0	-
R15	RESIDENTIAL	W34	LIVING ROOM	3	3	1.00	0	0	-	3	3	1.00	0	0	-
3rd Floor															
R1	RESIDENTIAL	W17	LKD	35	35	N/A	14	14	N/A						
R1	RESIDENTIAL	W18	LKD	34	34	N/A	12	12	N/A						

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R1	RESIDENTIAL	W33	LKD	45	45	N/A	18	18	N/A						
R1	RESIDENTIAL	W34	LKD	47	47	N/A	19	19	N/A	57	57	N/A	19	19	N/A
R2	RESIDENTIAL	W19	BEDROOM	31	31	N/A	8	8	N/A	31	31	N/A	8	8	N/A
R3	RESIDENTIAL	W20	BEDROOM	35	34	N/A	8	8	N/A	35	34	N/A	8	8	N/A
R4	RESIDENTIAL	W21	BEDROOM	36	34	N/A	6	6	N/A	36	34	N/A	6	6	N/A
R5	RESIDENTIAL	W22	LD	36	33	N/A	6	6	N/A	36	33	N/A	6	6	N/A
R6	RESIDENTIAL	W23	BEDROOM	35	31	N/A	5	5	N/A	35	31	N/A	5	5	N/A
R7	RESIDENTIAL	W24	LKD	33	28	N/A	4	4	1.00	33	28	N/A	4	4	1.00
R8	RESIDENTIAL	W25	BEDROOM	37	29	N/A	5	5	N/A	37	29	N/A	5	5	N/A
R9	RESIDENTIAL	W26	LD	33	23	0.70	3	3	1.00	33	23	0.70	3	3	1.00
R10	RESIDENTIAL	W27	BEDROOM	36	28	N/A	3	3	1.00	36	28	N/A	3	3	1.00
R11	RESIDENTIAL	W28	LD	41	33	N/A	5	5	N/A	41	33	N/A	5	5	N/A
R12	RESIDENTIAL	W30	LD	13	9	0.69	4	4	1.00	13	9	0.69	4	4	1.00
R13	RESIDENTIAL	W31	KITCHEN	0	0	-	0	0	-	0	0	-	0	0	-
R14	RESIDENTIAL	W32	LIVING ROOM	4	4	1.00	0	0	-	4	4	1.00	0	0	-
4th Floor															
R1	RESIDENTIAL	W29	LD	48	48	N/A	17	17	N/A						
R1	RESIDENTIAL	W30	LD	46	46	N/A	16	16	N/A						
R1	RESIDENTIAL	W31	LD	45	45	N/A	14	14	N/A						
R1	RESIDENTIAL	W32	LD	43	43	N/A	13	13	N/A						
R1	RESIDENTIAL	W57	LD	47	47	N/A	21	21	N/A						
R1	RESIDENTIAL	W58	LD	47	47	N/A	20	20	N/A						
R1	RESIDENTIAL	W59	LD	51	51	N/A	22	22	N/A						
R1	RESIDENTIAL	W60	LD	51	51	N/A	21	21	N/A	74	74	N/A	23	23	N/A
R2	RESIDENTIAL	W33	BEDROOM	41	41	N/A	10	10	N/A						
R2	RESIDENTIAL	W34	BEDROOM	42	42	N/A	11	11	N/A	44	44	N/A	12	12	N/A
R3	RESIDENTIAL	W35	BEDROOM	43	42	N/A	7	7	N/A						
R3	RESIDENTIAL	W36	BEDROOM	44	42	N/A	8	8	N/A	46	44	N/A	9	9	N/A
R4	RESIDENTIAL	W37	BEDROOM	42	40	N/A	7	7	N/A						
R4	RESIDENTIAL	W38	BEDROOM	42	40	N/A	6	6	N/A	43	41	N/A	7	7	N/A
R5	RESIDENTIAL	W39	LD	43	39	N/A	6	6	N/A						
R5	RESIDENTIAL	W40	LD	44	40	N/A	7	7	N/A	44	40	N/A	7	7	N/A
R6	RESIDENTIAL	W41	BEDROOM	42	38	N/A	7	7	N/A						
R6	RESIDENTIAL	W42	BEDROOM	42	38	N/A	8	8	N/A	43	39	N/A	8	8	N/A
R7	RESIDENTIAL	W43	LD	43	38	N/A	8	8	N/A						
R7	RESIDENTIAL	W44	LD	43	38	N/A	8	8	N/A	43	38	N/A	8	8	N/A
R8	RESIDENTIAL	W45	BEDROOM	46	38	N/A	9	9	N/A						
R8	RESIDENTIAL	W46	BEDROOM	44	35	N/A	9	9	N/A	47	39	N/A	9	9	N/A
R9	RESIDENTIAL	W47	LD	44	34	N/A	8	8	N/A						
R9	RESIDENTIAL	W48	LD	46	36	N/A	10	10	N/A	48	38	N/A	10	10	N/A
R10	RESIDENTIAL	W49	BEDROOM	47	38	N/A	9	9	N/A						
R10	RESIDENTIAL	W50	BEDROOM	48	39	N/A	10	10	N/A	50	41	N/A	10	10	N/A

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R11	RESIDENTIAL	W51	LD	46	37	N/A	8	8	N/A						
R11	RESIDENTIAL	W52	LD	48	39	N/A	8	8	N/A	50	41	N/A	9	9	N/A
R12	RESIDENTIAL	W54	LKD	17	13	0.76	7	7	N/A	17	13	0.76	7	7	N/A
R13	RESIDENTIAL	W55	KITCHEN	0	0	-	0	0	-	0	0	-	0	0	-
R14	RESIDENTIAL	W56	LIVING ROOM	6	6	1.00	0	0	-	6	6	1.00	0	0	-
5th Floor															
R1	RESIDENTIAL	W29	LD	57	54	N/A	16	16	N/A						
R1	RESIDENTIAL	W30	LD	58	55	N/A	16	16	N/A						
R1	RESIDENTIAL	W31	LD	67	64	N/A	19	19	N/A						
R1	RESIDENTIAL	W32	LD	65	62	N/A	17	17	N/A						
R1	RESIDENTIAL	W57	LD	62	62	N/A	22	22	N/A						
R1	RESIDENTIAL	W58	LD	54	54	N/A	18	18	N/A						
R1	RESIDENTIAL	W59	LD	60	60	N/A	23	23	N/A						
R1	RESIDENTIAL	W60	LD	56	56	N/A	20	20	N/A	88	85	N/A	23	23	N/A
R2	RESIDENTIAL	W33	BEDROOM	55	52	N/A	13	13	N/A						
R2	RESIDENTIAL	W34	BEDROOM	56	53	N/A	13	13	N/A	57	54	N/A	14	14	N/A
R3	RESIDENTIAL	W35	BEDROOM	62	60	N/A	17	17	N/A						
R3	RESIDENTIAL	W36	BEDROOM	62	60	N/A	17	17	N/A	62	60	N/A	17	17	N/A
R4	RESIDENTIAL	W37	BEDROOM	65	62	N/A	16	16	N/A						
R4	RESIDENTIAL	W38	BEDROOM	64	61	N/A	16	16	N/A	65	62	N/A	16	16	N/A
R5	RESIDENTIAL	W39	LD	65	60	N/A	16	16	N/A						
R5	RESIDENTIAL	W40	LD	66	61	N/A	17	17	N/A	66	61	N/A	17	17	N/A
R6	RESIDENTIAL	W41	BEDROOM	64	59	N/A	16	16	N/A						
R6	RESIDENTIAL	W42	BEDROOM	64	59	N/A	16	16	N/A	64	59	N/A	16	16	N/A
R7	RESIDENTIAL	W43	LKD	65	59	N/A	16	16	N/A						
R7	RESIDENTIAL	W44	LKD	64	58	N/A	16	16	N/A	65	59	N/A	16	16	N/A
R8	RESIDENTIAL	W45	BEDROOM	63	55	N/A	15	15	N/A						
R8	RESIDENTIAL	W46	BEDROOM	64	56	N/A	16	16	N/A	64	56	N/A	16	16	N/A
R9	RESIDENTIAL	W47	LD	56	46	N/A	14	14	N/A						
R9	RESIDENTIAL	W48	LD	56	46	N/A	14	14	N/A	58	48	N/A	15	15	N/A
R10	RESIDENTIAL	W49	BEDROOM	57	48	N/A	13	13	N/A						
R10	RESIDENTIAL	W50	BEDROOM	60	51	N/A	14	14	N/A	62	53	N/A	15	15	N/A
R11	RESIDENTIAL	W51	LD	59	50	N/A	16	16	N/A						
R11	RESIDENTIAL	W52	LD	60	51	N/A	16	16	N/A	61	52	N/A	17	17	N/A
R12	RESIDENTIAL	W54	LD	28	21	0.75	13	13	N/A	28	21	0.75	13	13	N/A
R13	RESIDENTIAL	W55	KITCHEN	5	2	0.40	0	0	-	5	2	0.40	0	0	-
R14	RESIDENTIAL	W56	LIVING ROOM	23	22	0.96	1	1	1.00	23	22	0.96	1	1	1.00
6th Floor															
R1	RESIDENTIAL	W1	LD	66	62	N/A	19	19	N/A						
R1	RESIDENTIAL	W15	LD	59	59	N/A	19	19	N/A	94	90	N/A	26	26	N/A
R2	RESIDENTIAL	W2	KITCHEN	66	62	N/A	19	19	N/A	66	62	N/A	19	19	N/A

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R3	RESIDENTIAL	W3	BEDROOM	65	61	N/A	19	19	N/A	65	61	N/A	19	19	N/A
R4	RESIDENTIAL	W4	LD	66	62	N/A	20	20	N/A	66	62	N/A	20	20	N/A
R5	RESIDENTIAL	W5	KITCHEN	66	61	N/A	20	20	N/A	66	61	N/A	20	20	N/A
R6	RESIDENTIAL	W6	BEDROOM	66	61	N/A	20	20	N/A	66	61	N/A	20	20	N/A
R7	RESIDENTIAL	W7	BEDROOM	66	59	N/A	20	20	N/A	66	59	N/A	20	20	N/A
R8	RESIDENTIAL	W8	LD	66	56	N/A	20	20	N/A	66	56	N/A	20	20	N/A
R9	RESIDENTIAL	W9	BEDROOM	64	56	N/A	19	19	N/A	64	56	N/A	19	19	N/A
R10	RESIDENTIAL	W10	LD	61	54	N/A	17	17	N/A	61	54	N/A	17	17	N/A
R11	RESIDENTIAL	W11	BEDROOM	59	50	N/A	16	16	N/A	59	50	N/A	16	16	N/A
R12	RESIDENTIAL	W12	LKD	19	17	0.89	15	15	N/A	19	17	0.89	15	15	N/A
R13	RESIDENTIAL	W13	BEDROOM	15	9	0.60	0	0	-	15	9	0.60	0	0	-
R14	RESIDENTIAL	W14	BEDROOM	43	40	N/A	10	10	N/A	43	40	N/A	10	10	N/A
7th Floor															
R1	RESIDENTIAL	W1	LD	78	74	N/A	27	27	N/A						
R1	RESIDENTIAL	W16	LD	66	66	N/A	23	23	N/A	97	93	N/A	28	28	N/A
R2	RESIDENTIAL	W2	KITCHEN	79	75	N/A	28	28	N/A	79	75	N/A	28	28	N/A
R3	RESIDENTIAL	W4	BEDROOM	74	70	N/A	25	25	N/A	74	70	N/A	25	25	N/A
R4	RESIDENTIAL	W5	LD	78	73	N/A	27	27	N/A	78	73	N/A	27	27	N/A
R5	RESIDENTIAL	W6	KITCHEN	78	73	N/A	27	27	N/A	78	73	N/A	27	27	N/A
R6	RESIDENTIAL	W7	BEDROOM	79	74	N/A	28	28	N/A	79	74	N/A	28	28	N/A
R7	RESIDENTIAL	W8	BEDROOM	78	71	N/A	27	27	N/A	78	71	N/A	27	27	N/A
R8	RESIDENTIAL	W9	LD	77	67	N/A	26	26	N/A	77	67	N/A	26	26	N/A
R9	RESIDENTIAL	W10	BEDROOM	76	67	N/A	26	26	N/A	76	67	N/A	26	26	N/A
R10	RESIDENTIAL	W11	LKD	77	68	N/A	27	27	N/A	77	68	N/A	27	27	N/A
R11	RESIDENTIAL	W12	BEDROOM	77	67	N/A	27	27	N/A	77	67	N/A	27	27	N/A
R12	RESIDENTIAL	W13	LKD	74	63	N/A	26	26	N/A	74	63	N/A	26	26	N/A
R13	RESIDENTIAL	W14	BEDROOM	48	40	N/A	4	3	0.75	48	40	N/A	4	3	0.75
R14	RESIDENTIAL	W15	BEDROOM	69	59	N/A	23	22	N/A	69	59	N/A	23	22	N/A
70 Piccadilly															
Gnd Floor															
R2	RESIDENTIAL	W3	LKD	16	13	0.81	2	2	1.00						
R2	RESIDENTIAL	W28	LKD	13	13	1.00	1	1	1.00	20	17	0.85	2	2	1.00
1st Floor															
R1	RESIDENTIAL	W1	LKD	9	9	1.00	1	1	1.00						
R1	RESIDENTIAL	W2	LKD	10	10	1.00	1	1	1.00						
R1	RESIDENTIAL	W3	LKD	9	9	1.00	1	1	1.00						
R1	RESIDENTIAL	W4	LKD	27	24	0.89	2	2	1.00	32	30	N/A	3	3	1.00
R2	RESIDENTIAL	W5	BEDROOM	31	25	N/A	3	3	1.00	31	25	N/A	3	3	1.00
R3	RESIDENTIAL	W6	BEDROOM	29	25	N/A	3	3	1.00	29	25	N/A	3	3	1.00

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R4	RESIDENTIAL	W7	BEDROOM	26	19	0.73	3	2	0.67	26	19	0.73	3	2	0.67
R5	RESIDENTIAL	W8	LKD	19	16	0.84	2	2	1.00	19	16	0.84	2	2	1.00
R6	RESIDENTIAL	W9	LKD	13	13	1.00	1	1	1.00	13	13	1.00	1	1	1.00
R7	RESIDENTIAL	W10	BEDROOM	10	10	1.00	1	1	1.00	10	10	1.00	1	1	1.00
2nd Floor															
R1	RESIDENTIAL	W1	LKD	10	10	1.00	1	1	1.00						
R1	RESIDENTIAL	W2	LKD	10	10	1.00	1	1	1.00						
R1	RESIDENTIAL	W3	LKD	9	9	1.00	1	1	1.00						
R1	RESIDENTIAL	W28	LKD	41	36	N/A	5	5	N/A	42	38	N/A	5	5	N/A
R2	RESIDENTIAL	W4	BEDROOM	41	34	N/A	4	3	0.75	41	34	N/A	4	3	0.75
R3	RESIDENTIAL	W5	BEDROOM	37	32	N/A	4	3	0.75	37	32	N/A	4	3	0.75
R4	RESIDENTIAL	W6	BEDROOM	33	26	N/A	4	3	0.75	33	26	N/A	4	3	0.75
R5	RESIDENTIAL	W7	LKD	25	22	0.88	4	4	1.00	25	22	0.88	4	4	1.00
R6	RESIDENTIAL	W8	LKD	18	18	1.00	2	2	1.00	18	18	1.00	2	2	1.00
R7	RESIDENTIAL	W9	BEDROOM	13	13	1.00	1	1	1.00	13	13	1.00	1	1	1.00
3rd Floor															
R1	RESIDENTIAL	W1	LKD	12	12	1.00	1	1	1.00						
R1	RESIDENTIAL	W2	LKD	13	13	1.00	1	1	1.00						
R1	RESIDENTIAL	W3	LKD	11	11	1.00	1	1	1.00						
R1	RESIDENTIAL	W4	LKD	48	42	N/A	10	9	N/A	49	44	N/A	10	9	N/A
R2	RESIDENTIAL	W5	BEDROOM	50	43	N/A	8	7	N/A	50	43	N/A	8	7	N/A
R3	RESIDENTIAL	W6	BEDROOM	47	42	N/A	6	5	N/A	47	42	N/A	6	5	N/A
R4	RESIDENTIAL	W7	BEDROOM	43	36	N/A	5	4	0.80	43	36	N/A	5	4	0.80
R5	RESIDENTIAL	W8	LKD	34	30	N/A	4	4	1.00	34	30	N/A	4	4	1.00
R6	RESIDENTIAL	W9	LKD	26	26	N/A	4	4	1.00	26	26	N/A	4	4	1.00
R7	RESIDENTIAL	W10	BEDROOM	20	20	1.00	4	4	1.00	20	20	1.00	4	4	1.00
4th Floor															
R1	RESIDENTIAL	W1	LKD	16	16	1.00	2	2	1.00						
R1	RESIDENTIAL	W2	LKD	15	15	1.00	2	2	1.00						
R1	RESIDENTIAL	W3	LKD	60	54	N/A	17	16	N/A	60	54	N/A	17	16	N/A
R2	RESIDENTIAL	W4	BEDROOM	55	48	N/A	12	11	N/A	55	48	N/A	12	11	N/A
R3	RESIDENTIAL	W5	BEDROOM	55	49	N/A	12	10	N/A	55	49	N/A	12	10	N/A
R4	RESIDENTIAL	W6	BEDROOM	53	45	N/A	10	8	N/A	53	45	N/A	10	8	N/A
R5	RESIDENTIAL	W7	LKD	45	40	N/A	6	6	N/A	45	40	N/A	6	6	N/A
R6	RESIDENTIAL	W8	LKD	35	34	N/A	6	6	N/A	35	34	N/A	6	6	N/A
R7	RESIDENTIAL	W9	BEDROOM	32	31	N/A	10	10	N/A	32	31	N/A	10	10	N/A
5th Floor															
R1	RESIDENTIAL	W1	LKD	10	10	1.00	2	2	1.00						
R1	RESIDENTIAL	W2	LKD	15	15	1.00	2	2	1.00						

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SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R1	RESIDENTIAL	W3	LKD	32	25	N/A	10	8	N/A						
R1	RESIDENTIAL	W4	LKD	46	40	N/A	17	16	N/A						
R1	RESIDENTIAL	W5	LKD	42	36	N/A	13	13	N/A	47	41	N/A	17	16	N/A
R2	RESIDENTIAL	W6	BEDROOM	41	34	N/A	12	11	N/A	41	34	N/A	12	11	N/A
R3	RESIDENTIAL	W7	BEDROOM	41	33	N/A	13	11	N/A	41	33	N/A	13	11	N/A
R4	RESIDENTIAL	W8	LKD	41	33	N/A	13	11	N/A						
R4	RESIDENTIAL	W9	LKD	37	31	N/A	10	9	N/A	42	35	N/A	14	12	N/A
R5	RESIDENTIAL	W10	LKD	35	32	N/A	10	10	N/A	35	32	N/A	10	10	N/A
R6	RESIDENTIAL	W11	BEDROOM	35	30	N/A	9	9	N/A	35	30	N/A	9	9	N/A
R8	RESIDENTIAL	W13	LKD	34	31	N/A	10	10	N/A						
R8	RESIDENTIAL	W14	LKD	18	18	1.00	7	7	N/A	44	41	N/A	11	11	N/A
6th Floor															
R1	RESIDENTIAL	W1	LKD	11	11	1.00	2	2	1.00						
R1	RESIDENTIAL	W2	LKD	20	18	0.90	5	4	0.80						
R1	RESIDENTIAL	W3	LKD	13	12	0.92	2	2	1.00						
R1	RESIDENTIAL	W4	LKD	49	43	N/A	17	17	N/A	50	45	N/A	17	17	N/A
R2	RESIDENTIAL	W5	BEDROOM	50	42	N/A	18	16	N/A	50	42	N/A	18	16	N/A
R3	RESIDENTIAL	W6	LKD	49	42	N/A	17	15	N/A						
R3	RESIDENTIAL	W7	LKD	38	33	N/A	13	13	N/A	49	43	N/A	17	15	N/A
R4	RESIDENTIAL	W8	BEDROOM	44	36	N/A	15	13	N/A	44	36	N/A	15	13	N/A
R5	RESIDENTIAL	W9	BEDROOM	17	17	1.00	10	10	N/A	17	17	1.00	10	10	N/A
R6	RESIDENTIAL	W10	BEDROOM	24	24	1.00	10	10	N/A						
R6	RESIDENTIAL	W11	BEDROOM	16	16	1.00	7	7	N/A	33	33	N/A	10	10	N/A
7th Floor															
R1	RESIDENTIAL	W1	UNKNOWN	14	14	1.00	2	2	1.00						
R1	RESIDENTIAL	W2	UNKNOWN	17	16	0.94	2	2	1.00						
R1	RESIDENTIAL	W3	UNKNOWN	37	33	N/A	7	7	N/A	38	34	N/A	7	7	N/A
R2	RESIDENTIAL	W4	UNKNOWN	14	12	0.86	2	1	0.50						
R2	RESIDENTIAL	W5	UNKNOWN	52	46	N/A	19	17	N/A						
R2	RESIDENTIAL	W6	UNKNOWN	54	46	N/A	20	18	N/A						
R2	RESIDENTIAL	W7	UNKNOWN	69	69	N/A	21	21	N/A	93	89	N/A	24	23	N/A
R3	RESIDENTIAL	W8	UNKNOWN	48	40	N/A	16	14	N/A						
R3	RESIDENTIAL	W9	UNKNOWN	53	53	N/A	13	13	N/A	84	76	N/A	19	17	N/A
89-91 Piccadilly															
1st Floor															
R1	RESIDENTIAL	W1	UNKNOWN	35	24	0.69	12	8	N/A	35	24	0.69	12	8	N/A
R2	RESIDENTIAL	W2	UNKNOWN	35	23	0.66	11	7	N/A	35	23	0.66	11	7	N/A
R3	RESIDENTIAL	W3	UNKNOWN	40	25	N/A	15	9	N/A	40	25	N/A	15	9	N/A

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

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SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
2nd Floor															
R1	RESIDENTIAL	W1	UNKNOWN	38	26	N/A	13	8	N/A	38	26	N/A	13	8	N/A
R2	RESIDENTIAL	W2	UNKNOWN	38	25	N/A	13	8	N/A	38	25	N/A	13	8	N/A
R3	RESIDENTIAL	W3	UNKNOWN	40	24	0.60	16	9	N/A	40	24	0.60	16	9	N/A
3rd Floor															
R1	RESIDENTIAL	W1	UNKNOWN	53	38	N/A	17	10	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	54	39	N/A	18	11	N/A						
R1	RESIDENTIAL	W3	UNKNOWN	51	36	N/A	16	9	N/A	55	40	N/A	19	12	N/A
93 Piccadilly															
1st Floor															
R1	RESIDENTIAL	W1	UNKNOWN	40	24	0.60	15	9	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	45	29	N/A	16	10	N/A	46	30	N/A	17	11	N/A
R2	RESIDENTIAL	W3	UNKNOWN	41	24	0.59	15	8	N/A						
R2	RESIDENTIAL	W4	UNKNOWN	41	26	N/A	15	8	N/A	41	26	N/A	15	8	N/A
2nd Floor															
R1	RESIDENTIAL	W1	UNKNOWN	43	26	N/A	16	9	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	46	28	N/A	19	11	N/A	46	28	N/A	19	11	N/A
R2	RESIDENTIAL	W3	UNKNOWN	44	26	N/A	17	9	N/A						
R2	RESIDENTIAL	W4	UNKNOWN	42	27	N/A	15	8	N/A	44	28	N/A	17	9	N/A
3rd Floor															
R1	RESIDENTIAL	W1	UNKNOWN	57	39	N/A	21	13	N/A						
R1	RESIDENTIAL	W3	UNKNOWN	53	35	N/A	18	10	N/A	57	39	N/A	21	13	N/A
R2	RESIDENTIAL	W2	UNKNOWN	32	23	0.72	7	4	0.57	32	23	0.72	7	4	0.57
R3	RESIDENTIAL	W4	UNKNOWN	47	31	N/A	17	9	N/A	47	31	N/A	17	9	N/A
95 Piccadilly															
1st Floor															
R1	RESIDENTIAL	W1	UNKNOWN	39	25	N/A	12	7	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	39	28	N/A	12	8	N/A						
R1	RESIDENTIAL	W3	UNKNOWN	64	51	N/A	16	12	N/A	70	60	N/A	17	13	N/A
R2	RESIDENTIAL	W4	UNKNOWN	59	46	N/A	12	9	N/A	59	46	N/A	12	9	N/A
R3	RESIDENTIAL	W5	UNKNOWN	53	40	N/A	10	7	N/A	53	40	N/A	10	7	N/A
R4	RESIDENTIAL	W6	UNKNOWN	58	45	N/A	12	7	N/A						
R4	RESIDENTIAL	W7	UNKNOWN	57	45	N/A	12	8	N/A						
R4	RESIDENTIAL	W8	UNKNOWN	58	46	N/A	12	7	N/A	60	49	N/A	14	10	N/A
2nd Floor															

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PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R1	RESIDENTIAL	W1	UNKNOWN	41	25	N/A	14	7	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	40	28	N/A	13	8	N/A						
R1	RESIDENTIAL	W3	UNKNOWN	55	46	N/A	18	13	N/A	73	62	N/A	19	14	N/A
R2	RESIDENTIAL	W4	UNKNOWN	54	47	N/A	18	15	N/A	54	47	N/A	18	15	N/A
R3	RESIDENTIAL	W5	UNKNOWN	52	44	N/A	16	12	N/A	52	44	N/A	16	12	N/A
R4	RESIDENTIAL	W6	UNKNOWN	55	46	N/A	17	12	N/A						
R4	RESIDENTIAL	W7	UNKNOWN	57	46	N/A	16	12	N/A						
R4	RESIDENTIAL	W8	UNKNOWN	49	43	N/A	13	10	N/A	60	49	N/A	18	14	N/A
3rd Floor															
R1	RESIDENTIAL	W1	UNKNOWN	50	34	N/A	17	10	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	50	36	N/A	17	11	N/A						
R1	RESIDENTIAL	W3	UNKNOWN	69	54	N/A	22	16	N/A	83	72	N/A	22	17	N/A
R2	RESIDENTIAL	W4	UNKNOWN	65	51	N/A	21	17	N/A	65	51	N/A	21	17	N/A
R3	RESIDENTIAL	W5	UNKNOWN	63	50	N/A	19	14	N/A	63	50	N/A	19	14	N/A
R4	RESIDENTIAL	W6	UNKNOWN	72	58	N/A	21	15	N/A						
R4	RESIDENTIAL	W7	UNKNOWN	67	54	N/A	20	15	N/A						
R4	RESIDENTIAL	W8	UNKNOWN	71	58	N/A	20	14	N/A	72	60	N/A	21	16	N/A
4th Floor															
R1	RESIDENTIAL	W1	UNKNOWN	49	32	N/A	17	9	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	51	34	N/A	17	9	N/A						
R1	RESIDENTIAL	W3	UNKNOWN	50	36	N/A	18	11	N/A						
R1	RESIDENTIAL	W4	UNKNOWN	71	55	N/A	23	16	N/A	90	78	N/A	24	18	N/A
R2	RESIDENTIAL	W5	UNKNOWN	70	57	N/A	23	18	N/A	70	57	N/A	23	18	N/A
R3	RESIDENTIAL	W6	UNKNOWN	70	54	N/A	21	15	N/A	70	54	N/A	21	15	N/A
R4	RESIDENTIAL	W7	UNKNOWN	63	53	N/A	21	15	N/A						
R4	RESIDENTIAL	W8	UNKNOWN	66	56	N/A	22	17	N/A						
R4	RESIDENTIAL	W9	UNKNOWN	64	56	N/A	22	17	N/A	68	59	N/A	24	19	N/A
97 Piccadilly															
1st Floor															
R1	RESIDENTIAL	W1	UNKNOWN	6	6	1.00	0	0	-						
R1	RESIDENTIAL	W2	UNKNOWN	48	34	N/A	15	12	N/A						
R1	RESIDENTIAL	W3	UNKNOWN	49	35	N/A	15	12	N/A	49	35	N/A	15	12	N/A
R2	RESIDENTIAL	W4	UNKNOWN	48	36	N/A	15	13	N/A						
R2	RESIDENTIAL	W5	UNKNOWN	50	39	N/A	16	15	N/A	50	39	N/A	16	15	N/A
2nd Floor															
R1	RESIDENTIAL	W1	UNKNOWN	47	33	N/A	16	13	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	47	32	N/A	16	13	N/A	47	33	N/A	16	13	N/A
R2	RESIDENTIAL	W3	UNKNOWN	49	37	N/A	16	14	N/A						

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PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R2	RESIDENTIAL	W4	UNKNOWN	50	39	N/A	17	16	N/A	50	40	N/A	17	16	N/A
107 Piccadilly															
1st Floor															
R1	RESIDENTIAL	W1	STUDIO-APT	43	35	N/A	13	13	N/A	43	35	N/A	13	13	N/A
R2	RESIDENTIAL	W2	STUDIO-APT	43	35	N/A	12	12	N/A	43	35	N/A	12	12	N/A
R3	RESIDENTIAL	W3	STUDIO-APT	44	36	N/A	13	13	N/A	44	36	N/A	13	13	N/A
R4	RESIDENTIAL	W4	STUDIO-APT	41	37	N/A	12	12	N/A	41	37	N/A	12	12	N/A
R5	RESIDENTIAL	W5	STUDIO-APT	41	35	N/A	11	11	N/A						
R5	RESIDENTIAL	W6	STUDIO-APT	47	42	N/A	13	13	N/A						
R5	RESIDENTIAL	W7	STUDIO-APT	53	49	N/A	13	13	N/A						
R5	RESIDENTIAL	W8	STUDIO-APT	48	48	N/A	13	13	N/A						
R5	RESIDENTIAL	W9	STUDIO-APT	42	42	N/A	11	11	N/A	62	56	N/A	15	15	N/A
2nd Floor															
R1	RESIDENTIAL	W1	STUDIO-APT	50	41	N/A	16	15	N/A	50	41	N/A	16	15	N/A
R2	RESIDENTIAL	W2	STUDIO-APT	51	42	N/A	16	15	N/A	51	42	N/A	16	15	N/A
R3	RESIDENTIAL	W3	STUDIO-APT	48	40	N/A	14	13	N/A	48	40	N/A	14	13	N/A
R4	RESIDENTIAL	W4	STUDIO-APT	49	43	N/A	14	14	N/A	49	43	N/A	14	14	N/A
R5	RESIDENTIAL	W5	STUDIO-APT	47	40	N/A	13	13	N/A						
R5	RESIDENTIAL	W6	STUDIO-APT	54	47	N/A	15	15	N/A						
R5	RESIDENTIAL	W7	STUDIO-APT	61	56	N/A	16	16	N/A						
R5	RESIDENTIAL	W8	STUDIO-APT	53	53	N/A	17	17	N/A						
R5	RESIDENTIAL	W9	STUDIO-APT	49	49	N/A	17	17	N/A	70	63	N/A	19	19	N/A
3rd Floor															
R1	RESIDENTIAL	W1	STUDIO-APT	54	45	N/A	18	17	N/A	54	45	N/A	18	17	N/A
R2	RESIDENTIAL	W2	STUDIO-APT	48	40	N/A	15	14	N/A						
R2	RESIDENTIAL	W3	STUDIO-APT	53	43	N/A	17	16	N/A	54	46	N/A	18	17	N/A
R3	RESIDENTIAL	W4	STUDIO-APT	54	44	N/A	17	16	N/A	54	44	N/A	17	16	N/A
R4	RESIDENTIAL	W5	STUDIO-APT	53	44	N/A	16	16	N/A						
R4	RESIDENTIAL	W6	STUDIO-APT	59	51	N/A	18	18	N/A	59	51	N/A	18	18	N/A
R5	RESIDENTIAL	W7	STUDIO-APT	49	40	N/A	13	13	N/A						
R5	RESIDENTIAL	W8	STUDIO-APT	36	28	N/A	6	6	N/A						
R5	RESIDENTIAL	W9	STUDIO-APT	58	51	N/A	18	18	N/A						
R5	RESIDENTIAL	W10	STUDIO-APT	66	61	N/A	19	19	N/A						
R5	RESIDENTIAL	W11	STUDIO-APT	57	57	N/A	18	18	N/A						
R5	RESIDENTIAL	W12	STUDIO-APT	36	36	N/A	12	12	N/A						
R5	RESIDENTIAL	W13	STUDIO-APT	49	49	N/A	17	17	N/A	74	67	N/A	19	19	N/A
4th Floor															
R1	RESIDENTIAL	W1	STUDIO-APT	35	26	N/A	9	8	N/A						

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R1	RESIDENTIAL	W2	STUDIO-APT	37	28	N/A	10	9	N/A						
R1	RESIDENTIAL	W3	STUDIO-APT	35	26	N/A	9	8	N/A	37	28	N/A	10	9	N/A
R2	RESIDENTIAL	W4	STUDIO-APT	19	11	0.58	1	0	0.00						
R2	RESIDENTIAL	W5	STUDIO-APT	43	35	N/A	10	9	N/A						
R2	RESIDENTIAL	W6	STUDIO-APT	42	33	N/A	12	11	N/A						
R2	RESIDENTIAL	W7	STUDIO-APT	39	29	N/A	10	9	N/A	47	39	N/A	12	11	N/A
R3	RESIDENTIAL	W8	STUDIO-APT	42	32	N/A	12	11	N/A						
R3	RESIDENTIAL	W9	STUDIO-APT	42	31	N/A	12	11	N/A						
R3	RESIDENTIAL	W10	STUDIO-APT	40	29	N/A	11	10	N/A	42	33	N/A	12	11	N/A
R4	RESIDENTIAL	W11	STUDIO-APT	41	32	N/A	11	11	N/A						
R4	RESIDENTIAL	W12	STUDIO-APT	38	30	N/A	9	9	N/A						
R4	RESIDENTIAL	W13	STUDIO-APT	42	34	N/A	8	8	N/A						
R4	RESIDENTIAL	W14	STUDIO-APT	39	39	N/A	17	17	N/A	53	46	N/A	18	18	N/A
R5	RESIDENTIAL	W15	STUDIO-APT	40	32	N/A	12	12	N/A						
R5	RESIDENTIAL	W16	STUDIO-APT	39	31	N/A	11	11	N/A						
R5	RESIDENTIAL	W17	STUDIO-APT	37	30	N/A	10	10	N/A						
R5	RESIDENTIAL	W18	STUDIO-APT	19	11	0.58	1	1	1.00						
R5	RESIDENTIAL	W19	STUDIO-APT	40	33	N/A	13	13	N/A						
R5	RESIDENTIAL	W20	STUDIO-APT	41	41	N/A	20	20	N/A						
R5	RESIDENTIAL	W21	STUDIO-APT	33	33	N/A	13	13	N/A						
R5	RESIDENTIAL	W22	STUDIO-APT	37	37	N/A	17	17	N/A						
R5	RESIDENTIAL	W23	STUDIO-APT	19	19	1.00	4	4	1.00						
R5	RESIDENTIAL	W24	STUDIO-APT	33	33	N/A	13	13	N/A						
R5	RESIDENTIAL	W25	STUDIO-APT	32	32	N/A	12	12	N/A	80	73	N/A	24	24	N/A
5th Floor															
R1	RESIDENTIAL	W1	STUDIO-APT	27	17	0.63	9	7	N/A						
R1	RESIDENTIAL	W2	STUDIO-APT	33	23	0.70	7	5	N/A						
R1	RESIDENTIAL	W3	STUDIO-APT	32	22	0.69	4	2	0.50						
R1	RESIDENTIAL	W4	STUDIO-APT	19	15	0.79	3	3	1.00	44	34	N/A	12	10	N/A
R2	RESIDENTIAL	W5	STUDIO-APT	17	17	1.00	5	5	N/A	17	17	1.00	5	5	N/A
R3	RESIDENTIAL	W6	STUDIO-APT	40	29	N/A	11	9	N/A						
R3	RESIDENTIAL	W7	STUDIO-APT	54	42	N/A	17	15	N/A						
R3	RESIDENTIAL	W8	STUDIO-APT	39	27	N/A	10	8	N/A	54	44	N/A	17	15	N/A
R4	RESIDENTIAL	W9	STUDIO-APT	43	43	N/A	18	18	N/A						
R4	RESIDENTIAL	W10	STUDIO-APT	60	60	N/A	21	21	N/A						
R4	RESIDENTIAL	W11	STUDIO-APT	67	64	N/A	22	22	N/A						
R4	RESIDENTIAL	W12	STUDIO-APT	72	68	N/A	23	23	N/A						
R4	RESIDENTIAL	W13	STUDIO-APT	74	69	N/A	22	22	N/A						
R4	RESIDENTIAL	W14	STUDIO-APT	71	69	N/A	22	22	N/A						
R4	RESIDENTIAL	W15	STUDIO-APT	56	56	N/A	19	19	N/A	77	72	N/A	24	24	N/A
Malmaison Hotel															

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
1st Floor															
R8	HOTEL	W15	BEDROOM	30	30	N/A	2	2	1.00	30	30	N/A	2	2	1.00
2nd Floor															
R9	HOTEL	W17	BEDROOM	36	36	N/A	7	7	N/A	36	36	N/A	7	7	N/A
3rd Floor															
R9	HOTEL	W17	BEDROOM	39	39	N/A	10	10	N/A	39	39	N/A	10	10	N/A
4th Floor															
R9	HOTEL	W17	BEDROOM	44	44	N/A	14	14	N/A	44	44	N/A	14	14	N/A
5th Floor															
R9	HOTEL	W17	BEDROOM	49	49	N/A	14	14	N/A	49	49	N/A	14	14	N/A
3-5 Portland Street															
5th Floor															
R1	HOTEL	W1	BEDROOM	37	34	N/A	4	4	1.00	37	34	N/A	4	4	1.00
R2	HOTEL	W2	BEDROOM	38	36	N/A	5	5	N/A	38	36	N/A	5	5	N/A
R3	HOTEL	W3	BEDROOM	38	36	N/A	5	5	N/A	38	36	N/A	5	5	N/A
R4	HOTEL	W4	BEDROOM	38	36	N/A	5	5	N/A	38	36	N/A	5	5	N/A
R5	HOTEL	W5	BEDROOM	39	37	N/A	5	5	N/A	39	37	N/A	5	5	N/A
R6	HOTEL	W6	BEDROOM	37	34	N/A	5	5	N/A	37	34	N/A	5	5	N/A
R7	HOTEL	W7	BEDROOM	37	34	N/A	5	5	N/A	37	34	N/A	5	5	N/A
R8	HOTEL	W8	BEDROOM	37	34	N/A	5	5	N/A	37	34	N/A	5	5	N/A
R9	HOTEL	W9	BEDROOM	35	32	N/A	5	5	N/A	35	32	N/A	5	5	N/A
R10	HOTEL	W10	BEDROOM	34	32	N/A	5	5	N/A	34	32	N/A	5	5	N/A
R11	HOTEL	W11	BEDROOM	32	31	N/A	5	5	N/A	32	31	N/A	5	5	N/A
R12	HOTEL	W12	BEDROOM	30	29	N/A	5	5	N/A	30	29	N/A	5	5	N/A
R13	HOTEL	W13	BEDROOM	29	28	N/A	5	5	N/A	29	28	N/A	5	5	N/A
R14	HOTEL	W14	BEDROOM	28	27	N/A	5	5	N/A	28	27	N/A	5	5	N/A
6th Floor															
R1	HOTEL	W1	BEDROOM	58	54	N/A	12	12	N/A	58	54	N/A	12	12	N/A
R2	HOTEL	W2	BEDROOM	59	55	N/A	13	13	N/A	59	55	N/A	13	13	N/A
R3	HOTEL	W3	BEDROOM	59	54	N/A	13	13	N/A	59	54	N/A	13	13	N/A
R4	HOTEL	W4	BEDROOM	59	54	N/A	13	13	N/A	59	54	N/A	13	13	N/A
R5	HOTEL	W5	BEDROOM	60	55	N/A	13	13	N/A	60	55	N/A	13	13	N/A
R6	HOTEL	W6	BEDROOM	59	52	N/A	13	13	N/A	59	52	N/A	13	13	N/A
R7	HOTEL	W7	BEDROOM	58	51	N/A	13	13	N/A	58	51	N/A	13	13	N/A
R8	HOTEL	W8	BEDROOM	58	52	N/A	13	13	N/A	58	52	N/A	13	13	N/A

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
7th Floor															
R1	HOTEL	W1	BEDROOM	67	61	N/A	21	20	N/A	67	61	N/A	21	20	N/A
R2	HOTEL	W2	BEDROOM	73	66	N/A	24	23	N/A	73	66	N/A	24	23	N/A
R3	HOTEL	W3	BEDROOM	67	60	N/A	21	20	N/A	67	60	N/A	21	20	N/A
R4	HOTEL	W4	BEDROOM	73	66	N/A	24	23	N/A	73	66	N/A	24	23	N/A
R5	HOTEL	W5	BEDROOM	67	59	N/A	21	20	N/A	67	59	N/A	21	20	N/A
R6	HOTEL	W6	BEDROOM	73	65	N/A	24	23	N/A	73	65	N/A	24	23	N/A
Holiday Inn															
1st Floor															
R1	HOTEL	W1	BEDROOM	35	35	N/A	9	9	N/A						
R1	HOTEL	W2	BEDROOM	2	2	1.00	0	0	-	36	36	N/A	9	9	N/A
2nd Floor															
R1	HOTEL	W1	BEDROOM	37	37	N/A	10	10	N/A						
R1	HOTEL	W2	BEDROOM	3	3	1.00	0	0	-	39	39	N/A	10	10	N/A
3rd Floor															
R1	HOTEL	W1	BEDROOM	43	43	N/A	12	12	N/A						
R1	HOTEL	W2	BEDROOM	6	6	1.00	0	0	-	46	46	N/A	12	12	N/A
4th Floor															
R1	HOTEL	W1	BEDROOM	49	49	N/A	14	14	N/A						
R1	HOTEL	W2	BEDROOM	7	7	1.00	0	0	-	49	49	N/A	14	14	N/A
5th Floor															
R1	HOTEL	W1	BEDROOM	54	54	N/A	15	15	N/A						
R1	HOTEL	W2	BEDROOM	13	13	1.00	0	0	-	54	54	N/A	15	15	N/A

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

Appendix 8.7

Daylight Results - Surrounding Residential Properties

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
Roby Court Big Block						
Gnd Floor						
R1	RESIDENTIAL	KD	W1	12.08	11.32	0.94
R2	RESIDENTIAL	BEDROOM	W2	13.63	12.83	0.94
R3	RESIDENTIAL	BEDROOM	W3	13.02	12.16	0.93
R4	RESIDENTIAL	KD	W4	14.93	14.00	0.94
R5	RESIDENTIAL	KD	W5	15.27	14.29	0.94
R6	RESIDENTIAL	BEDROOM	W6	14.85	13.81	0.93
R8	RESIDENTIAL	BEDROOM	W8	13.27	12.42	0.94
R9	RESIDENTIAL	KD	W9	12.43	11.72	0.94
1st Floor						
R1	RESIDENTIAL	KD	W1	14.42	13.60	0.94
R2	RESIDENTIAL	BEDROOM	W2	15.84	14.94	0.94
R3	RESIDENTIAL	BEDROOM	W3	14.88	13.91	0.93
R4	RESIDENTIAL	KD	W4	17.17	16.14	0.94
R5	RESIDENTIAL	KD	W5	17.52	16.39	0.94
R6	RESIDENTIAL	BEDROOM	W6	16.94	15.74	0.93
R7	RESIDENTIAL	BEDROOM	W7	15.33	14.34	0.94
R8	RESIDENTIAL	BEDROOM	W8	15.05	14.07	0.93
R9	RESIDENTIAL	KD	W9	14.01	13.13	0.94
2nd Floor						
R1	RESIDENTIAL	KD	W1	16.55	15.63	0.94
R2	RESIDENTIAL	BEDROOM	W2	18.19	17.21	0.95
R3	RESIDENTIAL	BEDROOM	W3	16.76	15.70	0.94
R4	RESIDENTIAL	KD	W4	19.55	18.42	0.94
R5	RESIDENTIAL	KD	W5	19.81	18.58	0.94
R6	RESIDENTIAL	BEDROOM	W6	19.08	17.78	0.93
R7	RESIDENTIAL	BEDROOM	W7	17.12	16.00	0.93
R8	RESIDENTIAL	BEDROOM	W8	16.87	15.75	0.93
R9	RESIDENTIAL	KD	W9	15.62	14.57	0.93
3rd Floor						
R1	RESIDENTIAL	KD	W1	19.13	18.14	0.95
R2	RESIDENTIAL	BEDROOM	W2	20.71	19.64	0.95
R3	RESIDENTIAL	BEDROOM	W3	18.59	17.45	0.94
R4	RESIDENTIAL	KD	W4	21.92	20.71	0.94
R5	RESIDENTIAL	KD	W5	21.95	20.65	0.94
R6	RESIDENTIAL	BEDROOM	W6	21.02	19.65	0.93
R7	RESIDENTIAL	BEDROOM	W7	18.61	17.41	0.94
R8	RESIDENTIAL	BEDROOM	W8	18.55	17.31	0.93
R9	RESIDENTIAL	KD	W9	17.11	15.93	0.93
4th Floor						
R1	RESIDENTIAL	KD	W1	22.25	21.20	0.95
R2	RESIDENTIAL	BEDROOM	W2	23.66	22.54	0.95
R3	RESIDENTIAL	BEDROOM	W3	20.60	19.41	0.94

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
R4	RESIDENTIAL	KD	W4	24.47	23.18	0.95
R5	RESIDENTIAL	KD	W5	24.24	22.86	0.94
R6	RESIDENTIAL	BEDROOM	W6	23.17	21.71	0.94
R7	RESIDENTIAL	BEDROOM	W7	20.29	18.97	0.93
R8	RESIDENTIAL	BEDROOM	W8	20.45	19.11	0.93
R9	RESIDENTIAL	KD	W9	18.81	17.50	0.93
5th Floor						
R1	RESIDENTIAL	KD	W1	26.13	25.02	0.96
R2	RESIDENTIAL	BEDROOM	W2	27.03	25.85	0.96
R3	RESIDENTIAL	BEDROOM	W3	23.06	21.80	0.95
R4	RESIDENTIAL	KD	W4	27.02	25.68	0.95
R5	RESIDENTIAL	KD	W5	26.47	25.02	0.95
R6	RESIDENTIAL	BEDROOM	W6	25.51	23.98	0.94
R7	RESIDENTIAL	BEDROOM	W7	22.52	21.09	0.94
R8	RESIDENTIAL	BEDROOM	W8	22.62	21.13	0.93
R9	RESIDENTIAL	KD	W9	20.76	19.30	0.93
Roby Court Small Block						
Gnd Floor						
R1	RESIDENTIAL	KD	W1	10.63	10.00	0.94
R2	RESIDENTIAL	BEDROOM	W2	12.34	11.79	0.96
R3	RESIDENTIAL	BEDROOM	W3	13.81	13.21	0.96
R4	RESIDENTIAL	KD	W4	14.68	14.10	0.96
R5	RESIDENTIAL	KD	W5	15.93	15.22	0.96
R6	RESIDENTIAL	BEDROOM	W6	16.40	15.56	0.95
R7	RESIDENTIAL	BEDROOM	W7	15.93	14.74	0.93
R8	RESIDENTIAL	KD	W8	15.34	14.03	0.91
1st Floor						
R1	RESIDENTIAL	KD	W1	12.24	11.58	0.95
R2	RESIDENTIAL	BEDROOM	W2	13.99	13.40	0.96
R3	RESIDENTIAL	KD	W3	15.45	14.82	0.96
R4	RESIDENTIAL	BEDROOM	W4	16.32	15.72	0.96
R5	RESIDENTIAL	BEDROOM	W5	17.09	16.51	0.97
R6	RESIDENTIAL	KD	W6	17.64	16.89	0.96
R7	RESIDENTIAL	BEDROOM	W7	18.25	17.33	0.95
R8	RESIDENTIAL	BEDROOM	W8	18.24	16.80	0.92
R9	RESIDENTIAL	KD	W9	17.91	16.35	0.91
2nd Floor						
R1	RESIDENTIAL	KD	W1	14.05	13.34	0.95
R2	RESIDENTIAL	BEDROOM	W2	15.71	15.09	0.96
R3	RESIDENTIAL	KD	W3	17.06	16.40	0.96
R4	RESIDENTIAL	BEDROOM	W4	17.89	17.27	0.97
R5	RESIDENTIAL	BEDROOM	W5	18.81	18.22	0.97
R6	RESIDENTIAL	KD	W6	19.17	18.42	0.96
R7	RESIDENTIAL	BEDROOM	W7	19.76	18.79	0.95
R8	RESIDENTIAL	BEDROOM	W8	20.08	18.43	0.92
R9	RESIDENTIAL	KD	W9	19.96	18.16	0.91
Grand Apartments						

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
Gnd Floor						
R1	RESIDENTIAL	LD	W1	15.04	14.61	0.97
R1	RESIDENTIAL	LD	W2	12.36	11.92	0.96
R1	RESIDENTIAL	LD	W15	26.80	26.80	1.00
R2	RESIDENTIAL	BEDROOM	W3	10.54	10.08	0.96
R3	RESIDENTIAL	KD	W4	8.81	8.35	0.95
R4	RESIDENTIAL	KD	W5	8.22	7.74	0.94
R5	RESIDENTIAL	BEDROOM	W6	7.74	7.27	0.94
R6	RESIDENTIAL	BEDROOM	W7	7.33	6.84	0.93
R7	RESIDENTIAL	KD	W8	6.84	6.33	0.93
R8	RESIDENTIAL	BEDROOM	W9	6.57	6.02	0.92
R9	RESIDENTIAL	KD	W10	1.83	1.71	0.93
R11	RESIDENTIAL	BEDROOM	W12	0.72	0.60	0.83
R12	RESIDENTIAL	BEDROOM	W13	25.16	25.16	1.00
R12	RESIDENTIAL	BEDROOM	W14	26.01	26.01	1.00
2nd Floor						
R1	RESIDENTIAL	LKD	W18	18.52	18.02	0.97
R1	RESIDENTIAL	LKD	W19	15.98	15.47	0.97
R1	RESIDENTIAL	LKD	W35	29.04	29.04	N/A
R1	RESIDENTIAL	LKD	W36	29.79	29.79	N/A
R2	RESIDENTIAL	BEDROOM	W20	14.33	13.81	0.96
R3	RESIDENTIAL	BEDROOM	W21	13.36	12.80	0.96
R4	RESIDENTIAL	BEDROOM	W22	12.72	12.13	0.95
R5	RESIDENTIAL	LD	W23	12.37	11.77	0.95
R6	RESIDENTIAL	BEDROOM	W24	11.95	11.32	0.95
R7	RESIDENTIAL	LD	W25	11.45	10.82	0.94
R8	RESIDENTIAL	BEDROOM	W26	11.26	10.49	0.93
R9	RESIDENTIAL	LD	W27	11.35	10.54	0.93
R10	RESIDENTIAL	BEDROOM	W28	12.59	11.79	0.94
R11	RESIDENTIAL	LD	W29	14.61	13.80	0.94
R12	RESIDENTIAL	BEDROOM	W31	4.73	4.69	0.99
R13	RESIDENTIAL	LD	W32	5.04	4.98	0.99
R14	RESIDENTIAL	KITCHEN	W33	1.04	0.80	0.77
R15	RESIDENTIAL	LIVING ROOM	W34	2.37	2.37	1.00
3rd Floor						
R1	RESIDENTIAL	LKD	W17	19.10	18.59	0.97
R1	RESIDENTIAL	LKD	W18	16.81	16.28	0.97
R1	RESIDENTIAL	LKD	W33	29.02	29.02	N/A
R1	RESIDENTIAL	LKD	W34	29.69	29.69	N/A
R2	RESIDENTIAL	BEDROOM	W19	15.37	14.80	0.96
R3	RESIDENTIAL	BEDROOM	W20	15.55	14.93	0.96
R4	RESIDENTIAL	BEDROOM	W21	15.24	14.59	0.96
R5	RESIDENTIAL	LD	W22	15.02	14.34	0.95
R6	RESIDENTIAL	BEDROOM	W23	14.61	13.89	0.95
R7	RESIDENTIAL	LKD	W24	14.01	13.29	0.95
R8	RESIDENTIAL	BEDROOM	W25	13.56	12.73	0.94
R9	RESIDENTIAL	LD	W26	12.61	11.72	0.93
R10	RESIDENTIAL	BEDROOM	W27	13.69	12.80	0.93
R11	RESIDENTIAL	LD	W28	15.51	14.63	0.94
R12	RESIDENTIAL	LD	W30	5.91	5.85	0.99

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
R13	RESIDENTIAL	KITCHEN	W31	1.61	1.43	0.89
R14	RESIDENTIAL	LIVING ROOM	W32	3.39	3.39	1.00
4th Floor						
R1	RESIDENTIAL	LD	W29	21.40	20.94	0.98
R1	RESIDENTIAL	LD	W30	20.56	20.08	0.98
R1	RESIDENTIAL	LD	W31	19.21	18.73	0.98
R1	RESIDENTIAL	LD	W32	18.68	18.17	0.97
R1	RESIDENTIAL	LD	W57	29.51	29.51	N/A
R1	RESIDENTIAL	LD	W58	29.72	29.72	N/A
R1	RESIDENTIAL	LD	W59	30.17	30.17	N/A
R1	RESIDENTIAL	LD	W60	30.36	30.36	N/A
R2	RESIDENTIAL	BEDROOM	W33	17.96	17.46	0.97
R2	RESIDENTIAL	BEDROOM	W34	17.73	17.17	0.97
R3	RESIDENTIAL	BEDROOM	W35	17.21	16.63	0.97
R3	RESIDENTIAL	BEDROOM	W36	17.50	16.90	0.97
R4	RESIDENTIAL	BEDROOM	W37	17.46	16.84	0.96
R4	RESIDENTIAL	BEDROOM	W38	17.44	16.81	0.96
R5	RESIDENTIAL	LD	W39	17.43	16.78	0.96
R5	RESIDENTIAL	LD	W40	17.36	16.69	0.96
R6	RESIDENTIAL	BEDROOM	W41	17.10	16.41	0.96
R6	RESIDENTIAL	BEDROOM	W42	16.91	16.23	0.96
R7	RESIDENTIAL	LD	W43	16.45	15.71	0.96
R7	RESIDENTIAL	LD	W44	16.19	15.46	0.95
R8	RESIDENTIAL	BEDROOM	W45	15.78	15.05	0.95
R8	RESIDENTIAL	BEDROOM	W46	15.33	14.56	0.95
R9	RESIDENTIAL	LD	W47	15.28	14.42	0.94
R9	RESIDENTIAL	LD	W48	15.21	14.41	0.95
R10	RESIDENTIAL	BEDROOM	W49	15.72	14.90	0.95
R10	RESIDENTIAL	BEDROOM	W50	16.19	15.40	0.95
R11	RESIDENTIAL	LD	W51	17.28	16.45	0.95
R11	RESIDENTIAL	LD	W52	17.85	17.04	0.95
R12	RESIDENTIAL	LKD	W54	6.96	6.90	0.99
R13	RESIDENTIAL	KITCHEN	W55	2.88	2.23	0.77
R14	RESIDENTIAL	LIVING ROOM	W56	5.34	5.31	0.99
5th Floor						
R1	RESIDENTIAL	LD	W29	27.01	26.40	0.98
R1	RESIDENTIAL	LD	W30	26.60	26.06	0.98
R1	RESIDENTIAL	LD	W31	27.03	26.39	0.98
R1	RESIDENTIAL	LD	W32	26.76	26.13	0.98
R1	RESIDENTIAL	LD	W57	32.77	32.77	N/A
R1	RESIDENTIAL	LD	W58	32.77	32.77	N/A
R1	RESIDENTIAL	LD	W59	33.23	33.23	N/A
R1	RESIDENTIAL	LD	W60	33.34	33.34	N/A
R2	RESIDENTIAL	BEDROOM	W33	24.53	23.83	0.97
R2	RESIDENTIAL	BEDROOM	W34	24.35	23.71	0.97
R3	RESIDENTIAL	BEDROOM	W35	25.96	25.20	0.97
R3	RESIDENTIAL	BEDROOM	W36	26.04	25.28	0.97
R4	RESIDENTIAL	BEDROOM	W37	26.03	25.20	0.97
R4	RESIDENTIAL	BEDROOM	W38	26.02	25.21	0.97
R5	RESIDENTIAL	LD	W39	26.10	25.23	0.97
R5	RESIDENTIAL	LD	W40	26.05	25.18	0.97

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
R6	RESIDENTIAL	BEDROOM	W41	25.78	24.86	0.96
R6	RESIDENTIAL	BEDROOM	W42	25.65	24.72	0.96
R7	RESIDENTIAL	LKD	W43	25.11	24.14	0.96
R7	RESIDENTIAL	LKD	W44	24.91	23.96	0.96
R8	RESIDENTIAL	BEDROOM	W45	24.41	23.33	0.96
R8	RESIDENTIAL	BEDROOM	W46	24.14	23.07	0.96
R9	RESIDENTIAL	LD	W47	21.86	20.76	0.95
R9	RESIDENTIAL	LD	W48	21.65	20.56	0.95
R10	RESIDENTIAL	BEDROOM	W49	22.74	21.60	0.95
R10	RESIDENTIAL	BEDROOM	W50	22.97	21.83	0.95
R11	RESIDENTIAL	LD	W51	23.29	22.11	0.95
R11	RESIDENTIAL	LD	W52	23.40	22.26	0.95
R12	RESIDENTIAL	LD	W54	11.22	11.14	0.99
R13	RESIDENTIAL	KITCHEN	W55	4.39	3.63	0.83
R14	RESIDENTIAL	LIVING ROOM	W56	11.24	10.85	0.97
6th Floor						
R1	RESIDENTIAL	LD	W1	31.24	30.54	N/A
R1	RESIDENTIAL	LD	W15	34.86	34.86	N/A
R2	RESIDENTIAL	KITCHEN	W2	30.89	30.14	N/A
R3	RESIDENTIAL	BEDROOM	W3	30.43	29.63	N/A
R4	RESIDENTIAL	LD	W4	30.11	29.24	N/A
R5	RESIDENTIAL	KITCHEN	W5	30.11	29.17	N/A
R6	RESIDENTIAL	BEDROOM	W6	29.92	28.86	N/A
R7	RESIDENTIAL	BEDROOM	W7	29.41	28.34	N/A
R8	RESIDENTIAL	LD	W8	28.80	27.61	N/A
R9	RESIDENTIAL	BEDROOM	W9	27.87	26.63	0.96
R10	RESIDENTIAL	LD	W10	26.70	25.44	0.95
R11	RESIDENTIAL	BEDROOM	W11	27.16	25.85	0.95
R12	RESIDENTIAL	LKD	W12	8.92	8.88	1.00
R13	RESIDENTIAL	BEDROOM	W13	8.48	7.57	0.89
R14	RESIDENTIAL	BEDROOM	W14	19.87	18.34	0.92
7th Floor						
R1	RESIDENTIAL	LD	W1	35.95	35.21	N/A
R1	RESIDENTIAL	LD	W16	37.56	37.56	N/A
R2	RESIDENTIAL	KITCHEN	W2	35.58	34.72	N/A
R3	RESIDENTIAL	BEDROOM	W4	34.92	34.01	N/A
R4	RESIDENTIAL	LD	W5	34.96	33.98	N/A
R5	RESIDENTIAL	KITCHEN	W6	34.75	33.68	N/A
R6	RESIDENTIAL	BEDROOM	W7	34.53	33.37	N/A
R7	RESIDENTIAL	BEDROOM	W8	34.21	32.97	N/A
R8	RESIDENTIAL	LD	W9	33.64	32.38	N/A
R9	RESIDENTIAL	BEDROOM	W10	32.99	31.63	N/A
R10	RESIDENTIAL	LKD	W11	32.55	31.17	N/A
R11	RESIDENTIAL	BEDROOM	W12	31.96	30.53	N/A
R12	RESIDENTIAL	LKD	W13	30.27	28.87	N/A
R13	RESIDENTIAL	BEDROOM	W14	19.31	17.94	0.93
R14	RESIDENTIAL	BEDROOM	W15	29.37	27.66	N/A
70 Piccadilly						
Gnd Floor						

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
R1	RESIDENTIAL	BEDROOM	W1	22.41	22.41	1.00
R1	RESIDENTIAL	BEDROOM	W2	17.59	17.08	0.97
R2	RESIDENTIAL	LKD	W3	11.50	10.75	0.93
R2	RESIDENTIAL	LKD	W28	10.65	10.32	0.97
1st Floor						
R1	RESIDENTIAL	LKD	W1	28.59	28.59	N/A
R1	RESIDENTIAL	LKD	W2	26.81	26.52	0.99
R1	RESIDENTIAL	LKD	W3	27.98	27.98	N/A
R1	RESIDENTIAL	LKD	W4	16.42	15.54	0.95
R2	RESIDENTIAL	BEDROOM	W5	16.73	15.63	0.93
R3	RESIDENTIAL	BEDROOM	W6	17.02	15.94	0.94
R4	RESIDENTIAL	BEDROOM	W7	16.33	15.32	0.94
R5	RESIDENTIAL	LKD	W8	14.57	13.62	0.93
R6	RESIDENTIAL	LKD	W9	10.68	10.68	1.00
R7	RESIDENTIAL	BEDROOM	W10	7.32	7.32	1.00
2nd Floor						
R1	RESIDENTIAL	LKD	W1	31.93	31.93	N/A
R1	RESIDENTIAL	LKD	W2	29.57	29.26	N/A
R1	RESIDENTIAL	LKD	W3	31.47	31.47	N/A
R1	RESIDENTIAL	LKD	W28	22.88	21.38	0.93
R2	RESIDENTIAL	BEDROOM	W4	22.33	20.97	0.94
R3	RESIDENTIAL	BEDROOM	W5	20.72	19.53	0.94
R4	RESIDENTIAL	BEDROOM	W6	19.02	17.89	0.94
R5	RESIDENTIAL	LKD	W7	16.78	15.72	0.94
R6	RESIDENTIAL	LKD	W8	12.52	12.52	1.00
R7	RESIDENTIAL	BEDROOM	W9	9.41	9.41	1.00
3rd Floor						
R1	RESIDENTIAL	LKD	W1	34.35	34.35	N/A
R1	RESIDENTIAL	LKD	W2	32.03	31.71	N/A
R1	RESIDENTIAL	LKD	W3	34.16	34.16	N/A
R1	RESIDENTIAL	LKD	W4	26.43	24.76	0.94
R2	RESIDENTIAL	BEDROOM	W5	25.86	24.37	0.94
R3	RESIDENTIAL	BEDROOM	W6	24.18	22.86	0.95
R4	RESIDENTIAL	BEDROOM	W7	22.29	21.03	0.94
R5	RESIDENTIAL	LKD	W8	19.68	18.51	0.94
R6	RESIDENTIAL	LKD	W9	16.23	16.05	0.99
R7	RESIDENTIAL	BEDROOM	W10	13.86	13.75	0.99
4th Floor						
R1	RESIDENTIAL	LKD	W1	36.73	36.73	N/A
R1	RESIDENTIAL	LKD	W2	36.60	36.60	N/A
R1	RESIDENTIAL	LKD	W3	30.55	28.81	N/A
R2	RESIDENTIAL	BEDROOM	W4	29.62	27.95	N/A
R3	RESIDENTIAL	BEDROOM	W5	28.22	26.79	0.95
R4	RESIDENTIAL	BEDROOM	W6	26.48	25.09	0.95
R5	RESIDENTIAL	LKD	W7	23.99	22.72	0.95
R6	RESIDENTIAL	LKD	W8	21.11	20.27	0.96
R7	RESIDENTIAL	BEDROOM	W9	19.70	18.84	0.96
5th Floor						

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
R1	RESIDENTIAL	LKD	W1	27.86	27.86	N/A
R1	RESIDENTIAL	LKD	W2	28.33	28.33	N/A
R1	RESIDENTIAL	LKD	W3	27.67	26.91	0.97
R1	RESIDENTIAL	LKD	W4	23.86	21.98	0.92
R1	RESIDENTIAL	LKD	W5	22.45	20.72	0.92
R2	RESIDENTIAL	BEDROOM	W6	22.01	20.35	0.92
R3	RESIDENTIAL	BEDROOM	W7	20.49	18.97	0.93
R4	RESIDENTIAL	LKD	W8	19.60	18.12	0.92
R4	RESIDENTIAL	LKD	W9	18.17	16.77	0.92
R5	RESIDENTIAL	LKD	W10	17.25	16.14	0.94
R6	RESIDENTIAL	BEDROOM	W11	19.06	17.87	0.94
R8	RESIDENTIAL	LKD	W13	20.42	19.26	0.94
R8	RESIDENTIAL	LKD	W14	5.14	5.14	1.00
6th Floor						
R1	RESIDENTIAL	LKD	W1	27.17	27.16	N/A
R1	RESIDENTIAL	LKD	W2	15.36	14.38	0.94
R1	RESIDENTIAL	LKD	W3	14.82	14.82	1.00
R1	RESIDENTIAL	LKD	W4	29.14	27.39	N/A
R2	RESIDENTIAL	BEDROOM	W5	28.37	26.78	0.94
R3	RESIDENTIAL	LKD	W6	27.69	26.17	0.95
R3	RESIDENTIAL	LKD	W7	21.35	20.04	0.94
R4	RESIDENTIAL	BEDROOM	W8	24.27	22.94	0.95
R5	RESIDENTIAL	BEDROOM	W9	6.13	6.13	1.00
R6	RESIDENTIAL	BEDROOM	W10	12.32	12.33	1.00
R6	RESIDENTIAL	BEDROOM	W11	5.94	5.94	1.00
7th Floor						
R1	RESIDENTIAL	UNKNOWN	W1	35.29	35.27	N/A
R1	RESIDENTIAL	UNKNOWN	W2	35.65	35.61	N/A
R1	RESIDENTIAL	UNKNOWN	W3	25.55	23.86	0.93
R2	RESIDENTIAL	UNKNOWN	W4	25.46	25.44	1.00
R2	RESIDENTIAL	UNKNOWN	W5	31.93	30.17	N/A
R2	RESIDENTIAL	UNKNOWN	W6	31.65	29.98	N/A
R2	RESIDENTIAL	UNKNOWN	W7	27.26	27.26	N/A
R3	RESIDENTIAL	UNKNOWN	W8	29.15	27.73	N/A
R3	RESIDENTIAL	UNKNOWN	W9	18.81	18.81	1.00
89-91 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	18.55	17.89	0.96
R2	RESIDENTIAL	UNKNOWN	W2	18.96	18.25	0.96
R3	RESIDENTIAL	UNKNOWN	W3	19.64	18.86	0.96
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	19.59	18.86	0.96
R2	RESIDENTIAL	UNKNOWN	W2	19.85	19.06	0.96
R3	RESIDENTIAL	UNKNOWN	W3	20.39	19.53	0.96
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	24.52	23.70	0.97
R1	RESIDENTIAL	UNKNOWN	W2	24.85	23.93	0.96

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
R1	RESIDENTIAL	UNKNOWN	W3	24.68	23.74	0.96
93 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	19.47	18.62	0.96
R1	RESIDENTIAL	UNKNOWN	W2	20.06	19.15	0.95
R2	RESIDENTIAL	UNKNOWN	W3	20.14	19.22	0.95
R2	RESIDENTIAL	UNKNOWN	W4	19.73	18.77	0.95
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	20.78	19.83	0.95
R1	RESIDENTIAL	UNKNOWN	W2	21.20	20.17	0.95
R2	RESIDENTIAL	UNKNOWN	W3	21.25	20.20	0.95
R2	RESIDENTIAL	UNKNOWN	W4	20.95	19.85	0.95
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	25.31	24.17	0.95
R1	RESIDENTIAL	UNKNOWN	W3	25.32	24.12	0.95
R2	RESIDENTIAL	UNKNOWN	W2	43.84	42.13	N/A
R3	RESIDENTIAL	UNKNOWN	W4	37.30	35.15	N/A
95 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	19.55	18.50	0.95
R1	RESIDENTIAL	UNKNOWN	W2	19.57	18.49	0.94
R1	RESIDENTIAL	UNKNOWN	W3	22.68	22.06	0.97
R2	RESIDENTIAL	UNKNOWN	W4	21.89	21.26	0.97
R3	RESIDENTIAL	UNKNOWN	W5	20.89	20.25	0.97
R4	RESIDENTIAL	UNKNOWN	W6	21.08	20.46	0.97
R4	RESIDENTIAL	UNKNOWN	W7	20.67	20.06	0.97
R4	RESIDENTIAL	UNKNOWN	W8	20.88	20.27	0.97
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	20.34	19.12	0.94
R1	RESIDENTIAL	UNKNOWN	W2	20.35	19.10	0.94
R1	RESIDENTIAL	UNKNOWN	W3	22.57	22.03	0.98
R2	RESIDENTIAL	UNKNOWN	W4	22.53	22.01	0.98
R3	RESIDENTIAL	UNKNOWN	W5	21.67	21.22	0.98
R4	RESIDENTIAL	UNKNOWN	W6	21.72	21.49	0.99
R4	RESIDENTIAL	UNKNOWN	W7	22.72	22.15	0.97
R4	RESIDENTIAL	UNKNOWN	W8	21.31	21.15	0.99
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	24.62	23.19	0.94
R1	RESIDENTIAL	UNKNOWN	W2	24.52	23.04	0.94
R1	RESIDENTIAL	UNKNOWN	W3	26.10	25.28	0.97
R2	RESIDENTIAL	UNKNOWN	W4	25.99	25.17	0.97
R3	RESIDENTIAL	UNKNOWN	W5	25.47	24.94	0.98
R4	RESIDENTIAL	UNKNOWN	W6	26.69	25.90	0.97
R4	RESIDENTIAL	UNKNOWN	W7	26.00	25.23	0.97
R4	RESIDENTIAL	UNKNOWN	W8	26.41	25.66	0.97

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
4th Floor						
R1	RESIDENTIAL	UNKNOWN	W1	25.16	23.56	0.94
R1	RESIDENTIAL	UNKNOWN	W2	25.77	24.13	0.94
R1	RESIDENTIAL	UNKNOWN	W3	24.99	23.33	0.93
R1	RESIDENTIAL	UNKNOWN	W4	26.75	25.91	0.97
R2	RESIDENTIAL	UNKNOWN	W5	26.88	26.08	0.97
R3	RESIDENTIAL	UNKNOWN	W6	27.39	26.51	0.97
R4	RESIDENTIAL	UNKNOWN	W7	25.79	25.32	0.98
R4	RESIDENTIAL	UNKNOWN	W8	26.30	25.76	0.98
R4	RESIDENTIAL	UNKNOWN	W9	25.64	25.17	0.98
97 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	19.47	19.47	1.00
R1	RESIDENTIAL	UNKNOWN	W2	20.40	18.71	0.92
R1	RESIDENTIAL	UNKNOWN	W3	20.43	18.83	0.92
R2	RESIDENTIAL	UNKNOWN	W4	20.93	19.79	0.95
R2	RESIDENTIAL	UNKNOWN	W5	21.36	20.24	0.95
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	21.14	19.19	0.91
R1	RESIDENTIAL	UNKNOWN	W2	21.10	19.28	0.91
R2	RESIDENTIAL	UNKNOWN	W3	21.44	20.21	0.94
R2	RESIDENTIAL	UNKNOWN	W4	21.84	20.66	0.95
107 Piccadilly						
1st Floor						
R1	RESIDENTIAL	STUDIO-APT	W1	19.39	18.82	0.97
R2	RESIDENTIAL	STUDIO-APT	W2	19.82	19.57	0.99
R3	RESIDENTIAL	STUDIO-APT	W3	19.70	19.45	0.99
R4	RESIDENTIAL	STUDIO-APT	W4	19.45	19.09	0.98
R5	RESIDENTIAL	STUDIO-APT	W5	19.56	19.11	0.98
R5	RESIDENTIAL	STUDIO-APT	W6	21.08	20.55	0.97
R5	RESIDENTIAL	STUDIO-APT	W7	23.80	23.54	0.99
R5	RESIDENTIAL	STUDIO-APT	W8	22.58	22.58	1.00
R5	RESIDENTIAL	STUDIO-APT	W9	19.68	19.68	1.00
2nd Floor						
R1	RESIDENTIAL	STUDIO-APT	W1	22.75	22.16	0.97
R2	RESIDENTIAL	STUDIO-APT	W2	22.34	22.15	0.99
R3	RESIDENTIAL	STUDIO-APT	W3	22.24	21.92	0.99
R4	RESIDENTIAL	STUDIO-APT	W4	22.05	21.66	0.98
R5	RESIDENTIAL	STUDIO-APT	W5	21.96	21.40	0.97
R5	RESIDENTIAL	STUDIO-APT	W6	23.12	22.51	0.97
R5	RESIDENTIAL	STUDIO-APT	W7	25.66	25.38	0.99
R5	RESIDENTIAL	STUDIO-APT	W8	24.33	24.33	1.00
R5	RESIDENTIAL	STUDIO-APT	W9	22.79	22.79	1.00
3rd Floor						
R1	RESIDENTIAL	STUDIO-APT	W1	24.53	23.88	0.97

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
R2	RESIDENTIAL	STUDIO-APT	W2	24.26	23.95	0.99
R2	RESIDENTIAL	STUDIO-APT	W3	24.54	24.29	0.99
R3	RESIDENTIAL	STUDIO-APT	W4	25.08	24.74	0.99
R4	RESIDENTIAL	STUDIO-APT	W5	24.50	24.04	0.98
R4	RESIDENTIAL	STUDIO-APT	W6	26.29	25.68	0.98
R5	RESIDENTIAL	STUDIO-APT	W7	23.35	22.74	0.97
R5	RESIDENTIAL	STUDIO-APT	W8	20.08	19.50	0.97
R5	RESIDENTIAL	STUDIO-APT	W9	25.87	25.15	0.97
R5	RESIDENTIAL	STUDIO-APT	W10	27.92	27.59	N/A
R5	RESIDENTIAL	STUDIO-APT	W11	26.08	26.08	1.00
R5	RESIDENTIAL	STUDIO-APT	W12	19.60	19.60	1.00
R5	RESIDENTIAL	STUDIO-APT	W13	24.06	24.06	1.00
4th Floor						
R1	RESIDENTIAL	STUDIO-APT	W1	14.34	13.95	0.97
R1	RESIDENTIAL	STUDIO-APT	W2	14.93	14.68	0.98
R1	RESIDENTIAL	STUDIO-APT	W3	14.80	14.63	0.99
R2	RESIDENTIAL	STUDIO-APT	W4	14.75	14.52	0.98
R2	RESIDENTIAL	STUDIO-APT	W5	20.35	19.89	0.98
R2	RESIDENTIAL	STUDIO-APT	W6	17.23	17.32	1.01
R2	RESIDENTIAL	STUDIO-APT	W7	17.16	17.31	1.01
R3	RESIDENTIAL	STUDIO-APT	W8	17.36	17.42	1.00
R3	RESIDENTIAL	STUDIO-APT	W9	18.20	18.15	1.00
R3	RESIDENTIAL	STUDIO-APT	W10	17.51	17.51	1.00
R4	RESIDENTIAL	STUDIO-APT	W11	17.37	17.24	0.99
R4	RESIDENTIAL	STUDIO-APT	W12	17.46	17.34	0.99
R4	RESIDENTIAL	STUDIO-APT	W13	20.02	19.33	0.97
R4	RESIDENTIAL	STUDIO-APT	W14	21.10	21.01	1.00
R5	RESIDENTIAL	STUDIO-APT	W15	15.85	15.31	0.97
R5	RESIDENTIAL	STUDIO-APT	W16	16.05	15.51	0.97
R5	RESIDENTIAL	STUDIO-APT	W17	16.15	15.56	0.96
R5	RESIDENTIAL	STUDIO-APT	W18	12.02	12.24	1.02
R5	RESIDENTIAL	STUDIO-APT	W19	16.52	16.46	1.00
R5	RESIDENTIAL	STUDIO-APT	W20	20.73	20.73	1.00
R5	RESIDENTIAL	STUDIO-APT	W21	15.36	15.36	1.00
R5	RESIDENTIAL	STUDIO-APT	W22	16.44	16.44	1.00
R5	RESIDENTIAL	STUDIO-APT	W23	9.82	9.82	1.00
R5	RESIDENTIAL	STUDIO-APT	W24	15.18	15.18	1.00
R5	RESIDENTIAL	STUDIO-APT	W25	15.24	15.24	1.00
5th Floor						
R1	RESIDENTIAL	STUDIO-APT	W1	8.12	7.40	0.91
R1	RESIDENTIAL	STUDIO-APT	W2	15.17	14.42	0.95
R1	RESIDENTIAL	STUDIO-APT	W3	20.25	19.56	0.97
R1	RESIDENTIAL	STUDIO-APT	W4	18.33	18.11	0.99
R2	RESIDENTIAL	STUDIO-APT	W5	10.96	10.92	1.00
R3	RESIDENTIAL	STUDIO-APT	W6	18.10	17.65	0.98
R3	RESIDENTIAL	STUDIO-APT	W7	26.67	26.11	0.98
R3	RESIDENTIAL	STUDIO-APT	W8	18.40	17.82	0.97
R4	RESIDENTIAL	STUDIO-APT	W9	21.66	21.45	0.99
R4	RESIDENTIAL	STUDIO-APT	W10	30.04	29.33	N/A
R4	RESIDENTIAL	STUDIO-APT	W11	30.36	29.79	N/A
R4	RESIDENTIAL	STUDIO-APT	W12	30.24	29.85	N/A

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
R4	RESIDENTIAL	STUDIO-APT	W13	30.22	30.05	N/A
R4	RESIDENTIAL	STUDIO-APT	W14	29.46	29.41	N/A
R4	RESIDENTIAL	STUDIO-APT	W15	23.91	23.91	1.00
Malmaison Hotel						
1st Floor						
R1	HOTEL	BEDROOM	W1	22.78	22.78	1.00
R2	HOTEL	BEDROOM	W2	22.05	22.05	1.00
R2	HOTEL	BEDROOM	W3	22.74	22.74	1.00
R2	HOTEL	BEDROOM	W4	23.45	23.45	1.00
R3	HOTEL	BEDROOM	W5	21.51	21.51	1.00
R3	HOTEL	BEDROOM	W6	22.29	22.29	1.00
R3	HOTEL	BEDROOM	W7	23.08	23.08	1.00
R3	HOTEL	BEDROOM	W8	14.67	14.25	0.97
R3	HOTEL	BEDROOM	W9	15.00	14.60	0.97
R3	HOTEL	BEDROOM	W10	15.33	14.96	0.98
R4	HOTEL	BEDROOM	W11	9.69	9.08	0.94
R5	HOTEL	BEDROOM	W12	9.37	8.78	0.94
R6	HOTEL	BEDROOM	W13	11.82	11.24	0.95
R7	HOTEL	BEDROOM	W14	12.76	12.12	0.95
R8	HOTEL	BEDROOM	W15	18.51	18.51	1.00
2nd Floor						
R1	HOTEL	BEDROOM	W1	25.02	25.02	1.00
R1	HOTEL	BEDROOM	W2	25.06	25.06	1.00
R2	HOTEL	BEDROOM	W3	24.18	24.18	1.00
R2	HOTEL	BEDROOM	W4	24.93	24.93	1.00
R2	HOTEL	BEDROOM	W5	25.70	25.70	1.00
R3	HOTEL	BEDROOM	W6	23.88	23.88	1.00
R3	HOTEL	BEDROOM	W7	24.71	24.71	1.00
R3	HOTEL	BEDROOM	W8	25.54	25.54	1.00
R3	HOTEL	BEDROOM	W9	15.64	15.30	0.98
R3	HOTEL	BEDROOM	W10	15.95	15.64	0.98
R3	HOTEL	BEDROOM	W11	16.26	15.96	0.98
R4	HOTEL	BEDROOM	W12	10.62	10.05	0.95
R5	HOTEL	BEDROOM	W13	10.26	9.60	0.94
R7	HOTEL	BEDROOM	W15	12.92	12.11	0.94
R8	HOTEL	BEDROOM	W16	14.37	13.48	0.94
R9	HOTEL	BEDROOM	W17	20.85	20.85	1.00
3rd Floor						
R1	HOTEL	BEDROOM	W1	27.18	27.18	N/A
R1	HOTEL	BEDROOM	W2	27.31	27.31	N/A
R2	HOTEL	BEDROOM	W3	26.47	26.47	1.00
R2	HOTEL	BEDROOM	W4	27.26	27.26	N/A
R2	HOTEL	BEDROOM	W5	28.05	28.05	N/A
R3	HOTEL	BEDROOM	W6	26.37	26.37	1.00
R3	HOTEL	BEDROOM	W7	27.22	27.22	N/A
R3	HOTEL	BEDROOM	W8	28.08	28.08	N/A
R3	HOTEL	BEDROOM	W9	16.56	16.28	0.98
R3	HOTEL	BEDROOM	W10	16.86	16.54	0.98
R3	HOTEL	BEDROOM	W11	17.16	16.80	0.98

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
R4	HOTEL	BEDROOM	W12	11.38	10.75	0.94
R5	HOTEL	BEDROOM	W13	11.02	10.22	0.93
R7	HOTEL	BEDROOM	W15	14.00	12.99	0.93
R8	HOTEL	BEDROOM	W16	15.62	14.56	0.93
R9	HOTEL	BEDROOM	W17	23.66	23.66	1.00
4th Floor						
R1	HOTEL	BEDROOM	W1	29.11	29.11	N/A
R1	HOTEL	BEDROOM	W2	29.31	29.31	N/A
R2	HOTEL	BEDROOM	W3	28.82	28.82	N/A
R2	HOTEL	BEDROOM	W4	29.60	29.60	N/A
R2	HOTEL	BEDROOM	W5	30.35	30.35	N/A
R3	HOTEL	BEDROOM	W6	28.93	28.93	N/A
R3	HOTEL	BEDROOM	W7	29.78	29.78	N/A
R3	HOTEL	BEDROOM	W8	30.61	30.61	N/A
R3	HOTEL	BEDROOM	W9	17.46	17.06	0.98
R3	HOTEL	BEDROOM	W10	17.76	17.33	0.98
R3	HOTEL	BEDROOM	W11	18.06	17.60	0.97
R4	HOTEL	BEDROOM	W12	12.08	11.33	0.94
R5	HOTEL	BEDROOM	W13	11.72	10.81	0.92
R7	HOTEL	BEDROOM	W15	14.98	13.86	0.93
R8	HOTEL	BEDROOM	W16	16.76	15.58	0.93
R9	HOTEL	BEDROOM	W17	26.05	26.05	1.00
5th Floor						
R1	HOTEL	BEDROOM	W1	30.90	30.90	N/A
R1	HOTEL	BEDROOM	W2	31.17	31.17	N/A
R2	HOTEL	BEDROOM	W3	31.07	31.07	N/A
R2	HOTEL	BEDROOM	W4	31.76	31.76	N/A
R2	HOTEL	BEDROOM	W5	32.45	32.45	N/A
R3	HOTEL	BEDROOM	W6	31.41	31.41	N/A
R3	HOTEL	BEDROOM	W7	32.13	32.13	N/A
R3	HOTEL	BEDROOM	W8	32.82	32.82	N/A
R3	HOTEL	BEDROOM	W9	18.35	17.86	0.97
R3	HOTEL	BEDROOM	W10	18.61	18.09	0.97
R3	HOTEL	BEDROOM	W11	18.84	18.30	0.97
R4	HOTEL	BEDROOM	W12	12.74	11.89	0.93
R5	HOTEL	BEDROOM	W13	12.39	11.38	0.92
R7	HOTEL	BEDROOM	W15	15.97	14.73	0.92
R8	HOTEL	BEDROOM	W16	17.89	16.59	0.93
R9	HOTEL	BEDROOM	W17	30.37	30.37	N/A
Mercury Buildings						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	5.75	4.81	0.84
R1	RESIDENTIAL	UNKNOWN	W7	7.30	6.75	0.92
R2	RESIDENTIAL	LKD	W2	16.92	15.22	0.90
R3	RESIDENTIAL	BEDROOM	W3	12.28	10.59	0.86
R4	RESIDENTIAL	BEDROOM	W4	9.73	8.34	0.86
R5	RESIDENTIAL	BEDROOM	W5	7.07	6.13	0.87
R6	RESIDENTIAL	LKD	W6	5.44	4.99	0.92

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	6.62	5.51	0.83
R1	RESIDENTIAL	UNKNOWN	W7	8.22	7.49	0.91
R2	RESIDENTIAL	LKD	W2	19.52	17.50	0.90
R3	RESIDENTIAL	BEDROOM	W3	19.73	17.22	0.87
R4	RESIDENTIAL	BEDROOM	W4	19.20	16.87	0.88
R5	RESIDENTIAL	BEDROOM	W5	18.52	16.48	0.89
R6	RESIDENTIAL	LKD	W6	6.85	6.28	0.92
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	7.77	6.52	0.84
R1	RESIDENTIAL	UNKNOWN	W7	9.41	8.54	0.91
R2	RESIDENTIAL	LKD	W2	21.48	19.27	0.90
R3	RESIDENTIAL	BEDROOM	W3	21.70	18.92	0.87
R4	RESIDENTIAL	BEDROOM	W4	21.35	18.74	0.88
R5	RESIDENTIAL	BEDROOM	W5	20.79	18.54	0.89
R6	RESIDENTIAL	LKD	W6	8.33	7.64	0.92
4th Floor						
R1	RESIDENTIAL	UNKNOWN	W1	10.19	8.78	0.86
R1	RESIDENTIAL	UNKNOWN	W7	11.53	10.48	0.91
R2	RESIDENTIAL	LKD	W2	23.22	20.82	0.90
R3	RESIDENTIAL	BEDROOM	W3	23.62	20.63	0.87
R4	RESIDENTIAL	BEDROOM	W4	23.34	20.52	0.88
R5	RESIDENTIAL	BEDROOM	W5	22.96	20.51	0.89
R6	RESIDENTIAL	LKD	W6	9.69	8.89	0.92
5th Floor						
R1	RESIDENTIAL	UNKNOWN	W1	16.22	14.63	0.90
R1	RESIDENTIAL	UNKNOWN	W7	14.67	13.39	0.91
R2	RESIDENTIAL	LKD	W2	24.91	22.35	0.90
R3	RESIDENTIAL	BEDROOM	W3	25.45	22.26	0.87
R4	RESIDENTIAL	BEDROOM	W4	25.23	22.24	0.88
R5	RESIDENTIAL	BEDROOM	W5	24.93	22.32	0.90
R6	RESIDENTIAL	LKD	W6	11.03	10.15	0.92
6th Floor						
R1	RESIDENTIAL	UNKNOWN	W1	20.68	18.87	0.91
R1	RESIDENTIAL	UNKNOWN	W7	16.13	14.56	0.90
R2	RESIDENTIAL	LKD	W2	26.60	23.89	0.90
R3	RESIDENTIAL	BEDROOM	W3	27.18	23.78	0.87
R4	RESIDENTIAL	BEDROOM	W4	27.06	23.86	0.88
R5	RESIDENTIAL	BEDROOM	W5	26.86	24.05	0.90
R6	RESIDENTIAL	LKD	W6	12.76	11.78	0.92
7th Floor						
R1	RESIDENTIAL	UNKNOWN	W1	24.45	22.40	0.92
R2	RESIDENTIAL	LKD	W2	28.31	25.43	0.90
R3	RESIDENTIAL	UNKNOWN	W3	28.46	25.07	0.88
R3	RESIDENTIAL	UNKNOWN	W4	24.24	21.07	0.87
R4	RESIDENTIAL	BEDROOM	W5	28.66	25.95	0.91
R5	RESIDENTIAL	LKD	W6	27.91	25.42	0.91

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
8th Floor						
R5	RESIDENTIAL	LKD	W7	29.04	26.45	0.91
R5	RESIDENTIAL	LKD	W8	36.83	36.83	N/A
R20	RESIDENTIAL	UNKNOWN	W2	29.67	26.06	0.88
R1	RESIDENTIAL	UNKNOWN	W1	32.58	30.28	N/A
R2	RESIDENTIAL	UNKNOWN	W3	29.62	26.58	0.90
R3	RESIDENTIAL	UNKNOWN	W4	29.87	26.50	0.89
R4	RESIDENTIAL	UNKNOWN	W5	29.15	25.72	0.88
R5	RESIDENTIAL	UNKNOWN	W6	22.87	20.52	0.90
3-5 Portland Street						
5th Floor						
R1	HOTEL	BEDROOM	W1	17.65	16.98	0.96
R2	HOTEL	BEDROOM	W2	17.64	16.94	0.96
R3	HOTEL	BEDROOM	W3	17.63	16.91	0.96
R4	HOTEL	BEDROOM	W4	17.59	16.83	0.96
R5	HOTEL	BEDROOM	W5	17.63	16.85	0.96
R6	HOTEL	BEDROOM	W6	17.39	16.58	0.95
R7	HOTEL	BEDROOM	W7	17.28	16.51	0.96
R8	HOTEL	BEDROOM	W8	16.99	16.35	0.96
R9	HOTEL	BEDROOM	W9	16.67	16.01	0.96
R10	HOTEL	BEDROOM	W10	16.07	15.52	0.97
R11	HOTEL	BEDROOM	W11	15.63	15.29	0.98
R12	HOTEL	BEDROOM	W12	14.90	14.62	0.98
R13	HOTEL	BEDROOM	W13	14.57	14.29	0.98
R14	HOTEL	BEDROOM	W14	14.10	13.81	0.98
6th Floor						
R1	HOTEL	BEDROOM	W1	24.90	23.78	0.96
R2	HOTEL	BEDROOM	W2	24.87	23.72	0.95
R3	HOTEL	BEDROOM	W3	24.86	23.67	0.95
R4	HOTEL	BEDROOM	W4	24.80	23.54	0.95
R5	HOTEL	BEDROOM	W5	24.86	23.56	0.95
R6	HOTEL	BEDROOM	W6	24.63	23.29	0.95
R7	HOTEL	BEDROOM	W7	24.59	23.21	0.94
R8	HOTEL	BEDROOM	W8	24.49	23.07	0.94
7th Floor						
R1	HOTEL	BEDROOM	W1	32.68	31.46	N/A
R2	HOTEL	BEDROOM	W2	32.56	31.36	N/A
R3	HOTEL	BEDROOM	W3	32.49	31.24	N/A
R4	HOTEL	BEDROOM	W4	32.49	31.16	N/A
R5	HOTEL	BEDROOM	W5	32.34	30.95	N/A
R6	HOTEL	BEDROOM	W6	32.27	30.87	N/A
Holiday Inn						
1st Floor						
R1	HOTEL	BEDROOM	W1	15.51	15.51	1.00
R1	HOTEL	BEDROOM	W2	7.99	7.57	0.95
R2	HOTEL	BEDROOM	W3	8.05	7.64	0.95
R3	HOTEL	BEDROOM	W4	8.30	7.80	0.94

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
R4	HOTEL	BEDROOM	W5	8.39	7.87	0.94
R5	HOTEL	BEDROOM	W6	8.62	8.07	0.94
R6	HOTEL	BEDROOM	W7	8.74	8.18	0.94
R7	HOTEL	BEDROOM	W8	9.00	8.40	0.93
R8	HOTEL	BEDROOM	W9	9.11	8.53	0.94
R9	HOTEL	BEDROOM	W10	9.54	8.91	0.93
R10	HOTEL	BEDROOM	W11	9.84	9.21	0.94
R11	HOTEL	BEDROOM	W12	10.53	9.88	0.94
R12	HOTEL	BEDROOM	W13	10.89	10.24	0.94
R13	HOTEL	BEDROOM	W14	11.66	11.09	0.95
R14	HOTEL	BEDROOM	W15	11.98	11.44	0.95
2nd Floor						
R1	HOTEL	BEDROOM	W1	17.16	17.16	1.00
R1	HOTEL	BEDROOM	W2	9.99	9.50	0.95
R2	HOTEL	BEDROOM	W3	10.07	9.59	0.95
R3	HOTEL	BEDROOM	W4	10.29	9.75	0.95
R4	HOTEL	BEDROOM	W5	10.37	9.81	0.95
R5	HOTEL	BEDROOM	W6	10.59	9.98	0.94
R6	HOTEL	BEDROOM	W7	10.70	10.08	0.94
R7	HOTEL	BEDROOM	W8	11.11	10.43	0.94
R8	HOTEL	BEDROOM	W9	11.09	10.45	0.94
R9	HOTEL	BEDROOM	W10	11.53	10.84	0.94
R10	HOTEL	BEDROOM	W11	11.86	11.17	0.94
R11	HOTEL	BEDROOM	W12	12.61	11.90	0.94
R12	HOTEL	BEDROOM	W13	13.01	12.30	0.95
R13	HOTEL	BEDROOM	W14	13.83	13.19	0.95
R14	HOTEL	BEDROOM	W15	14.15	13.55	0.96
3rd Floor						
R1	HOTEL	BEDROOM	W1	19.20	19.20	1.00
R1	HOTEL	BEDROOM	W2	13.01	12.45	0.96
R2	HOTEL	BEDROOM	W3	13.09	12.56	0.96
R3	HOTEL	BEDROOM	W4	13.28	12.70	0.96
R4	HOTEL	BEDROOM	W5	13.34	12.73	0.95
R5	HOTEL	BEDROOM	W6	13.48	12.83	0.95
R6	HOTEL	BEDROOM	W7	13.58	12.91	0.95
R7	HOTEL	BEDROOM	W8	13.68	12.95	0.95
R8	HOTEL	BEDROOM	W9	13.98	13.28	0.95
R9	HOTEL	BEDROOM	W10	14.44	13.69	0.95
R10	HOTEL	BEDROOM	W11	14.79	14.02	0.95
R11	HOTEL	BEDROOM	W12	15.57	14.78	0.95
R12	HOTEL	BEDROOM	W13	15.98	15.20	0.95
R13	HOTEL	BEDROOM	W14	16.80	16.08	0.96
R14	HOTEL	BEDROOM	W15	17.10	16.42	0.96
4th Floor						
R1	HOTEL	BEDROOM	W1	21.53	21.53	1.00
R1	HOTEL	BEDROOM	W2	17.08	16.49	0.97
R2	HOTEL	BEDROOM	W3	17.20	16.63	0.97
R3	HOTEL	BEDROOM	W4	17.37	16.75	0.96
R4	HOTEL	BEDROOM	W5	17.38	16.73	0.96
R5	HOTEL	BEDROOM	W6	17.38	16.68	0.96

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Extant VSC(%)	Proposed VSC(%)	*Factor of former value
R6	HOTEL	BEDROOM	W7	17.42	16.71	0.96
R7	HOTEL	BEDROOM	W8	17.67	16.88	0.96
R8	HOTEL	BEDROOM	W9	17.80	17.03	0.96
R9	HOTEL	BEDROOM	W10	18.28	17.44	0.95
R10	HOTEL	BEDROOM	W11	18.60	17.76	0.95
R11	HOTEL	BEDROOM	W12	19.32	18.45	0.95
R12	HOTEL	BEDROOM	W13	19.68	18.81	0.96
R13	HOTEL	BEDROOM	W14	20.36	19.55	0.96
R14	HOTEL	BEDROOM	W15	20.59	19.81	0.96
5th Floor						
R1	HOTEL	BEDROOM	W1	23.89	23.89	1.00
R1	HOTEL	BEDROOM	W2	21.57	20.93	0.97
R2	HOTEL	BEDROOM	W3	21.71	21.11	0.97
R3	HOTEL	BEDROOM	W4	21.85	21.19	0.97
R4	HOTEL	BEDROOM	W5	21.81	21.13	0.97
R5	HOTEL	BEDROOM	W6	21.66	20.91	0.97
R6	HOTEL	BEDROOM	W7	21.63	20.86	0.96
R7	HOTEL	BEDROOM	W8	22.30	21.44	0.96
R8	HOTEL	BEDROOM	W9	22.60	21.75	0.96
R9	HOTEL	BEDROOM	W10	22.89	21.97	0.96
R10	HOTEL	BEDROOM	W11	22.95	22.01	0.96
R11	HOTEL	BEDROOM	W12	23.21	22.24	0.96
R12	HOTEL	BEDROOM	W13	23.41	22.43	0.96
R13	HOTEL	BEDROOM	W14	23.78	22.87	0.96
R14	HOTEL	BEDROOM	W15	23.87	22.99	0.96

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Extant lit area (m²)	Proposed lit area (m²)	*Factor of former value
Roby Court Big Block						
Gnd Floor						
R1	RESIDENTIAL	KD	12.72	6.47	6.46	1.00
R2	RESIDENTIAL	BEDROOM	10.15	5.30	5.29	1.00
R3	RESIDENTIAL	BEDROOM	10.09	5.84	5.82	1.00
R4	RESIDENTIAL	KD	12.87	7.56	7.55	1.00
R5	RESIDENTIAL	KD	12.55	7.43	7.40	1.00
R6	RESIDENTIAL	BEDROOM	10.09	5.57	5.37	0.96
R8	RESIDENTIAL	BEDROOM	10.88	4.19	4.04	0.96
R9	RESIDENTIAL	KD	14.25	5.43	5.28	0.97
1st Floor						
R1	RESIDENTIAL	KD	13.14	9.45	9.34	0.99
R2	RESIDENTIAL	BEDROOM	10.51	7.85	7.78	0.99
R3	RESIDENTIAL	BEDROOM	10.28	8.59	8.44	0.98
R4	RESIDENTIAL	KD	13.28	11.31	11.14	0.98
R5	RESIDENTIAL	KD	13.38	11.45	11.13	0.97
R6	RESIDENTIAL	BEDROOM	10.48	9.11	8.62	0.95
R7	RESIDENTIAL	BEDROOM	12.04	8.44	7.77	0.92
R8	RESIDENTIAL	BEDROOM	8.17	4.14	3.82	0.92
R9	RESIDENTIAL	KD	17.71	7.99	7.71	0.97
2nd Floor						
R1	RESIDENTIAL	KD	13.14	11.25	11.24	1.00
R2	RESIDENTIAL	BEDROOM	10.51	9.06	9.03	1.00
R3	RESIDENTIAL	BEDROOM	10.28	9.52	9.47	0.99
R4	RESIDENTIAL	KD	13.28	12.40	12.39	1.00
R5	RESIDENTIAL	KD	13.38	12.79	12.47	0.98
R6	RESIDENTIAL	BEDROOM	10.48	9.86	9.50	0.96
R7	RESIDENTIAL	BEDROOM	12.04	9.97	9.29	0.93
R8	RESIDENTIAL	BEDROOM	8.17	4.59	4.23	0.92
R9	RESIDENTIAL	KD	17.71	9.85	9.50	0.96
3rd Floor						
R1	RESIDENTIAL	KD	13.14	11.85	11.84	1.00
R2	RESIDENTIAL	BEDROOM	10.51	9.75	9.72	1.00
R3	RESIDENTIAL	BEDROOM	10.28	9.96	9.91	1.00
R4	RESIDENTIAL	KD	13.28	12.81	12.81	1.00
R5	RESIDENTIAL	KD	13.38	13.07	13.07	1.00
R6	RESIDENTIAL	BEDROOM	10.48	10.04	9.83	0.98
R7	RESIDENTIAL	BEDROOM	12.04	10.32	9.62	0.93
R8	RESIDENTIAL	BEDROOM	8.17	4.73	4.33	0.91
R9	RESIDENTIAL	KD	17.71	9.96	9.58	0.96
4th Floor						
R1	RESIDENTIAL	KD	13.14	12.70	12.70	1.00
R2	RESIDENTIAL	BEDROOM	10.51	10.36	10.32	1.00
R3	RESIDENTIAL	BEDROOM	10.28	10.03	9.98	1.00
R4	RESIDENTIAL	KD	13.28	13.16	13.16	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Extant lit area (m²)	Proposed lit area (m²)	*Factor of former value
R5	RESIDENTIAL	KD	13.38	13.25	13.25	1.00
R6	RESIDENTIAL	BEDROOM	10.48	10.20	10.04	0.98
R7	RESIDENTIAL	BEDROOM	12.04	10.40	9.82	0.94
R8	RESIDENTIAL	BEDROOM	8.17	4.93	4.50	0.91
R9	RESIDENTIAL	KD	17.71	10.11	9.71	0.96
5th Floor						
R1	RESIDENTIAL	KD	13.14	13.09	13.09	1.00
R2	RESIDENTIAL	BEDROOM	10.51	10.36	10.33	1.00
R3	RESIDENTIAL	BEDROOM	10.28	10.05	10.00	1.00
R4	RESIDENTIAL	KD	13.28	13.19	13.19	1.00
R5	RESIDENTIAL	KD	13.38	13.29	13.29	1.00
R6	RESIDENTIAL	BEDROOM	10.48	10.37	10.21	0.98
R7	RESIDENTIAL	BEDROOM	12.04	10.69	10.09	0.94
R8	RESIDENTIAL	BEDROOM	8.17	5.25	4.85	0.92
R9	RESIDENTIAL	KD	17.71	10.35	9.93	0.96
Roby Court Small Block						
Gnd Floor						
R1	RESIDENTIAL	KD	14.16	9.37	9.37	1.00
R2	RESIDENTIAL	BEDROOM	10.05	7.01	7.00	1.00
R3	RESIDENTIAL	BEDROOM	10.10	8.54	8.52	1.00
R4	RESIDENTIAL	KD	13.02	11.57	11.51	1.00
R5	RESIDENTIAL	KD	12.90	12.26	11.94	0.97
R6	RESIDENTIAL	BEDROOM	10.16	9.36	9.17	0.98
R7	RESIDENTIAL	BEDROOM	10.10	8.53	8.07	0.95
R8	RESIDENTIAL	KD	14.29	9.52	8.96	0.94
1st Floor						
R1	RESIDENTIAL	KD	13.70	8.82	8.80	1.00
R2	RESIDENTIAL	BEDROOM	9.72	6.63	6.63	1.00
R3	RESIDENTIAL	KD	13.93	8.39	8.36	1.00
R4	RESIDENTIAL	BEDROOM	6.06	5.32	5.32	1.00
R5	RESIDENTIAL	BEDROOM	14.38	9.48	8.65	0.91
R6	RESIDENTIAL	KD	12.57	11.66	11.34	0.97
R7	RESIDENTIAL	BEDROOM	9.89	9.07	8.79	0.97
R8	RESIDENTIAL	BEDROOM	10.01	8.06	7.74	0.96
R9	RESIDENTIAL	KD	14.07	8.72	8.56	0.98
2nd Floor						
R1	RESIDENTIAL	KD	13.70	8.95	8.90	0.99
R2	RESIDENTIAL	BEDROOM	9.72	6.80	6.81	1.00
R3	RESIDENTIAL	KD	13.93	8.75	8.73	1.00
R4	RESIDENTIAL	BEDROOM	6.06	5.45	5.45	1.00
R5	RESIDENTIAL	BEDROOM	14.38	10.22	9.86	0.97
R6	RESIDENTIAL	KD	12.57	11.89	11.57	0.97
R7	RESIDENTIAL	BEDROOM	9.89	9.24	9.00	0.97
R8	RESIDENTIAL	BEDROOM	10.01	8.94	8.29	0.93
R9	RESIDENTIAL	KD	14.07	12.29	11.52	0.94
Grand Apartments						
Gnd Floor						

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Extant lit area (m²)	Proposed lit area (m²)	*Factor of former value
R1	RESIDENTIAL	LD	26.91	26.20	26.19	1.00
R2	RESIDENTIAL	BEDROOM	14.21	5.19	5.19	1.00
R3	RESIDENTIAL	KD	24.26	4.87	4.86	1.00
R4	RESIDENTIAL	KD	20.84	3.96	3.95	1.00
R5	RESIDENTIAL	BEDROOM	17.34	3.50	3.49	1.00
R6	RESIDENTIAL	BEDROOM	20.34	3.70	3.67	0.99
R7	RESIDENTIAL	KD	21.19	3.77	3.73	0.99
R8	RESIDENTIAL	BEDROOM	15.60	3.90	3.85	0.99
R9	RESIDENTIAL	KD	18.31	4.78	4.78	1.00
R11	RESIDENTIAL	BEDROOM	11.08	0.68	0.50	0.74
R12	RESIDENTIAL	BEDROOM	19.12	18.96	18.96	1.00
2nd Floor						
R1	RESIDENTIAL	LKD	57.46	55.25	55.23	1.00
R2	RESIDENTIAL	BEDROOM	10.57	6.74	6.74	1.00
R3	RESIDENTIAL	BEDROOM	14.29	5.67	5.64	1.00
R4	RESIDENTIAL	BEDROOM	13.46	4.79	4.76	0.99
R5	RESIDENTIAL	LD	19.75	6.53	6.48	0.99
R6	RESIDENTIAL	BEDROOM	12.12	5.56	5.55	1.00
R7	RESIDENTIAL	LD	25.07	4.81	4.77	0.99
R8	RESIDENTIAL	BEDROOM	11.65	4.90	4.86	0.99
R9	RESIDENTIAL	LD	16.59	8.23	8.08	0.98
R10	RESIDENTIAL	BEDROOM	11.88	7.97	7.92	0.99
R11	RESIDENTIAL	LD	23.31	14.57	14.50	1.00
R12	RESIDENTIAL	BEDROOM	9.81	9.38	9.39	1.00
R13	RESIDENTIAL	LD	17.06	16.04	15.98	1.00
R14	RESIDENTIAL	KITCHEN	10.37	2.66	1.54	0.58
R15	RESIDENTIAL	LIVING ROOM	23.44	3.03	3.03	1.00
3rd Floor						
R1	RESIDENTIAL	LKD	57.17	53.36	53.34	1.00
R2	RESIDENTIAL	BEDROOM	10.85	7.01	7.00	1.00
R3	RESIDENTIAL	BEDROOM	14.53	6.43	6.40	1.00
R4	RESIDENTIAL	BEDROOM	12.84	5.07	5.05	1.00
R5	RESIDENTIAL	LD	18.19	6.68	6.63	0.99
R6	RESIDENTIAL	BEDROOM	13.83	5.98	5.94	0.99
R7	RESIDENTIAL	LKD	24.30	6.31	6.19	0.98
R8	RESIDENTIAL	BEDROOM	11.70	5.70	5.67	0.99
R9	RESIDENTIAL	LD	15.47	6.66	6.58	0.99
R10	RESIDENTIAL	BEDROOM	12.86	7.44	7.42	1.00
R11	RESIDENTIAL	LD	22.87	12.83	12.81	1.00
R12	RESIDENTIAL	LD	17.11	16.11	16.04	1.00
R13	RESIDENTIAL	KITCHEN	11.48	3.84	2.66	0.69
R14	RESIDENTIAL	LIVING ROOM	15.74	3.31	3.30	1.00
4th Floor						
R1	RESIDENTIAL	LD	48.12	47.94	47.90	1.00
R2	RESIDENTIAL	BEDROOM	10.69	9.28	9.28	1.00
R3	RESIDENTIAL	BEDROOM	15.50	9.83	9.80	1.00
R4	RESIDENTIAL	BEDROOM	13.73	8.00	7.99	1.00
R5	RESIDENTIAL	LD	17.97	10.63	10.55	0.99
R6	RESIDENTIAL	BEDROOM	13.71	8.40	8.39	1.00
R7	RESIDENTIAL	LD	25.09	10.02	9.94	0.99
R8	RESIDENTIAL	BEDROOM	12.61	8.68	8.68	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Extant lit area (m²)	Proposed lit area (m²)	*Factor of former value
R9	RESIDENTIAL	LD	16.57	10.45	10.38	0.99
R10	RESIDENTIAL	BEDROOM	13.29	10.53	10.52	1.00
R11	RESIDENTIAL	LD	23.67	17.60	17.58	1.00
R12	RESIDENTIAL	LKD	25.58	24.66	24.60	1.00
R13	RESIDENTIAL	KITCHEN	11.13	3.41	2.68	0.79
R14	RESIDENTIAL	LIVING ROOM	14.98	4.39	4.36	0.99
5th Floor						
R1	RESIDENTIAL	LD	47.04	46.15	46.12	1.00
R2	RESIDENTIAL	BEDROOM	10.65	9.84	9.84	1.00
R3	RESIDENTIAL	BEDROOM	17.12	14.64	14.64	1.00
R4	RESIDENTIAL	BEDROOM	14.63	13.75	13.75	1.00
R5	RESIDENTIAL	LD	18.36	17.04	17.00	1.00
R6	RESIDENTIAL	BEDROOM	13.61	12.64	12.61	1.00
R7	RESIDENTIAL	LKD	25.74	20.98	20.85	0.99
R8	RESIDENTIAL	BEDROOM	12.56	11.34	11.27	0.99
R9	RESIDENTIAL	LD	16.20	14.04	13.58	0.97
R10	RESIDENTIAL	BEDROOM	13.87	12.28	12.15	0.99
R11	RESIDENTIAL	LD	23.25	17.71	17.63	1.00
R12	RESIDENTIAL	LD	19.36	18.35	18.35	1.00
R13	RESIDENTIAL	KITCHEN	10.52	4.97	4.10	0.83
R14	RESIDENTIAL	LIVING ROOM	14.19	10.96	10.71	0.98
6th Floor						
R1	RESIDENTIAL	LD	34.75	34.17	34.12	1.00
R2	RESIDENTIAL	KITCHEN	11.58	11.57	11.57	1.00
R3	RESIDENTIAL	BEDROOM	15.02	14.89	14.86	1.00
R4	RESIDENTIAL	LD	19.77	19.48	19.45	1.00
R5	RESIDENTIAL	KITCHEN	9.28	9.23	9.23	1.00
R6	RESIDENTIAL	BEDROOM	15.59	15.45	15.41	1.00
R7	RESIDENTIAL	BEDROOM	12.42	12.31	12.28	1.00
R8	RESIDENTIAL	LD	18.55	18.32	18.29	1.00
R9	RESIDENTIAL	BEDROOM	11.10	10.87	10.84	1.00
R10	RESIDENTIAL	LD	21.26	20.76	20.75	1.00
R11	RESIDENTIAL	BEDROOM	15.52	15.37	15.37	1.00
R12	RESIDENTIAL	LKD	28.22	28.12	28.12	1.00
R13	RESIDENTIAL	BEDROOM	10.53	3.41	3.05	0.90
R14	RESIDENTIAL	BEDROOM	11.47	11.05	11.04	1.00
7th Floor						
R1	RESIDENTIAL	LD	36.55	36.55	36.55	1.00
R2	RESIDENTIAL	KITCHEN	11.01	11.01	11.01	1.00
R3	RESIDENTIAL	BEDROOM	13.36	13.36	13.36	1.00
R4	RESIDENTIAL	LD	19.25	19.25	19.25	1.00
R5	RESIDENTIAL	KITCHEN	9.73	9.73	9.73	1.00
R6	RESIDENTIAL	BEDROOM	15.31	15.31	15.31	1.00
R7	RESIDENTIAL	BEDROOM	12.16	12.16	12.16	1.00
R8	RESIDENTIAL	LD	17.06	17.06	17.06	1.00
R9	RESIDENTIAL	BEDROOM	14.05	14.05	14.05	1.00
R10	RESIDENTIAL	LKD	25.48	25.46	25.46	1.00
R11	RESIDENTIAL	BEDROOM	14.10	14.10	14.10	1.00
R12	RESIDENTIAL	LKD	31.12	31.12	31.12	1.00
R13	RESIDENTIAL	BEDROOM	10.27	9.61	9.61	1.00
R14	RESIDENTIAL	BEDROOM	11.02	10.91	10.91	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Extant lit area (m²)	Proposed lit area (m²)	*Factor of former value
70 Piccadilly						
Gnd Floor						
R1	RESIDENTIAL	BEDROOM	14.94	14.78	14.78	1.00
R2	RESIDENTIAL	LKD	35.45	18.31	17.03	0.93
1st Floor						
R1	RESIDENTIAL	LKD	52.78	51.43	51.43	1.00
R2	RESIDENTIAL	BEDROOM	13.34	13.34	12.94	0.97
R3	RESIDENTIAL	BEDROOM	9.05	8.98	8.95	1.00
R4	RESIDENTIAL	BEDROOM	11.97	11.29	11.21	0.99
R5	RESIDENTIAL	LKD	32.11	29.03	28.75	0.99
R6	RESIDENTIAL	LKD	31.19	17.24	17.24	1.00
R7	RESIDENTIAL	BEDROOM	14.14	7.46	7.46	1.00
2nd Floor						
R1	RESIDENTIAL	LKD	53.85	53.07	53.07	1.00
R2	RESIDENTIAL	BEDROOM	13.45	13.30	13.30	1.00
R3	RESIDENTIAL	BEDROOM	9.05	8.95	8.95	1.00
R4	RESIDENTIAL	BEDROOM	11.64	11.23	11.19	1.00
R5	RESIDENTIAL	LKD	31.02	28.89	28.64	0.99
R6	RESIDENTIAL	LKD	31.64	17.88	17.88	1.00
R7	RESIDENTIAL	BEDROOM	12.47	6.69	6.69	1.00
3rd Floor						
R1	RESIDENTIAL	LKD	52.84	52.08	52.08	1.00
R2	RESIDENTIAL	BEDROOM	18.16	17.82	17.50	0.98
R3	RESIDENTIAL	BEDROOM	9.38	9.38	9.38	1.00
R4	RESIDENTIAL	BEDROOM	11.94	11.83	11.81	1.00
R5	RESIDENTIAL	LKD	31.09	30.60	30.54	1.00
R6	RESIDENTIAL	LKD	30.74	18.56	18.55	1.00
R7	RESIDENTIAL	BEDROOM	16.18	12.71	12.71	1.00
4th Floor						
R1	RESIDENTIAL	LKD	51.73	51.16	51.16	1.00
R2	RESIDENTIAL	BEDROOM	17.94	17.55	17.32	0.99
R3	RESIDENTIAL	BEDROOM	9.08	9.07	9.07	1.00
R4	RESIDENTIAL	BEDROOM	11.43	11.43	11.43	1.00
R5	RESIDENTIAL	LKD	30.15	30.06	29.71	0.99
R6	RESIDENTIAL	LKD	29.73	21.02	21.02	1.00
R7	RESIDENTIAL	BEDROOM	11.11	10.99	10.99	1.00
5th Floor						
R1	RESIDENTIAL	LKD	31.55	31.55	31.55	1.00
R2	RESIDENTIAL	BEDROOM	12.67	12.49	12.46	1.00
R3	RESIDENTIAL	BEDROOM	16.30	15.22	15.22	1.00
R4	RESIDENTIAL	LKD	30.97	30.87	30.87	1.00
R5	RESIDENTIAL	LKD	29.05	25.71	25.71	1.00
R6	RESIDENTIAL	BEDROOM	9.23	9.23	9.23	1.00
R8	RESIDENTIAL	LKD	37.55	37.08	37.07	1.00
6th Floor						
R1	RESIDENTIAL	LKD	67.62	65.16	65.16	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Extant lit area (m²)	Proposed lit area (m²)	*Factor of former value
R2	RESIDENTIAL	BEDROOM	11.56	11.42	11.41	1.00
R3	RESIDENTIAL	LKD	68.10	64.15	64.13	1.00
R4	RESIDENTIAL	BEDROOM	8.75	8.75	8.75	1.00
R5	RESIDENTIAL	BEDROOM	4.21	3.99	3.99	1.00
R6	RESIDENTIAL	BEDROOM	16.17	14.66	14.66	1.00
7th Floor						
R1	RESIDENTIAL	UNKNOWN	32.10	32.10	32.10	1.00
R2	RESIDENTIAL	UNKNOWN	21.36	21.36	21.36	1.00
R3	RESIDENTIAL	UNKNOWN	29.82	29.82	29.82	1.00
89-91 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	19.18	12.65	12.65	1.00
R2	RESIDENTIAL	UNKNOWN	19.89	15.39	15.39	1.00
R3	RESIDENTIAL	UNKNOWN	17.79	16.57	16.57	1.00
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	19.18	13.13	13.13	1.00
R2	RESIDENTIAL	UNKNOWN	19.89	15.74	15.74	1.00
R3	RESIDENTIAL	UNKNOWN	17.79	16.65	16.65	1.00
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	78.80	47.38	47.32	1.00
93 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	13.98	13.73	13.73	1.00
R2	RESIDENTIAL	UNKNOWN	16.14	15.64	15.64	1.00
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	13.98	13.92	13.92	1.00
R2	RESIDENTIAL	UNKNOWN	16.14	15.92	15.92	1.00
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	12.86	12.79	12.79	1.00
R2	RESIDENTIAL	UNKNOWN	7.59	7.16	7.12	1.00
R3	RESIDENTIAL	UNKNOWN	9.86	8.43	8.43	1.00
95 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	13.28	13.14	13.14	1.00
R2	RESIDENTIAL	UNKNOWN	6.56	5.88	5.69	0.97
R3	RESIDENTIAL	UNKNOWN	6.56	6.23	6.13	0.98
R4	RESIDENTIAL	UNKNOWN	13.35	12.79	12.76	1.00
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	13.28	13.18	13.18	1.00
R2	RESIDENTIAL	UNKNOWN	6.56	5.87	5.69	0.97
R3	RESIDENTIAL	UNKNOWN	6.56	6.22	6.12	0.98
R4	RESIDENTIAL	UNKNOWN	13.35	12.80	12.77	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Extant lit area (m²)	Proposed lit area (m²)	*Factor of former value
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	13.28	12.96	12.96	1.00
R2	RESIDENTIAL	UNKNOWN	6.56	5.14	5.12	1.00
R3	RESIDENTIAL	UNKNOWN	6.56	5.90	5.87	0.99
R4	RESIDENTIAL	UNKNOWN	13.35	12.78	12.76	1.00
4th Floor						
R1	RESIDENTIAL	UNKNOWN	13.28	13.18	13.18	1.00
R2	RESIDENTIAL	UNKNOWN	6.56	4.22	4.21	1.00
R3	RESIDENTIAL	UNKNOWN	6.56	5.71	5.71	1.00
R4	RESIDENTIAL	UNKNOWN	13.35	12.07	12.07	1.00
97 Piccadilly						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	30.12	22.44	22.16	0.99
R2	RESIDENTIAL	UNKNOWN	40.08	32.44	31.23	0.96
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	30.90	18.54	17.81	0.96
R2	RESIDENTIAL	UNKNOWN	34.60	26.38	25.28	0.96
107 Piccadilly						
1st Floor						
R1	RESIDENTIAL	STUDIO-APT	21.14	19.80	19.59	0.99
R2	RESIDENTIAL	STUDIO-APT	14.12	13.51	13.67	1.01
R3	RESIDENTIAL	STUDIO-APT	17.35	16.87	16.94	1.00
R4	RESIDENTIAL	STUDIO-APT	15.22	15.17	15.17	1.00
R5	RESIDENTIAL	STUDIO-APT	37.22	36.46	36.46	1.00
2nd Floor						
R1	RESIDENTIAL	STUDIO-APT	19.75	19.26	19.16	0.99
R2	RESIDENTIAL	STUDIO-APT	14.27	14.08	14.08	1.00
R3	RESIDENTIAL	STUDIO-APT	18.64	18.39	18.42	1.00
R4	RESIDENTIAL	STUDIO-APT	16.91	16.73	16.73	1.00
R5	RESIDENTIAL	STUDIO-APT	35.99	34.80	34.80	1.00
3rd Floor						
R1	RESIDENTIAL	STUDIO-APT	19.61	18.92	18.88	1.00
R2	RESIDENTIAL	STUDIO-APT	16.23	14.90	14.44	0.97
R3	RESIDENTIAL	STUDIO-APT	19.19	18.80	18.95	1.01
R4	RESIDENTIAL	STUDIO-APT	14.87	14.22	14.22	1.00
R5	RESIDENTIAL	STUDIO-APT	31.98	31.42	31.42	1.00
4th Floor						
R1	RESIDENTIAL	STUDIO-APT	19.01	17.69	17.55	0.99
R2	RESIDENTIAL	STUDIO-APT	16.17	16.03	15.79	0.99
R3	RESIDENTIAL	STUDIO-APT	18.51	18.20	18.20	1.00
R4	RESIDENTIAL	STUDIO-APT	14.70	14.56	14.56	1.00
R5	RESIDENTIAL	STUDIO-APT	31.69	31.01	31.01	1.00
5th Floor						

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Extant lit area (m²)	Proposed lit area (m²)	*Factor of former value
R1	RESIDENTIAL	STUDIO-APT	9.16	8.92	8.92	1.00
R2	RESIDENTIAL	STUDIO-APT	17.67	6.86	6.81	0.99
R3	RESIDENTIAL	STUDIO-APT	38.29	35.95	36.08	1.00
R4	RESIDENTIAL	STUDIO-APT	47.68	42.65	42.64	1.00
Malmaison Hotel						
1st Floor						
R1	HOTEL	BEDROOM	20.98	18.66	18.66	1.00
R2	HOTEL	BEDROOM	18.94	18.47	18.47	1.00
R3	HOTEL	BEDROOM	16.74	16.74	16.74	1.00
R4	HOTEL	BEDROOM	18.28	6.98	6.39	0.92
R5	HOTEL	BEDROOM	18.17	7.38	7.08	0.96
R6	HOTEL	BEDROOM	17.93	10.93	11.34	1.04
R7	HOTEL	BEDROOM	17.24	7.60	7.61	1.00
R8	HOTEL	BEDROOM	26.77	12.73	12.73	1.00
2nd Floor						
R1	HOTEL	BEDROOM	20.98	17.05	17.05	1.00
R2	HOTEL	BEDROOM	18.94	17.12	17.12	1.00
R3	HOTEL	BEDROOM	16.74	16.63	16.63	1.00
R4	HOTEL	BEDROOM	18.28	3.27	2.92	0.89
R5	HOTEL	BEDROOM	18.17	4.93	5.01	1.02
R7	HOTEL	BEDROOM	17.93	5.77	5.76	1.00
R8	HOTEL	BEDROOM	17.24	5.16	4.93	0.96
R9	HOTEL	BEDROOM	26.77	12.54	12.54	1.00
3rd Floor						
R1	HOTEL	BEDROOM	20.98	19.22	19.22	1.00
R2	HOTEL	BEDROOM	18.94	17.46	17.46	1.00
R3	HOTEL	BEDROOM	16.74	16.65	16.65	1.00
R4	HOTEL	BEDROOM	18.28	3.98	3.62	0.91
R5	HOTEL	BEDROOM	18.17	5.00	4.95	0.99
R7	HOTEL	BEDROOM	17.93	10.28	9.76	0.95
R8	HOTEL	BEDROOM	17.24	5.92	5.45	0.92
R9	HOTEL	BEDROOM	26.77	15.93	15.93	1.00
4th Floor						
R1	HOTEL	BEDROOM	20.98	19.76	19.76	1.00
R2	HOTEL	BEDROOM	18.94	17.64	17.64	1.00
R3	HOTEL	BEDROOM	16.74	16.63	16.63	1.00
R4	HOTEL	BEDROOM	18.28	4.07	3.72	0.91
R5	HOTEL	BEDROOM	18.17	5.08	4.92	0.97
R7	HOTEL	BEDROOM	17.93	12.77	12.31	0.96
R8	HOTEL	BEDROOM	17.24	6.00	5.52	0.92
R9	HOTEL	BEDROOM	26.77	18.96	18.96	1.00
5th Floor						
R1	HOTEL	BEDROOM	20.98	19.81	19.81	1.00
R2	HOTEL	BEDROOM	18.94	18.43	18.43	1.00
R3	HOTEL	BEDROOM	16.74	16.74	16.74	1.00
R4	HOTEL	BEDROOM	18.28	4.09	3.75	0.92
R5	HOTEL	BEDROOM	18.17	5.09	4.93	0.97
R7	HOTEL	BEDROOM	17.93	13.82	13.41	0.97

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Extant lit area (m²)	Proposed lit area (m²)	*Factor of former value
R8	HOTEL	BEDROOM	17.24	6.02	5.54	0.92
R9	HOTEL	BEDROOM	26.77	21.71	21.71	1.00
Mercury Buildings						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	27.56	17.62	17.10	0.97
R2	RESIDENTIAL	LKD	19.91	12.16	11.90	0.98
R3	RESIDENTIAL	BEDROOM	13.23	5.58	5.21	0.93
R4	RESIDENTIAL	BEDROOM	10.89	4.65	4.36	0.94
R5	RESIDENTIAL	BEDROOM	13.18	5.31	5.07	0.95
R6	RESIDENTIAL	LKD	19.95	10.05	9.65	0.96
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	27.56	18.53	17.92	0.97
R2	RESIDENTIAL	LKD	19.91	16.71	16.06	0.96
R3	RESIDENTIAL	BEDROOM	13.88	8.94	7.75	0.87
R4	RESIDENTIAL	BEDROOM	11.84	7.48	6.57	0.88
R5	RESIDENTIAL	BEDROOM	14.85	10.16	9.70	0.95
R6	RESIDENTIAL	LKD	19.95	11.10	10.67	0.96
3rd Floor						
R1	RESIDENTIAL	UNKNOWN	27.56	19.36	18.58	0.96
R2	RESIDENTIAL	LKD	19.91	18.80	17.87	0.95
R3	RESIDENTIAL	BEDROOM	13.88	10.60	8.72	0.82
R4	RESIDENTIAL	BEDROOM	11.84	9.00	7.55	0.84
R5	RESIDENTIAL	BEDROOM	14.85	11.05	10.70	0.97
R6	RESIDENTIAL	LKD	19.95	12.31	11.53	0.94
4th Floor						
R1	RESIDENTIAL	UNKNOWN	27.56	20.47	20.02	0.98
R2	RESIDENTIAL	LKD	19.91	19.24	18.88	0.98
R3	RESIDENTIAL	BEDROOM	13.88	12.33	9.93	0.81
R4	RESIDENTIAL	BEDROOM	11.84	10.47	8.70	0.83
R5	RESIDENTIAL	BEDROOM	14.85	11.72	11.36	0.97
R6	RESIDENTIAL	LKD	19.95	12.72	12.05	0.95
5th Floor						
R1	RESIDENTIAL	UNKNOWN	27.56	21.49	21.15	0.98
R2	RESIDENTIAL	LKD	19.91	19.30	19.00	0.98
R3	RESIDENTIAL	BEDROOM	13.88	12.42	10.65	0.86
R4	RESIDENTIAL	BEDROOM	11.84	10.54	9.19	0.87
R5	RESIDENTIAL	BEDROOM	14.85	11.95	11.59	0.97
R6	RESIDENTIAL	LKD	19.95	13.16	12.51	0.95
6th Floor						
R1	RESIDENTIAL	UNKNOWN	27.56	23.47	23.25	0.99
R2	RESIDENTIAL	LKD	19.91	19.35	19.06	0.99
R3	RESIDENTIAL	BEDROOM	13.88	12.46	10.72	0.86
R4	RESIDENTIAL	BEDROOM	11.84	10.57	9.23	0.87
R5	RESIDENTIAL	BEDROOM	14.85	12.15	11.79	0.97
R6	RESIDENTIAL	LKD	19.95	13.87	13.22	0.95
7th Floor						

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Extant lit area (m²)	Proposed lit area (m²)	*Factor of former value
R1	RESIDENTIAL	UNKNOWN	27.56	26.16	26.16	1.00
R2	RESIDENTIAL	LKD	19.91	19.36	19.08	0.99
R3	RESIDENTIAL	UNKNOWN	9.52	9.52	9.42	0.99
R4	RESIDENTIAL	BEDROOM	10.69	9.65	9.26	0.96
R5	RESIDENTIAL	LKD	19.52	19.50	19.50	1.00
R20	RESIDENTIAL	UNKNOWN	11.27	11.27	11.23	1.00
8th Floor						
R1	RESIDENTIAL	UNKNOWN	27.56	26.53	26.53	1.00
R2	RESIDENTIAL	UNKNOWN	10.17	10.17	10.04	0.99
R3	RESIDENTIAL	UNKNOWN	9.23	9.23	8.81	0.95
R4	RESIDENTIAL	UNKNOWN	9.52	7.56	7.44	0.98
R5	RESIDENTIAL	UNKNOWN	6.89	0.00	0.00	1.00
3-5 Portland Street						
5th Floor						
R1	HOTEL	BEDROOM	13.12	6.41	6.41	1.00
R2	HOTEL	BEDROOM	13.48	6.61	6.51	0.98
R3	HOTEL	BEDROOM	13.60	6.69	6.69	1.00
R4	HOTEL	BEDROOM	13.55	6.65	6.55	0.99
R5	HOTEL	BEDROOM	13.72	6.76	6.76	1.00
R6	HOTEL	BEDROOM	13.52	6.63	6.45	0.97
R7	HOTEL	BEDROOM	13.65	6.73	6.73	1.00
R8	HOTEL	BEDROOM	13.65	6.54	6.51	1.00
R9	HOTEL	BEDROOM	13.68	6.58	6.58	1.00
R10	HOTEL	BEDROOM	13.58	6.09	5.76	0.95
R11	HOTEL	BEDROOM	13.78	6.30	6.26	0.99
R12	HOTEL	BEDROOM	13.78	5.37	5.35	1.00
R13	HOTEL	BEDROOM	15.22	6.27	6.26	1.00
R14	HOTEL	BEDROOM	15.22	5.79	5.78	1.00
6th Floor						
R1	HOTEL	BEDROOM	13.12	11.28	11.28	1.00
R2	HOTEL	BEDROOM	13.48	11.62	11.57	1.00
R3	HOTEL	BEDROOM	13.60	11.74	11.74	1.00
R4	HOTEL	BEDROOM	13.55	11.66	11.52	0.99
R5	HOTEL	BEDROOM	13.72	11.85	11.85	1.00
R6	HOTEL	BEDROOM	13.52	11.41	11.28	0.99
R7	HOTEL	BEDROOM	13.65	11.79	11.79	1.00
R8	HOTEL	BEDROOM	13.65	11.07	11.10	1.00
7th Floor						
R1	HOTEL	BEDROOM	13.48	12.98	13.00	1.00
R2	HOTEL	BEDROOM	13.60	13.10	13.10	1.00
R3	HOTEL	BEDROOM	13.55	12.93	12.88	1.00
R4	HOTEL	BEDROOM	13.72	13.27	13.26	1.00
R5	HOTEL	BEDROOM	13.52	12.77	12.82	1.00
R6	HOTEL	BEDROOM	13.65	13.16	13.16	1.00
Holiday Inn						
1st Floor						
R1	HOTEL	BEDROOM	20.43	7.17	7.17	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Extant lit area (m²)	Proposed lit area (m²)	*Factor of former value
R2	HOTEL	BEDROOM	18.46	2.98	2.97	1.00
R3	HOTEL	BEDROOM	18.63	2.86	2.49	0.87
R4	HOTEL	BEDROOM	18.48	2.96	2.95	1.00
R5	HOTEL	BEDROOM	18.62	2.99	2.76	0.92
R6	HOTEL	BEDROOM	18.48	3.22	3.20	0.99
R7	HOTEL	BEDROOM	18.62	3.16	3.01	0.96
R8	HOTEL	BEDROOM	18.49	3.32	3.30	0.99
R9	HOTEL	BEDROOM	18.61	3.88	3.77	0.97
R10	HOTEL	BEDROOM	17.56	3.70	3.67	0.99
R11	HOTEL	BEDROOM	17.35	4.25	4.19	0.99
R12	HOTEL	BEDROOM	18.79	4.36	4.34	1.00
R13	HOTEL	BEDROOM	18.83	5.22	5.28	1.01
R14	HOTEL	BEDROOM	18.75	4.88	4.88	1.00
2nd Floor						
R1	HOTEL	BEDROOM	20.43	7.61	7.61	1.00
R2	HOTEL	BEDROOM	18.46	3.47	3.46	1.00
R3	HOTEL	BEDROOM	18.63	3.16	2.86	0.91
R4	HOTEL	BEDROOM	18.48	3.50	3.49	1.00
R5	HOTEL	BEDROOM	18.62	3.36	3.18	0.95
R6	HOTEL	BEDROOM	18.48	3.73	3.71	1.00
R7	HOTEL	BEDROOM	18.62	3.52	3.41	0.97
R8	HOTEL	BEDROOM	18.49	3.84	3.82	0.99
R9	HOTEL	BEDROOM	18.61	4.34	4.24	0.98
R10	HOTEL	BEDROOM	17.56	4.20	4.17	0.99
R11	HOTEL	BEDROOM	17.35	4.85	4.78	0.99
R12	HOTEL	BEDROOM	18.79	5.01	5.00	1.00
R13	HOTEL	BEDROOM	18.83	5.84	5.85	1.00
R14	HOTEL	BEDROOM	18.75	5.64	5.64	1.00
3rd Floor						
R1	HOTEL	BEDROOM	20.43	9.18	9.18	1.00
R2	HOTEL	BEDROOM	18.46	4.79	4.78	1.00
R3	HOTEL	BEDROOM	18.63	4.34	4.03	0.93
R4	HOTEL	BEDROOM	18.48	4.94	4.93	1.00
R5	HOTEL	BEDROOM	18.62	4.75	4.49	0.94
R6	HOTEL	BEDROOM	18.48	5.11	5.09	1.00
R7	HOTEL	BEDROOM	18.62	4.90	4.74	0.97
R8	HOTEL	BEDROOM	18.49	5.34	5.31	0.99
R9	HOTEL	BEDROOM	18.61	5.83	5.72	0.98
R10	HOTEL	BEDROOM	17.56	5.52	5.49	0.99
R11	HOTEL	BEDROOM	17.35	6.52	6.42	0.98
R12	HOTEL	BEDROOM	18.79	6.80	6.78	1.00
R13	HOTEL	BEDROOM	18.83	7.68	7.70	1.00
R14	HOTEL	BEDROOM	18.75	7.68	7.69	1.00
4th Floor						
R1	HOTEL	BEDROOM	20.43	11.11	11.11	1.00
R2	HOTEL	BEDROOM	18.46	7.11	7.11	1.00
R3	HOTEL	BEDROOM	18.63	6.66	6.33	0.95
R4	HOTEL	BEDROOM	18.48	7.27	7.26	1.00
R5	HOTEL	BEDROOM	18.62	7.14	6.87	0.96
R6	HOTEL	BEDROOM	18.48	7.35	7.33	1.00
R7	HOTEL	BEDROOM	18.62	7.42	7.24	0.98

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

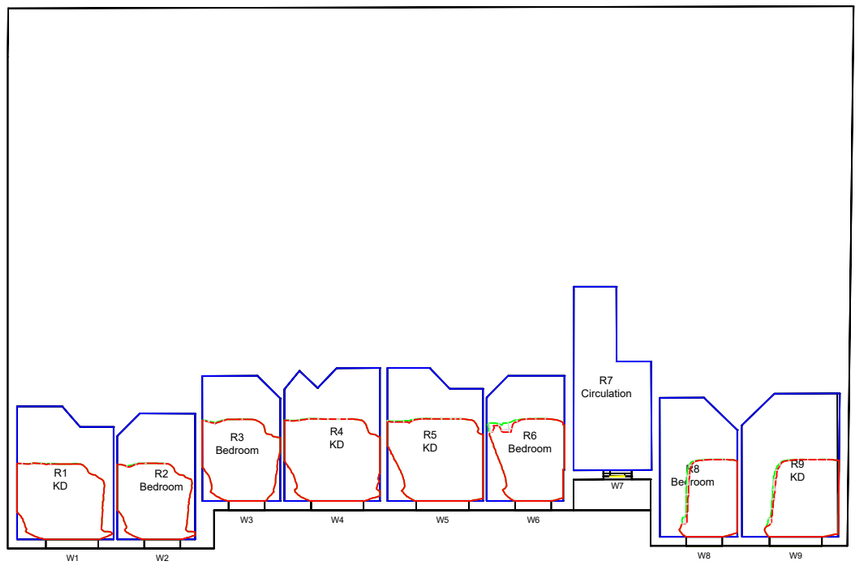
TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Extant lit area (m²)	Proposed lit area (m²)	*Factor of former value
R8	HOTEL	BEDROOM	18.49	7.60	7.57	1.00
R9	HOTEL	BEDROOM	18.61	8.30	8.16	0.98
R10	HOTEL	BEDROOM	17.56	7.56	7.53	1.00
R11	HOTEL	BEDROOM	17.35	9.39	9.29	0.99
R12	HOTEL	BEDROOM	18.79	9.62	9.61	1.00
R13	HOTEL	BEDROOM	18.83	11.07	10.99	0.99
R14	HOTEL	BEDROOM	18.75	10.99	10.99	1.00
5th Floor						
R1	HOTEL	BEDROOM	20.43	14.17	14.17	1.00
R2	HOTEL	BEDROOM	18.46	12.84	12.83	1.00
R3	HOTEL	BEDROOM	18.63	13.18	12.72	0.97
R4	HOTEL	BEDROOM	18.48	13.07	13.06	1.00
R5	HOTEL	BEDROOM	18.62	12.38	12.05	0.97
R6	HOTEL	BEDROOM	18.48	10.94	10.92	1.00
R7	HOTEL	BEDROOM	18.62	13.30	13.07	0.98
R8	HOTEL	BEDROOM	18.49	12.96	12.94	1.00
R9	HOTEL	BEDROOM	18.61	14.00	13.81	0.99
R10	HOTEL	BEDROOM	17.56	13.35	13.31	1.00
R11	HOTEL	BEDROOM	17.35	13.73	13.55	0.99
R12	HOTEL	BEDROOM	18.79	16.67	16.66	1.00
R13	HOTEL	BEDROOM	18.83	16.66	16.59	1.00
R14	HOTEL	BEDROOM	18.75	17.36	17.36	1.00

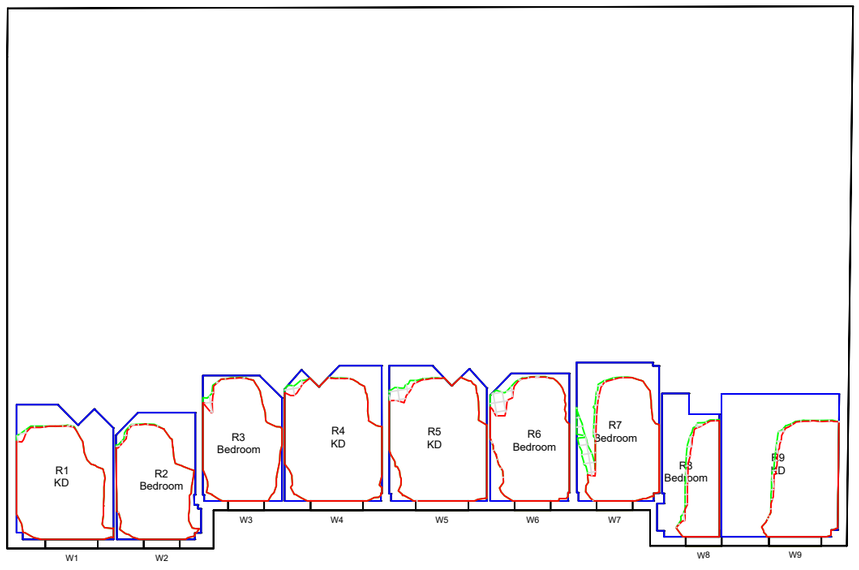
*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

Appendix 8.8

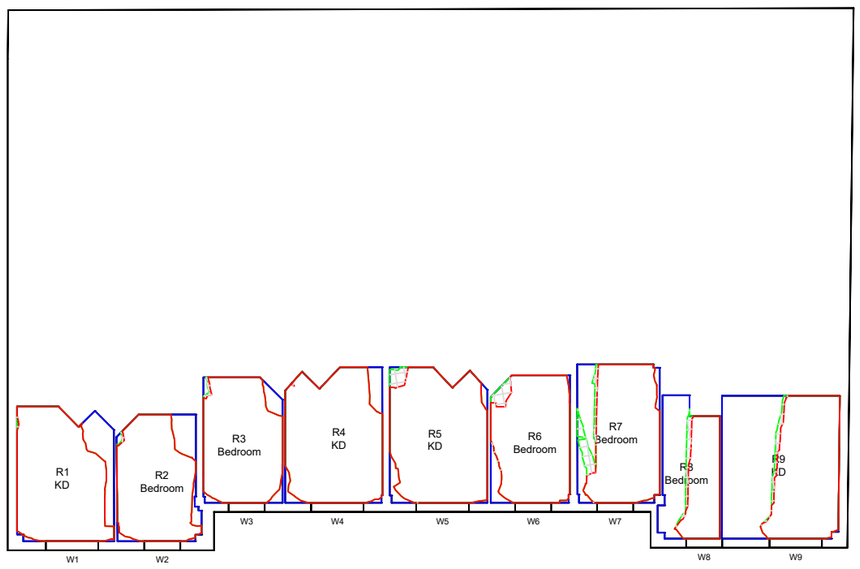
Daylight Distribution Contours Extant v Proposed



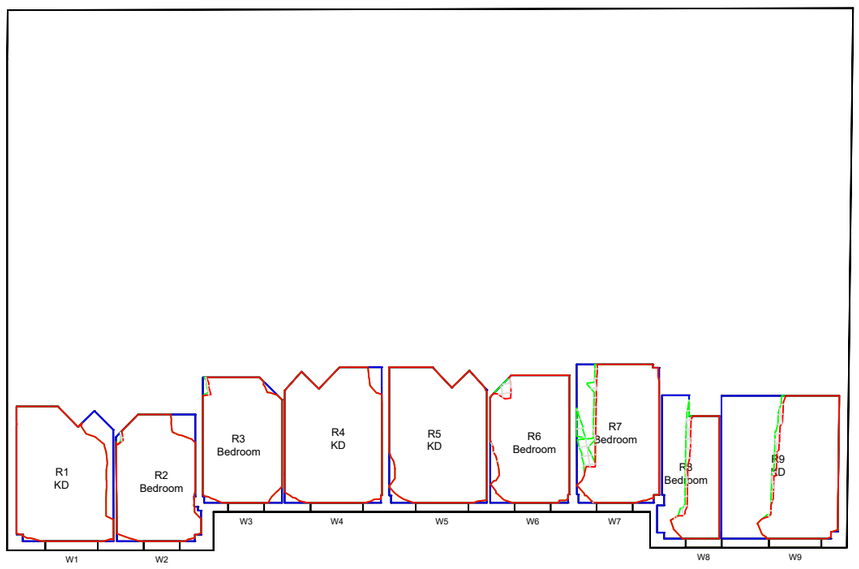
GROUND



1ST FLOOR



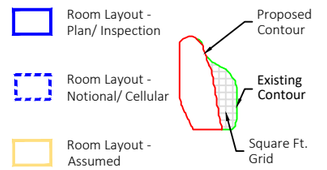
2ND FLOOR



3RD FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
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Bristol - 0117 471 1574
Manchester - 0161 528 7690
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LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

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Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

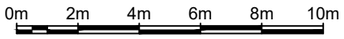
PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018





PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

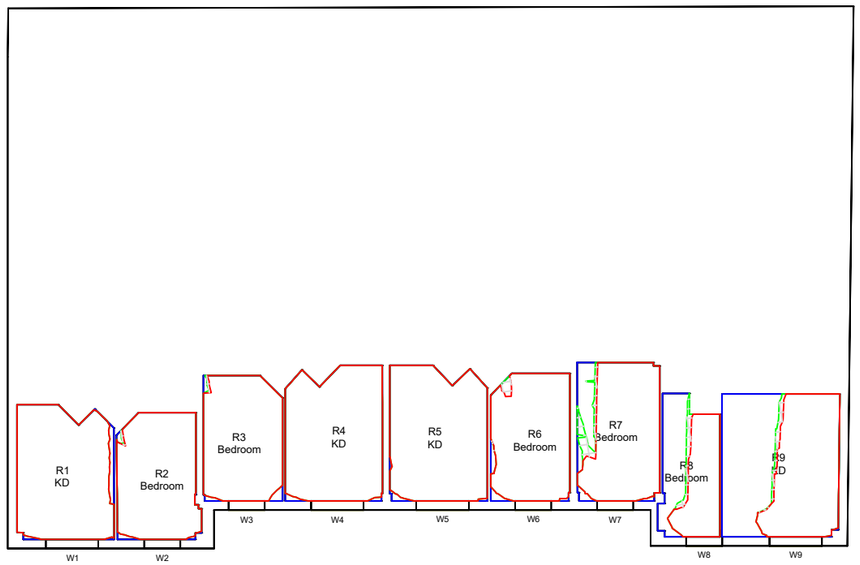
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
ROBY COURT
BIG BLOCK

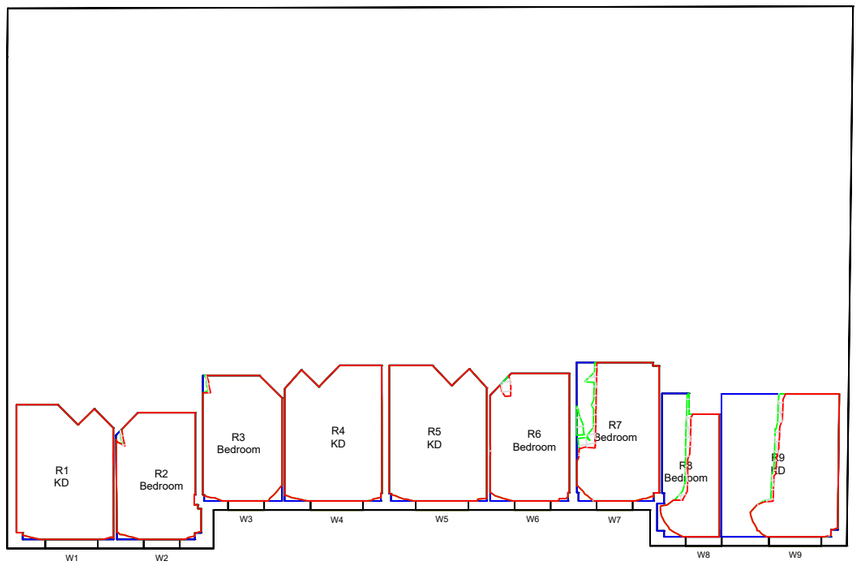
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ML/AK	21/05/23	1:200	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			101-01

Daylight & Sunlight



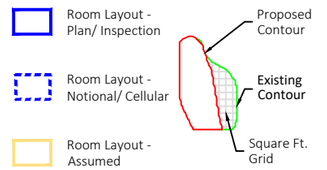
4TH FLOOR



5TH FLOOR

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LEGEND:



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CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018



0m 2m 4m 6m 8m 10m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY
MANCHESTER

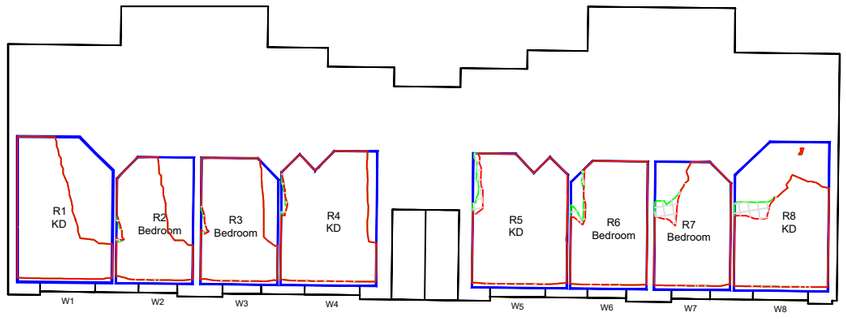
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
ROBY COURT
BIG BLOCK

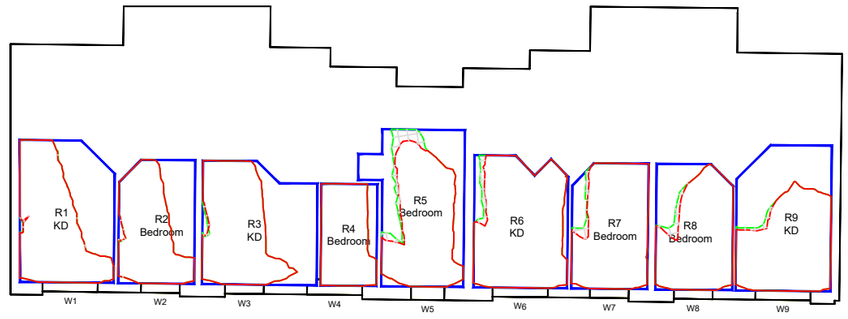
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			101-02

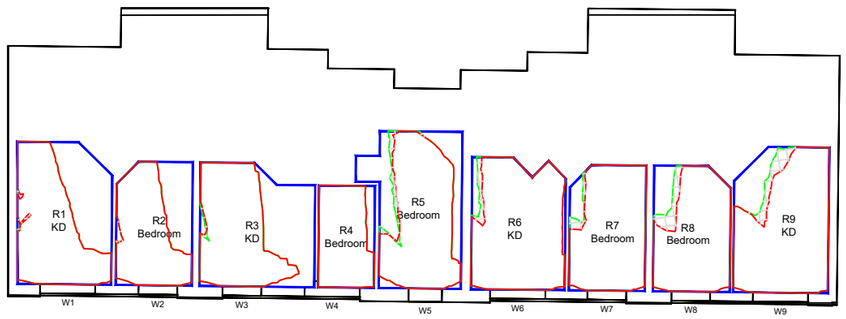
Daylight & Sunlight



GROUND



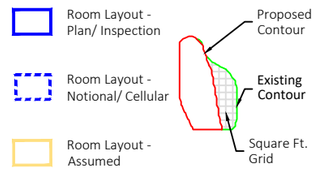
1ST FLOOR



2ND FLOOR

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LEGEND:



SOURCES OF INFORMATION:

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ACCUCITIES
Received on 27/03/23

Site and aerial photos.

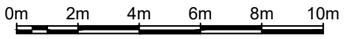
PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018





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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY
MANCHESTER

SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
ROBY COURT
SMALL BLOCK

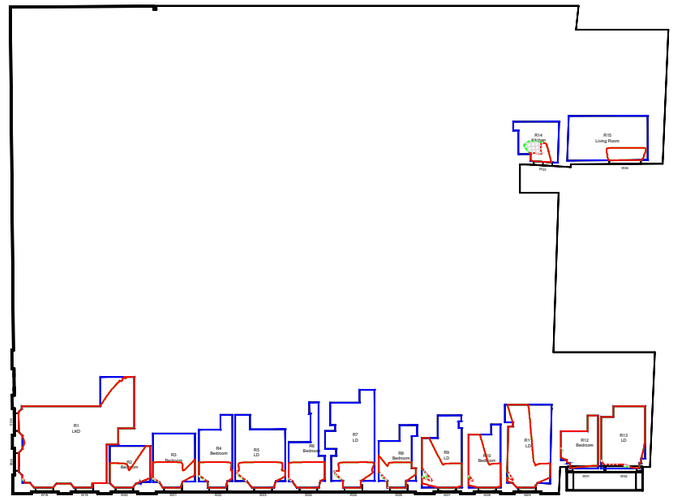
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			102-01

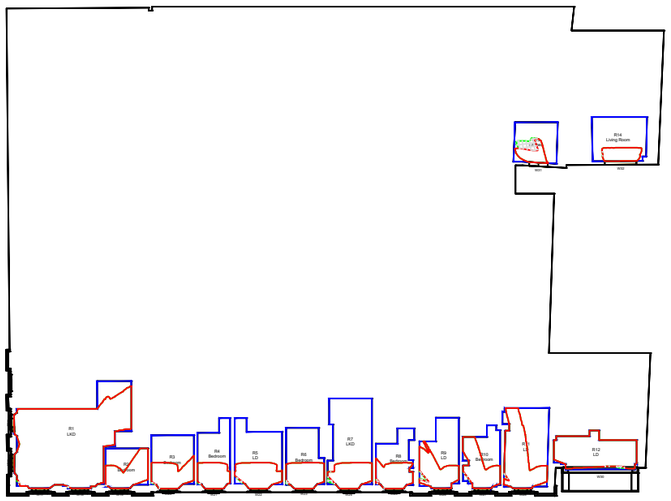
Daylight & Sunlight



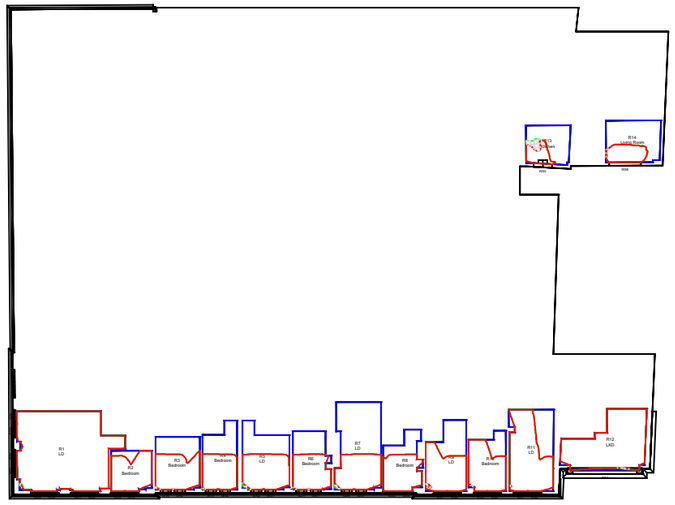
GROUND



2ND FLOOR



3RD FLOOR



4TH FLOOR

AnsteyHorne

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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

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PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018

0m 5m 10m 15m 20m 25m

PROJECT INFORMATION

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PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

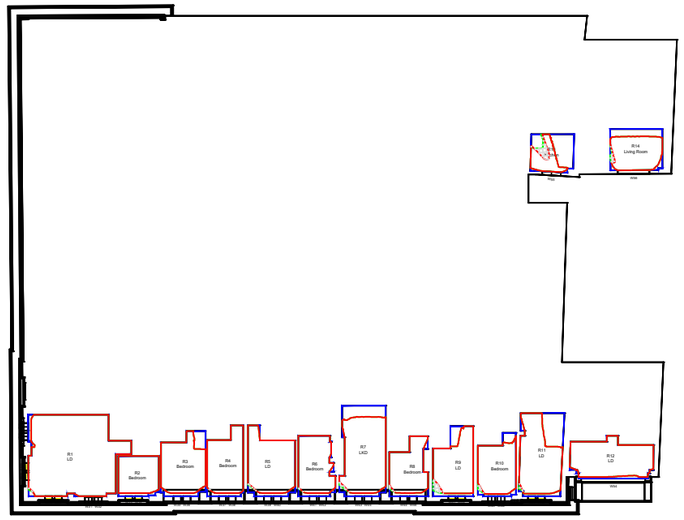
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS GRAND APARTMENTS

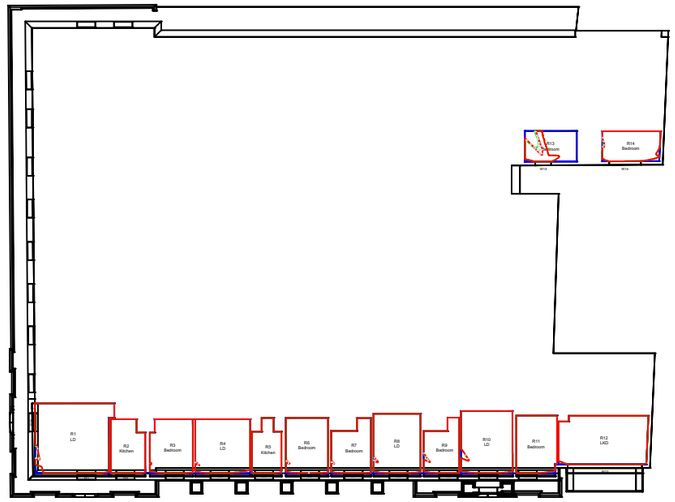
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
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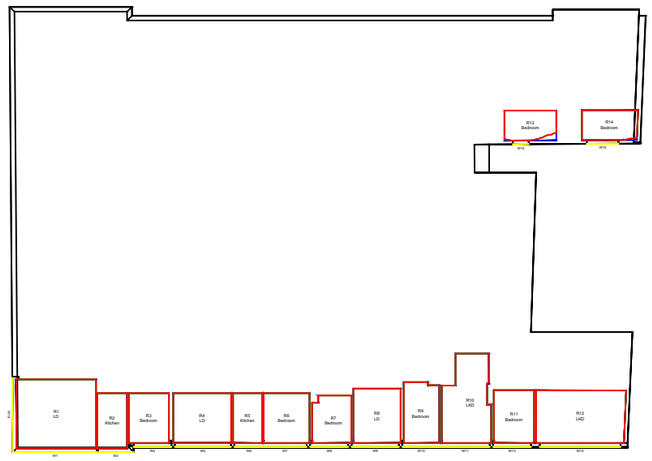
Daylight & Sunlight



5TH FLOOR



6TH FLOOR



7TH FLOOR

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Plymouth - 01752 270 315
Norwich - 01603 577 362
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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

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Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018

0m 5m 10m 15m 20m 25m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

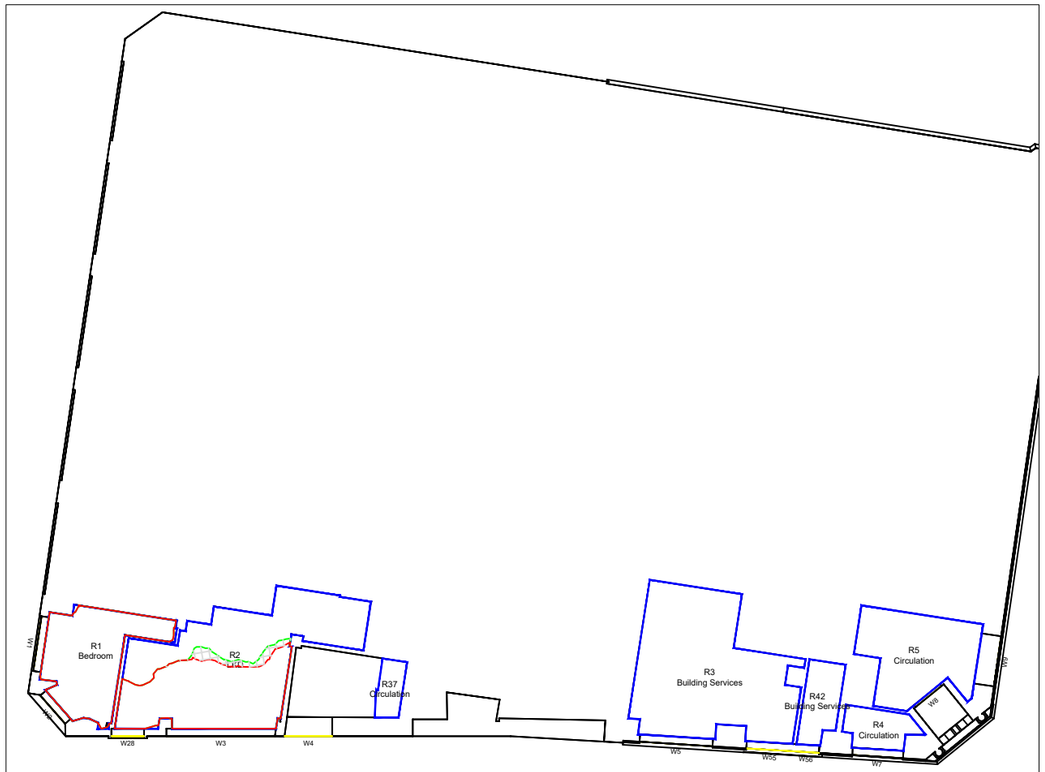
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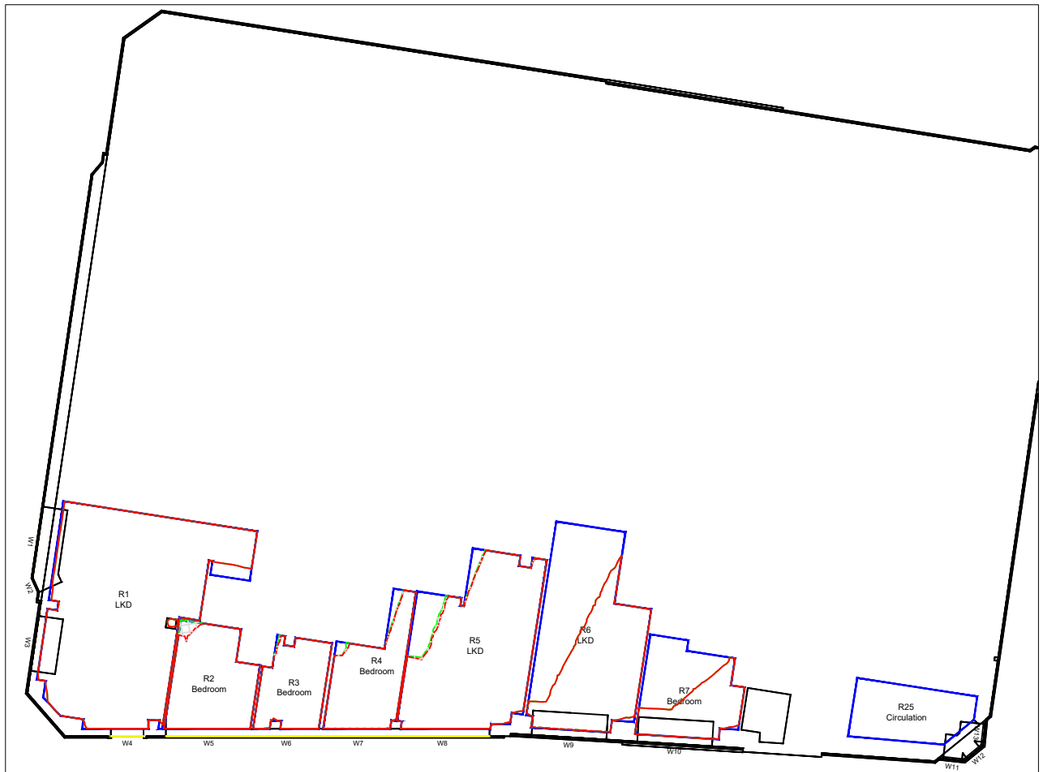
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ML/AK	21/05/23	1:500	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			103-02

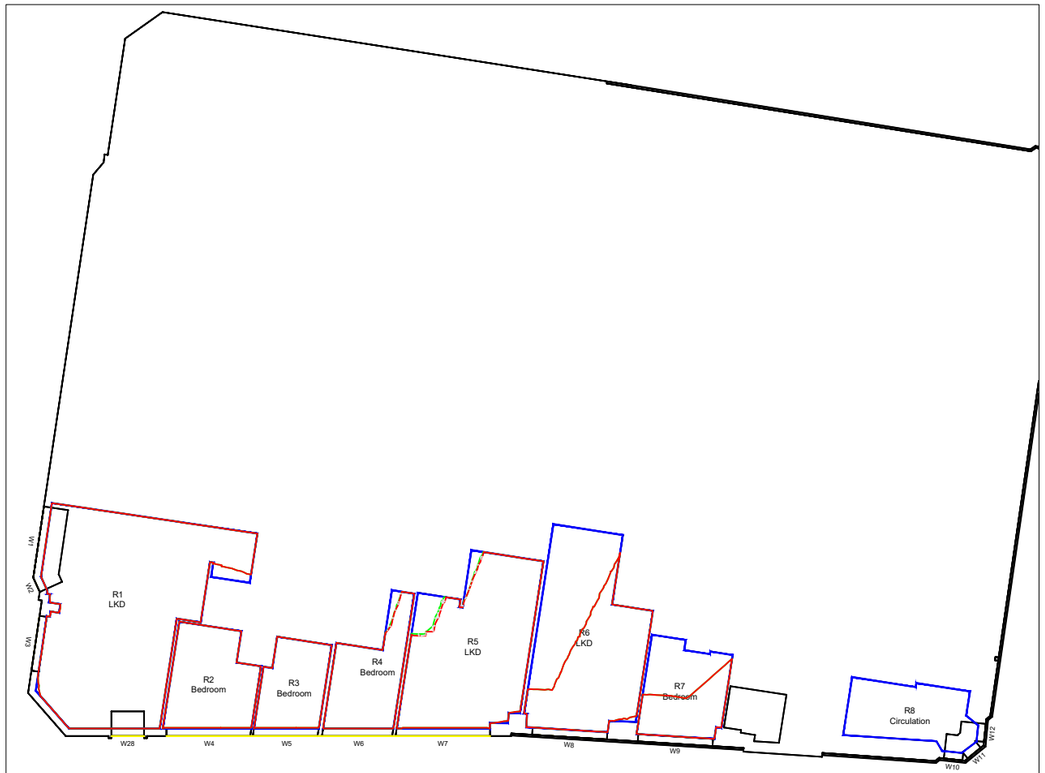
Daylight & Sunlight



GROUND



1ST FLOOR



2ND FLOOR



3RD FLOOR

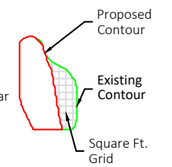
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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



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BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018

0m 2.5m 5m 7.5m 10m 12.5m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

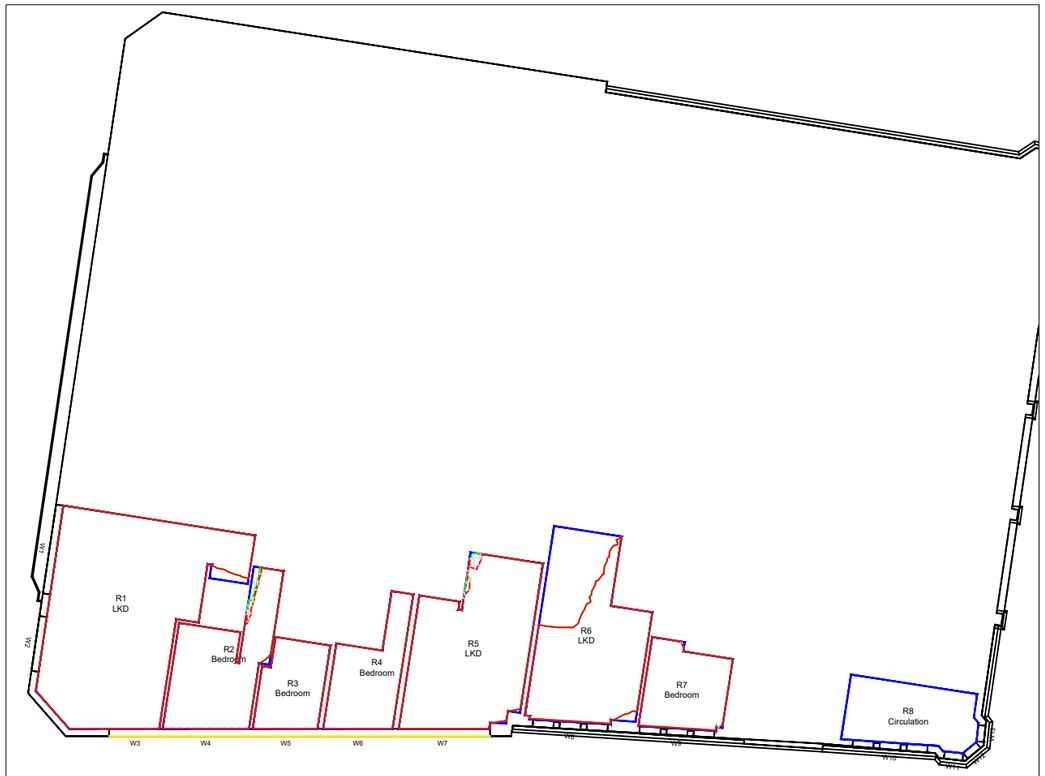
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 70 PICCADILLY

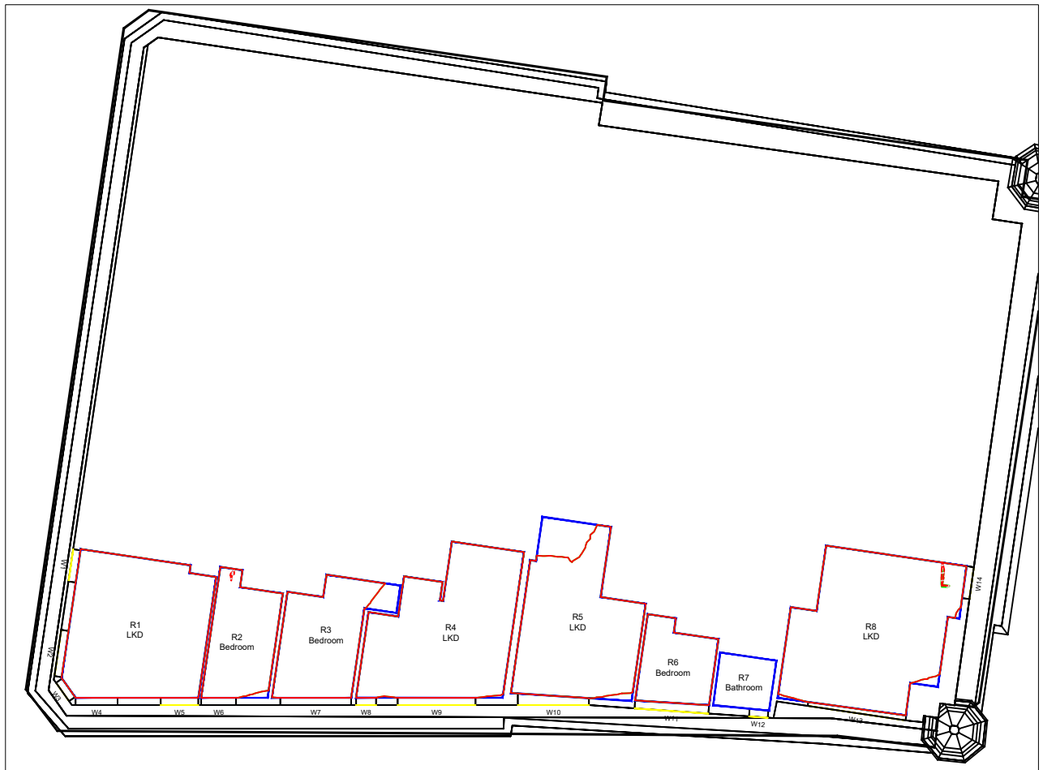
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ML/AK	21/05/23	1:250	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			105-01

Daylight & Sunlight



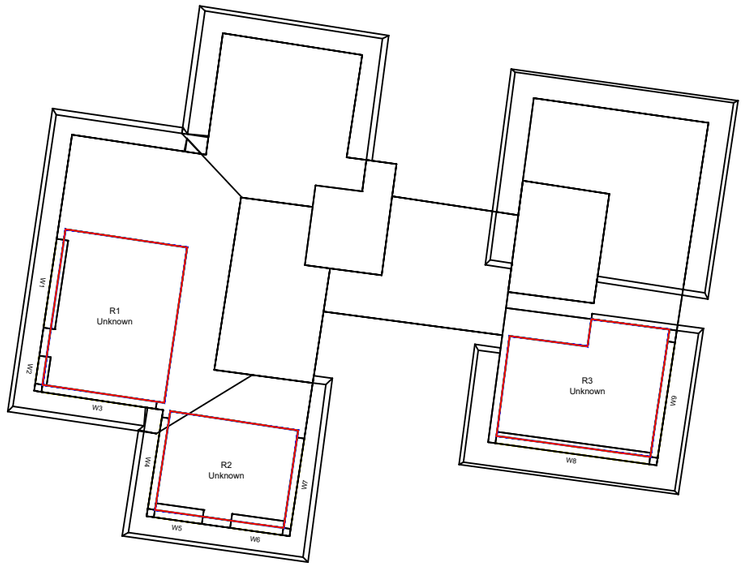
4TH FLOOR



5TH FLOOR



6TH FLOOR



7TH FLOOR

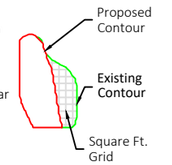
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LEGEND:

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Room Layout - Notional/ Cellular

Room Layout - Assumed



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Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018

0m 2.5m 5m 7.5m 10m 12.5m

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PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

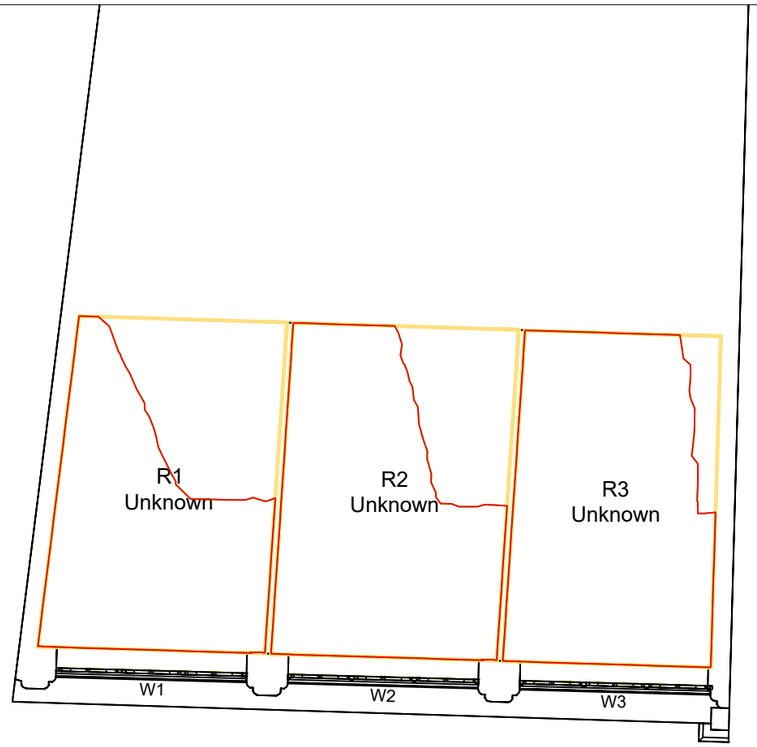
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 70 PICCADILLY

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML/AK	21/05/23	1:250	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			105-02

Daylight & Sunlight



1ST FLOOR



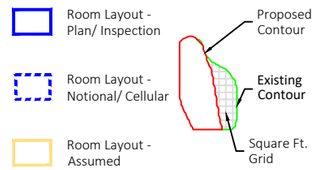
2ND FLOOR



3RD FLOOR

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London - 020 3744 2374
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Bristol - 0117 471 1574
Manchester - 0161 528 7690
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LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

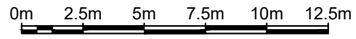
PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018





PROJECT INFORMATION

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

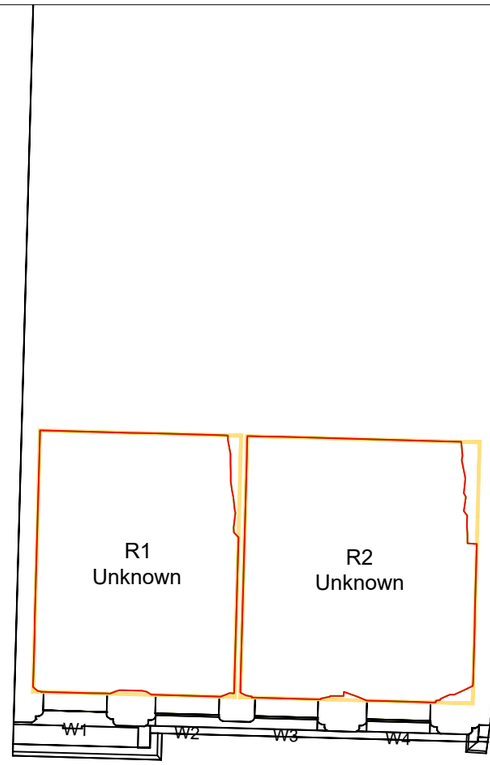
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 89-91 PICCADILLY

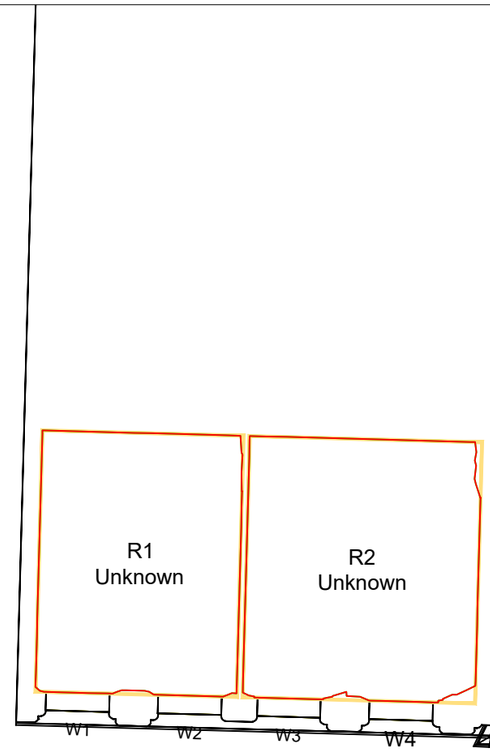
MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML/AK	21/05/23	1:250	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			107-01

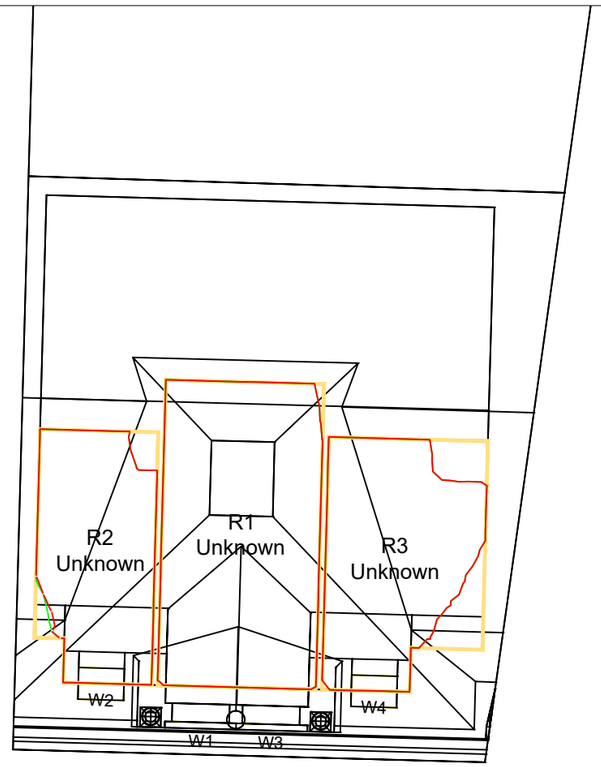
Daylight & Sunlight



1ST FLOOR



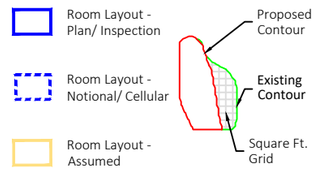
2ND FLOOR



3RD FLOOR

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LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

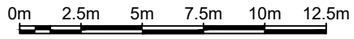
PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018





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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY
MANCHESTER

SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
93 PICCADILLY

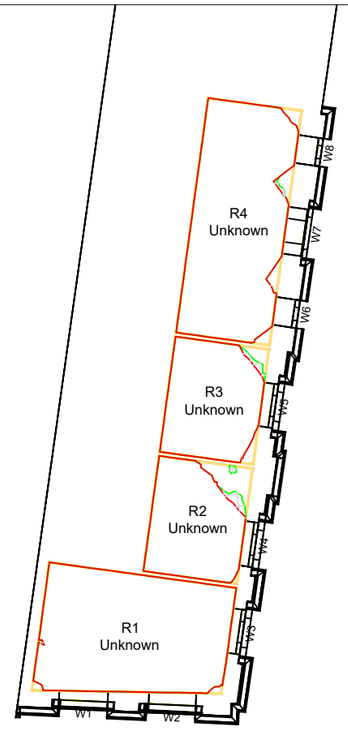
MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML/AK	21/05/23	1:250	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			108-01

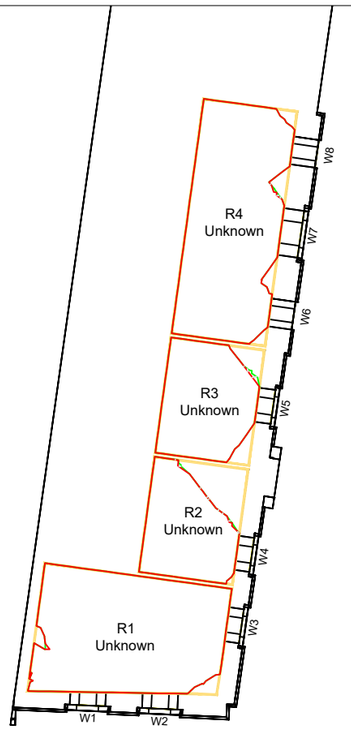
Daylight & Sunlight



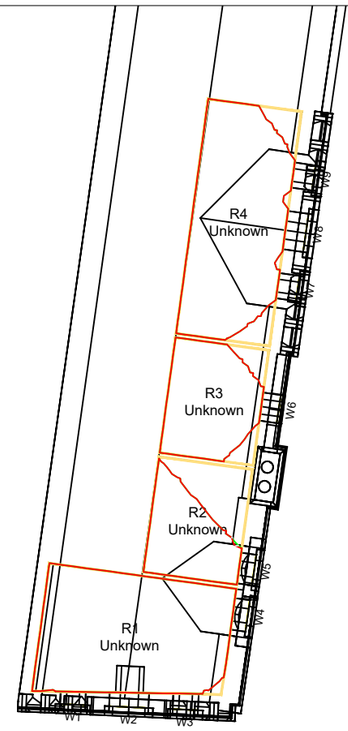
1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR

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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018

0m 1.5m 3m 4.5m 6m 7.5m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 95 PICCADILLY

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML/AK	21/05/23	1:150	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			109-01

Daylight & Sunlight



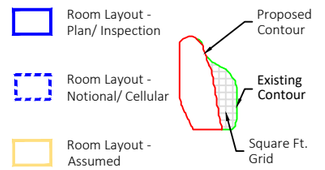
1ST FLOOR



2ND FLOOR

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LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

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Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

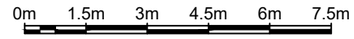
PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018





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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY
MANCHESTER

SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
97 PICCADILLY

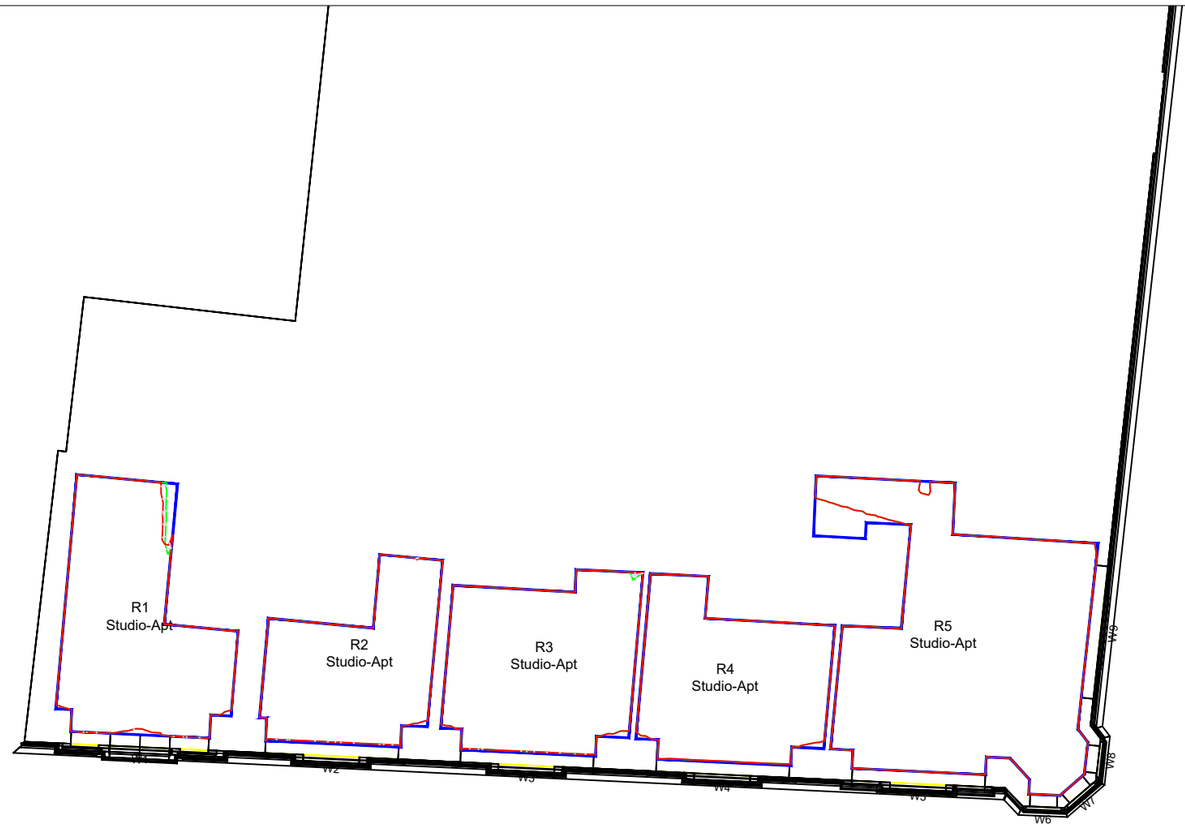
MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML/AK	21/05/23	1:150	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			110-01

Daylight & Sunlight



1ST FLOOR



2ND FLOOR

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Plymouth - 01752 270 315
Norwich - 01603 577 362

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018

0m 1.5m 3m 4.5m 6m 7.5m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

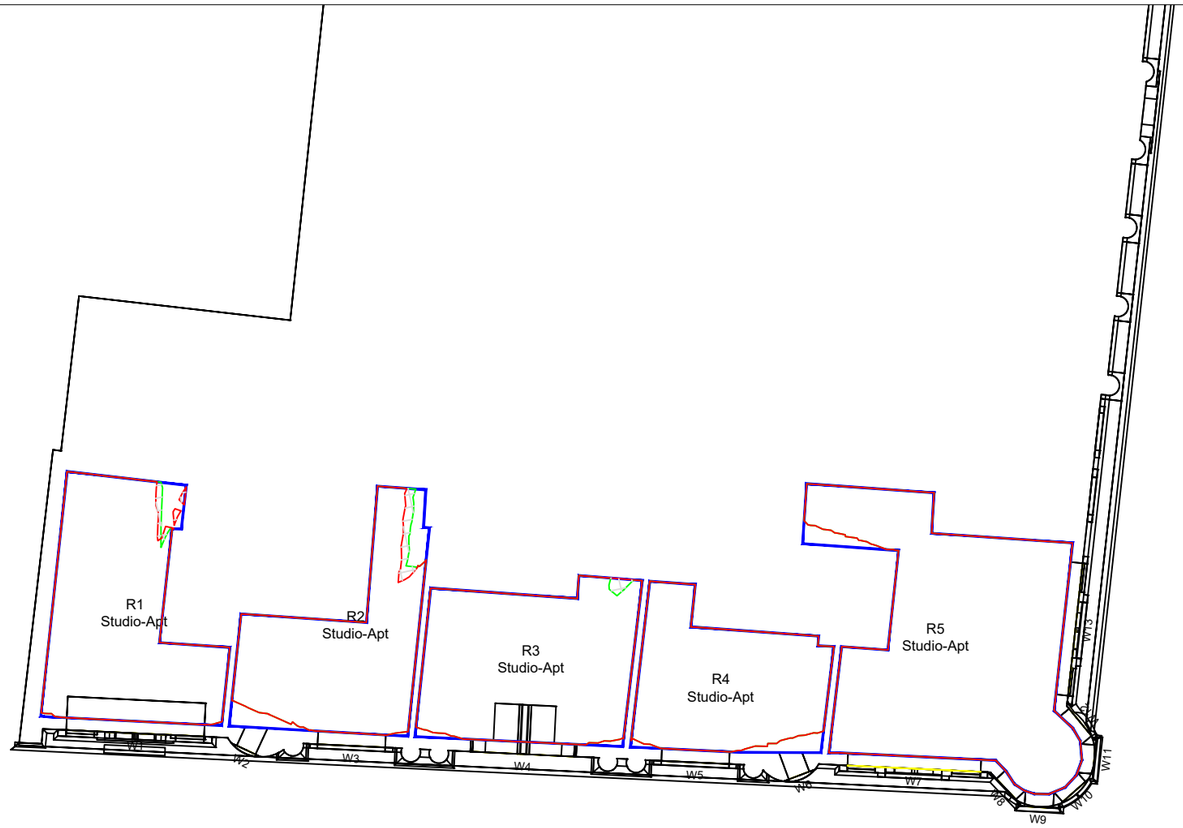
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 107 PICCADILLY

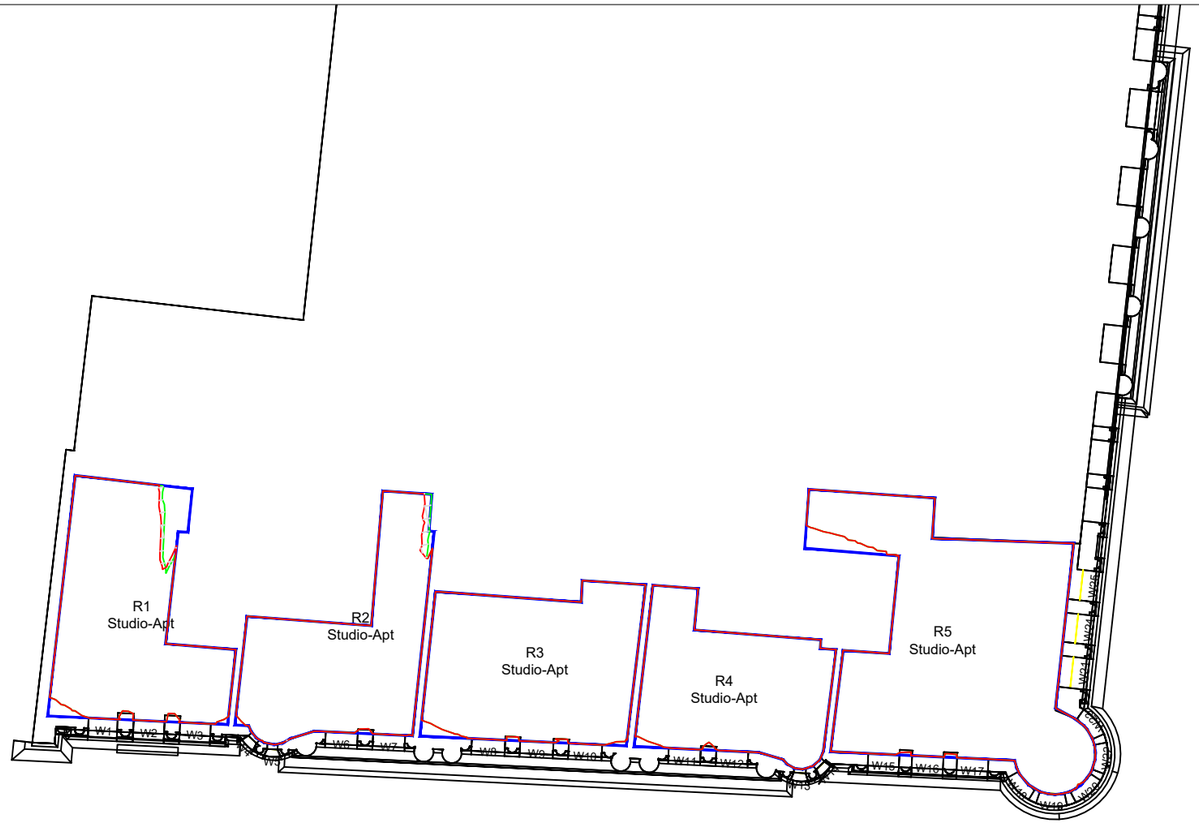
MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML/AK	21/05/23	1:150	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			111-01

Daylight & Sunlight



3RD FLOOR



4TH FLOOR

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Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018

0m 1.5m 3m 4.5m 6m 7.5m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

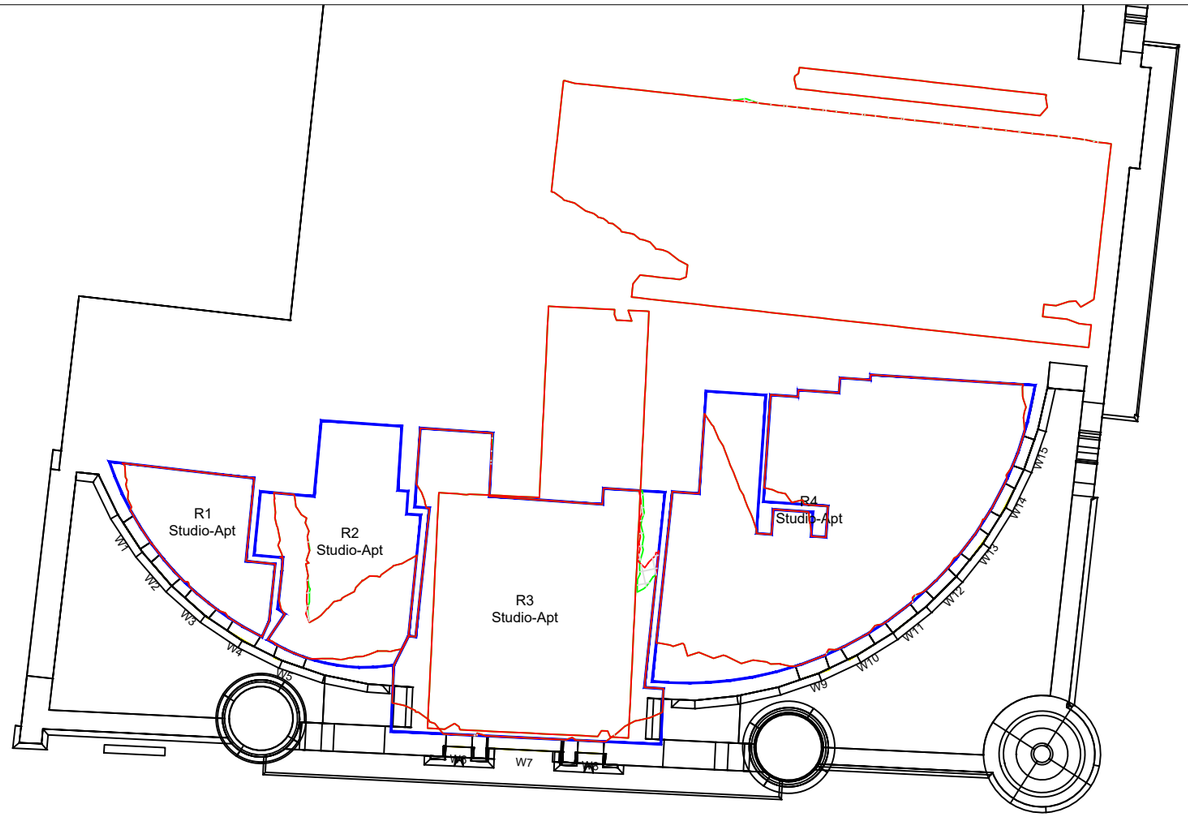
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DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 107 PICCADILLY

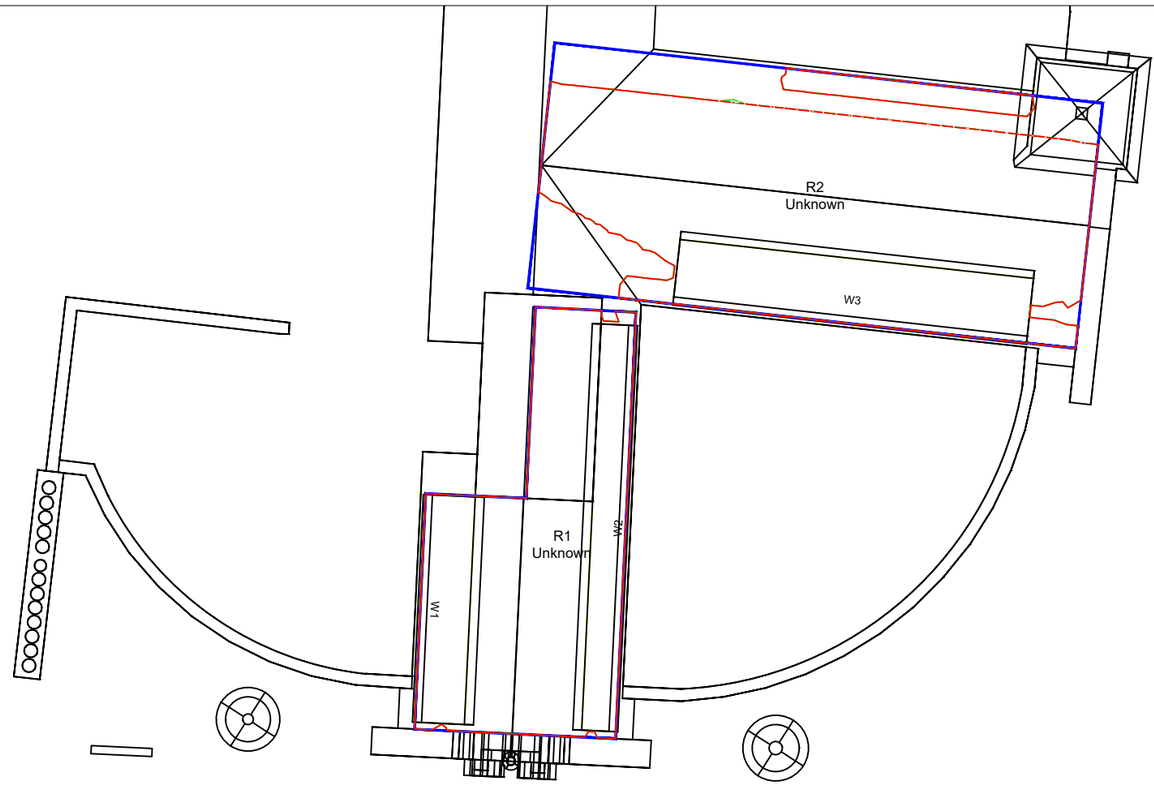
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ML/AK	21/05/23	1:150	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			111-02

Daylight & Sunlight



5TH FLOOR



6TH FLOOR

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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018

0m 1.5m 3m 4.5m 6m 7.5m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

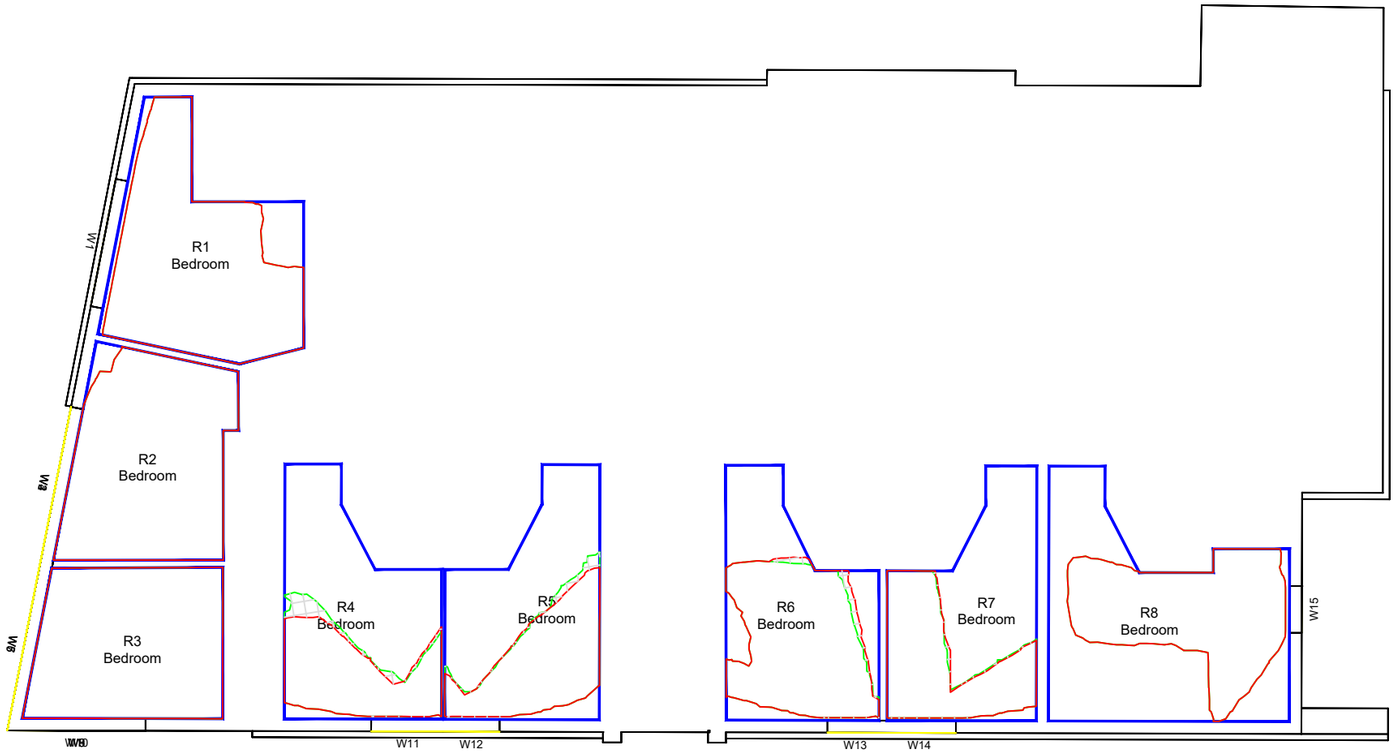
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 107 PICCADILLY

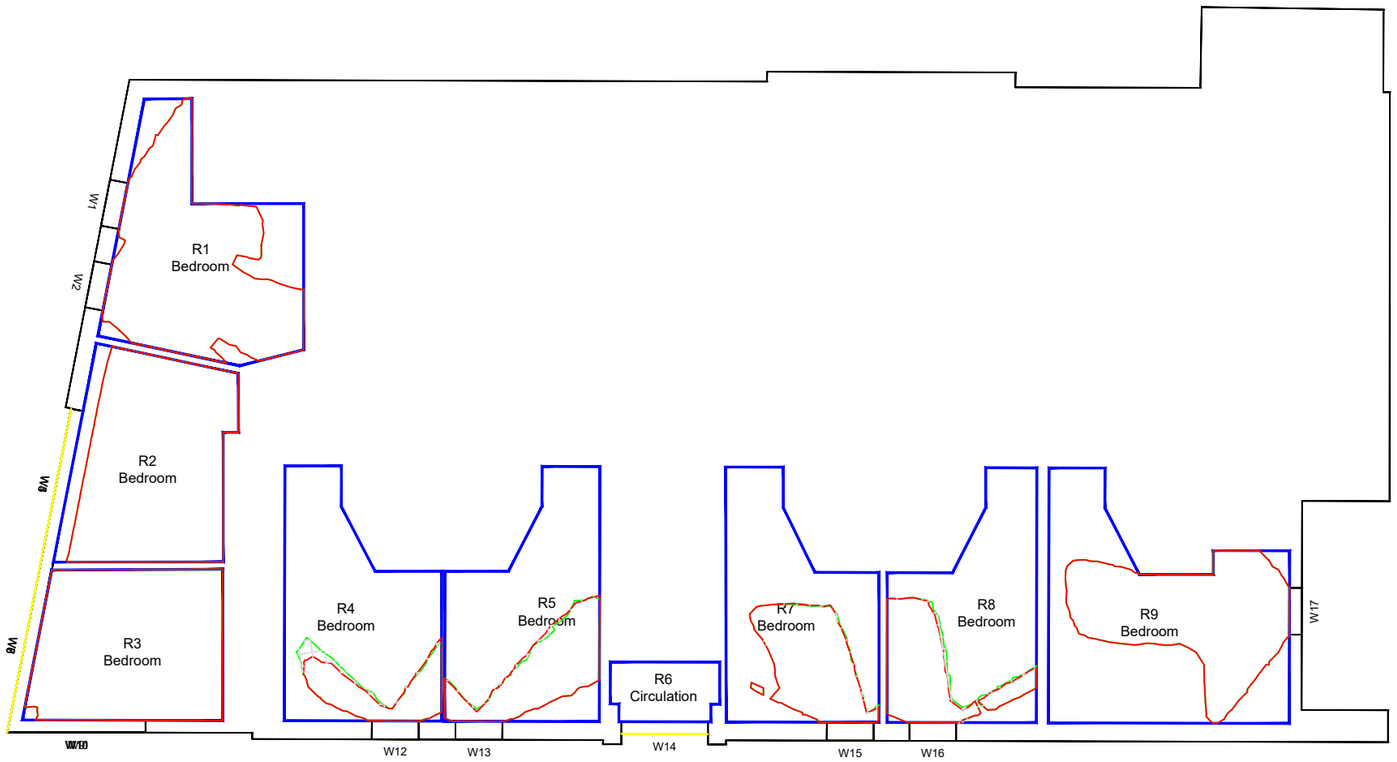
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ML/AK	21/05/23	1:150	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			111-03

Daylight & Sunlight



1ST FLOOR



2ND FLOOR

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Norwich - 01603 577 362

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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

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0m 1.5m 3m 4.5m 6m 7.5m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS MALMAISON HOTEL

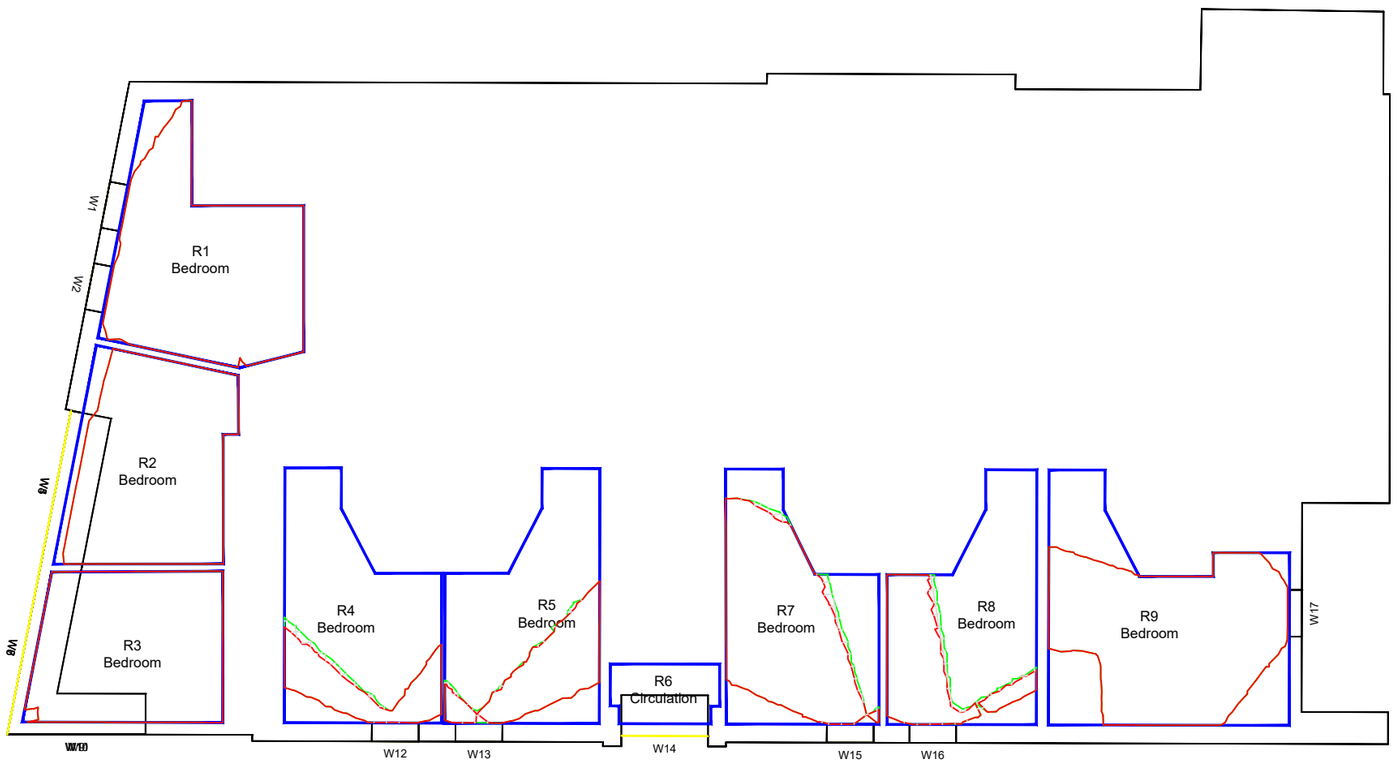
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ML/AK	21/05/23	1:150	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			113-01

Daylight & Sunlight



3RD FLOOR



4TH FLOOR

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Plymouth - 01752 270 315
Norwich - 01603 577 362
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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018

0m 1.5m 3m 4.5m 6m 7.5m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

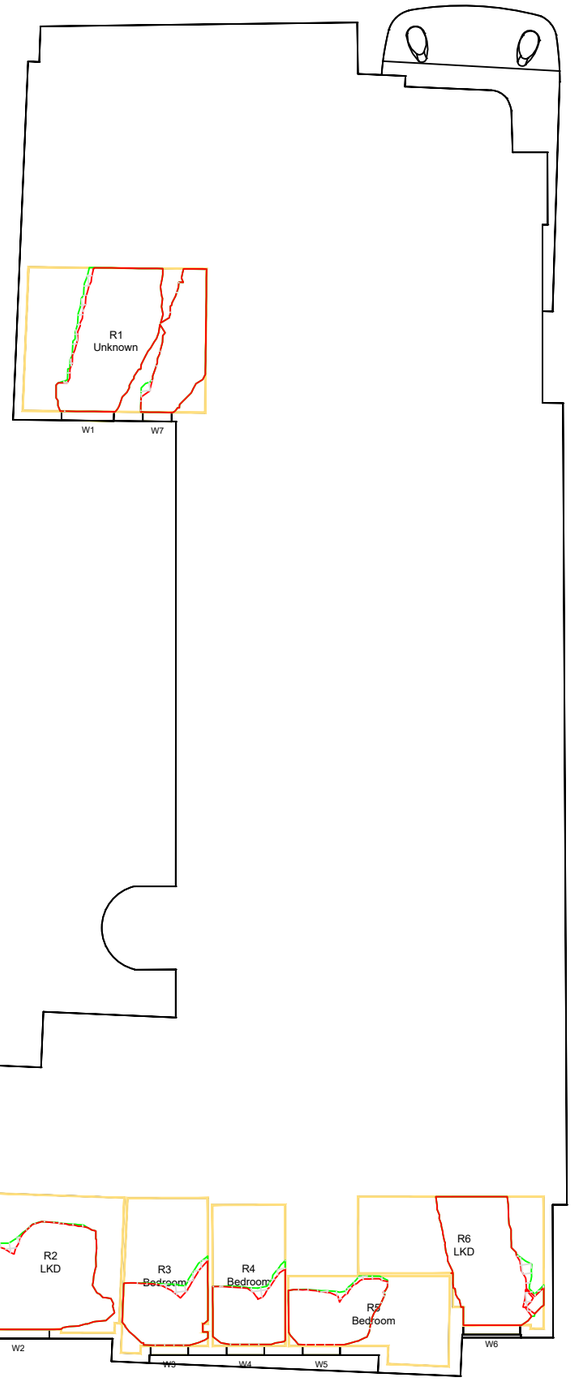
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS MALMAISON HOTEL

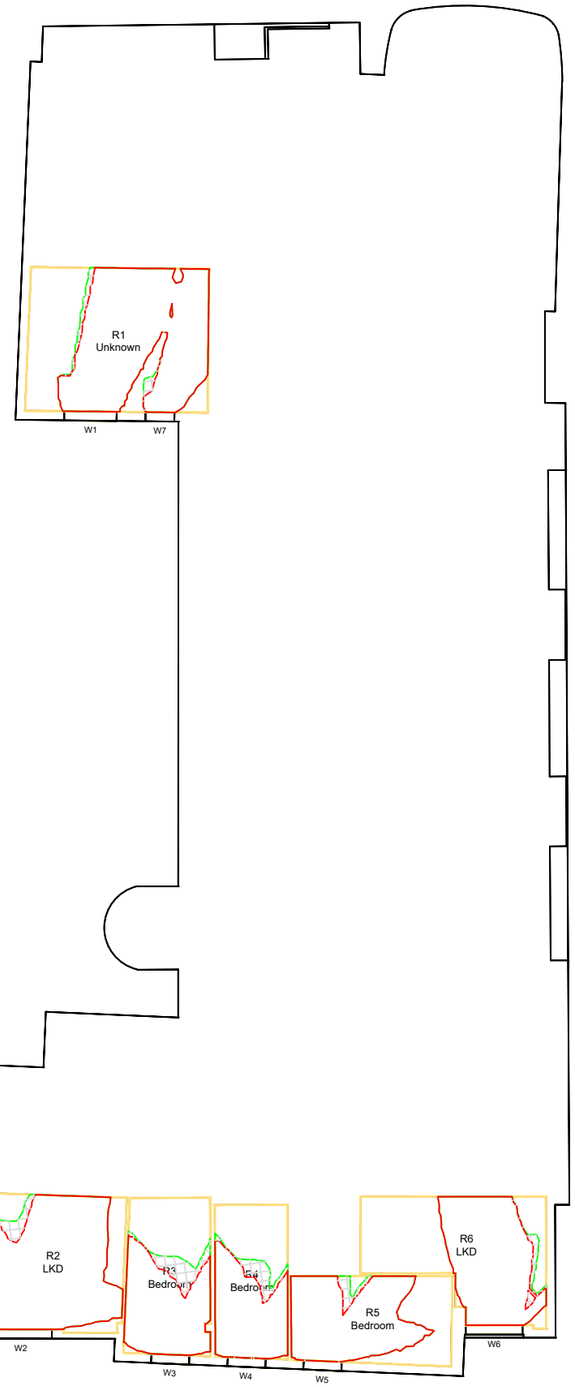
MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML/AK	21/05/23	1:150	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			113-02

Daylight & Sunlight



1ST FLOOR



2ND FLOOR

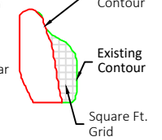
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Norwich - 01603 577 362
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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

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Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
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0m 2m 4m 6m 8m 10m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

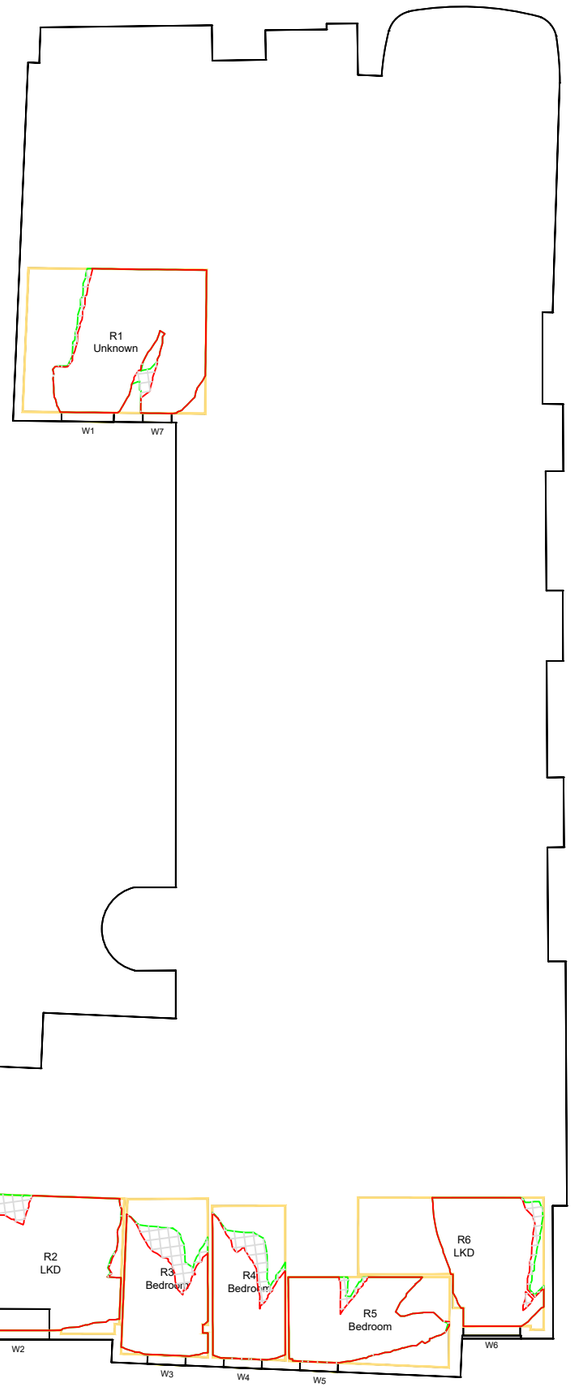
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS MERCURY HOTEL

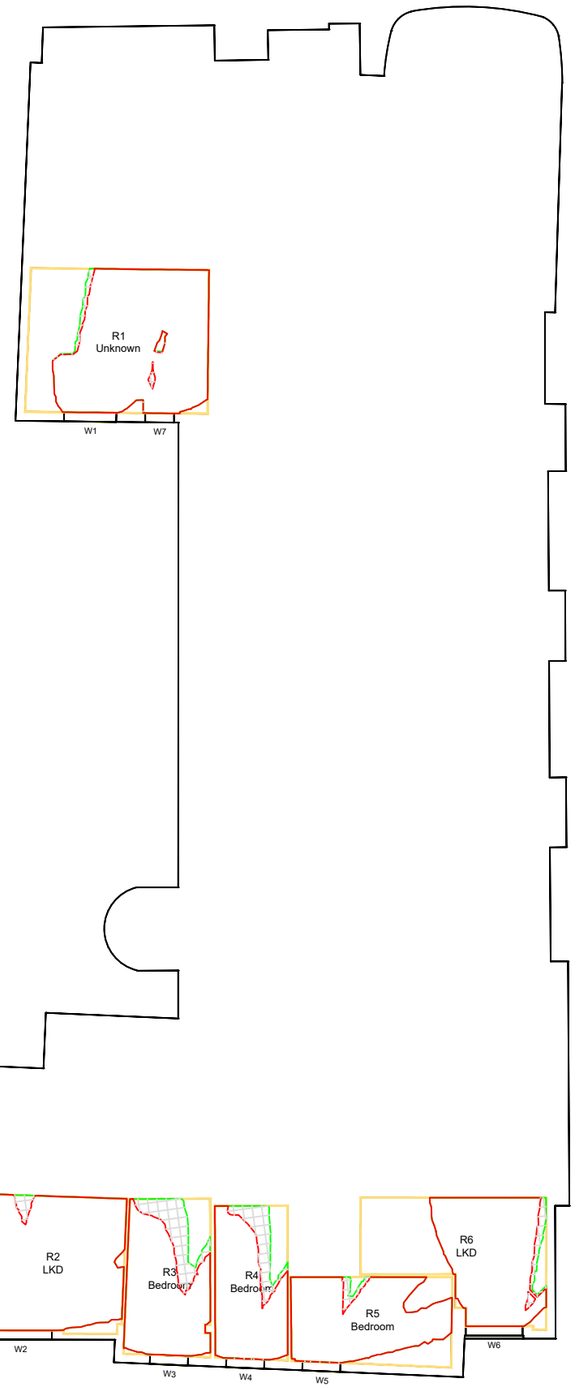
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ML/AK	21/05/23	1:200	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			114-01

Daylight & Sunlight



3RD FLOOR



4TH FLOOR

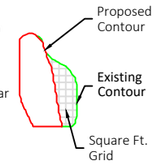
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Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018

0m 2m 4m 6m 8m 10m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

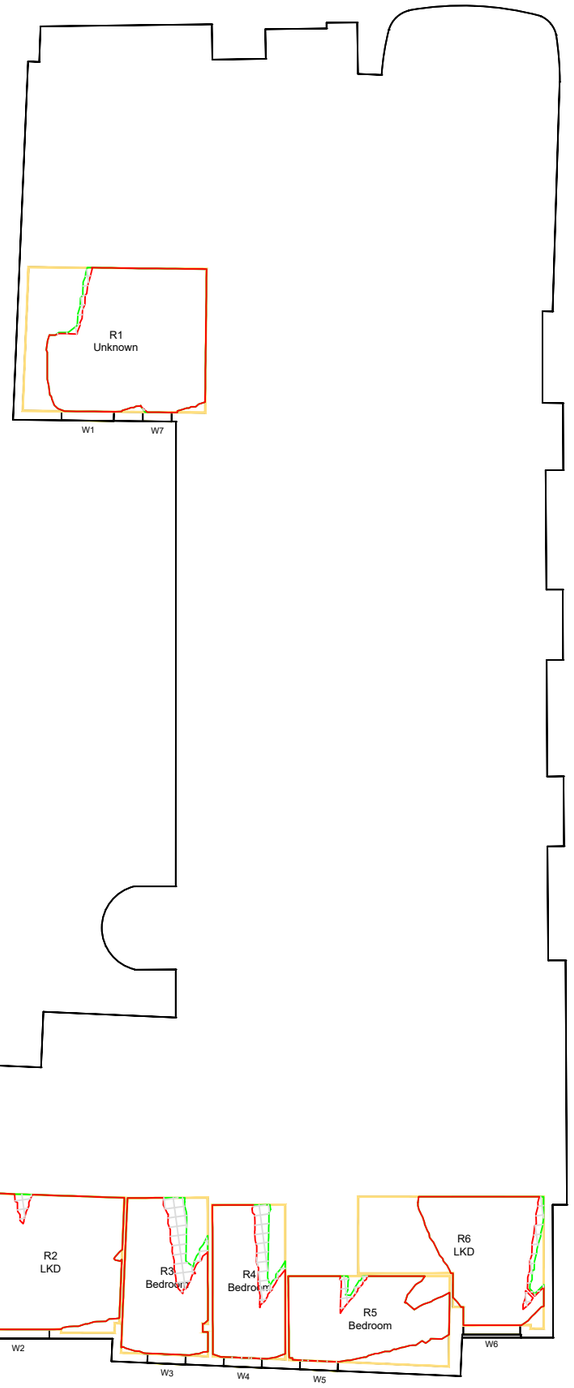
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS MERCURY HOTEL

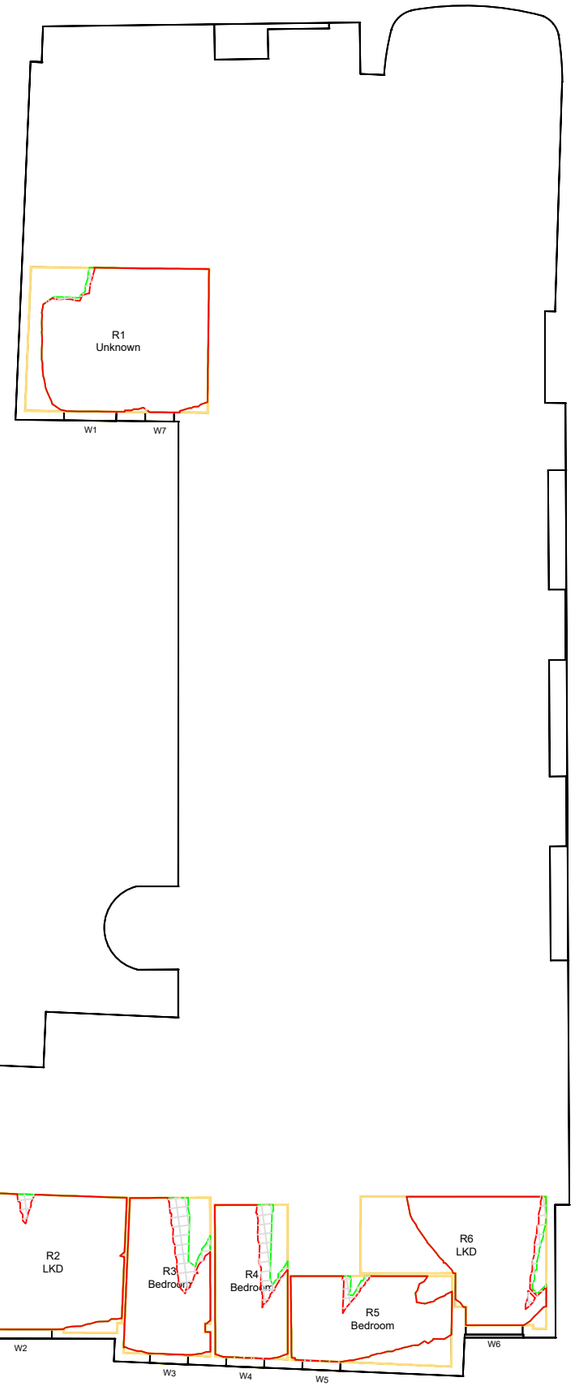
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ML/AK	21/05/23	1:200	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051	R01	V01A	114-02

Daylight & Sunlight



5TH FLOOR



6TH FLOOR

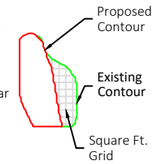
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Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018



0m 2m 4m 6m 8m 10m

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PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

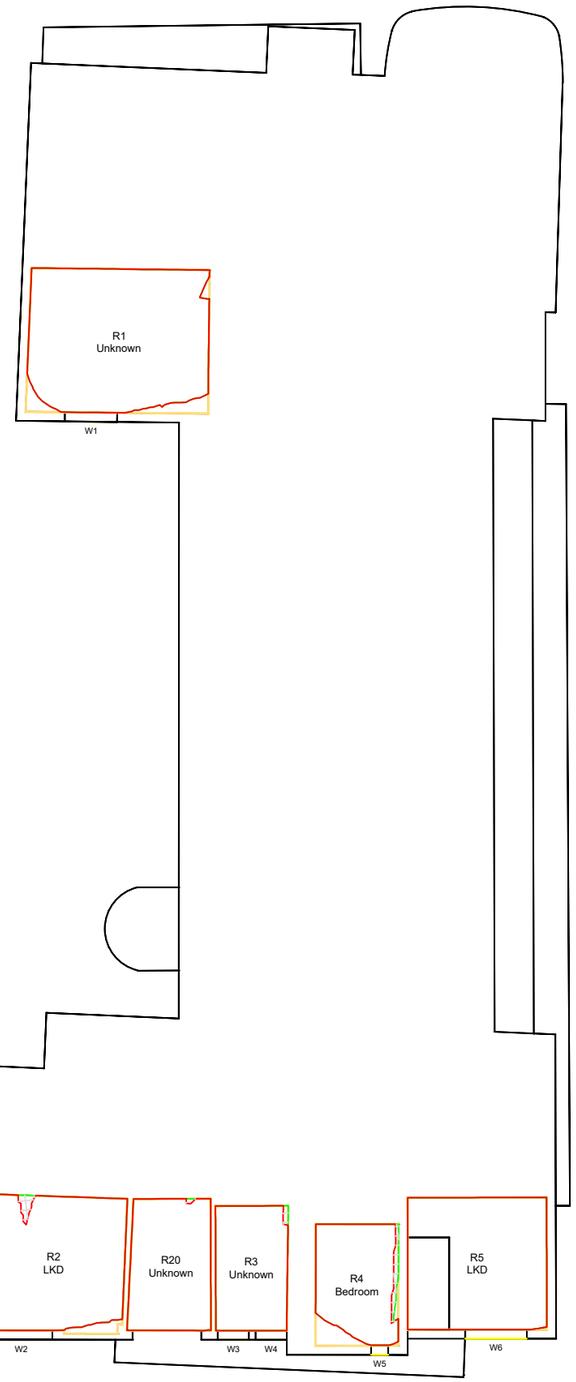
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS MERCURY HOTEL

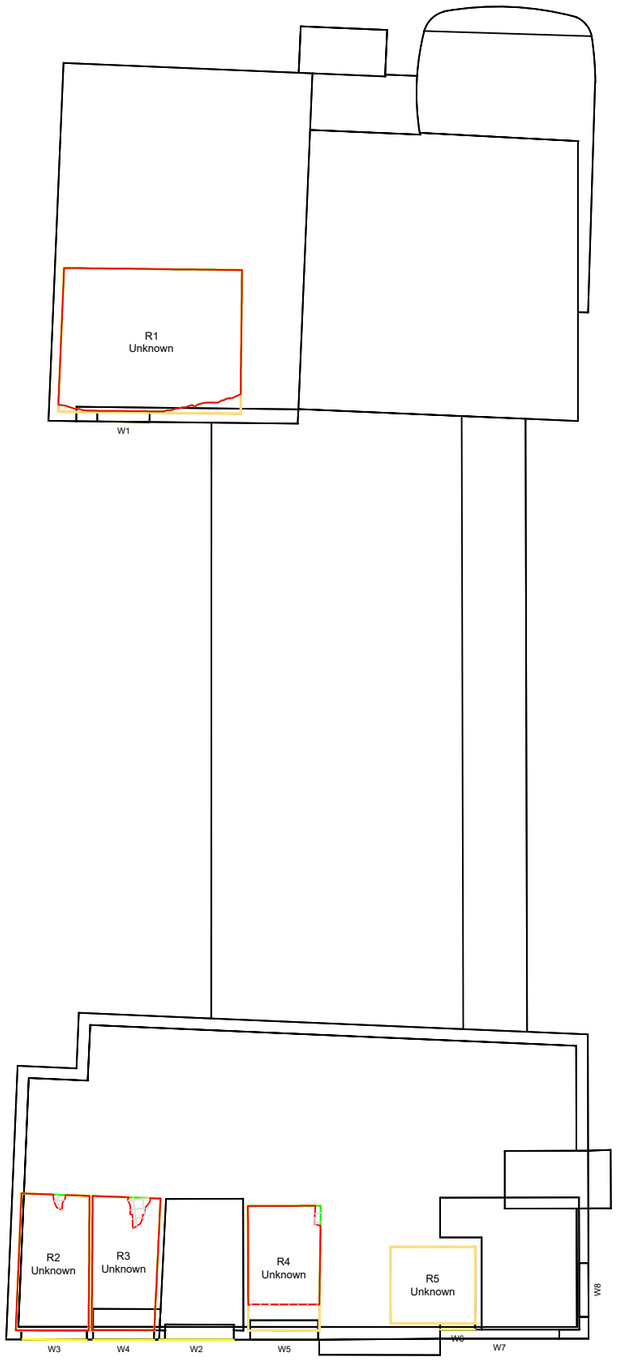
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ML/AK	21/05/23	1:200	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			114-03

Daylight & Sunlight



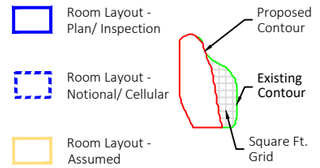
7TH FLOOR



8TH FLOOR

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LEGEND:



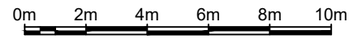
SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
MBS POINT CLOUD
Received on 15/02/23
ACCUCITIES
Received on 27/03/23
Site and aerial photos.

PROPOSED BUILDINGS
BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS
STEPHENSON STUDIO
Received on 2018





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PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

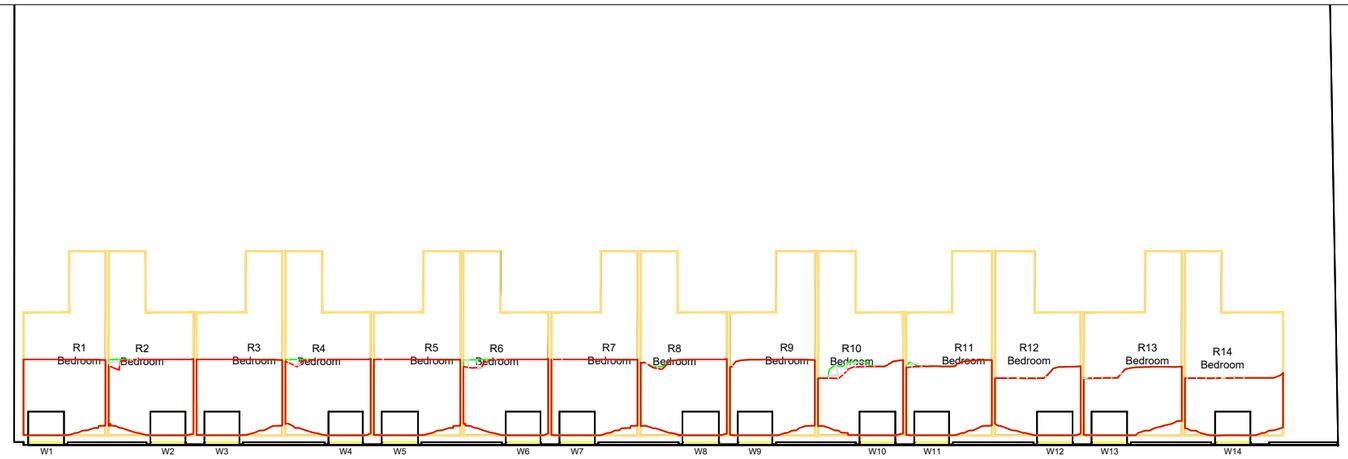
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS MERCURY HOTEL

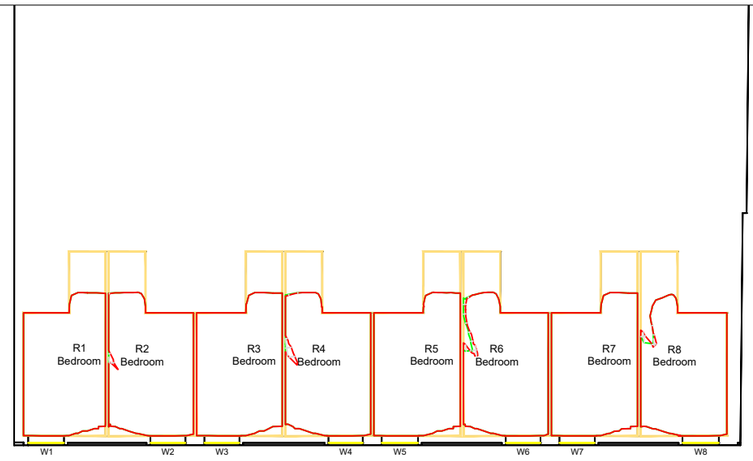
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051	R01	V01A	114-04

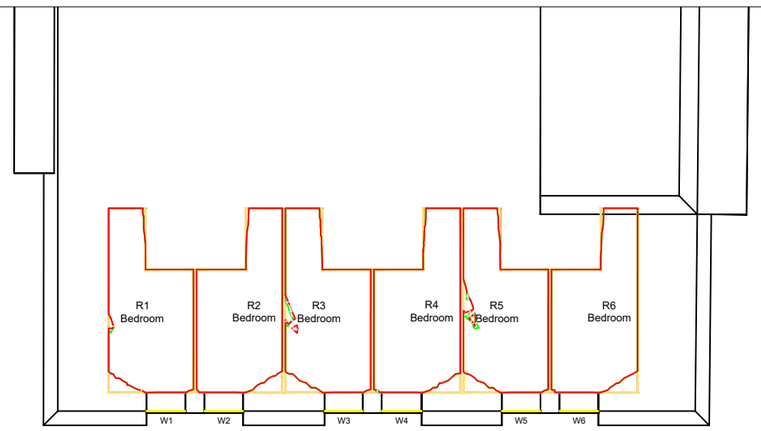
Daylight & Sunlight



5TH FLOOR



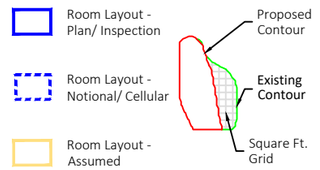
6TH FLOOR



7TH FLOOR

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www.ansteyhorne.co.uk

LEGEND:



SOURCES OF INFORMATION:

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Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS
BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS
STEPHENSON STUDIO
Received on 2018



0m 2m 4m 6m 8m 10m

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PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

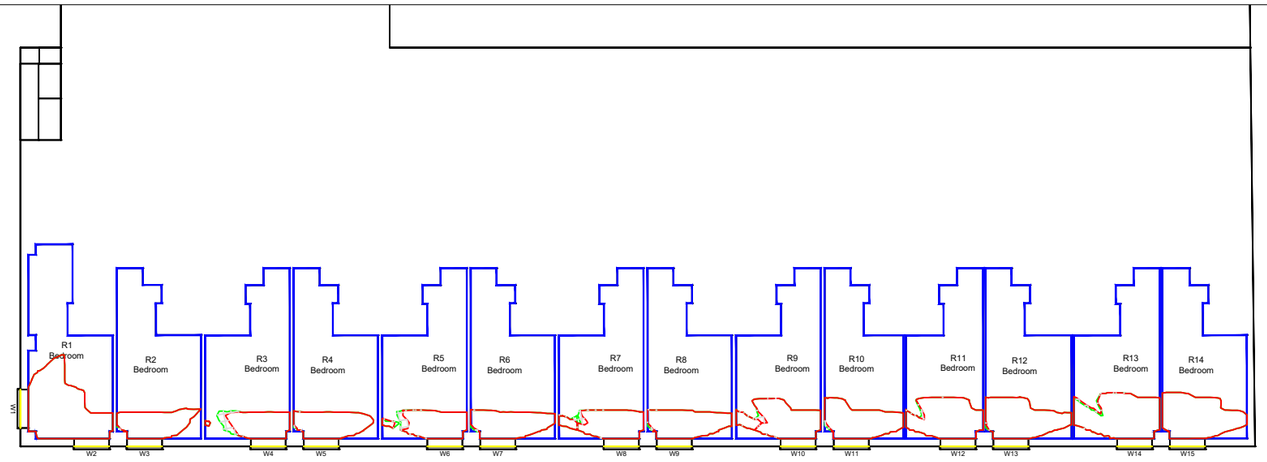
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 3-5 PORTLAND STREET

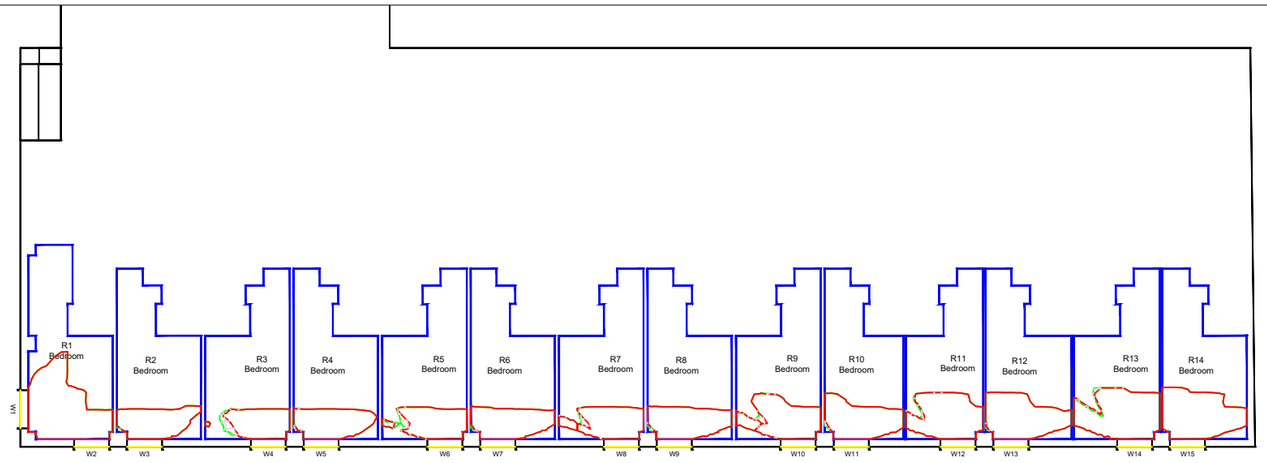
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ML/AK	21/05/23	1:200	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			116-01

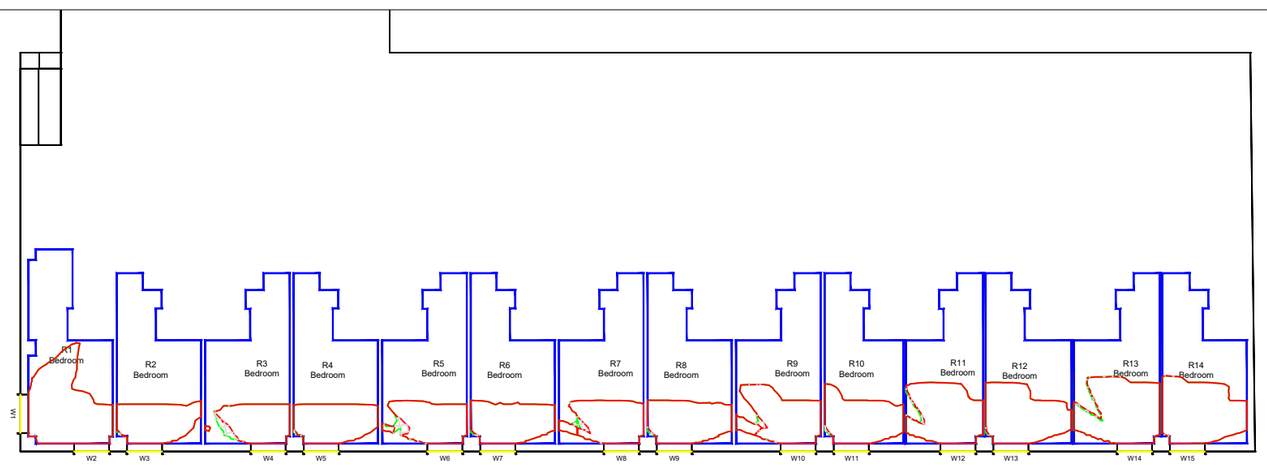
Daylight & Sunlight



1ST FLOOR



2ND FLOOR



3RD FLOOR

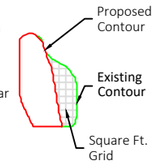
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LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018

0m 2.5m 5m 7.5m 10m 12.5m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

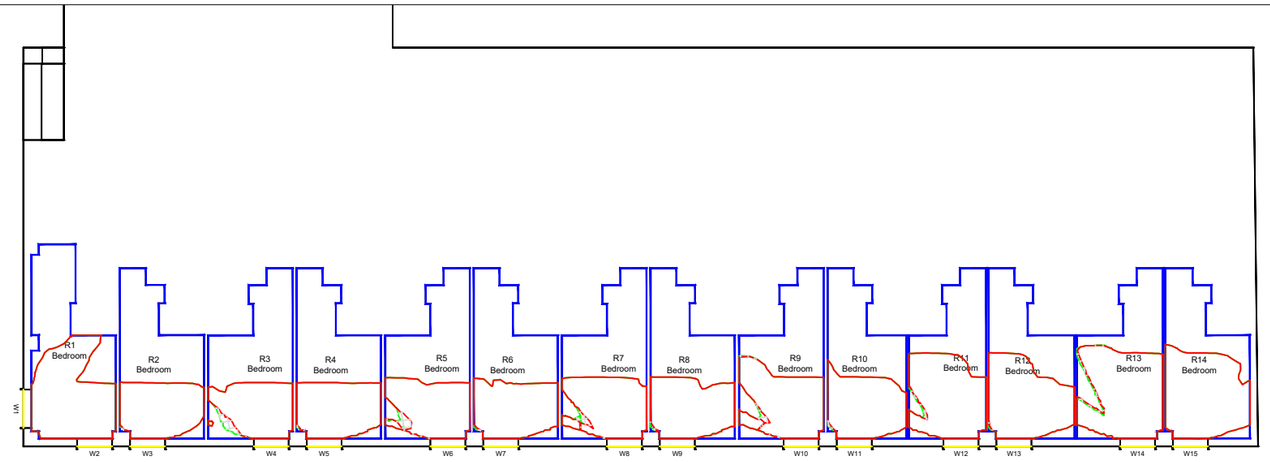
SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS HOLIDAY INN

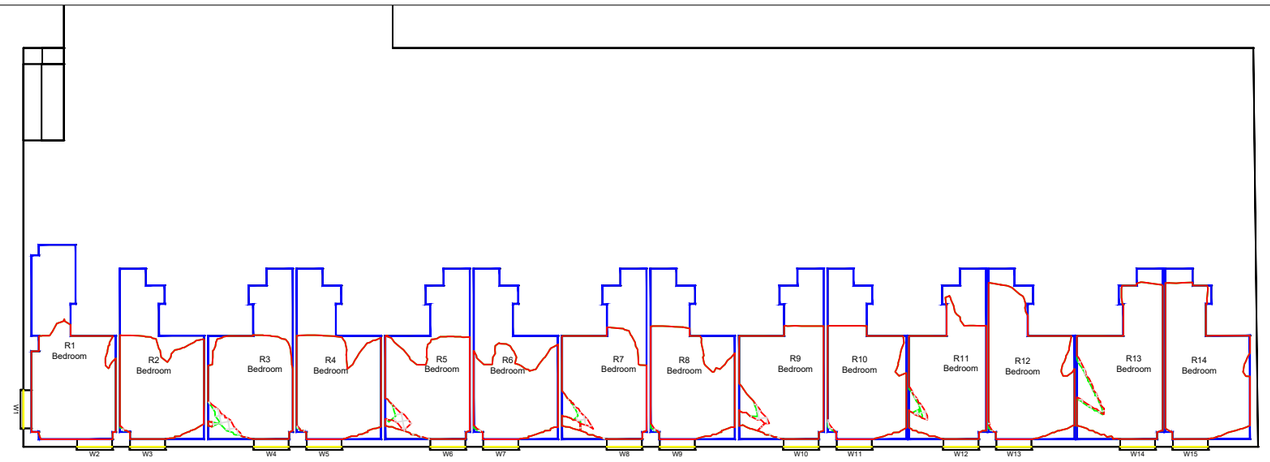
MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML/AK	21/05/23	1:250	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			119-01

Daylight & Sunlight



4TH FLOOR



5TH FLOOR

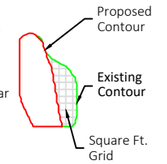
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Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS POINT CLOUD
Received on 15/02/23

ACCUCITIES
Received on 27/03/23

Site and aerial photos.

PROPOSED BUILDINGS

BENNETTS ASSOCIATES
Received on 20/04/23

CONSENTED BUILDINGS

STEPHENSON STUDIO
Received on 2018

0m 2.5m 5m 7.5m 10m 12.5m

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CLIENT: LAMINGTON GROUP

PROJECT TITLE: 12-16 PICCADILLY MANCHESTER

SCHEME REF: SCHEME RECEIVED: 20/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS HOLIDAY INN

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
ML/AK	21/05/23	1:250	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01051_R01_V01A_			119-02

Daylight & Sunlight

Appendix 8.9

Sunlight Results - Surrounding Residential Properties

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value
Grand Apartments															
Gnd Floor															
R1	RESIDENTIAL	W1	LD	29	29	N/A	13	13	N/A						
R1	RESIDENTIAL	W2	LD	23	23	1.00	11	11	N/A						
R1	RESIDENTIAL	W15	LD	47	47	N/A	18	18	N/A	49	49	N/A	18	18	N/A
R2	RESIDENTIAL	W3	BEDROOM	19	19	1.00	8	8	N/A	19	19	1.00	8	8	N/A
R3	RESIDENTIAL	W4	KD	16	16	1.00	7	7	N/A	16	16	1.00	7	7	N/A
R4	RESIDENTIAL	W5	KD	12	12	1.00	4	4	1.00	12	12	1.00	4	4	1.00
R5	RESIDENTIAL	W6	BEDROOM	13	13	1.00	3	3	1.00	13	13	1.00	3	3	1.00
R6	RESIDENTIAL	W7	BEDROOM	13	13	1.00	3	3	1.00	13	13	1.00	3	3	1.00
R7	RESIDENTIAL	W8	KD	12	12	1.00	1	1	1.00	12	12	1.00	1	1	1.00
R8	RESIDENTIAL	W9	BEDROOM	16	15	0.94	1	1	1.00	16	15	0.94	1	1	1.00
R9	RESIDENTIAL	W10	KD	4	4	1.00	0	0	-	4	4	1.00	0	0	-
R11	RESIDENTIAL	W12	BEDROOM	0	0	-	0	0	-	0	0	-	0	0	-
R12	RESIDENTIAL	W13	BEDROOM	43	43	N/A	18	18	N/A						
R12	RESIDENTIAL	W14	BEDROOM	43	43	N/A	17	17	N/A	44	44	N/A	18	18	N/A
2nd Floor															
R1	RESIDENTIAL	W18	LKD	36	36	N/A	15	15	N/A						
R1	RESIDENTIAL	W19	LKD	31	31	N/A	13	13	N/A						
R1	RESIDENTIAL	W35	LKD	50	50	N/A	20	20	N/A						
R1	RESIDENTIAL	W36	LKD	53	53	N/A	21	21	N/A	54	54	N/A	21	21	N/A
R2	RESIDENTIAL	W20	BEDROOM	27	27	N/A	9	9	N/A	27	27	N/A	9	9	N/A
R3	RESIDENTIAL	W21	BEDROOM	29	29	N/A	9	9	N/A	29	29	N/A	9	9	N/A
R4	RESIDENTIAL	W22	BEDROOM	29	29	N/A	8	8	N/A	29	29	N/A	8	8	N/A
R5	RESIDENTIAL	W23	LD	29	29	N/A	7	7	N/A	29	29	N/A	7	7	N/A
R6	RESIDENTIAL	W24	BEDROOM	28	28	N/A	6	6	N/A	28	28	N/A	6	6	N/A
R7	RESIDENTIAL	W25	LD	27	27	N/A	5	5	N/A	27	27	N/A	5	5	N/A
R8	RESIDENTIAL	W26	BEDROOM	28	27	N/A	5	5	N/A	28	27	N/A	5	5	N/A
R9	RESIDENTIAL	W27	LD	23	23	1.00	2	2	1.00	23	23	1.00	2	2	1.00
R10	RESIDENTIAL	W28	BEDROOM	26	26	N/A	2	2	1.00	26	26	N/A	2	2	1.00
R11	RESIDENTIAL	W29	LD	31	31	N/A	4	4	1.00	31	31	N/A	4	4	1.00
R12	RESIDENTIAL	W31	BEDROOM	6	6	1.00	3	3	1.00	6	6	1.00	3	3	1.00
R13	RESIDENTIAL	W32	LD	8	7	0.88	5	5	N/A	8	7	0.88	5	5	N/A
R14	RESIDENTIAL	W33	KITCHEN	0	0	-	0	0	-	0	0	-	0	0	-
R15	RESIDENTIAL	W34	LIVING ROOM	3	3	1.00	0	0	-	3	3	1.00	0	0	-
3rd Floor															
R1	RESIDENTIAL	W17	LKD	35	35	N/A	14	14	N/A						
R1	RESIDENTIAL	W18	LKD	34	34	N/A	12	12	N/A						

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value
R1	RESIDENTIAL	W33	LKD	45	45	N/A	18	18	N/A						
R1	RESIDENTIAL	W34	LKD	47	47	N/A	19	19	N/A	57	57	N/A	19	19	N/A
R2	RESIDENTIAL	W19	BEDROOM	31	31	N/A	8	8	N/A	31	31	N/A	8	8	N/A
R3	RESIDENTIAL	W20	BEDROOM	34	34	N/A	8	8	N/A	34	34	N/A	8	8	N/A
R4	RESIDENTIAL	W21	BEDROOM	34	34	N/A	6	6	N/A	34	34	N/A	6	6	N/A
R5	RESIDENTIAL	W22	LD	33	33	N/A	6	6	N/A	33	33	N/A	6	6	N/A
R6	RESIDENTIAL	W23	BEDROOM	31	31	N/A	5	5	N/A	31	31	N/A	5	5	N/A
R7	RESIDENTIAL	W24	LKD	28	28	N/A	4	4	1.00	28	28	N/A	4	4	1.00
R8	RESIDENTIAL	W25	BEDROOM	30	29	N/A	5	5	N/A	30	29	N/A	5	5	N/A
R9	RESIDENTIAL	W26	LD	24	23	0.96	3	3	1.00	24	23	0.96	3	3	1.00
R10	RESIDENTIAL	W27	BEDROOM	29	28	N/A	3	3	1.00	29	28	N/A	3	3	1.00
R11	RESIDENTIAL	W28	LD	33	33	N/A	5	5	N/A	33	33	N/A	5	5	N/A
R12	RESIDENTIAL	W30	LD	9	9	1.00	4	4	1.00	9	9	1.00	4	4	1.00
R13	RESIDENTIAL	W31	KITCHEN	0	0	-	0	0	-	0	0	-	0	0	-
R14	RESIDENTIAL	W32	LIVING ROOM	4	4	1.00	0	0	-	4	4	1.00	0	0	-
4th Floor															
R1	RESIDENTIAL	W29	LD	48	48	N/A	17	17	N/A						
R1	RESIDENTIAL	W30	LD	46	46	N/A	16	16	N/A						
R1	RESIDENTIAL	W31	LD	45	45	N/A	14	14	N/A						
R1	RESIDENTIAL	W32	LD	43	43	N/A	13	13	N/A						
R1	RESIDENTIAL	W57	LD	47	47	N/A	21	21	N/A						
R1	RESIDENTIAL	W58	LD	47	47	N/A	20	20	N/A						
R1	RESIDENTIAL	W59	LD	51	51	N/A	22	22	N/A						
R1	RESIDENTIAL	W60	LD	51	51	N/A	21	21	N/A	74	74	N/A	23	23	N/A
R2	RESIDENTIAL	W33	BEDROOM	41	41	N/A	10	10	N/A						
R2	RESIDENTIAL	W34	BEDROOM	42	42	N/A	11	11	N/A	44	44	N/A	12	12	N/A
R3	RESIDENTIAL	W35	BEDROOM	42	42	N/A	7	7	N/A						
R3	RESIDENTIAL	W36	BEDROOM	42	42	N/A	8	8	N/A	44	44	N/A	9	9	N/A
R4	RESIDENTIAL	W37	BEDROOM	40	40	N/A	7	7	N/A						
R4	RESIDENTIAL	W38	BEDROOM	40	40	N/A	6	6	N/A	41	41	N/A	7	7	N/A
R5	RESIDENTIAL	W39	LD	39	39	N/A	6	6	N/A						
R5	RESIDENTIAL	W40	LD	40	40	N/A	7	7	N/A	40	40	N/A	7	7	N/A
R6	RESIDENTIAL	W41	BEDROOM	38	38	N/A	7	7	N/A						
R6	RESIDENTIAL	W42	BEDROOM	38	38	N/A	8	8	N/A	39	39	N/A	8	8	N/A
R7	RESIDENTIAL	W43	LD	38	38	N/A	8	8	N/A						
R7	RESIDENTIAL	W44	LD	38	38	N/A	8	8	N/A	38	38	N/A	8	8	N/A
R8	RESIDENTIAL	W45	BEDROOM	39	38	N/A	9	9	N/A						
R8	RESIDENTIAL	W46	BEDROOM	36	35	N/A	9	9	N/A	40	39	N/A	9	9	N/A
R9	RESIDENTIAL	W47	LD	34	34	N/A	8	8	N/A						
R9	RESIDENTIAL	W48	LD	37	36	N/A	10	10	N/A	39	38	N/A	10	10	N/A
R10	RESIDENTIAL	W49	BEDROOM	38	38	N/A	9	9	N/A						
R10	RESIDENTIAL	W50	BEDROOM	40	39	N/A	10	10	N/A	42	41	N/A	10	10	N/A

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TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value
R11	RESIDENTIAL	W51	LD	38	37	N/A	8	8	N/A						
R11	RESIDENTIAL	W52	LD	39	39	N/A	8	8	N/A	42	41	N/A	9	9	N/A
R12	RESIDENTIAL	W54	LKD	13	13	1.00	7	7	N/A	13	13	1.00	7	7	N/A
R13	RESIDENTIAL	W55	KITCHEN	0	0	-	0	0	-	0	0	-	0	0	-
R14	RESIDENTIAL	W56	LIVING ROOM	6	6	1.00	0	0	-	6	6	1.00	0	0	-
5th Floor															
R1	RESIDENTIAL	W29	LD	54	54	N/A	16	16	N/A						
R1	RESIDENTIAL	W30	LD	55	55	N/A	16	16	N/A						
R1	RESIDENTIAL	W31	LD	64	64	N/A	19	19	N/A						
R1	RESIDENTIAL	W32	LD	62	62	N/A	17	17	N/A						
R1	RESIDENTIAL	W57	LD	62	62	N/A	22	22	N/A						
R1	RESIDENTIAL	W58	LD	54	54	N/A	18	18	N/A						
R1	RESIDENTIAL	W59	LD	60	60	N/A	23	23	N/A						
R1	RESIDENTIAL	W60	LD	56	56	N/A	20	20	N/A	85	85	N/A	23	23	N/A
R2	RESIDENTIAL	W33	BEDROOM	52	52	N/A	13	13	N/A						
R2	RESIDENTIAL	W34	BEDROOM	53	53	N/A	13	13	N/A	54	54	N/A	14	14	N/A
R3	RESIDENTIAL	W35	BEDROOM	60	60	N/A	17	17	N/A						
R3	RESIDENTIAL	W36	BEDROOM	60	60	N/A	17	17	N/A	60	60	N/A	17	17	N/A
R4	RESIDENTIAL	W37	BEDROOM	62	62	N/A	16	16	N/A						
R4	RESIDENTIAL	W38	BEDROOM	61	61	N/A	16	16	N/A	62	62	N/A	16	16	N/A
R5	RESIDENTIAL	W39	LD	61	60	N/A	16	16	N/A						
R5	RESIDENTIAL	W40	LD	62	61	N/A	17	17	N/A	62	61	N/A	17	17	N/A
R6	RESIDENTIAL	W41	BEDROOM	59	59	N/A	16	16	N/A						
R6	RESIDENTIAL	W42	BEDROOM	59	59	N/A	16	16	N/A	59	59	N/A	16	16	N/A
R7	RESIDENTIAL	W43	LKD	60	59	N/A	16	16	N/A						
R7	RESIDENTIAL	W44	LKD	58	58	N/A	16	16	N/A	60	59	N/A	16	16	N/A
R8	RESIDENTIAL	W45	BEDROOM	56	55	N/A	15	15	N/A						
R8	RESIDENTIAL	W46	BEDROOM	56	56	N/A	16	16	N/A	57	56	N/A	16	16	N/A
R9	RESIDENTIAL	W47	LD	46	46	N/A	14	14	N/A						
R9	RESIDENTIAL	W48	LD	47	46	N/A	14	14	N/A	49	48	N/A	15	15	N/A
R10	RESIDENTIAL	W49	BEDROOM	48	48	N/A	13	13	N/A						
R10	RESIDENTIAL	W50	BEDROOM	52	51	N/A	14	14	N/A	54	53	N/A	15	15	N/A
R11	RESIDENTIAL	W51	LD	50	50	N/A	16	16	N/A						
R11	RESIDENTIAL	W52	LD	51	51	N/A	16	16	N/A	52	52	N/A	17	17	N/A
R12	RESIDENTIAL	W54	LD	21	21	1.00	13	13	N/A	21	21	1.00	13	13	N/A
R13	RESIDENTIAL	W55	KITCHEN	1	2	2.00	0	0	-	1	2	2.00	0	0	-
R14	RESIDENTIAL	W56	LIVING ROOM	23	22	0.96	1	1	1.00	23	22	0.96	1	1	1.00
6th Floor															
R1	RESIDENTIAL	W1	LD	62	62	N/A	19	19	N/A						
R1	RESIDENTIAL	W15	LD	59	59	N/A	19	19	N/A	90	90	N/A	26	26	N/A
R2	RESIDENTIAL	W2	KITCHEN	62	62	N/A	19	19	N/A	62	62	N/A	19	19	N/A

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PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value
R3	RESIDENTIAL	W3	BEDROOM	61	61	N/A	19	19	N/A	61	61	N/A	19	19	N/A
R4	RESIDENTIAL	W4	LD	62	62	N/A	20	20	N/A	62	62	N/A	20	20	N/A
R5	RESIDENTIAL	W5	KITCHEN	61	61	N/A	20	20	N/A	61	61	N/A	20	20	N/A
R6	RESIDENTIAL	W6	BEDROOM	61	61	N/A	20	20	N/A	61	61	N/A	20	20	N/A
R7	RESIDENTIAL	W7	BEDROOM	60	59	N/A	20	20	N/A	60	59	N/A	20	20	N/A
R8	RESIDENTIAL	W8	LD	58	56	N/A	20	20	N/A	58	56	N/A	20	20	N/A
R9	RESIDENTIAL	W9	BEDROOM	57	56	N/A	19	19	N/A	57	56	N/A	19	19	N/A
R10	RESIDENTIAL	W10	LD	54	54	N/A	17	17	N/A	54	54	N/A	17	17	N/A
R11	RESIDENTIAL	W11	BEDROOM	50	50	N/A	16	16	N/A	50	50	N/A	16	16	N/A
R12	RESIDENTIAL	W12	LKD	17	17	1.00	15	15	N/A	17	17	1.00	15	15	N/A
R13	RESIDENTIAL	W13	BEDROOM	10	9	0.90	0	0	-	10	9	0.90	0	0	-
R14	RESIDENTIAL	W14	BEDROOM	43	40	N/A	10	10	N/A	43	40	N/A	10	10	N/A
7th Floor															
R1	RESIDENTIAL	W1	LD	74	74	N/A	27	27	N/A						
R1	RESIDENTIAL	W16	LD	66	66	N/A	23	23	N/A	93	93	N/A	28	28	N/A
R2	RESIDENTIAL	W2	KITCHEN	75	75	N/A	28	28	N/A	75	75	N/A	28	28	N/A
R3	RESIDENTIAL	W4	BEDROOM	70	70	N/A	25	25	N/A	70	70	N/A	25	25	N/A
R4	RESIDENTIAL	W5	LD	74	73	N/A	27	27	N/A	74	73	N/A	27	27	N/A
R5	RESIDENTIAL	W6	KITCHEN	73	73	N/A	27	27	N/A	73	73	N/A	27	27	N/A
R6	RESIDENTIAL	W7	BEDROOM	74	74	N/A	28	28	N/A	74	74	N/A	28	28	N/A
R7	RESIDENTIAL	W8	BEDROOM	72	71	N/A	27	27	N/A	72	71	N/A	27	27	N/A
R8	RESIDENTIAL	W9	LD	69	67	N/A	26	26	N/A	69	67	N/A	26	26	N/A
R9	RESIDENTIAL	W10	BEDROOM	68	67	N/A	26	26	N/A	68	67	N/A	26	26	N/A
R10	RESIDENTIAL	W11	LKD	68	68	N/A	27	27	N/A	68	68	N/A	27	27	N/A
R11	RESIDENTIAL	W12	BEDROOM	67	67	N/A	27	27	N/A	67	67	N/A	27	27	N/A
R12	RESIDENTIAL	W13	LKD	63	63	N/A	26	26	N/A	63	63	N/A	26	26	N/A
R13	RESIDENTIAL	W14	BEDROOM	42	40	N/A	3	3	1.00	42	40	N/A	3	3	1.00
R14	RESIDENTIAL	W15	BEDROOM	63	59	N/A	22	22	N/A	63	59	N/A	22	22	N/A
70 Piccadilly															
Gnd Floor															
R2	RESIDENTIAL	W3	LKD	15	13	0.87	2	2	1.00						
R2	RESIDENTIAL	W28	LKD	13	13	1.00	1	1	1.00	19	17	0.89	2	2	1.00
1st Floor															
R1	RESIDENTIAL	W1	LKD	9	9	1.00	1	1	1.00						
R1	RESIDENTIAL	W2	LKD	10	10	1.00	1	1	1.00						
R1	RESIDENTIAL	W3	LKD	9	9	1.00	1	1	1.00						
R1	RESIDENTIAL	W4	LKD	25	24	0.96	2	2	1.00	31	30	N/A	3	3	1.00
R2	RESIDENTIAL	W5	BEDROOM	28	25	N/A	3	3	1.00	28	25	N/A	3	3	1.00
R3	RESIDENTIAL	W6	BEDROOM	26	25	N/A	3	3	1.00	26	25	N/A	3	3	1.00

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				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value
R4	RESIDENTIAL	W7	BEDROOM	20	19	0.95	2	2	1.00	20	19	0.95	2	2	1.00
R5	RESIDENTIAL	W8	LKD	16	16	1.00	2	2	1.00	16	16	1.00	2	2	1.00
R6	RESIDENTIAL	W9	LKD	13	13	1.00	1	1	1.00	13	13	1.00	1	1	1.00
R7	RESIDENTIAL	W10	BEDROOM	10	10	1.00	1	1	1.00	10	10	1.00	1	1	1.00
2nd Floor															
R1	RESIDENTIAL	W1	LKD	10	10	1.00	1	1	1.00						
R1	RESIDENTIAL	W2	LKD	10	10	1.00	1	1	1.00						
R1	RESIDENTIAL	W3	LKD	9	9	1.00	1	1	1.00						
R1	RESIDENTIAL	W28	LKD	37	36	N/A	5	5	N/A	39	38	N/A	5	5	N/A
R2	RESIDENTIAL	W4	BEDROOM	38	34	N/A	4	3	0.75	38	34	N/A	4	3	0.75
R3	RESIDENTIAL	W5	BEDROOM	33	32	N/A	3	3	1.00	33	32	N/A	3	3	1.00
R4	RESIDENTIAL	W6	BEDROOM	27	26	N/A	3	3	1.00	27	26	N/A	3	3	1.00
R5	RESIDENTIAL	W7	LKD	22	22	1.00	4	4	1.00	22	22	1.00	4	4	1.00
R6	RESIDENTIAL	W8	LKD	18	18	1.00	2	2	1.00	18	18	1.00	2	2	1.00
R7	RESIDENTIAL	W9	BEDROOM	13	13	1.00	1	1	1.00	13	13	1.00	1	1	1.00
3rd Floor															
R1	RESIDENTIAL	W1	LKD	12	12	1.00	1	1	1.00						
R1	RESIDENTIAL	W2	LKD	13	13	1.00	1	1	1.00						
R1	RESIDENTIAL	W3	LKD	11	11	1.00	1	1	1.00						
R1	RESIDENTIAL	W4	LKD	44	42	N/A	10	9	N/A	46	44	N/A	10	9	N/A
R2	RESIDENTIAL	W5	BEDROOM	47	43	N/A	8	7	N/A	47	43	N/A	8	7	N/A
R3	RESIDENTIAL	W6	BEDROOM	43	42	N/A	5	5	N/A	43	42	N/A	5	5	N/A
R4	RESIDENTIAL	W7	BEDROOM	38	36	N/A	4	4	1.00	38	36	N/A	4	4	1.00
R5	RESIDENTIAL	W8	LKD	32	30	N/A	4	4	1.00	32	30	N/A	4	4	1.00
R6	RESIDENTIAL	W9	LKD	26	26	N/A	4	4	1.00	26	26	N/A	4	4	1.00
R7	RESIDENTIAL	W10	BEDROOM	20	20	1.00	4	4	1.00	20	20	1.00	4	4	1.00
4th Floor															
R1	RESIDENTIAL	W1	LKD	16	16	1.00	2	2	1.00						
R1	RESIDENTIAL	W2	LKD	15	15	1.00	2	2	1.00						
R1	RESIDENTIAL	W3	LKD	57	54	N/A	17	16	N/A	57	54	N/A	17	16	N/A
R2	RESIDENTIAL	W4	BEDROOM	53	48	N/A	12	11	N/A	53	48	N/A	12	11	N/A
R3	RESIDENTIAL	W5	BEDROOM	52	49	N/A	11	10	N/A	52	49	N/A	11	10	N/A
R4	RESIDENTIAL	W6	BEDROOM	48	45	N/A	8	8	N/A	48	45	N/A	8	8	N/A
R5	RESIDENTIAL	W7	LKD	42	40	N/A	6	6	N/A	42	40	N/A	6	6	N/A
R6	RESIDENTIAL	W8	LKD	35	34	N/A	6	6	N/A	35	34	N/A	6	6	N/A
R7	RESIDENTIAL	W9	BEDROOM	32	31	N/A	10	10	N/A	32	31	N/A	10	10	N/A
5th Floor															
R1	RESIDENTIAL	W1	LKD	10	10	1.00	2	2	1.00						
R1	RESIDENTIAL	W2	LKD	15	15	1.00	2	2	1.00						

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PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value
R1	RESIDENTIAL	W3	LKD	28	25	N/A	9	8	N/A						
R1	RESIDENTIAL	W4	LKD	43	40	N/A	16	16	N/A						
R1	RESIDENTIAL	W5	LKD	40	36	N/A	13	13	N/A	44	41	N/A	16	16	N/A
R2	RESIDENTIAL	W6	BEDROOM	39	34	N/A	12	11	N/A	39	34	N/A	12	11	N/A
R3	RESIDENTIAL	W7	BEDROOM	38	33	N/A	12	11	N/A	38	33	N/A	12	11	N/A
R4	RESIDENTIAL	W8	LKD	36	33	N/A	11	11	N/A						
R4	RESIDENTIAL	W9	LKD	33	31	N/A	9	9	N/A	37	35	N/A	12	12	N/A
R5	RESIDENTIAL	W10	LKD	34	32	N/A	10	10	N/A	34	32	N/A	10	10	N/A
R6	RESIDENTIAL	W11	BEDROOM	32	30	N/A	9	9	N/A	32	30	N/A	9	9	N/A
R8	RESIDENTIAL	W13	LKD	32	31	N/A	10	10	N/A						
R8	RESIDENTIAL	W14	LKD	18	18	1.00	7	7	N/A	42	41	N/A	11	11	N/A
6th Floor															
R1	RESIDENTIAL	W1	LKD	11	11	1.00	2	2	1.00						
R1	RESIDENTIAL	W2	LKD	20	18	0.90	5	4	0.80						
R1	RESIDENTIAL	W3	LKD	12	12	1.00	2	2	1.00						
R1	RESIDENTIAL	W4	LKD	49	43	N/A	17	17	N/A	50	45	N/A	17	17	N/A
R2	RESIDENTIAL	W5	BEDROOM	46	42	N/A	16	16	N/A	46	42	N/A	16	16	N/A
R3	RESIDENTIAL	W6	LKD	45	42	N/A	15	15	N/A						
R3	RESIDENTIAL	W7	LKD	35	33	N/A	13	13	N/A	45	43	N/A	15	15	N/A
R4	RESIDENTIAL	W8	BEDROOM	39	36	N/A	13	13	N/A	39	36	N/A	13	13	N/A
R5	RESIDENTIAL	W9	BEDROOM	17	17	1.00	10	10	N/A	17	17	1.00	10	10	N/A
R6	RESIDENTIAL	W10	BEDROOM	24	24	1.00	10	10	N/A						
R6	RESIDENTIAL	W11	BEDROOM	16	16	1.00	7	7	N/A	33	33	N/A	10	10	N/A
7th Floor															
R1	RESIDENTIAL	W1	UNKNOWN	14	14	1.00	2	2	1.00						
R1	RESIDENTIAL	W2	UNKNOWN	17	16	0.94	2	2	1.00						
R1	RESIDENTIAL	W3	UNKNOWN	37	33	N/A	7	7	N/A	38	34	N/A	7	7	N/A
R2	RESIDENTIAL	W4	UNKNOWN	13	12	0.92	2	1	0.50						
R2	RESIDENTIAL	W5	UNKNOWN	50	46	N/A	18	17	N/A						
R2	RESIDENTIAL	W6	UNKNOWN	50	46	N/A	18	18	N/A						
R2	RESIDENTIAL	W7	UNKNOWN	69	69	N/A	21	21	N/A	92	89	N/A	24	23	N/A
R3	RESIDENTIAL	W8	UNKNOWN	43	40	N/A	14	14	N/A						
R3	RESIDENTIAL	W9	UNKNOWN	53	53	N/A	13	13	N/A	79	76	N/A	17	17	N/A
89-91 Piccadilly															
1st Floor															
R1	RESIDENTIAL	W1	UNKNOWN	27	24	0.89	8	8	N/A	27	24	0.89	8	8	N/A
R2	RESIDENTIAL	W2	UNKNOWN	27	23	0.85	7	7	N/A	27	23	0.85	7	7	N/A
R3	RESIDENTIAL	W3	UNKNOWN	28	25	N/A	10	9	N/A	28	25	N/A	10	9	N/A

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ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value
2nd Floor															
R1	RESIDENTIAL	W1	UNKNOWN	29	26	N/A	8	8	N/A	29	26	N/A	8	8	N/A
R2	RESIDENTIAL	W2	UNKNOWN	29	25	N/A	8	8	N/A	29	25	N/A	8	8	N/A
R3	RESIDENTIAL	W3	UNKNOWN	28	24	0.86	10	9	N/A	28	24	0.86	10	9	N/A
3rd Floor															
R1	RESIDENTIAL	W1	UNKNOWN	42	38	N/A	10	10	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	43	39	N/A	11	11	N/A						
R1	RESIDENTIAL	W3	UNKNOWN	40	36	N/A	9	9	N/A	44	40	N/A	12	12	N/A
93 Piccadilly															
1st Floor															
R1	RESIDENTIAL	W1	UNKNOWN	25	24	0.96	9	9	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	30	29	N/A	10	10	N/A	31	30	N/A	11	11	N/A
R2	RESIDENTIAL	W3	UNKNOWN	26	24	0.92	8	8	N/A						
R2	RESIDENTIAL	W4	UNKNOWN	27	26	N/A	8	8	N/A	28	26	N/A	8	8	N/A
2nd Floor															
R1	RESIDENTIAL	W1	UNKNOWN	29	26	N/A	9	9	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	31	28	N/A	11	11	N/A	31	28	N/A	11	11	N/A
R2	RESIDENTIAL	W3	UNKNOWN	29	26	N/A	9	9	N/A						
R2	RESIDENTIAL	W4	UNKNOWN	28	27	N/A	8	8	N/A	30	28	N/A	9	9	N/A
3rd Floor															
R1	RESIDENTIAL	W1	UNKNOWN	42	39	N/A	13	13	N/A						
R1	RESIDENTIAL	W3	UNKNOWN	38	35	N/A	10	10	N/A	42	39	N/A	13	13	N/A
R2	RESIDENTIAL	W2	UNKNOWN	25	23	0.92	4	4	1.00	25	23	0.92	4	4	1.00
R3	RESIDENTIAL	W4	UNKNOWN	33	31	N/A	9	9	N/A	33	31	N/A	9	9	N/A
95 Piccadilly															
1st Floor															
R1	RESIDENTIAL	W1	UNKNOWN	27	25	N/A	7	7	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	29	28	N/A	8	8	N/A						
R1	RESIDENTIAL	W3	UNKNOWN	53	51	N/A	12	12	N/A	61	60	N/A	13	13	N/A
R2	RESIDENTIAL	W4	UNKNOWN	50	46	N/A	9	9	N/A	50	46	N/A	9	9	N/A
R3	RESIDENTIAL	W5	UNKNOWN	44	40	N/A	7	7	N/A	44	40	N/A	7	7	N/A
R4	RESIDENTIAL	W6	UNKNOWN	48	45	N/A	8	7	N/A						
R4	RESIDENTIAL	W7	UNKNOWN	49	45	N/A	9	8	N/A						
R4	RESIDENTIAL	W8	UNKNOWN	50	46	N/A	9	7	N/A	52	49	N/A	11	10	N/A
2nd Floor															

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value
R1	RESIDENTIAL	W1	UNKNOWN	27	25	N/A	7	7	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	29	28	N/A	8	8	N/A						
R1	RESIDENTIAL	W3	UNKNOWN	47	46	N/A	13	13	N/A	64	62	N/A	14	14	N/A
R2	RESIDENTIAL	W4	UNKNOWN	48	47	N/A	15	15	N/A	48	47	N/A	15	15	N/A
R3	RESIDENTIAL	W5	UNKNOWN	46	44	N/A	13	12	N/A	46	44	N/A	13	12	N/A
R4	RESIDENTIAL	W6	UNKNOWN	46	46	N/A	12	12	N/A						
R4	RESIDENTIAL	W7	UNKNOWN	49	46	N/A	12	12	N/A						
R4	RESIDENTIAL	W8	UNKNOWN	43	43	N/A	10	10	N/A	51	49	N/A	14	14	N/A
3rd Floor															
R1	RESIDENTIAL	W1	UNKNOWN	36	34	N/A	10	10	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	38	36	N/A	12	11	N/A						
R1	RESIDENTIAL	W3	UNKNOWN	57	54	N/A	16	16	N/A	74	72	N/A	17	17	N/A
R2	RESIDENTIAL	W4	UNKNOWN	55	51	N/A	17	17	N/A	55	51	N/A	17	17	N/A
R3	RESIDENTIAL	W5	UNKNOWN	53	50	N/A	14	14	N/A	53	50	N/A	14	14	N/A
R4	RESIDENTIAL	W6	UNKNOWN	61	58	N/A	16	15	N/A						
R4	RESIDENTIAL	W7	UNKNOWN	58	54	N/A	16	15	N/A						
R4	RESIDENTIAL	W8	UNKNOWN	62	58	N/A	16	14	N/A	63	60	N/A	17	16	N/A
4th Floor															
R1	RESIDENTIAL	W1	UNKNOWN	34	32	N/A	9	9	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	36	34	N/A	9	9	N/A						
R1	RESIDENTIAL	W3	UNKNOWN	39	36	N/A	12	11	N/A						
R1	RESIDENTIAL	W4	UNKNOWN	58	55	N/A	16	16	N/A	80	78	N/A	18	18	N/A
R2	RESIDENTIAL	W5	UNKNOWN	59	57	N/A	18	18	N/A	59	57	N/A	18	18	N/A
R3	RESIDENTIAL	W6	UNKNOWN	60	54	N/A	16	15	N/A	60	54	N/A	16	15	N/A
R4	RESIDENTIAL	W7	UNKNOWN	54	53	N/A	16	15	N/A						
R4	RESIDENTIAL	W8	UNKNOWN	58	56	N/A	18	17	N/A						
R4	RESIDENTIAL	W9	UNKNOWN	57	56	N/A	18	17	N/A	60	59	N/A	20	19	N/A
97 Piccadilly															
1st Floor															
R1	RESIDENTIAL	W1	UNKNOWN	6	6	1.00	0	0	-						
R1	RESIDENTIAL	W2	UNKNOWN	36	34	N/A	12	12	N/A						
R1	RESIDENTIAL	W3	UNKNOWN	36	35	N/A	12	12	N/A	37	35	N/A	12	12	N/A
R2	RESIDENTIAL	W4	UNKNOWN	38	36	N/A	14	13	N/A						
R2	RESIDENTIAL	W5	UNKNOWN	41	39	N/A	16	15	N/A	41	39	N/A	16	15	N/A
2nd Floor															
R1	RESIDENTIAL	W1	UNKNOWN	35	33	N/A	13	13	N/A						
R1	RESIDENTIAL	W2	UNKNOWN	34	32	N/A	13	13	N/A	35	33	N/A	13	13	N/A
R2	RESIDENTIAL	W3	UNKNOWN	39	37	N/A	15	14	N/A						

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value
R2	RESIDENTIAL	W4	UNKNOWN	41	39	N/A	17	16	N/A	42	40	N/A	17	16	N/A
107 Piccadilly															
1st Floor															
R1	RESIDENTIAL	W1	STUDIO-APT	35	35	N/A	13	13	N/A	35	35	N/A	13	13	N/A
R2	RESIDENTIAL	W2	STUDIO-APT	35	35	N/A	12	12	N/A	35	35	N/A	12	12	N/A
R3	RESIDENTIAL	W3	STUDIO-APT	37	36	N/A	13	13	N/A	37	36	N/A	13	13	N/A
R4	RESIDENTIAL	W4	STUDIO-APT	37	37	N/A	12	12	N/A	37	37	N/A	12	12	N/A
R5	RESIDENTIAL	W5	STUDIO-APT	36	35	N/A	11	11	N/A						
R5	RESIDENTIAL	W6	STUDIO-APT	42	42	N/A	13	13	N/A						
R5	RESIDENTIAL	W7	STUDIO-APT	49	49	N/A	13	13	N/A						
R5	RESIDENTIAL	W8	STUDIO-APT	48	48	N/A	13	13	N/A						
R5	RESIDENTIAL	W9	STUDIO-APT	42	42	N/A	11	11	N/A	57	56	N/A	15	15	N/A
2nd Floor															
R1	RESIDENTIAL	W1	STUDIO-APT	41	41	N/A	15	15	N/A	41	41	N/A	15	15	N/A
R2	RESIDENTIAL	W2	STUDIO-APT	42	42	N/A	15	15	N/A	42	42	N/A	15	15	N/A
R3	RESIDENTIAL	W3	STUDIO-APT	40	40	N/A	13	13	N/A	40	40	N/A	13	13	N/A
R4	RESIDENTIAL	W4	STUDIO-APT	43	43	N/A	14	14	N/A	43	43	N/A	14	14	N/A
R5	RESIDENTIAL	W5	STUDIO-APT	41	40	N/A	13	13	N/A						
R5	RESIDENTIAL	W6	STUDIO-APT	47	47	N/A	15	15	N/A						
R5	RESIDENTIAL	W7	STUDIO-APT	56	56	N/A	16	16	N/A						
R5	RESIDENTIAL	W8	STUDIO-APT	53	53	N/A	17	17	N/A						
R5	RESIDENTIAL	W9	STUDIO-APT	49	49	N/A	17	17	N/A	63	63	N/A	19	19	N/A
3rd Floor															
R1	RESIDENTIAL	W1	STUDIO-APT	45	45	N/A	17	17	N/A	45	45	N/A	17	17	N/A
R2	RESIDENTIAL	W2	STUDIO-APT	39	40	1.03	14	14	N/A						
R2	RESIDENTIAL	W3	STUDIO-APT	44	43	N/A	16	16	N/A	46	46	N/A	17	17	N/A
R3	RESIDENTIAL	W4	STUDIO-APT	44	44	N/A	16	16	N/A	44	44	N/A	16	16	N/A
R4	RESIDENTIAL	W5	STUDIO-APT	46	44	N/A	16	16	N/A						
R4	RESIDENTIAL	W6	STUDIO-APT	50	51	1.02	18	18	N/A	51	51	N/A	18	18	N/A
R5	RESIDENTIAL	W7	STUDIO-APT	41	40	N/A	13	13	N/A						
R5	RESIDENTIAL	W8	STUDIO-APT	29	28	N/A	6	6	N/A						
R5	RESIDENTIAL	W9	STUDIO-APT	51	51	N/A	18	18	N/A						
R5	RESIDENTIAL	W10	STUDIO-APT	61	61	N/A	19	19	N/A						
R5	RESIDENTIAL	W11	STUDIO-APT	57	57	N/A	18	18	N/A						
R5	RESIDENTIAL	W12	STUDIO-APT	36	36	N/A	12	12	N/A						
R5	RESIDENTIAL	W13	STUDIO-APT	49	49	N/A	17	17	N/A	67	67	N/A	19	19	N/A
4th Floor															
R1	RESIDENTIAL	W1	STUDIO-APT	26	26	N/A	8	8	N/A						

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SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value
R1	RESIDENTIAL	W2	STUDIO-APT	28	28	N/A	9	9	N/A						
R1	RESIDENTIAL	W3	STUDIO-APT	27	26	N/A	8	8	N/A	29	28	N/A	9	9	N/A
R2	RESIDENTIAL	W4	STUDIO-APT	10	11	1.10	0	0	-						
R2	RESIDENTIAL	W5	STUDIO-APT	33	35	1.06	9	9	N/A						
R2	RESIDENTIAL	W6	STUDIO-APT	32	33	1.03	11	11	N/A						
R2	RESIDENTIAL	W7	STUDIO-APT	29	29	N/A	9	9	N/A	39	39	N/A	11	11	N/A
R3	RESIDENTIAL	W8	STUDIO-APT	31	32	1.03	11	11	N/A						
R3	RESIDENTIAL	W9	STUDIO-APT	31	31	N/A	11	11	N/A						
R3	RESIDENTIAL	W10	STUDIO-APT	29	29	N/A	11	10	N/A	32	33	1.03	12	11	N/A
R4	RESIDENTIAL	W11	STUDIO-APT	33	32	N/A	11	11	N/A						
R4	RESIDENTIAL	W12	STUDIO-APT	30	30	N/A	9	9	N/A						
R4	RESIDENTIAL	W13	STUDIO-APT	33	34	1.03	8	8	N/A						
R4	RESIDENTIAL	W14	STUDIO-APT	39	39	N/A	17	17	N/A	45	46	1.02	18	18	N/A
R5	RESIDENTIAL	W15	STUDIO-APT	32	32	N/A	12	12	N/A						
R5	RESIDENTIAL	W16	STUDIO-APT	32	31	N/A	11	11	N/A						
R5	RESIDENTIAL	W17	STUDIO-APT	30	30	N/A	10	10	N/A						
R5	RESIDENTIAL	W18	STUDIO-APT	12	11	0.92	1	1	1.00						
R5	RESIDENTIAL	W19	STUDIO-APT	33	33	N/A	13	13	N/A						
R5	RESIDENTIAL	W20	STUDIO-APT	41	41	N/A	20	20	N/A						
R5	RESIDENTIAL	W21	STUDIO-APT	33	33	N/A	13	13	N/A						
R5	RESIDENTIAL	W22	STUDIO-APT	37	37	N/A	17	17	N/A						
R5	RESIDENTIAL	W23	STUDIO-APT	19	19	1.00	4	4	1.00						
R5	RESIDENTIAL	W24	STUDIO-APT	33	33	N/A	13	13	N/A						
R5	RESIDENTIAL	W25	STUDIO-APT	32	32	N/A	12	12	N/A	73	73	N/A	24	24	N/A
5th Floor															
R1	RESIDENTIAL	W1	STUDIO-APT	17	17	1.00	7	7	N/A						
R1	RESIDENTIAL	W2	STUDIO-APT	23	23	1.00	5	5	N/A						
R1	RESIDENTIAL	W3	STUDIO-APT	23	22	0.96	2	2	1.00						
R1	RESIDENTIAL	W4	STUDIO-APT	15	15	1.00	3	3	1.00	35	34	N/A	10	10	N/A
R2	RESIDENTIAL	W5	STUDIO-APT	17	17	1.00	5	5	N/A	17	17	1.00	5	5	N/A
R3	RESIDENTIAL	W6	STUDIO-APT	28	29	1.04	9	9	N/A						
R3	RESIDENTIAL	W7	STUDIO-APT	42	42	N/A	15	15	N/A						
R3	RESIDENTIAL	W8	STUDIO-APT	28	27	N/A	9	8	N/A	44	44	N/A	16	15	N/A
R4	RESIDENTIAL	W9	STUDIO-APT	43	43	N/A	18	18	N/A						
R4	RESIDENTIAL	W10	STUDIO-APT	60	60	N/A	21	21	N/A						
R4	RESIDENTIAL	W11	STUDIO-APT	64	64	N/A	22	22	N/A						
R4	RESIDENTIAL	W12	STUDIO-APT	68	68	N/A	23	23	N/A						
R4	RESIDENTIAL	W13	STUDIO-APT	70	69	N/A	22	22	N/A						
R4	RESIDENTIAL	W14	STUDIO-APT	70	69	N/A	22	22	N/A						
R4	RESIDENTIAL	W15	STUDIO-APT	56	56	N/A	19	19	N/A	73	72	N/A	24	24	N/A
6th Floor															

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SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value
R1	RESIDENTIAL	W1	UNKNOWN	27	28	1.04	0	0	-						
R1	RESIDENTIAL	W2	UNKNOWN	73	72	N/A	20	20	N/A	78	78	N/A	20	20	N/A
R2	RESIDENTIAL	W3	UNKNOWN	71	72	1.01	21	21	N/A	71	72	1.01	21	21	N/A
Malmaison Hotel															
1st Floor															
R8	HOTEL	W15	BEDROOM	30	30	N/A	2	2	1.00	30	30	N/A	2	2	1.00
2nd Floor															
R9	HOTEL	W17	BEDROOM	36	36	N/A	7	7	N/A	36	36	N/A	7	7	N/A
3rd Floor															
R9	HOTEL	W17	BEDROOM	39	39	N/A	10	10	N/A	39	39	N/A	10	10	N/A
4th Floor															
R9	HOTEL	W17	BEDROOM	44	44	N/A	14	14	N/A	44	44	N/A	14	14	N/A
5th Floor															
R9	HOTEL	W17	BEDROOM	49	49	N/A	14	14	N/A	49	49	N/A	14	14	N/A
3-5 Portland Street															
5th Floor															
R1	HOTEL	W1	BEDROOM	37	34	N/A	4	4	1.00	37	34	N/A	4	4	1.00
R2	HOTEL	W2	BEDROOM	38	36	N/A	5	5	N/A	38	36	N/A	5	5	N/A
R3	HOTEL	W3	BEDROOM	38	36	N/A	5	5	N/A	38	36	N/A	5	5	N/A
R4	HOTEL	W4	BEDROOM	38	36	N/A	5	5	N/A	38	36	N/A	5	5	N/A
R5	HOTEL	W5	BEDROOM	39	37	N/A	5	5	N/A	39	37	N/A	5	5	N/A
R6	HOTEL	W6	BEDROOM	37	34	N/A	5	5	N/A	37	34	N/A	5	5	N/A
R7	HOTEL	W7	BEDROOM	37	34	N/A	5	5	N/A	37	34	N/A	5	5	N/A
R8	HOTEL	W8	BEDROOM	37	34	N/A	5	5	N/A	37	34	N/A	5	5	N/A
R9	HOTEL	W9	BEDROOM	35	32	N/A	5	5	N/A	35	32	N/A	5	5	N/A
R10	HOTEL	W10	BEDROOM	34	32	N/A	5	5	N/A	34	32	N/A	5	5	N/A
R11	HOTEL	W11	BEDROOM	32	31	N/A	5	5	N/A	32	31	N/A	5	5	N/A
R12	HOTEL	W12	BEDROOM	30	29	N/A	5	5	N/A	30	29	N/A	5	5	N/A
R13	HOTEL	W13	BEDROOM	29	28	N/A	5	5	N/A	29	28	N/A	5	5	N/A
R14	HOTEL	W14	BEDROOM	28	27	N/A	5	5	N/A	28	27	N/A	5	5	N/A
6th Floor															
R1	HOTEL	W1	BEDROOM	57	54	N/A	12	12	N/A	57	54	N/A	12	12	N/A
R2	HOTEL	W2	BEDROOM	59	55	N/A	13	13	N/A	59	55	N/A	13	13	N/A
R3	HOTEL	W3	BEDROOM	59	54	N/A	13	13	N/A	59	54	N/A	13	13	N/A

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

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SURROUNDING BUILDINGS

PROPERTY				WINDOW						ROOM					
				ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room use	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value	Extant (%)	Proposed (%)	*Factor of former value
R4	HOTEL	W4	BEDROOM	59	54	N/A	13	13	N/A	59	54	N/A	13	13	N/A
R5	HOTEL	W5	BEDROOM	59	55	N/A	13	13	N/A	59	55	N/A	13	13	N/A
R6	HOTEL	W6	BEDROOM	58	52	N/A	13	13	N/A	58	52	N/A	13	13	N/A
R7	HOTEL	W7	BEDROOM	57	51	N/A	13	13	N/A	57	51	N/A	13	13	N/A
R8	HOTEL	W8	BEDROOM	57	52	N/A	13	13	N/A	57	52	N/A	13	13	N/A
7th Floor															
R1	HOTEL	W1	BEDROOM	64	61	N/A	20	20	N/A	64	61	N/A	20	20	N/A
R2	HOTEL	W2	BEDROOM	71	66	N/A	23	23	N/A	71	66	N/A	23	23	N/A
R3	HOTEL	W3	BEDROOM	65	60	N/A	20	20	N/A	65	60	N/A	20	20	N/A
R4	HOTEL	W4	BEDROOM	71	66	N/A	23	23	N/A	71	66	N/A	23	23	N/A
R5	HOTEL	W5	BEDROOM	65	59	N/A	20	20	N/A	65	59	N/A	20	20	N/A
R6	HOTEL	W6	BEDROOM	72	65	N/A	23	23	N/A	72	65	N/A	23	23	N/A
Holiday Inn															
1st Floor															
R1	HOTEL	W1	BEDROOM	35	35	N/A	9	9	N/A						
R1	HOTEL	W2	BEDROOM	2	2	1.00	0	0	-	36	36	N/A	9	9	N/A
2nd Floor															
R1	HOTEL	W1	BEDROOM	37	37	N/A	10	10	N/A						
R1	HOTEL	W2	BEDROOM	3	3	1.00	0	0	-	39	39	N/A	10	10	N/A
3rd Floor															
R1	HOTEL	W1	BEDROOM	43	43	N/A	12	12	N/A						
R1	HOTEL	W2	BEDROOM	6	6	1.00	0	0	-	46	46	N/A	12	12	N/A
4th Floor															
R1	HOTEL	W1	BEDROOM	49	49	N/A	14	14	N/A						
R1	HOTEL	W2	BEDROOM	7	7	1.00	0	0	-	49	49	N/A	14	14	N/A
5th Floor															
R1	HOTEL	W1	BEDROOM	54	54	N/A	15	15	N/A						
R1	HOTEL	W2	BEDROOM	13	13	1.00	0	0	-	54	54	N/A	15	15	N/A

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

9. Wind Microclimate

Introduction

9.1 This chapter assesses the effects of the Proposed Development on Wind Microclimate in relation to pedestrian comfort and safety. In particular, it considers the potential wind microclimate effects and likely effects of the Proposed Development on the following:

- Undesirable wind speeds at ground and raised levels of the Site, surrounding buildings and nearby areas of public realm during the construction phase; and
- Undesirable wind speeds at ground and raised levels of the Site, surrounding buildings and nearby areas of the public realm during the operational phase.

9.2 The chapter describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the Site and surroundings, the potential direct and indirect effects of the Proposed Development arising from wind effects, the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects.

9.3 This Chapter is supported by the following appendices:

- Appendix 9.1: Wind Tunnel Tests.

Assessment Methodology and Significance Criteria

Assessment Methodology

9.4 A comprehensive assessment of baseline (existing) and likely pedestrian level wind conditions upon completion of the Proposed Development has been undertaken. This allows a detailed comparison to be drawn between the existing conditions at the Site and conditions once the Proposed Development is complete and operational. Due to the changing conditions and the likely pedestrian activities during the demolition and construction works, the potential for construction phase effects was considered qualitatively, based on professional experience.

9.5 The detailed methodology applied combines the following elements to determine the probability of local wind speeds exceeding comfort and safety thresholds for a range of common activities based on the industry standard Lawson criteria[i] for pedestrian comfort and safety:

- Measured pedestrian level wind speeds at key areas in and around the Site, from model-scale boundary layer wind tunnel testing; and
- Long-term wind frequency statistics transposed from the nearest suitable weather centres to apply directly at the Site.

9.6 The assessment of environmental wind flows lies outside the scope of BS EN 1991-1-4:2005[ii], the current UK and European Standard for wind actions on structures, which focuses on wind loading issues. Therefore, the impact of environmental wind

on pedestrian spaces and the consequent suitability of these spaces for planned usage are described by and compared against the industry standard Lawson criteria. These criteria are well established and are recognised by Local Planning Authorities as a suitable benchmark for wind assessments.

9.7 Details of the wind tunnel testing are provided in **Appendix 9.1**. The tests were conducted in RWDI Anemos Ltd.'s boundary layer wind tunnel facility, where an atmospheric boundary layer representative of that at the Site was simulated. The wind tunnel model was constructed at a scale of 1:300 and covers a full-scale extent of 360 m from the centre of the Site (up to and beyond the extent of potential significant effects of the Proposed Development).

9.8 The wind tunnel model of the Proposed Development and surrounding area was based on a 3D model, plans and survey information provided by the design team in April 2023. The surrounding buildings were represented to a sufficient level of detail to reproduce the wind flows at the Site and on surrounding land. Existing mature deciduous trees in the immediate vicinity of the Site were represented in winter, or bare, format to represent the worst-case season form. Bus shelters were also represented.

9.9 To inform the testing, an initial experience-based review was carried out to identify areas of potential accelerated winds in and around the Site and to identify the potential extent of likely significant wind effects within the surrounding area. Existing and proposed pedestrian activities were also reviewed to identify areas of increased sensitivity to wind effects, such as recreational areas and building entrances. The resulting study area considers new and existing sensitive receptors located within approximately 75 m of the Site boundary. Wind speed measurements at the key pedestrian and roof-top terrace level locations identified were then made using probes capable of measuring fluctuating pressure differences that are calibrated against wind speed.

9.10 Measurements were taken for a full range of wind directions in increments of 22.5°. This is commonly applied and is considered sufficient to provide a robust and appropriate assessment, whilst helping optimise the testing efficiencies. To fully meet the requirements of the Lawson criteria, recordings were taken for a sufficient length of time to determine the mean and gust wind speeds.

9.11 The wind tunnel tests were carried out for the following scenarios:

- Scenario 1: Existing Site (baseline) with existing surrounding buildings and vegetation;
- Scenario 2: The Proposed Development with existing surrounding buildings and vegetation; and
- Scenario 3: The Proposed Development with existing and future (cumulative) surrounding buildings and existing vegetation.

9.12 The list of committed schemes, as set out in ES Volume 2: Main Text, Chapter 2: Approach, were reviewed using publicly available information and professional experience to determine their relevance to the wind microclimate assessment. A summary of the schemes scoped-in and scoped-out of the cumulative assessment is provided in the Assessment of Cumulative Effects section, below.

9.13 Long-term wind frequency statistics from Manchester Airport covering the period 2001 to 2015 were applied. This is considered suitable to provide a statistically robust climate model for the Site. The data was corrected to apply directly at the Site, taking account of differences in upwind terrain and altitude between the weather centre and the Site based on the widely-accepted Deaves and Harris log law wind model of the atmospheric boundary layer and BS EN 1991-1-4:2005.

9.14 For each location, the measured wind speeds were combined with the long-term wind frequency statistics to assess the wind environment in terms of the exceedance of threshold wind speeds that relate to pedestrian safety and to comfort levels perceived during standard pedestrian activities.

9.15 Details of the Lawson criteria for pedestrian safety, or distress, are presented in **Table 9.1** and are based on the exceedance of the threshold wind speeds, considering mean-hourly and gust-equivalent-mean values, occurring once per annum. These thresholds represent wind speeds with the potential to destabilise the less able or more susceptible members of the public (including elderly, cyclists and children) and able-bodied persons.

Table 9.1: Lawson Criteria for Pedestrian Safety, or Distress

Threshold mean-hourly wind speed exceeded once a year	Safety Rating		Qualifying Comments
15 m/s	S2	Unsuitable for general public	Less able-bodied persons and cyclists find conditions physically difficult.
20 m/s	S1	Unsuitable for able-bodied	Able-bodied persons find conditions difficult. Physically impossible to remain standing during gusts.

9.16 Details of the Lawson criteria for pedestrian comfort are presented in **Table 9.2** and are based on the exceedance of threshold wind speeds, considering mean-hourly and gust-equivalent-mean values, occurring less than 5% of the time. The thresholds represent upper bounds of acceptability for a range of common activities. The value of 5% has been established as giving a reasonable allowance for extreme and relatively infrequent winds that are acceptable within each category.

Table 9.2: Lawson Criteria for Pedestrian Comfort

Threshold Mean-hourly Wind Speed Exceeded < 5% of the Time	Comfort Rating		Qualifying Comments
4 m/s	C4	Long-term Sitting	Reading a newspaper and eating and drinking.
6 m/s	C3	Standing or short-term Sitting	Appropriate for bus stops, window shopping and building entrances.
8 m/s	C2	Walking or Strolling	General areas of walking and sightseeing.

Threshold Mean-hourly Wind Speed Exceeded < 5% of the Time	Comfort Rating		Qualifying Comments
10 m/s	C1	Business walking	Local areas around tall buildings where people are not likely to linger.

9.17 The pedestrian level wind environment assessment is summarised in terms of suitability of wind conditions for various activities, based on the above criteria. The assessment takes full account of seasonal variations in wind conditions and pedestrian activities. Thus, conditions for recreational activities focus on summer but also consider spring and autumn. Recreational activities do not consider winter comfort ratings as it is anticipated that users would not demand suitable conditions 95% of the time in winter but would instead be satisfied to use the amenity spaces on occasions when conditions, including precipitation and temperature, permit. Conditions for pedestrian thoroughfare, access or waiting (for example at bus stops) consider all seasons, with winter being predominantly the critical season due to generally higher wind speeds in the winter months.

9.18 The activities considered, and their relation to the comfort criteria detailed above, are shown in **Table 9.3** in order of decreasing sensitivity to wind speeds. Conditions considered suitable for the more sensitive activities would also be suitable for the subsequent, less sensitive uses.

Table 9.3: Suitability Assessment

Suitability		Target Lawson comfort and safety criteria for specified seasons
Outdoor seating	For long periods of sitting, such as for an outdoor café or picnic area.	'Long-term sitting' (C4) in at least summer.
Entrances, waiting areas	For pedestrian ingress / egress at entrances, or short periods of sitting or standing such as at a bus stop, taxi rank, meeting point, window shopping, etc.	'Standing or short-term sitting' (C3) in all seasons.
General leisure (excluding seating areas)	For leisure uses excluding long periods of outdoor sitting, such as active leisure, general park spaces, children's play area, etc.	'Standing or short-term sitting' (C3) from spring to autumn.
Thoroughfare	For pedestrian access to, and passage through, the site and surrounding area.	'Business walking' / 'Walking or strolling' (C1/C2) in all seasons - 'Walking or strolling' (C2) desired but 'Business walking' (C1) may be acceptable in some areas.
Unsuitable	Unsuitable for all activities.	Exceeds comfort criterion for 'Business walking' (C1) or safety criteria (S1/S2).

9.19 The above target conditions are applied in conjunction with existing and proposed pedestrian activities to consider the following aspects of the Proposed Development:

- Pedestrian safety in and immediately around the Site;
- Pedestrian and future occupant comfort for existing and proposed activities in and immediately around the Site at:
    - Thoroughfares (where leisurely strolling conditions is desired throughout the year but fast or business walking conditions could be acceptable in some areas);
    - Building entrances, active frontages and waiting areas (where standing / short-term sitting conditions are desired throughout the year); and
    - Amenity spaces, including outdoor seating and roof-top terraces, etc. (where a mix of short and long-term sitting conditions is considered acceptable for larger spaces, but long-term sitting during at least summer is desired at dedicated seating areas).

Significance Criteria

9.20 The significance of effects is assessed based on the suitability of wind conditions in each area against the current or planned pedestrian activities at these locations. Although pedestrian perception, and thus sensitivity, differs with the activity being undertaken, this is directly considered within the assessment criteria.

9.21 The assessment criteria apply upper bounds of acceptability, and so exceedances have the potential to fundamentally alter the character of a space. It is therefore appropriate to consider the sensitivity of all receptors as high. On this basis, , the following scale of significance has been used:

- Effects on pedestrian safety, where conditions change from suitable to unsuitable (adverse effect) or from unsuitable to suitable (beneficial effect), are generally considered major. Where the effect is marginal, relative to the safety criteria, the effect is considered moderate. If a moderate significance is applied, details to explain and justify this are included in the discussion;
- Effects on pedestrian comfort where conditions change from suitable to unsuitable (adverse effect) or from unsuitable to suitable (beneficial effect) for current or planned activities are deemed moderate;
- Where conditions change from marginal (or tolerable) to suitable or unsuitable for current or planned activities the effect is deemed minor. Similarly, a change from suitable or unsuitable to marginal / tolerable is also deemed minor; and
- Any effect that does not alter the suitability of wind conditions with respect to current or planned activities is considered negligible.

9.22 As an example of the above criteria of significance, where conditions at a building frontage with no current entrances are suitable only for strolling and a proposed development introduced an entrance in this area, wind conditions would need to improve to be suitable for pedestrian ingress / egress for the impact to be negligible. If wind conditions became marginally windy for an entrance, the impact would be

minor adverse even if wind speeds were lower, due to the introduction of a more sensitive activity.

9.23 Where existing conditions are calmer than required for existing activities, an increase in wind speeds could be accommodated without the effect being significant, provided conditions remain suitable for pedestrian activities.

9.24 All effects of the completed Development are considered permanent, direct and localised.

Assumptions / Limitations

9.25 The overall scope and methodology for the wind microclimate assessment was agreed with Manchester City Council. No further consultation was considered necessary to inform the assessment provided in this ES chapter.

9.26 The assessment was based on boundary layer wind tunnel testing of a physical scale model. This represents best industry practice, and provides a detailed, robust, quantitative assessment.

9.27 Historical wind statistics were used as standard practice due, in part, to lack of certainty in potential future changes in wind patterns, though any changes are expected to be minor.

Baseline Conditions

Meteorological Conditions

9.28 The wind climate expected at the Site is summarised in **Figure 9.1** in terms of the annual wind speed and direction probability distributions at a reference height of 109 m, corresponding to the approximate maximum height of the Proposed Development, relative to local ground level. Seasonal wind speed and direction probability distributions are presented in **Appendix 9.1**.

9.29 Based on the wind climate statistics, winds from the southerly quadrant are prevalent. Light to moderate winds from the south and south-south-east are most common, whilst stronger winds more frequently blow from the south-south-west. Winds from the west-south-west and west also occur frequently, and extreme wind speeds (relevant to pedestrian safety) are most likely to blow from this direction. Northerly winds are generally light and rare, though cold north-easterly winds are common during spring. Wind speeds are generally higher during winter and lower during summer.

Characterisation of the Baseline

9.30 The existing Site comprises a 5-storey disused bank building in the northwest and an open space in the southeast, and is substantially sheltered by surrounding buildings from winds approaching from all directions.

9.31 The resulting pedestrian level wind conditions in and around the Site is presented in terms of the Lawson comfort and safety criteria in **Appendix 9.1** and is summarised below.

Pedestrian Safety

9.32 Conditions in and around the existing Site rate as safe for all users, in accordance with the Lawson criteria for pedestrian safety.

Pedestrian Comfort

9.33 In terms of pedestrian comfort, conditions are considered suitable for at least short periods of sitting or standing. Conditions are therefore suitable for leisurely strolling on surrounding thoroughfares. Entrances to the existing and surrounding buildings are expected to enjoy suitable conditions for pedestrian ingress / egress. Retail frontages and bus stops also enjoy suitable conditions for window shopping and awaiting a bus, respectively. Outdoor seating areas for the B Lounge bar and restaurant and Starbucks Coffee further enjoy suitable conditions for long periods of outdoor sitting throughout the year.

Embedded Mitigation

Demolition and Construction

9.34 There are no requirements for embedded mitigation with regards to wind microclimate effects during the demolition and construction stages.

The Completed and Operational Development

9.35 The proposed roof-top terrace benefits from 1.4 m high solid balustrades, though these were not introduced to specifically mitigate wind effects. Otherwise, there are no requirements for embedded mitigation with regards to wind microclimate effects for the completed and operational Development.

Assessment of Likely Significant Effects

Demolition and Construction

9.36 There are no existing buildings to be demolished on the Site. No short-term increases in exposure of surrounding receptors would therefore occur.

9.37 During construction, the massing of neighbouring buildings and the spacing and orientation to the Proposed Development is such that potential short-term effects where partially completed buildings may exacerbate downdraughts from downwind buildings are not expected to be significant. Potential wind effects from the partially completed Development are therefore expected to be less than from the completed Development considered below.

9.38 Furthermore, pedestrian activities within the Site and immediate surrounds will also be different during construction and will include work activities and restrictions on pedestrian movements in some areas for standard construction site health and safety reasons. Pedestrian perception of conditions in the surrounding area is also likely to be affected by expectations of conditions around a building site, with pedestrians more likely to tolerate adverse conditions as they can appreciate it as a temporary situation.

9.39 On the basis of the above, the Proposed Development is expected to have a lesser effect on the suitability of wind conditions in and around the Site during construction

than for the completed Development and any potential additional effects of the construction stage are expected to be **negligible**.

The Completed and Operational Development

9.40 The Proposed Development represents a significant structure. However, the Site is substantially sheltered, at lower levels, from winds approaching from all directions. The Proposed Development's upper levels are exposed but are well orientated with respect to prevailing southerly winds, particularly the stronger south-south-westerly winds. The Proposed Development also presents a narrow obstruction to west-south-westerly and westerly winds (the most frequent extreme winds) and north-easterly winds (common in spring). The Proposed Development does present a wider obstruction to south-easterly and north-westerly winds, but these winds are less frequent and generally lighter than prevailing winds. There remains some potential for downdraughts to reach pedestrian level on Gore Street, before channelling around the east corner of the Proposed Development. However, these effects are expected to be intermittent and limited in severity by the tower's orientation (as discussed above) and the adjoining low-level blocks.

9.41 The resulting pedestrian level wind environment in and around the Site is presented in terms of the Lawson comfort and safety criteria in **Appendix 9.1**. The expected pedestrian level conditions are summarised below and are further summarised graphically in **Figure 9.2** in terms of suitability for pedestrian activities (in accordance with **Table 9.3**). This presentation applies expert judgement to extrapolate from the key-point measurements in order to indicatively cover the Site and surrounding area.

Pedestrian Safety

9.42 As discussed above, the Proposed Development is substantially sheltered at low levels and is favourably orientated with regards to the most frequent strong winds from the south-south-west and west-south-west / west. As a result, pedestrian level wind conditions in and around the Site remain rated as safe for all users.

9.43 The Proposed Development is thus considered to have **negligible** effect with respect to pedestrian safety.

Pedestrian Comfort

Thoroughfares

9.44 In terms of pedestrian comfort, with respect to wind force, wind conditions in and around the Site are suitable for at least short periods of standing or sitting. Conditions on thoroughfares alongside the Site are therefore considered suitable for pedestrian access to and passage past the Proposed Development. This effect is considered **negligible**.

Entrances and Waiting Areas

9.45 The entrances to the Proposed Development enjoy suitable conditions for pedestrian ingress / egress. The adjacent thoroughfares are also suitable for short periods of standing, such as for a drop-off point or awaiting pick-up. These effects are considered **negligible**.

Amenity Spaces

9.46 The roof-top terrace at Level 30 of the Proposed Development is recessed into the stepped / sloping upper levels and benefits from a 1.4 m high solid balustrade. This encourages winds to deflect up and over the terrace such that the amenity space enjoys suitable conditions for long periods of outdoor sitting throughout the year. These conditions are considered suitable for the intended uses and this effect is therefore considered **negligible**. The expected addition of trees within the stepped terraces (conservatively omitted from the wind tunnel model) is expected to further enhance conditions.

Surrounding Area

9.47 With the introduction of the Proposed Development, surrounding thoroughfares remain suitable for pedestrian passage. Entrances to surrounding buildings remain suitable for pedestrian ingress / egress. Retail frontages and bus stops retain suitable conditions for window shopping and awaiting a bus, respectively. Outdoor seating areas for the B Lounge bar and restaurant and Starbucks Coffee retain suitable conditions for long periods of outdoor sitting. The Proposed Development therefore has **negligible** effect on the suitability of wind conditions within the surrounding area.

Additional Mitigation / Enhancement Measures

9.48 Conditions in and around the Site are expected to be suitable for existing and proposed activities and further mitigation or enhancement measures are not considered to be required. The expected residual effects are therefore as discussed above and the residual effect of the Proposed Development on wind microclimate is considered **negligible**.

Table 9.4: Residual Effects Summary

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
Construction				
Direct effects of construction activities.	None	Negligible	None	Negligible
Additional effects over and above the completed and operational Development.	None	Negligible	None	Negligible
Operation				
Pedestrian and occupant safety	None	Negligible	None	Negligible
Pedestrian comfort: thoroughfares	None	Negligible	None	Negligible
Pedestrian comfort: entrances and waiting areas	None	Negligible	None	Negligible
Occupant comfort: Roof-top amenity spaces	1.4 m high solid balustrades	Negligible	None	Negligible
Pedestrian comfort: surrounding area	None	Negligible	None	Negligible

9.49 In summary, and as for the consented scheme for the Site (application reference 121014/FO/2018), there are no significant effects of the Proposed Development on the pedestrian level wind microclimate in and around the Site.

Conclusions

9.50 Wind tunnel testing of a physical scale model has been combined with long-term wind statistics appropriate to the Site to provide a detailed assessment of pedestrian level wind conditions in and around the Site in accordance with the industry standard Lawson criteria for pedestrian safety and comfort.

9.51 Based on the climate statistics, light to moderate winds from the south and south-south-east are most common, whilst stronger winds more frequently blow from the south-south-west. Winds from the west-south-west and west also occur frequently, and extreme wind speeds (relevant to pedestrian safety) are most likely to blow from this direction. North-easterly winds are also common during spring. Wind speeds are generally higher during winter and lower during summer.

9.52 The existing Site is relatively sheltered by surrounding buildings and conditions in and around the Site are expected to be suitable for existing pedestrian activities.

9.53 The Proposed Development represents a significant structure, but is well orientated with respect to prevailing southerly winds, stronger west-south-westerly and westerly winds and north-easterly winds, common in spring. In addition, the Site is sheltered at lower levels from winds approaching from all directions.

9.54 As a result, the Proposed Development has no significant impact on pedestrian level wind conditions with regards to pedestrian safety, and conditions in and around the Site rate as safe for all users.

9.55 In terms of pedestrian comfort, with respect to wind force, thoroughfares alongside the Site remain suitable for pedestrian access to, and passage past, the Proposed Development as well as for dropping-off or awaiting pick-up. Entrances to the Proposed Development enjoy suitable conditions for pedestrian ingress / egress and the roof-top terrace enjoys suitable conditions for associated recreational uses, including outdoor seating.

9.56 The Proposed Development has no significant effect on the pedestrian level wind conditions within the surrounding area, which remain suitable for existing activities, including pedestrian passage, pedestrian ingress / egress at building entrances, window shopping at retail frontages, awaiting a bus at bus stops and outdoor sitting at pub and café outdoor seating areas.

9.57 On the basis of the above, the Proposed Development is considered to have **negligible** effect with regards to wind microclimate. This is unchanged from the previously consented scheme for the Site.

9.58 No significant additional construction effects, over and above those for the completed Development, are expected.

Assessment of Cumulative Effects

9.59 The assessment of potential cumulative effects applies the same methodology as for the Proposed Development with existing surrounds. **Table 9.5** provides a list of the developments which were considered and scoped in or out of the cumulative effects assessment.

Table 9.5: Cumulative Sites

Site Ref.	Application No.	Distance and Direction	Proposal	Scoped-in / Scoped-out	Justification
1.	127538/FO/2020	120 m to north	67 Piccadilly	Scoped-in	Within model extent
2.	112667/FO/2016	160 m to north-north-west	Hotel Indigo Piccadilly (refurbished building)	Scoped-in	Within model extent
3.	124545/LO/2019	200 m to north-west	43-47 Piccadilly	Scoped-in	Within model extent
4.	121375/FO/2018	470 m to north-west	20-36 High Street	Scoped-out	Beyond model extent
5.	115178/FO/2017	310 m to east-north-east	Eider House	Scoped-in	Within model extent
6.	118267/FO/2017	440 m to south	iQ Echo Street	Scoped-out	Beyond model extent
7.	125712/FO/2019	330 m to south	London Road Fire Station	Scoped-out	Minor extension within central courtyard
8.	126608/FO/2020	>470 m to east	Store Street	Scoped-out	Beyond model extent
9.	132626/FO/2022	410 m to east	48 Store Street, M1 2WA	Scoped-out	Beyond model extent
10.	132489/FO/2021	380 m to north-east	Port Street, M1 2EQ	Partially scoped-in	Tower included beyond main model extent
11.	135675/FO/2022	320 m to north-east	Tariff Street Manchester	Scoped-in	Within model extent
12.	135662/FO/2022	>500 m to east-north-east	Laystall Street / Great Ancoats Street, M4 6DE	Scoped-out	Beyond model extent
13.	134953/FO/2022	>440 m to north	68-70 Oldham Street, M4 1LF	Scoped-out	Beyond model extent
14.	127881/FO/2020	410 m to north-west	109-127 Market Street, M60 1TA	Scoped-out	Beyond model extent
15.	119374/FO/2018	210 m to south-west	Mindel House and 11 Bloom Street, M1 3EF	Scoped-in	Within model extent

Note: Site No.3

Likely Residual Cumulative Effects and their Significance

Construction

9.60 Committed surrounding developments lie some distance from the Site and, as for with the existing surrounding context, the Proposed Development is expected to have a lesser effect on the suitability of wind conditions in and around the Site during construction than for the completed Development. Potential cumulative effects during the construction stages are therefore considered **negligible**.

The Completed and Operational Development

9.61 Committed surrounding developments lie some distance from the Site and generally comprise modest massing additions to the urban context. The resulting pedestrian level wind conditions in and around the Site is presented in terms of the Lawson comfort and safety criteria in Appendix 9.1.

9.62 Based on the wind tunnel test results, the consented surrounding developments have no significant effect on pedestrian level wind conditions in and around the Site, which remain as discussed above for the existing surrounding context. Potential cumulative effects are therefore considered **negligible**.

Figures

Figure 9.1: Wind Climate at Site (at reference height of 109 m)

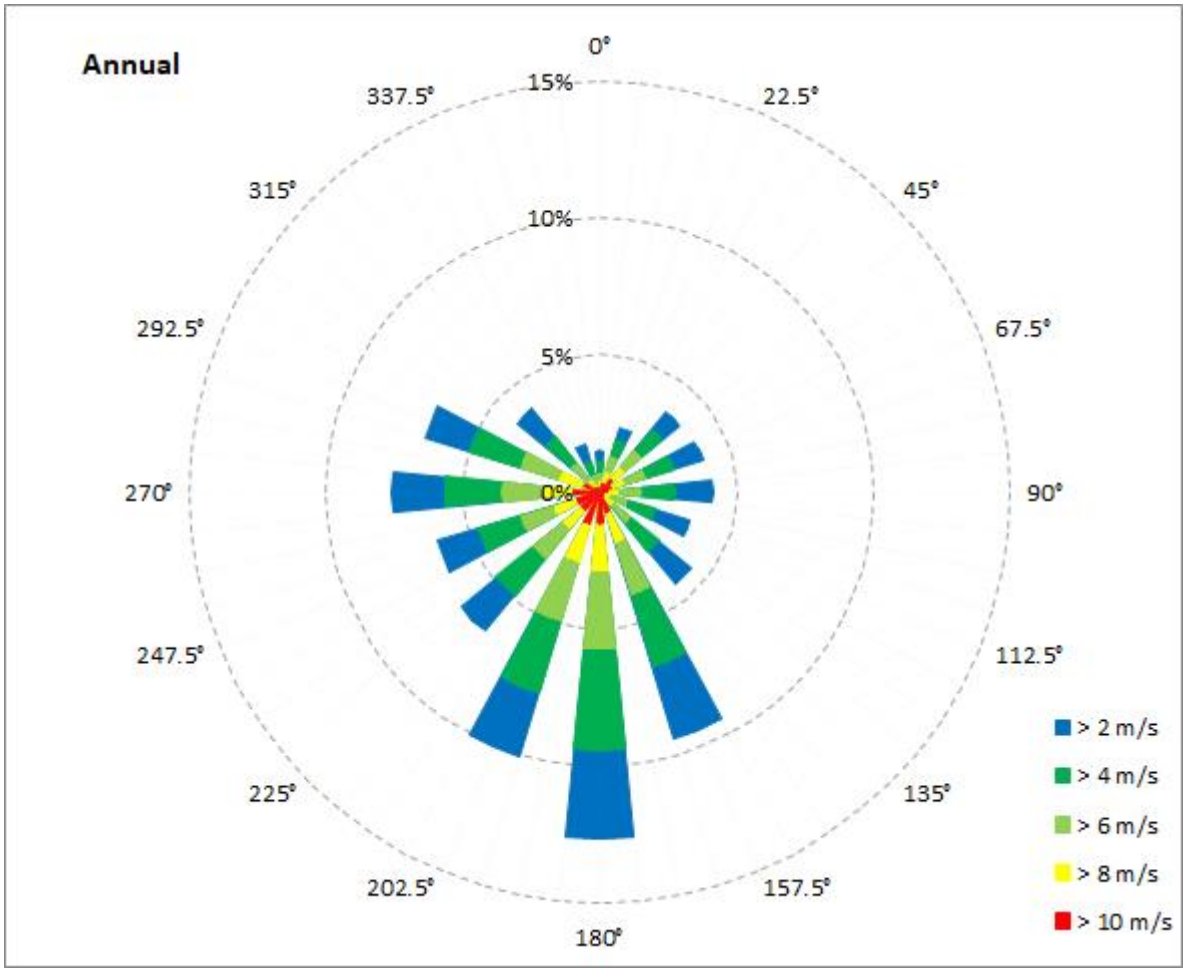


Figure 9.2: Suitability Assessment, Proposed Development with Existing Surrounds



References

[i] Lawson, T.V., 1990. "The Determination of the Wind Environment of a Building Complex before Construction" Department of Aerospace Engineering, University of Bristol, Report Number TVL 9025

[ii] BS EN 1991-1-4:2005 Eurocode 1: Actions on structures - Part 1-4: General actions - Wind actions

Appendix 9.1 - Wind Tunnel Tests

Wind Tunnel

9.1 The wind tunnel tests were carried out in RWDI Anemos Ltd.'s boundary layer wind tunnel facility, in Milton Keynes. This tunnel has an open working section with an effective width of 3.0 m.

9.2 An atmospheric boundary layer, representative of the conditions at the Site, was simulated using a turbulence grid and an arrangement of roughness elements distributed over the floor of the wind tunnel.

9.3 The boundary layer simulation was calibrated against the variation in mean wind speed and the intensity and scale of the turbulence with height above ground level appropriate to the Site, based on profiles derived using the widely accepted Deaves and Harris log law wind model and a detailed terrain analysis for the area surrounding the Site. This method yields a good approximation of the mean flow and turbulence characteristics and fully meets the requirements of clause NA2.2 'Guidance on design assisted by testing and measurements' from the UK National Annex to BS EN 1991-1-4:2005.

9.4 Figure A9.1 presents the variation of mean wind speed, longitudinal turbulence intensity and gust wind speed used in the tests, with the both the target profiles and the upper and lower bounds of the range of profiles over the full range of wind directions. The wind speed profiles are normalised by the mean wind speed at a reference height of 109 m (the approximate maximum height of the Proposed Development above the local ground level).

Instrumentation

9.5 Measurements of pedestrian level and roof-top terrace level wind speeds were made using instruments known as Irwin probes. These are standard devices for such measurements. The probes consist of a small tube with a pit at its base. The pressure difference between the top of the tube and the pit is calibrated against wind speed. The top of the tube is set at an equivalent full-scale height of 1.5 m to measure wind speeds at pedestrian height. The sampling rate, combined with the wind tunnel running speed and the linear scale of the model, were appropriate to the model scale simulation used.

9.6 People subjected to fluctuating or gusty wind conditions will react to either the mean wind strength or to the maximum gust that occurs. For this reason, both the mean and maximum gust speeds were determined for each measurement location. The gust speed was then converted to a gust-equivalent-mean value based on a factor of 1 / 1.85.

9.7 Measurements were made for a full range of wind directions in 22.5° increments. The wind tunnel measurements were recorded as non-dimensional wind speed ratios relative to the wind tunnel reference wind speed.

Wind Tunnel Model

9.8 The wind tunnel model of the Proposed Development and surrounding area was constructed by RWDI, based on a 3D model, plans and survey information provided by the design team in April 2023. The linear scale of the model is 1:300. The model was constructed on a circular baseboard of diameter 2.4 m, centred around the Site's centre.

9.9 Existing mature deciduous trees in the immediate vicinity of the Site were represented in winter, or bare, format to represent the worst-case season form. Bus shelters were also represented.

9.10 Figure A9.2a illustrates the models for existing Site conditions, the Proposed Development in the context of existing surrounding conditions and the Proposed Development with future surrounding developments. Figure A9.2b shows the locations of the wind speed sensors, with the proposed or existing uses assumed in the assessment.

Wind Climate Statistics

9.11 Long-term wind frequency statistics from Manchester Airport, for the period 2001 to 2015, were sorted into annual and seasonal wind speed and directional bins, with data derived for 16 evenly spaced sectors, and a standard statistical probability distribution (Weibull distribution) applied to each data set. The Weibull parameters were then corrected to apply directly at the Site, taking account of differences in upwind terrain and altitude between the weather centre and the Site based on the widely-accepted Deaves and Harris log law wind model of the atmospheric boundary layer and BS EN 1991-1-4:2005.

9.12 The resulting climate data is summarised in Figure A9.3 in terms of the seasonal wind speed and direction probability distributions at a reference height of 109 m, corresponding to the approximate maximum roof height of the Proposed Development above the local ground level.

9.13 The factors applied to correct the statistics from 10 m height in open-country terrain at sea level to reference height at the Site are also presented.

Wind Environment Results

9.14 The measured wind speed ratios from the wind tunnel tests were combined with the wind statistics applicable to the Site to assess the pedestrian level wind environment based on the industry standard Lawson criteria for pedestrian comfort and safety. The resulting annual and seasonal ratings for each measurement location are summarised in Figures A9.4 for the following scenarios:

- Scenario 1: Existing Site (baseline) with existing surrounding buildings and vegetation;
- Scenario 2: The Proposed Development with existing surrounding buildings and vegetation; and
- Scenario 3: The Proposed Development with existing and future (cumulative) surrounding buildings and existing vegetation.

9.15 With regards to the seasons, winter is typically the worst-case for activities undertaken throughout the year but is not considered significant for recreational uses. Summer is considered the key season for recreational activities.

Figure A9.1: Wind Tunnel Boundary Layer Simulation

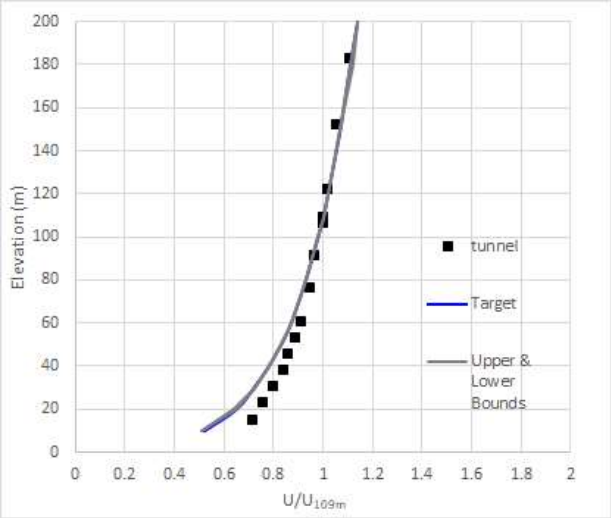
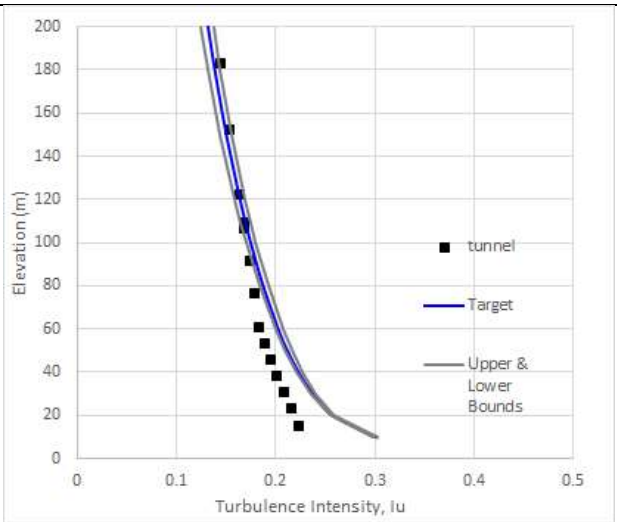
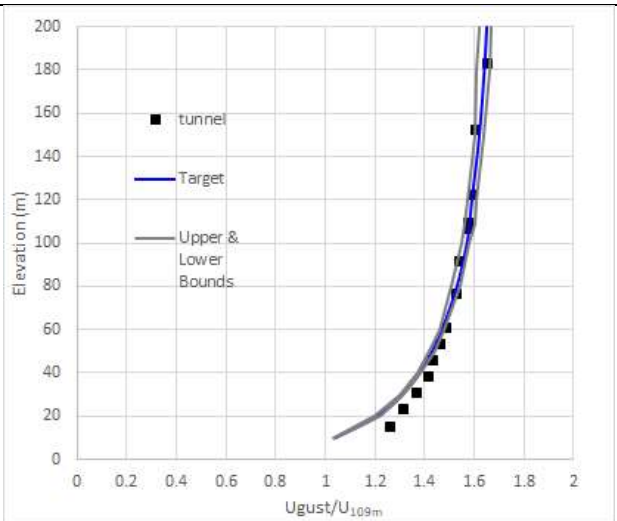
Mean Wind Speed	
Longitudinal Turbulence Intensity	
1-Second Gust Wind Speed	

Figure A9.2a: Wind Tunnel Model

Existing Site



Close-up of Proposed Development



Close-up of Proposed Development



Proposed Development with Existing Surrounds



Proposed Development with Future Surrounds



Wind Tunnel Set-up



Figure A9.2b: Wind Speed Sensor Locations and Proposed / Existing Uses

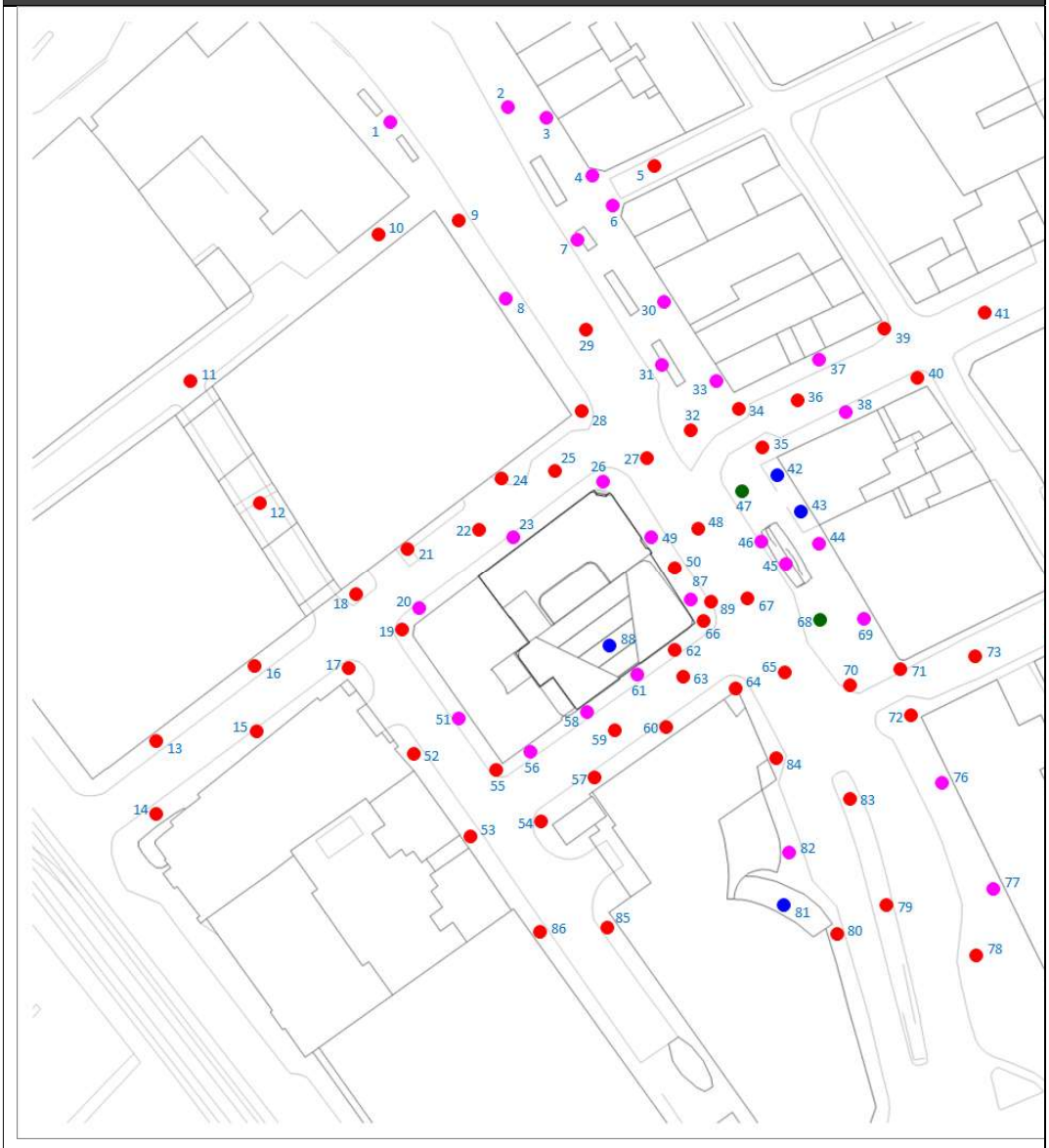


Figure A6.3a - Wind Speed Correction Factors, Open Country at Sea-Level to Ref. Height (109 m) at Site

Direction	0˚	22.5˚	45˚	67.5˚	90˚	112.5˚	135˚	157.5˚
Factor	1.38	1.37	1.36	1.35	1.35	1.36	1.36	1.35
Direction	180˚	202.5˚	225˚	247.5˚	270˚	292.5˚	315˚	337.5˚
Factor	1.35	1.34	1.34	1.35	1.35	1.34	1.36	1.37

Figure A6.3b: Wind Climate at Site (at Ref. Height of 109 m)

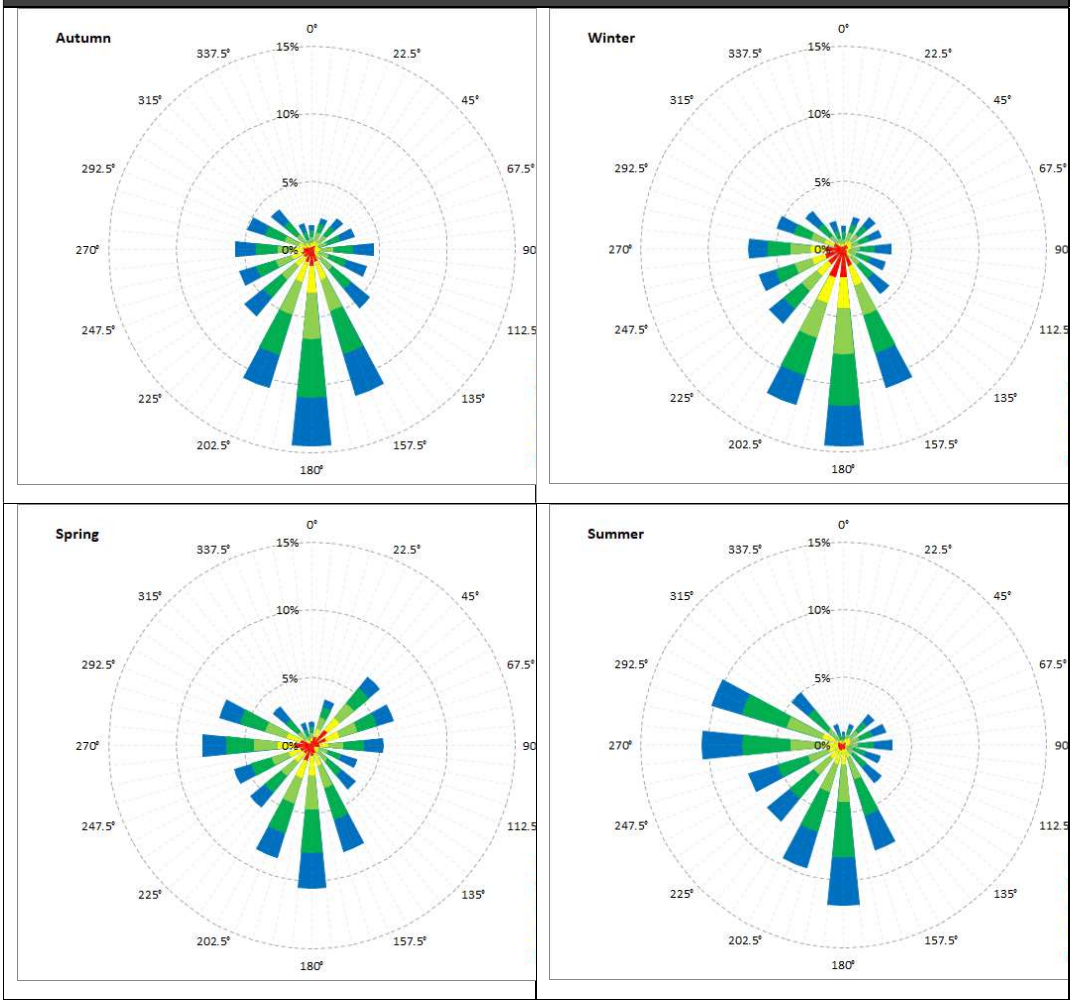
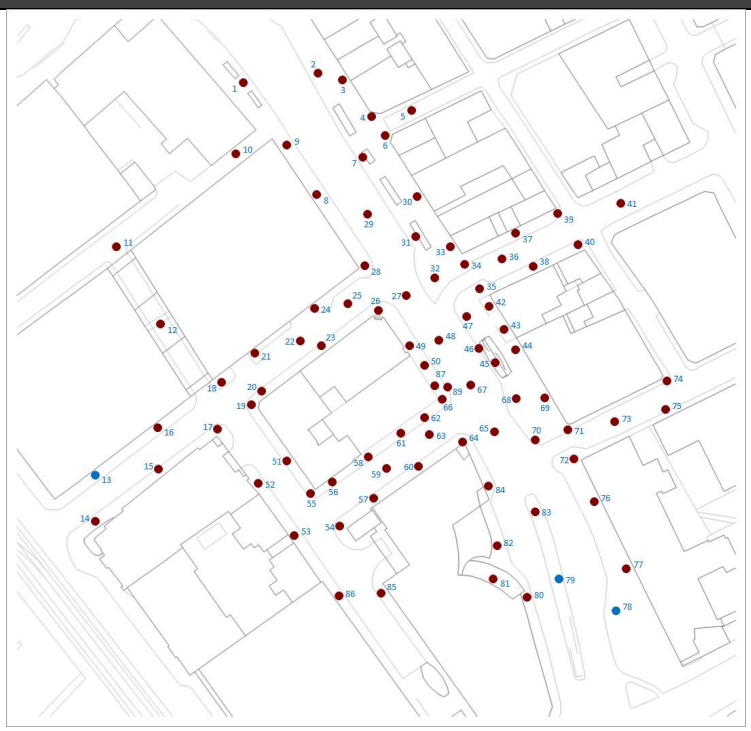
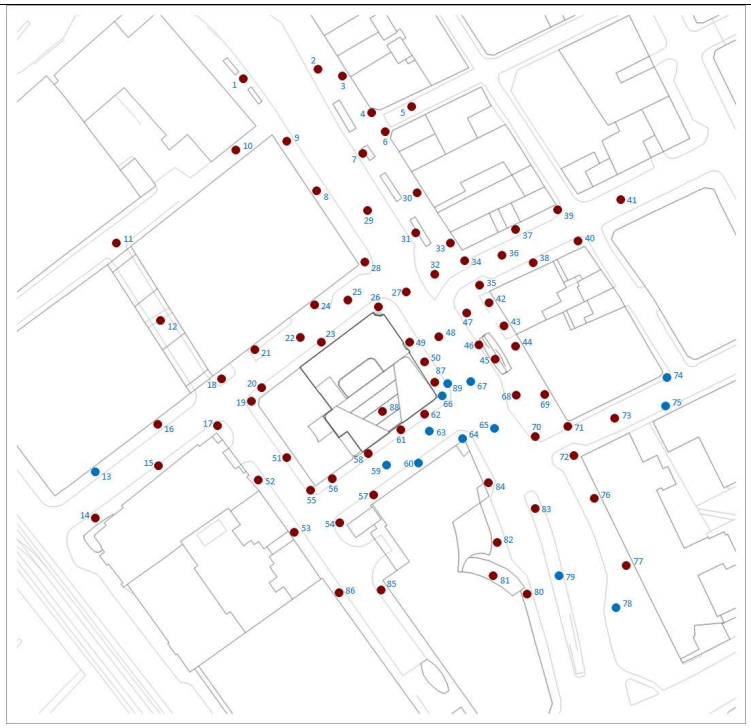


Figure A6.4a: Pedestrian Level Wind Environment – Annual Comfort and Safety Ratings

Existing Site Conditions



Proposed Development With Existing Surrounds



Comfort

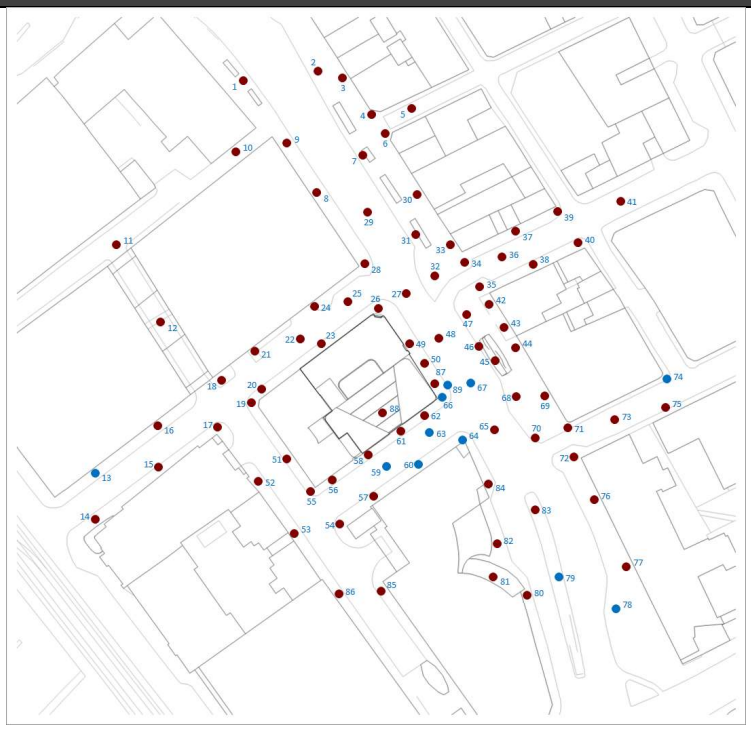
- C4 Long-term Sitting
- C3 Standing or short-term Sitting
- C2 Walking and Strolling
- C1 Business Walking
- C1+ Uncomfortable

Safety

- S2 General Public
- S1 Able-bodied

Figure A6.4a: Pedestrian Level Wind Environment – Annual Comfort and Safety Ratings

Proposed Development With Future Surrounds



Comfort

- C4 Long-term Sitting
- C3 Standing or short-term Sitting
- C2 Walking and Strolling
- C1 Business Walking
- C1+ Uncomfortable

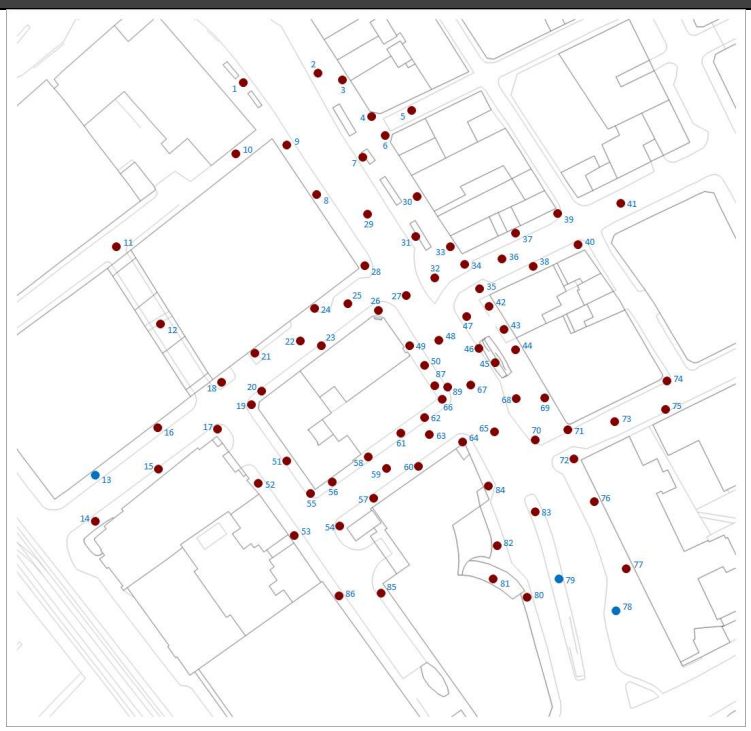
Safety

- S2 General Public
- S1 Able-bodied

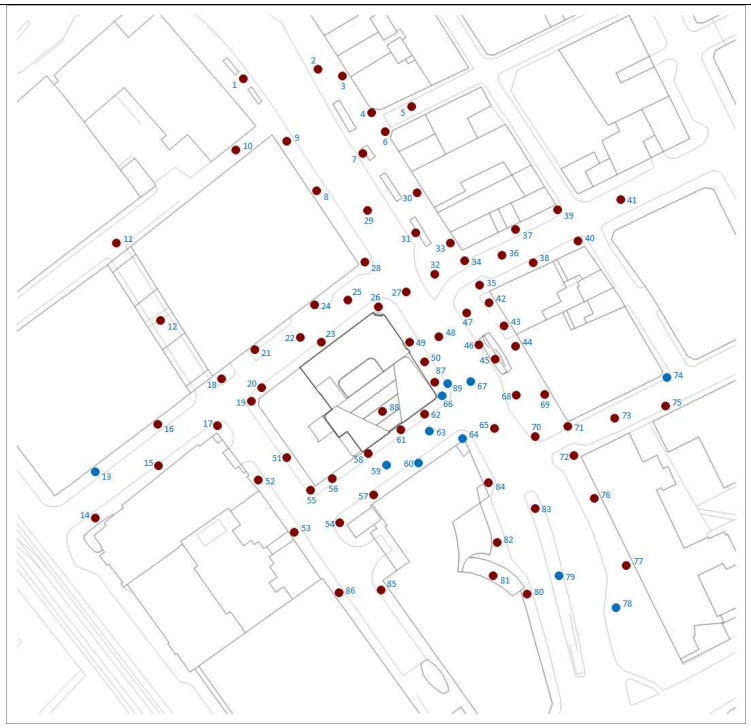
Urban microclimate

Figure A6.4b: Pedestrian Level Wind Environment – Autumn Comfort and Safety Ratings

Existing Site Conditions



Proposed Development With Existing Surrounds



Comfort

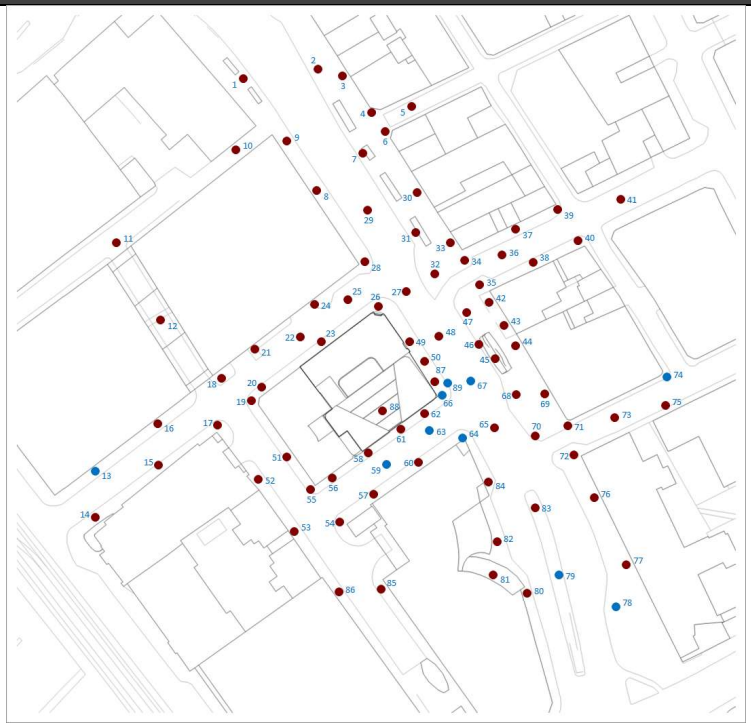
- C4 Long-term Sitting
- C3 Standing or short-term Sitting
- C2 Walking and Strolling
- C1 Business Walking
- C1+ Uncomfortable

Safety

- S2 General Public
- S1 Able-bodied

Figure A6.4b: Pedestrian Level Wind Environment – Autumn Comfort and Safety Ratings

Proposed Development With Future Surrounds



Comfort

- C4 Long-term Sitting
- C3 Standing or short-term Sitting
- C2 Walking and Strolling
- C1 Business Walking
- C1+ Uncomfortable

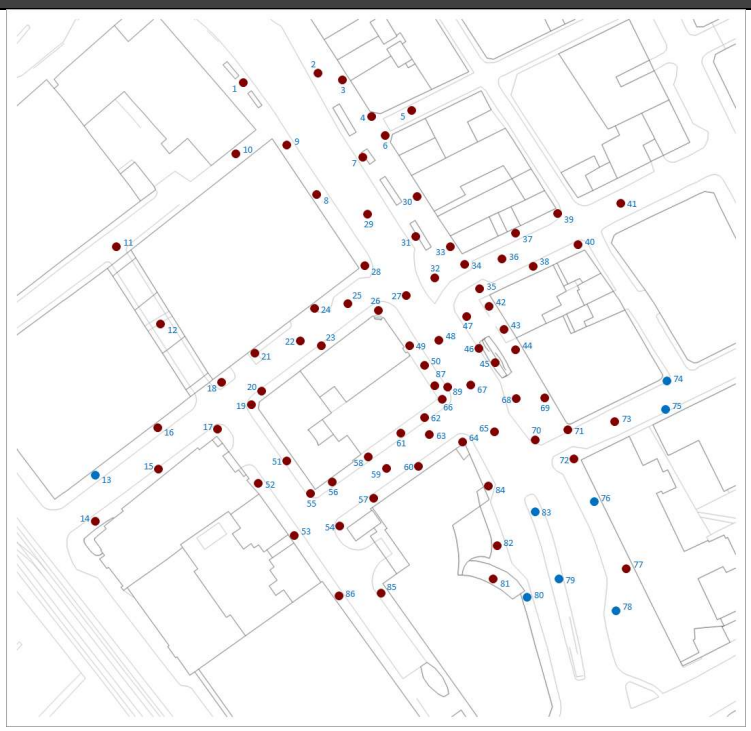
Safety

- S2 General Public
- S1 Able-bodied

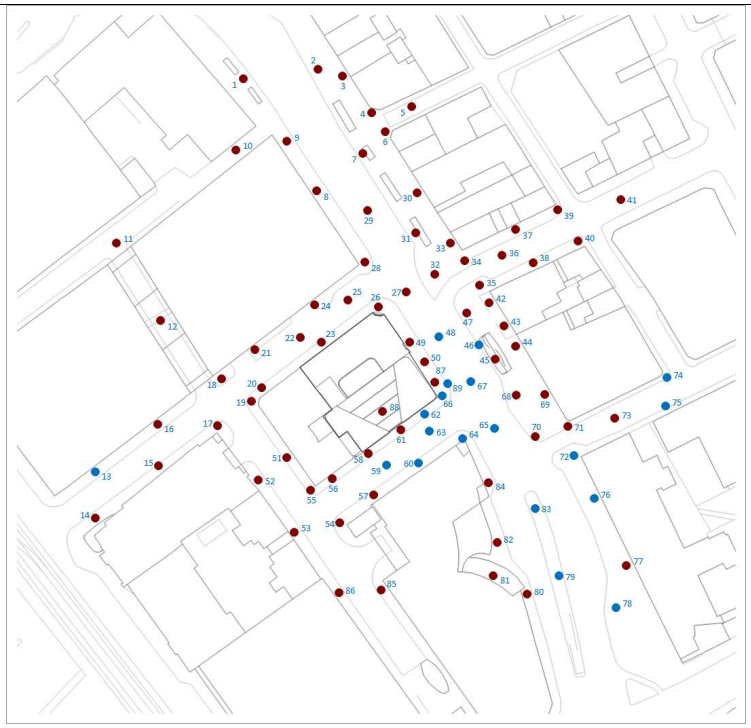
Urban microclimate

Figure A6.4c: Pedestrian Level Wind Environment – Winter Comfort and Safety Ratings

Existing Site Conditions



Proposed Development With Existing Surrounds



Comfort

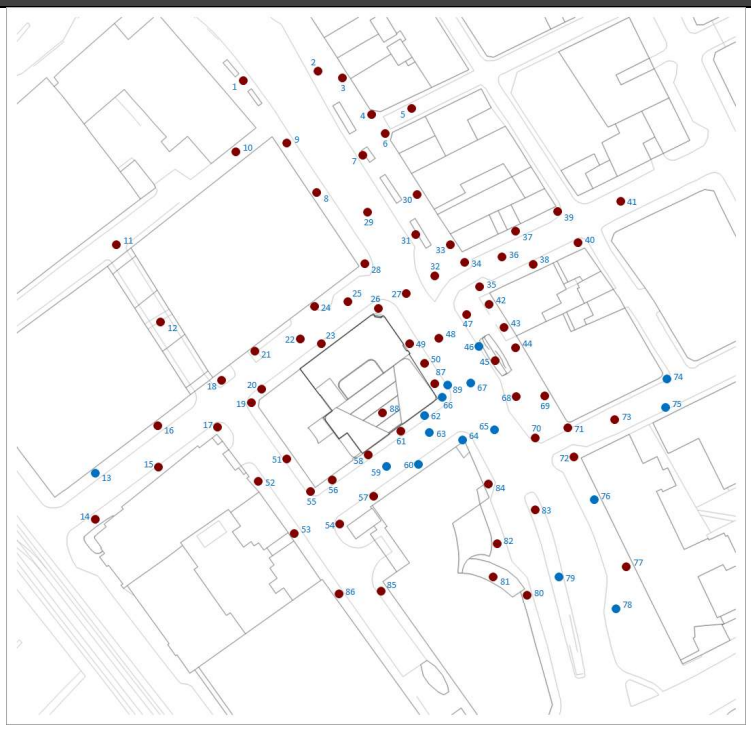
- C4 Long-term Sitting
- C3 Standing or short-term Sitting
- C2 Walking and Strolling
- C1 Business Walking
- C1+ Uncomfortable

Safety

- S2 General Public
- S1 Able-bodied

Figure A6.4c: Pedestrian Level Wind Environment – Winter Comfort and Safety Ratings

Proposed Development With Future Surrounds



Comfort

- C4 Long-term Sitting
- C3 Standing or short-term Sitting
- C2 Walking and Strolling
- C1 Business Walking
- C1+ Uncomfortable

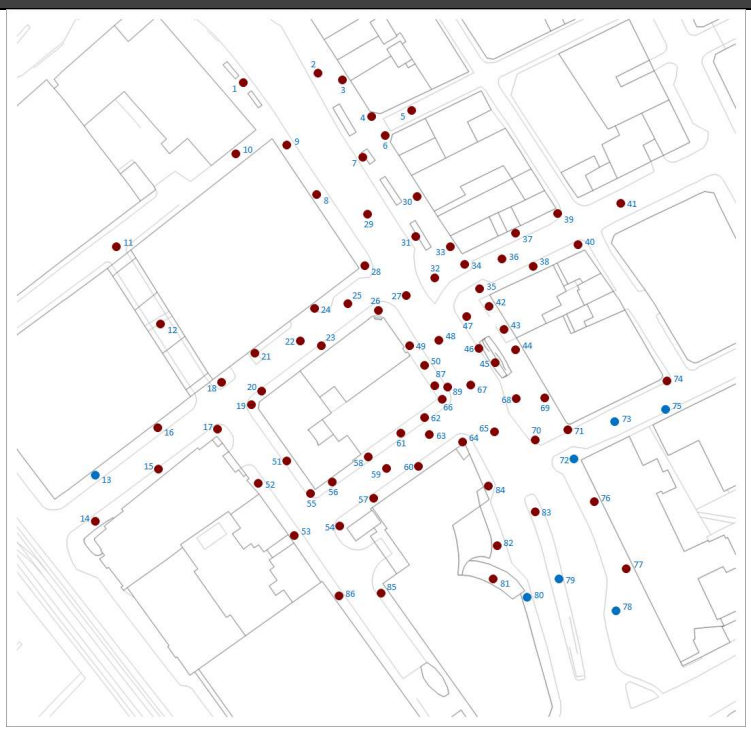
Safety

- S2 General Public
- S1 Able-bodied

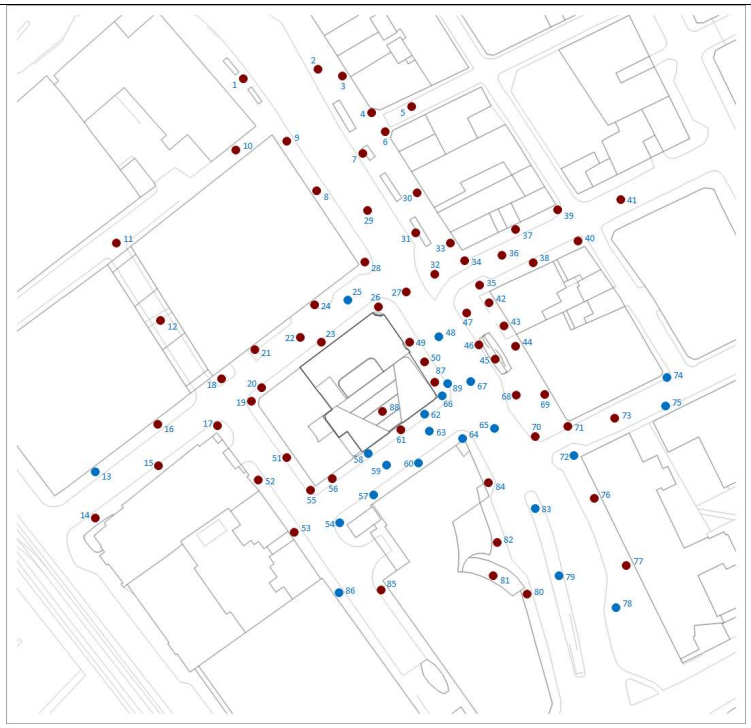
Urban microclimate

Figure A6.4d: Pedestrian Level Wind Environment – Spring Comfort and Safety Ratings

Existing Site Conditions



Proposed Development With Existing Surrounds



Comfort

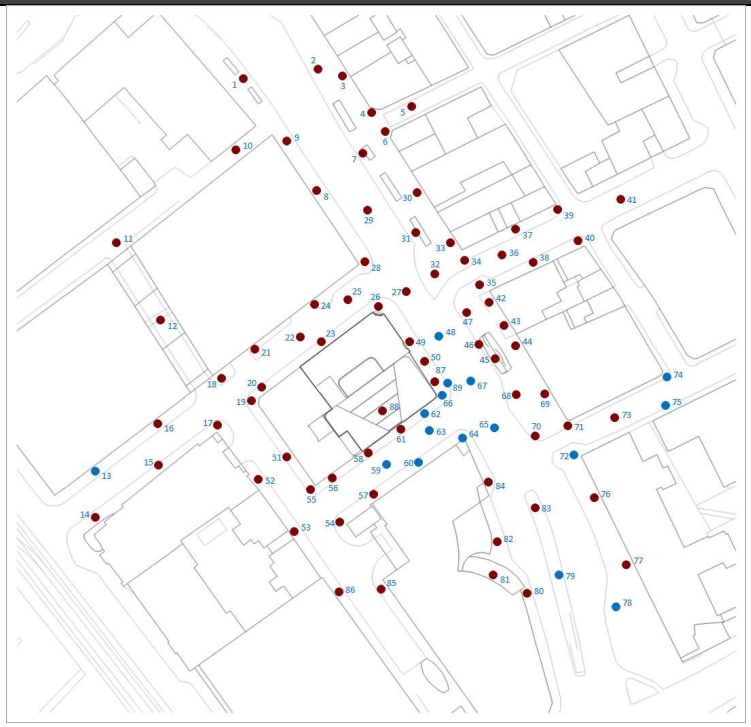
- C4 Long-term Sitting
- C3 Standing or short-term Sitting
- C2 Walking and Strolling
- C1 Business Walking
- C1+ Uncomfortable

Safety

- S2 General Public
- S1 Able-bodied

Figure A6.4d: Pedestrian Level Wind Environment – Spring Comfort and Safety Ratings

Proposed Development With Future Surrounds



Comfort

- C4 Long-term Sitting
- C3 Standing or short-term Sitting
- C2 Walking and Strolling
- C1 Business Walking
- C1+ Uncomfortable

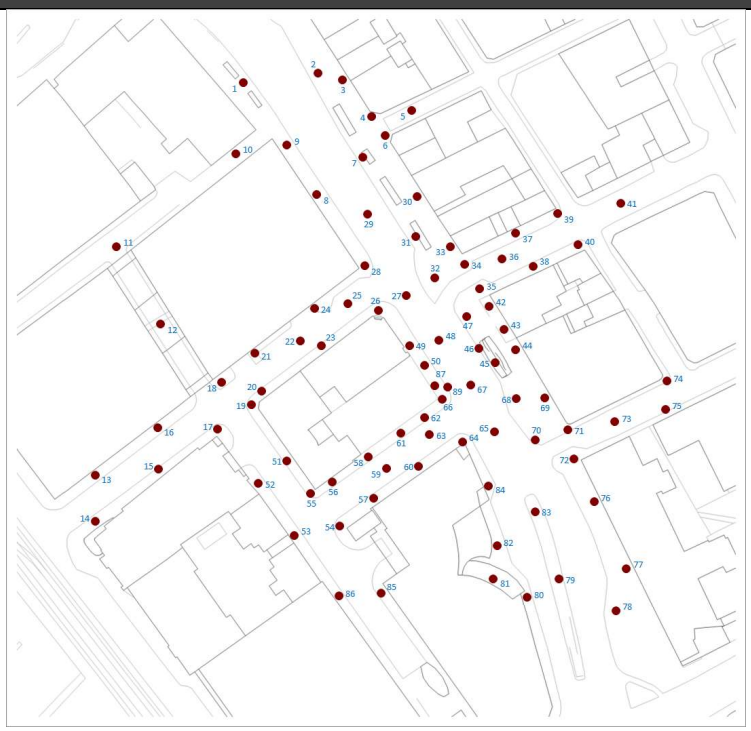
Safety

- S2 General Public
- S1 Able-bodied

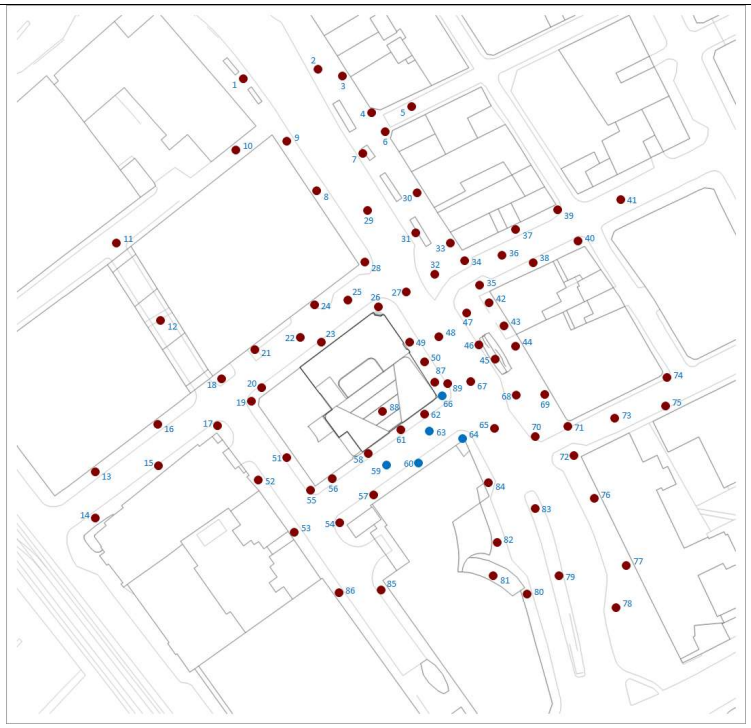
Urban microclimate

Figure A6.4e: Pedestrian Level Wind Environment – Summer Comfort and Safety Ratings

Existing Site Conditions



Proposed Development With Existing Surrounds



Comfort

- C4 Long-term Sitting
- C3 Standing or short-term Sitting
- C2 Walking and Strolling
- C1 Business Walking
- C1+ Uncomfortable

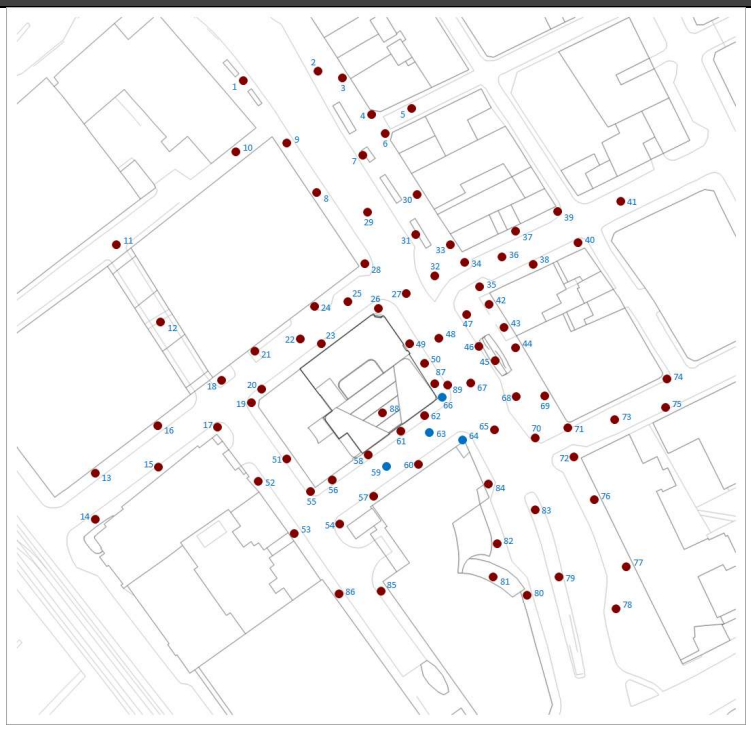
Safety

- S2 General Public
- S1 Able-bodied

Urban microclimate

Figure A6.4e: Pedestrian Level Wind Environment – Summer Comfort and Safety Ratings

Proposed Development With Future Surrounds



Comfort

- C4 Long-term Sitting
- C3 Standing or short-term Sitting
- C2 Walking and Strolling
- C1 Business Walking
- C1+ Uncomfortable

Safety

- S2 General Public
- S1 Able-bodied

Urban microclimate

10. Climate Change – Emissions

Introduction

10.1 This chapter 10a of the ES assesses the Proposed Development in relation to the effects it would have upon Climate Change through the release of greenhouse gas (GHG) emissions into the atmosphere.

10.2 The chapter describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the site and surroundings, the potential direct and indirect effects of the development arising from the release of GHG emissions which contribute to climate change, the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. It has been written by Wardell Armstrong LLP.

Assessment Methodology and Significance Criteria

Legislative Context

10.3 The relevant legislation, policy, and guidance are listed below with details provided in Appendix 10.1. The application Site is situated within the administrative area of Manchester City Council and Greater Manchester Combined Authority.

10.4 The applicable legislative framework is:

- Climate change Act 2008 (2050 Target, Amendment, Order 2019);
- Town and Country Planning EIA Regulations (2017);
- Building Regulations (in particular Part L, Part F, Part O, Part G, and Part S);
- Net Zero Strategy (2021); and
- Heat and Buildings Strategy (2021).

Planning Policy

10.5 The applicable planning policy and planning guidance are listed below, relevant information regarding resilience includes:

- National Planning Policy Framework 2021 (NPPF);
- National Design Guide 2021 (NDG);
- Core Strategy Development Plan, Manchester's Local Development Framework 2012-2027 (Adopted 2012);
- Guide to Development in Manchester, Supplementary Planning Guidance (2007); and
- Places For Everyone (2021).

National Planning Policy

National Planning Policy Framework (2021)

10.6 Paragraph 152, in Chapter 14 'Meeting the challenges of climate change, flooding, and coastal changes,' says that *"The planning system should support the transition to a*

low carbon future in a changing climate, taking full account of flood risk and coastal change. it should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."

National Design Guide (2021)

10.7 Paragraph 135, in 'Resources – efficient and resilient' chapter, states that "*Well-designed places and buildings conserve natural resources including land, water, energy, and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050. It identifies measures to achieve mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy; and adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding*."

Local Planning Policy

Core Strategy Development Plan, Manchester's Local Development Framework 2012-2027

10.8 Policy EN4 (Reducing CO_2 Emissions by Enabling Low and Zero Carbon Development) states *"The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO_2 emissions, and rising fossil fuel prices, through the following actions:*

All development must follow the principle of the Energy Hierarchy, being designed:

- *To reduce the need for energy through design features that provide passive heating, natural lighting and cooling*
- *To reduce the need for energy through energy efficient features such as improved insulation and glazing*
- *To meet residual energy requirements through the use of low or zero carbon energy generating technologies*
- *Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies….*
- *…Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes.*
- *The use of building materials with low embodied carbon in new development…"*

10.9 Policy EN6 (Target Framework for CO_2 reductions from low or zero carbon energy supplies) seeks non-residential developments over 1000sqm to achieve a 10% increase on Part L (2010) Building Regulations requirements (Conservation of fuel and power). It states "*Where the CO_2 emissions reduction required under any future revision to Part L of the building regulations becomes greater than the '% Minimum requirement', the reduction required under building regulations would apply*".

Guide to Development in Manchester, Supplementary Planning Guidance (2007)

10.10 With regard to energy efficiency, this guidance states: "*Developers should aim to reduce CO_2 emissions by at least 25% more than the requirements of the current Building*

Regulations… developers should aim for at least 20% of final site energy demand to be met by on-site renewable energy technologies".

Places For Everyone (2021)

10.11 Emerging Policy JP-S 2 states: "*The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including:*

- *Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling;*
- *Promoting the use of life cycle cost and carbon assessment tools to ensure the long term impacts from development can be captured;*
- *Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by, or meet the needs of local communities;*
- *Keeping fossil fuels in the ground;*
- *Planning for a balanced and smart electricity grid by identifying geographical locations which could support energy assets(30) ;*
- *Increasing the range of nature based solutions including carbon sequestration through the restoration of peat-based habitats, woodland management, tree-planting and natural flood management techniques;*
- *Development of Local Area Energy plans to develop cost effective pathways to achieve carbon targets;*
- *An expectation that new development will:*

a. Be net zero carbon from 2028 by following the energy hierarchy (with any residual carbon emissions offset), which in order of importance seeks to:

i. Minimise energy demand;
ii. Maximise energy efficiency;
iii. Utilise renewable energy;
iv. Utilise low carbon energy; and
v. Utilise other energy sources…

b. Incorporate adequate electric vehicle charging points to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the site;

c. Where practicable, prioritise connection to a renewable energy/heating/cooling network in the first instance or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels at a later date…

…For renewable energy generation priority should be given to PV installation where technically feasible, alternative technologies will be appropriate where the equivalent generation is evidenced.

e. For non-residential developments, achieve at least BREEAM excellent standard (or equivalent) for the 'Ene 01 – reduction of energy use and carbon emissions' category rising to 'BREEAM outstanding' equivalent for ENE 01 from 2028.

f. Include a detailed energy statement to demonstrate via site relevant evidence how the development has sought to maximize reductions in carbon emissions in line with relevant policy targets, including the minimisation of overheating risks and appropriate measures for post occupancy evaluation. Whole life cycle emissions should be considered where possible…

Guidance and Best Practice

10.12 The Institute of Environmental Management and Assessment (IEMA), 'Environmental impact assessment guide to assessing greenhouse gas emissions and evaluating their significance' (2022) provides a prescribed methodology to use in the assessment of greenhouse gas (GHG) effects and will form the basis of the assessment.

10.13 Several guidance publications have been produced containing suggested methods for establishing a baseline and limited advice on techniques for applying significance thresholds. The following guidance documents have been used to inform the assessment:

- European Commission, 'Guidance on Integrating Climate Change and Biodiversity into Environmental Impact Assessment' (2013);
- European Investment Bank (EIB) 'EIB Project Carbon Footprint Methodologies. Methodologies for the Assessment of Project GHG Emissions and Emission Variations' (2023);
- Royal Institution of Charted Surveyors (RICS), 'Whole life carbon assessment for the built environment (1st Edition, 2017);
- BSI - PAS 2080:2016 'Carbon Management in Infrastructure; and
- IEMA 'Environmental Impact Assessment Guide to Climate Change Resilience and Adaptation' (2020).

10.14 The IEMA 'Environmental impact assessment guide to assessing greenhouse gas emissions and evaluating their significance' (2022) will act as the primary guidance for the climate change assessment, as this is the most recent available and applies to the UK. It is also considered to be the most holistic method of assessing GHG emissions, as it applies a whole lifecycle methodology, incorporating not just the construction and operational phase of development, but also the decommissioning/end-of-life and beyond asset lifecycle stages. This allows for a more robust 'worst-case scenario' to be applied which is proportionate to the nature and scale of the Proposed Development.

10.15 The EIB "Project Carbon Footprint Methodologies" (2023) guidance will be used to establish the alternative baseline scenario for the Proposed Development. This guidance goes into greater detail in terms of a baseline methodology and allows for a meaningful comparison of impacts where there is no prior development in an area.

10.16 Mitigation has taken a prominent position within the EIA process in relation to impacts on climate. GHG emissions mitigation is considered from the outset and throughout the project's lifetime. However, the biggest driver for change is the recent revision to Part L of the Building Regulations in England which requires developers to demonstrate substantial improvements in carbon emissions in order to achieve sign off. Without this the developments cannot be lawfully occupied.

Baseline Data Collection

10.17 Whole lifecycle carbon emissions are based on the information supplied by the project team in relation to the indicative build mix, floor areas, building materials, and assumed energy consumption for the Proposed Development. No physical data collection was required by Wardell Armstrong LLP.

Assessment Methodology

Scope of the Assessment

10.18 The Proposed Development comprises the UK's first Net Zero tower with an integrated range of sustainable accreditations and Net Zero building standards. The development will be located on brownfield land, last in use 30 years ago, adjoining the existing Union Bank building, which will be integrated into the design. The planning application seeks full planning permission for the construction of a 32-storey building with integration of the existing Grade II Listed Union Bank.

10.19 This assessment is based upon data provided by the project team. Where data is not available, assumptions have been made using industry standard data. This part of the assessment will assess the Proposed Development's impacts on climate change through the release of GHGs. It will compare the Proposed Development's emissions against those of a BaU baseline development.

Extent of Study Area

Geographical Scope

10.20 The Proposed Development will impact global GHG concentrations across all project lifecycle stages, which will have a permanent, long-term, and adverse effect on the climate through contributing to global warming. Therefore, within a climate change context, the key sensitive receptor to the impacts of the development will be global climate.

10.21 This global receptor differs to the other local scale receptors listed within an EIA context as it is not within a predefined boundary for the study area. The atmospheric concentration of greenhouse gases is considered to have 'high' sensitivity to further emissions.

10.22 It is understood that certain regions, populations, and species are more sensitive than others to climate change, but it would not be reasonable to provide an assessment of the Proposed Development's potential impact on all these receptors as any single development would have an indiscernible impact on global climate change overall. The Proposed Development's impact on climate change is therefore assessed in relation to the release of GHG emissions (directly and indirectly) associated with the construction, operational and decommissioning phases of the project.

System Boundary

10.23 The scope of the climate change impact assessment is considered to be those activities associated with the Proposed Development that either directly or indirectly release GHG emissions that contribute to climate change effects, irrespective of their source, and across all relevant project lifecycle stages (whole lifecycle carbon emissions).

10.24 BS EN 15978 [1]and the RICS PS[2] set out four stages in the life of a typical project described as lifecycle modules:

- Module A1 – A5 (Product sourcing and construction stage);
- Module B1 – B7 (Use stage);
- Module C1 – C4 (End of Life stage); and
- Module D (Benefits and loads beyond the system boundary).

10.25 The system boundary applied for this assessment is cradle-to-grave and it will cover the entirety of modules A1 (raw material extraction and supply) through to C4 (end-of-life stage). Module D is optional and involves a greater level of uncertainty. The assessment is proportional to the nature and scale of the Proposed Development.

Temporal Scope

10.26 A reference study period has been chosen as the basis of the GHG emissions assessment based on the expected service life of the construction asset. The assessment considers the whole lifecycle carbon emissions over a 60-year period. This reference study period is recommended in the RICS (2017) guidance for whole life carbon assessments and is consistent with the principles outlined in EN 15978, clause 7.3.

Whole Lifecycle Carbon Emissions

10.27 A sum total of all building-related emissions over a building's entire lifecycle, which includes operational emissions from day-to-day energy use, is provided in order to assess the impacts associated with the Proposed Development over the 60-year reference study period. Emission savings achieved from any incorporated low carbon technologies during operation (e.g., renewable energy/heat generation) are taken into consideration. The assessment includes embodied carbon emissions which consists of:

- Material sourcing;
- Fabrication of components;
- Transportation of materials to/from Site;
- Construction;
- Maintenance, repair and replacement; and
- Demolition, dismantling, and disposal.

10.28 The objective of the assessment is to ensure the minimum overall lifetime carbon emissions and the maximum lifetime resource efficiency, and to demonstrate how the Proposed Development will mitigate the impact it will have on climate change through the release of GHG emissions in the longer term.

10.29 The distinction between operational and user GHG emissions is important to establish within the assessment. In terms of non-residential properties, operational emissions are associated with the Regulated energy demand which is controlled by

[1]BRE Global, *BRE Global Methodology For The Environmental Assessment Of Buildings Using EN 15978:2011*, https://www.greenbooklive.com/filelibrary/EN_15804/PN326-BRE-EN-15978-Methodology.pdf, 2018 (accessed 5 July 2023)

[2] RICS, *Whole life carbon assessment for the built environment*, https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/building-surveying-standards/whole-life-carbon-assessment-for-the-built-environment (accessed 5 July 2023)

Building Regulations. The user GHG emissions are associated with the Unregulated energy demand and annual water consumption which are largely unknown and are outside of the Applicant's direct control. These 'In Use' lifecycle emissions have been estimated based on UK energy benchmarks and Building Regulation requirements for water efficiency.

10.30 It is not possible to fully understand, at this time, how energy use and emissions will change during the 60-year reference study period. Therefore, it has been assumed that energy use will remain the same year on year throughout the assessment period. Unregulated energy use could vary substantially when the Proposed Development is operational, but it is not possible to accurately predict this energy use and a reasonable allowance has been made to account for this within the assessment based on the Energy Strategy which accompanies the application.

Effects Not Considered within the Scope

10.31 The lifetime emissions will not be adjusted to take into account the UK Government projections for national grid decarbonisation by 2050, as there are limitations and uncertainty to these longer-term energy mix projections. Whole Life Carbon analysis is based on existing grid conditions to present a 'worst-case scenario' for future impacts.

10.32 Not included in the assessment are those emissions associated with the transport movements of guests, goods and services, workers, supply chain, and visitors to site once the Proposed Development becomes operational. These are largely tied to behavioural actions that are outside of the Applicant's control. At the time of this assessment, operational transport emissions are not included within a whole life carbon assessment for the built environment.

10.33 Different greenhouse gases have different levels of impact on the climate. The assessment considers carbon dioxide equivalent (CO_2e) emissions. This is a universal metric measure used to compare the emissions from various greenhouse gases on the basis of their global-warming potential ('GWP'), by converting amounts of other gases to the equivalent amount of Carbon Dioxide (CO_2) with the same GWP. In practice this is limited to consideration of CO_2, Methane (CH_4) and Nitrous Oxide (N_2O) only. It is understood that there are other emissions that contribute to climate change, such as those found in refrigerants e.g., chlorofluorocarbons ('CFCs') and hydrochlorofluorocarbons ('HCFCs'). These emissions are considered to be minimal in volume by comparison to the operational CO_2e emissions and have therefore not been considered in the whole life carbon analysis.

Setting a Baseline

10.34 A baseline is a reference point against which the impact of a new project can be compared against; sometimes referred to as 'business as usual' ('BaU'), where assumptions are made on current or future GHG emissions. Baselines can take the form of:

A. GHG emissions within the boundary of the GHG quantification but without the proposed project; or
B. GHG emissions arising from an alternative project design and/or BaU for a project of this type.

10.35 As set out in the methodology for setting a baseline, below, this assessment considers both forms of baseline represented by points A and B to provide a meaningful comparison of impacts associated with the project.

10.36 The IEMA guidance (2022) sets out that:

"It may not always be possible to report on current baseline emissions, particularly with projects situated in areas with no physical development or activity. In this instance there would be zero GHG emissions to report at a site level".

"...alternative baselines can be used to supplement the analysis and address uncertainty...a realistic worst-case baseline should still be used for assigning significance".

10.37 With regard to the baseline conditions for the Site, there will be limited emissions arising from within the existing uses on the Site as the brownfield site has been left dormant for some time. There are limitations in the ability to estimate the GHG emissions associated with the current use as reliable data is unavailable.

10.38 The EIB (2023) provides further guidance on undertaking baseline assessments for project-related GHG emissions:

"By definition, emissions prior to developing on a greenfield site are zero. Hence, applying a simple "before and after" approach gives rise to a zero baseline. By contrast, the baseline scenario ... (i.e. without a project scenario) places no weight on whether a development is greenfield, brownfield or a partial replacement — the key issue is how the projected demand could otherwise have been met, which is not addressed in the "before and after" scenario.

If the project is designed to replace a life-expired asset, a "before and after" approach would use previous emissions as the baseline. However, this approach would lack credibility in many cases."

10.39 It is therefore practical to undertake the baseline assessment based on a BaU approach. This assumes that the development is required and will be provided elsewhere if not here. The baseline scenario would establish the following approach as described in the EIB (2023) methodology and reproduced below:

"The project baseline scenario (or "without project" scenario) is defined as the expected alternative means to meet the output supplied by the proposed project..."

"...The baseline scenario must therefore propose the likely alternative to the proposed project which (i) in technical terms can meet required output; and (ii) is credible in terms of economic and regulatory requirements. The choice of baseline should normally be approached in the same way as the expected alternative scenario is determined for the project economic analysis."

10.40 The EIB guidance (2023) further states that first, a baseline scenario should be identified which is able to meet the demands of the Proposed Development in technical terms, for instance the baseline must be able to technically meet the outputs of the proposed project.

10.41 Secondly, that the scenario is credible by meeting these simplified tests:

- The Socio-Economic Test: The baseline scenario should be financially viable with similar financial rates of return to that of the proposed project.
- The Legal Requirement Test: The baseline emissions alternative scenario could not fail to comply with binding legal requirements.
- The Life-Expired Test: The baseline alternative could not assume continuing use of existing assets beyond their economic life.

10.42 The EIB (2023) guidance describes how the Proposed Development will be compared to a standardised development, which will form the baseline BaU scenario for the assessment. The standardised development, on an alternate site, would produce the same deliverables and meet the minimum legislation and policy requirements.

Estimating Emissions

10.43 The impact assessment is based upon detailed information provided by the project team, and uses high-level assumptions using industry insights to present a 'worst-case' scenario. The BaU baseline scenario will report on operational GHG emissions and how these may change over time (e.g. based on occupancy changes, regulatory requirements, or the adoption of renewable technologies). The general equation for emission estimation is:

GHG emissions = Activity Data x Emission Factor

10.44 Activities where expected emissions are less than 1% of the total emissions can be excluded, but only where all exclusions total up to a maximum of 5% of total overall emissions associated with the Proposed Development across all project lifecycle modules (the whole lifecycle carbon emissions).

10.45 Where project-specific information is unavailable, construction emissions associated with the Proposed Development (covering lifecycle modules A1 to A5) are calculated using the average site impacts based on estimated project value per £1 million (RICS 2017). The emissions associated with the deconstruction and demolition process for the Site at the end of life project stage (lifecycle modules C1-C4) are based on the average per Gross External Area (GEA) (RICS 2017).

10.46 Emissions are expressed in terms of tonnes of carbon dioxide equivalent (tCO_2e). This is a universal metric measure used to compare the emissions from various greenhouse gases on the basis of their GWP (global warming potential), by converting amounts of other gases to the equivalent amount of CO_2 with the same GWP.

10.47 The Proposed Development is assessed for its "relative emissions (Re)" or net emissions, which is expressed as the difference between absolute emissions generated by the Proposed Development (Ab) and the baseline emissions from the BaU scenario (Be):

Relative Emissions (Re) = Absolute Emissions (Ab) – Baseline Emissions (Be)

Significance Criteria

10.48 Effects that are deemed to be significant for the purposes of this assessment are slightly different to those associated with other technical ES Chapters.

10.49 All sources of GHG emissions will contribute to global climate change and the atmospheric concentration of GHG emissions is defined by IEMA (2022) as being of 'high' sensitivity to further emissions, therefore, all emissions are considered to have an irreversible and adverse impact.

10.50 Emissions will be assessed in accordance with the significance criteria set out within the IEMA guidance (2022), as summarised in **Table 10a.1**.

Table 10a.1 – Significance Criteria for Assessment of Impacts from Greenhouse Gas Emissions

Criteria	Impact	Significance
The project's GHG impacts are not mitigated or are only compliant with do-minimum standards set through regulation, and do not provide further reductions required by existing local and national policy for projects of this type. A project with major adverse effects is locking in emissions and does not make a meaningful contribution to the UK's trajectory towards net zero.	Major Adverse	Significant
The project's GHG impacts are partially mitigated and may partially meet the applicable existing and emerging policy requirements but would not fully contribute to decarbonisation in line with local and national policy goals for projects of this type. A project with moderate adverse effects falls short of fully contributing to the UK's trajectory towards net zero.	Moderate Adverse	Significant
The project's GHG impacts would be fully consistent with applicable existing and emerging policy requirements and good practice design standards for projects of this type. A project with minor adverse effects is fully in line with measures necessary to achieve the UK's trajectory towards net zero.	Minor Adverse	Not Significant
The project's GHG impacts would be reduced through measures that go well beyond existing and emerging policy and design standards for projects of this type, such that radical decarbonisation or net zero is achieved well before 2050. A project with negligible effects provides GHG performance that is well 'ahead of the curve' for the trajectory towards net zero and has minimal residual emissions.	Negligible	Not Significant
The project's net GHG impacts are below zero and it causes a reduction in atmospheric GHG concentration, whether directly or indirectly, compared to the without-project baseline. A project with beneficial effects substantially	Beneficial	Significant

Criteria	Impact	Significance
exceeds net zero requirements with a positive climate impact.		

10.51 Where GHG emissions cannot be avoided, the goal of the EIA process is to reduce the project's residual emissions at all lifecycle stages within the applied system boundary. With consideration to the IEMA (2022) guidance, Minor Adverse and Negligible effects are not considered to be Significant. Impacts are only considered to be Minor Adverse if the project's GHG impacts are fully consistent with existing and emerging policy requirements and good practice. Impacts are only considered Negligible if the development goes well beyond existing policy and design standards. It needs to be viewed as well 'ahead of the curve' for the net zero trajectory and have minimal residual emissions. Projects that actively reverse (rather than only reduce) the risk of severe climate change can be judged as having a beneficial effect.

Assumptions / Limitations

10.52 The assessment of impacts associated with GHG emissions has been based on the information provided by the other consultants working on the project, therefore, WA are not responsible for any potential inaccuracies arising from the use of this third-party data. A reasonable assumption has been made that the proposed development will comply with all relevant legislation for new developments.

10.53 Consultation activities were not undertaken in support of the preparation of this ES Chapter.

Baseline Conditions

Zero Emissions Baseline

10.54 Room2: Hometel Manchester will be located on the derelict plot on the corner of Gore Street and Piccadilly. The site currently comprises half a small urban block defined by Gore Street to the south, Roby Street to the west, Chatham Street to the north and Piccadilly to the east. The site has been vacant for the past 30 years and encompasses the Grade II listed Union Building which has been vacant since 2012. It is proposed that the site will be integrated into the existing disused Union Bank building located the on the land on Chatham Street.

10.55 Existing sources of emissions on site are considered negligible due to the inactivity on the site, resulting in a zero emissions baseline.

Future (Conceptualised) Baseline

10.56 As previously mentioned, the baseline scenario for the assessment of climate change impacts does not consider a "do nothing scenario" as is the case in the other ES Chapters. In accordance with the EIB (2023) methodology, this assessment assumes that the need for development is there and therefore will be constructed. In doing so, recognition must be paid to the fact that emissions will still be caused by the introduction of new development and these will contribute to global warming.

10.57 The baseline scenario in this assessment is considered to be a 'typical' development, delivering the same outputs as the Proposed Development, but built to standard building regulations and using normal construction practices and therefore allows

comparison of relative effect. It should be noted that, in this instance, national regulations have been applied to the baseline rather than local policy targets as a similar but alternative development could be located elsewhere in the UK to meet the demand.

10.58 The Proposed Development will generate emissions over the two-year construction phase, as well as throughout the development's lifetime while the buildings are occupied by users of the Site. There will be emissions associated with the Proposed Development at every stage of the project lifecycle. To enable a comparison of effects at the Site, a BaU scenario has been created for the sectoral future baseline which is primarily based on Building Regulations (2021 interim uplift to Part L 2013).

10.59 The baseline BaU scenario is based on the indictive floor areas for the proposed build mix and the associated whole life carbon emissions are presented in **Table 10a.2**. The total whole lifecycle emissions for the BaU baseline scenario over the 60-year refence study period, covering project lifecycle modules A1 – A5 (Product and Construction), B1 – B7 (In Use) and C1 – C4 (End of Life), have been calculated to be 88,433 tCO_2e. This represents a typical development of a similar type built elsewhere to regulatory standards and forms the future baseline against which the Proposed Development is assessed.

Table 10a.2 – Whole Life Carbon (WLC) – Baseline BaU Emissions (tCO_2e)

Component (and Use Class)	Floor Area (sqm)	Whole Life Carbon (tCO_2e)
Hotel (C1)	13,927	80,898.28
Café, Bar & Restaurant (E(b))	1,043	6,057.64
Museum/Exhibition/Conference Centre (F1)	254	1,476.83
Total	**15,224**	**88,433**

Embedded Mitigation

10.60 The development of mitigation measures is an integral part of the EIA process. The most effective form of mitigation are those measures that are 'designed in' to the scheme (embedded or inherent mitigation measures), leading to the avoidance of identified impacts or a reduction in impact magnitude.

10.61 Measures to mitigate impacts associated with construction are normally based on accepted industry standards (standard mitigation measures), resulting in a high degree of certainty over their delivery.

Construction

10.62 The Proposed Development has applied, or is aiming towards, several building standards that will significantly reduce emissions over the Whole Life Cycle of the project:

- BREEAM 'Excellent ' Rating
- WELL Gold Rating
- Energy Performance Certificate (EPC) A Rating
- Operational Energy Use Intensity (EUI) < 90KWh/m^2/annum
- Embodied Carbon Intensity < 500kgCO_2e/m^2
- Embedded mitigation measures for construction were identified within the Design and Access Statement as: Cross-Laminated Timber (CLT) will be used internally where possible which has lower upfront embodied carbon and from a WLCA point of view has added benefits because of carbon sequestration.

10.63 The existing buildings on the Site have been integrated into the designs of the Proposed Development. The Circular Economy Statement describes how '*the existing Union Bank building will be retained and refurbished so that it can be successfully integrated into the overall development, preserving not only its architectural character but also contributing to material and resource efficiency'.*

The Completed and Operational Development

10.64 The current energy model applied exceeds the Operational Energy Use Intensity target of < 90KWh/m^2/a at 85.73 KWh/m^2/a for the Proposed Development.

10.65 The building will have appropriate passive control measures to minimize excessive solar gains in summer. As identified within the Design and Access Statement, and the Circular Economy Statement, the following design measures have been implemented to achieve this:

- The Proposed Development has considered window to wall ratios and a selection of appropriate g-value glazing options.
- High levels of thermal insulation will be used in solid elements of building fabric.
- Double skin façade has been applied to upper levels of tower where greater proportion of glazing is required to maximise views.
- High-performance glazing and shading have been designed to control solar gains and reduce overheating in accordance with Building Regulations Part O (overheating) which aims to reduce solar gain in new buildings.

10.66 The Hometel Piccadilly Energy Assessment discloses several interventions that will also be delivered including:

- High efficiency HVRF units providing efficient heating and cooling with limited refrigerant.
- High efficiency CO_2 heat pump delivering Hot Water, minimising energy consumption.

- High performing mechanical ventilation with heat recovery. Specifically, MVHR units serving bedroom units and a larger AHU for the upper-level restaurant / bar spaces.
- Energy efficient LED lighting throughout with occupancy sensors and daylight dimming, minimising associated energy consumption.
- Wastewater heat recovery installed at hotel guestrooms to reduce domestic hot water demand.

Assessment of Likely Significant Effects

10.67 All sources of GHG emissions will contribute to global climate change and the atmospheric concentration of GHG emissions is defined by IEMA (2022) as being of 'high' sensitivity to further emissions, therefore, all sources of emissions are considered to have an irreversible adverse impact. The level of significance is determined by how well the project contributes to the UK's net zero trajectory. The assessment of potential effects assumes that embedded (inherent) and standard mitigation measures are implemented for all aspects of the Proposed Development to reduce lifecycle emissions.

10.68 The Absolute Emissions representing the total emissions when compared to GHG emissions within the boundary of the GHG quantification but without the proposed project, were assumed to be zero. This is referred to as baseline A within the assessment methodology section.

10.69 The Absolute Emissions representing the total emissions compared to the Baseline BaU Emissions (tCO_2e) arising from an alternative project design and/or BaU for a project of this type are described below. This is referred to as baseline B within the assessment methodology section.

10.70 Absolute emissions are based on the results of the Whole Life Carbon Assessment undertaken and presented in the BREEAM Mat01 report accompany this planning application;

10.71 The total whole lifecycle emissions associated with the Proposed Development over the 60-year reference study period, covering project lifecycle modules A1 – A5 (Product and Construction), B1 – B7 (In Use) and C1 – C4 (End of Life), have been estimated to be around 25,205 tCO_2e. The results of the assessment are summarised in **Table 10a.3** below.

Table 10a.3 – Whole Life Carbon Emissions – Absolute Emissions (tCO_2e)

Component (and Use Class)	Floor Area (sqm)	Whole Life Carbon (tCO_2e)
Hotel (C1)	13,942	23,057.53
Café, Bar & Restaurant (E(b))	1,028	1,726.79

Component (and Use Class)	Floor Area (sqm)	Whole Life Carbon (tCO_2e)
Museum/Exhibition/Conference Centre (F1)	254	420.41
Total	**15224**	**25,205**

10.72 **Table 10a.4** details the Relative Emissions savings of the Proposed Development compared to the Baseline BaU Emissions (tCO_2e) arising from an alternative project design and/or BaU for a project of this type.

Table 10a.4 – Whole Life Carbon Emissions (tCO_2e); comparison of Baseline Emissions, Absolute Emissions and Relative Emissions.

Component	Floor Area (sqm)	Baseline Emissions (tCO_2e)	Absolute Emissions (tCO_2e)	Relative Emissions (tCO_2e)
Hotel (C1)	13,942	0	23,057.53	-57,840
Café, Bar & Restaurant (E(b))	1,028	0	1,726.79	-4,330
Museum/Exhibition/Conference Centre (F1)	254	0	420.41	-1,056
Total	**15224**	**0**	**25,205**	**-63,227**

Construction

10.73 The construction phase spans the project lifecycle modules A1 through to A5. This includes the embodied carbon contained within the building materials from extraction of the raw material [A1] through to manufacturing of the end building products [A2-A3], as well as transportation of materials to project Site [A4] and the construction and installation process [A5]. The embodied carbon of the materials used for maintenance, repair, and replacement during the 'In Use' phase [B4] are also accounted for within this section of the whole life carbon assessment.

10.74 The Proposed Development, if constructed to current industry standards, has been estimated to generate around 164 tCO_2e per £ 1 million of projected project costs to build the Proposed Development. This equates to approximately 0.07% of the total whole life carbon associated with each element of the Proposed Development.

10.75 With the implementation of inherent mitigation measures during the construction phase, the Proposed Development is deemed to have a **Negligible** impact in the long term, at the international level. This assessment in line with IEMA (2022) definitions of significance, as the construction emissions associated with the Site are 1.5% lower than the baseline Bau emissions under 2021 Part L Building Regulations This is partially achieved through the retrofit first approach, with the retention and reuse of the existing site structure within the hotel design resulting in reductions in embodied carbon from the materials used during construction.

The Completed and Operational Development

10.76 The Proposed Development is adopting a progressive Whole Life Cycle emissions target, with an aim of becoming the UK's first net zero hotel. Based on the Energy Strategy for the Proposed Development, and the findings of the Net Zero Report for BREEAM, the overall relative emissions are modelled to be 71% below the BaU baseline scenario. The embedded mitigation will significantly reduce emissions across the Proposed Development's Whole Life Cycle.

10.77 The embedded mitigation will enable significant Operational Energy savings which will reduce emissions when combined with the high specification of Building Standards applied to the Proposed Development

10.78 The project will significantly contribute towards the UK's net zero trajectory for emissions reduction across all sectors.

10.79 The significance level has been concluded to be **Negligible (Not Significant)** in the long term at the international level, as the project achieves emission mitigation and goes substantially beyond existing local and national policy at time of writing.

Additional Mitigation / Enhancement Measures

Construction

10.80 Improvement measures identified within the Design and Access Statement potentially include:

- Using Cares UK steel for concrete reinforcement of the superstructure

- Using an aluminium frame CW with recycled content for the building façade
- Using precast concrete panels with GGBS within the building façade

The Completed and Operational Development

10.81 Three possible suggestions for potential enhancement during the operation of the development could be:

- System efficiencies for all MEP services should be optimised, as far as is economically and practicably feasible, e.g., HVRF condenser efficiencies, fan SFPs, pump powers, lighting power densities, and small power loads.
- DHW operating parameters should be confirmed and analysed in greater detail, particularly the daily consumption values per room / per person, as this dictates DHW energy consumption, a significant portion of building energy consumption.
- DHW behavioural intervention measures such as visible data monitoring should be explored; particularly as current market data indicates possibilities for over 20% DHW energy consumption reduction.

Residual Effects

10.82 If the additional mitigation measures are applied within the construction phase there will be a reduction of 51 kg $C0_2/m^2$ GIA (463 kg $C0_2/m^2$ GIA) which would ensure the Proposed Development achieves the embodied carbon targets for the project.

Table 10.5a Residual Effects

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
Construction				
Emissions impact on Global Climate	Building standards (BREEAM Excellent, WELL Gold)	**Negligible**	N/A	**Negligible**
Emissions impact on Global Climate	CLT usage	**Negligible**	N/A	**Negligible**
Emissions impact on Global Climate	NA	**Negligible**	Cares UK steel for concrete reinforcement of the superstructure	**Negligible**
Emissions impact on Global Climate	NA	**Negligible**	Aluminium frame CW with 75% recycled content for the building façade	**Negligible**
Emissions impact on Global Climate	NA	**Negligible**	Precast concrete panels with -70% GGBS within the building façade	**Negligible**
Emissions impact on Global Climate	NA	**Negligible**	Locally sourced materials will be prioritised	**Negligible**
	NA	**Negligible**	Maximise opportunities for prefabrication and offsite manufacturing	**Negligible**
Operation				

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
Emissions impact on Global Climate	Passive control measures to minimize excessive solar gains	**Negligible**	N/A	**Negligible**
Emissions impact on Global Climate	High efficiency HVRF units	**Negligible**	N/A	**Negligible**
Emissions impact on Global Climate	High efficiency CO2 heat pump	**Negligible**	N/A	**Negligible**
Emissions impact on Global Climate	LED lighting	**Negligible**	N/A	**Negligible**
Emissions impact on Global Climate	Wastewater heat recovery	**Negligible**	N/A	**Negligible**
Emissions impact on Global Climate	NA	**Negligible**	System efficiencies for all MEP services	**Negligible**
Emissions impact on Global Climate	NA	**Negligible**	DHW operating parameters analysed	**Negligible**
Emissions impact on Global Climate	NA	**Negligible**	DHW behavioural intervention	**Negligible**

Summary

10.83 The residual effects assessment on the Proposed Development concludes that there is a **Negligible**, not significant effect in the long term, on the Global Climate receptor.

- **Negligible** effect in the long term during construction on the Global Climate receptor (international level) partially achieved through the retention rather than demolition of existing buildings on site.
- **Negligible** effect in the long term during the completed and operational development on the Global Climate receptor (international level). The Proposed Development is designed to target net zero ambitions and this goes above minimum national and local policy requirements.

Conclusions

10.84 In line with IEMA (2022) guidance, all GHG emissions associated with the Proposed Development are considered to have a permanent adverse and long-term impact on climate change through contributing to global warming.

10.85 The Proposed Development's absolute whole lifecycle carbon emissions with embedded mitigation were modelled to be 25,205 $tC0_2e$, which is -71% below the sectoral BaU baseline for the assessment. This signifies that the Proposed Development is taking measures that will improve the overall impact above a development of the same size, with comparable facilities, constructed to minimum Building Regulations.

10.86 The Proposed Development will comply with Building Regulations and substantially exceeds the minimum emissions targets as set within national and local policy through the net zero ambitions of the project design. With this mitigation the residual operational effect for the non-residential use proposed is reduced to **Negligible, Not Significant** in the long term, at an international level.

10.87 The emission savings achieved over the 60-year project lifetime will be further reduced when taking into account the decarbonisation of the national grid, which negates any additional savings over a longer timeframe.

Assessment of Cumulative Effects

10.88 A review of the schemes identified for cumulative effects in relation to climate change has not been undertaken for the reasons explained below and this differs to other technical ES Chapters. It is considered that there is potential for cumulative effects during the construction and operational phases.

Inter-Cumulative Effects

10.89 In terms of climate change, which is a global issue, comprehensive consideration of inter-cumulative effects (i.e. effects of this Proposed Development in combination with other committed developments) would need to account for every other development and activity that generates carbon emissions or releases other greenhouse gas effects. As this encompasses, to varying degrees, most of the activity on the globe it is not practical to consider inter-cumulative effects with locally identified developments, beyond recognising that it is necessary to reduce carbon emissions across the board and each and every development has a duty to minimise its own emissions as far as technically viable.

10.90 It is unreasonable for the purposes of a planning application to quantify all sources of emissions from other third-party developments for the following reasons:

- The emissions from other developments fall under Scope 3 (Indirect), which do not form part of the assessment under the methodology outlined;
- Large technical data requirements from other developments are not accessible;
- It would require a huge interlinking scope of assessment that would exceed that expected of a planning application for any one development;
- It is not feasible to undertake a high-level chemical assessment to analyse likely synergistic impacts between different emissions from varying developments; and
- Complicated, unpredictable chemical reactions driven by atmospheric, climatic and behavioural factors are beyond the Applicant's control.

Intra-Cumulative Effects

10.91 Intra-cumulative effects (i.e. climate change effects in combination with other environmental effects on a common receptor) are also unrealistic to appraise. Climate change effects manifest as effects considered within other environmental disciplines, for example air quality and water resources (and these have been assessed within the relative chapters of this ES), but do not have a quantifiable direct effect on local receptors. The effects act on a global receptor but the individual contribution from a single development of this scale is almost indistinguishable. It is the cumulative effects from all the combined development going on around the world that poses the potential catastrophic threat.

10. Climate Change - Resilience

Introduction

10.1 This chapter 10b of the ES considers long term climate scenarios in the region and use these, alongside information from other technical chapters, to provide an assessment of the vulnerability of the Proposed Development to future climate change effects and the potential risk of major accidents occurring because of a changing global climate.

10.2 The chapter describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the site and surroundings, the potential direct and indirect effects of climate change on the development. Climatic variables that may affect normal operations of the Proposed Development include increased temperatures and precipitation anomalies. The chapter will also assess the impact of extreme weather events that may cause the loss of the project or the loss of components of the project. These variables will be analysed to understand how these effects will impact the Proposed Development, and describe the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. It has been written by Wardell Armstrong LLP.

10.3 This Chapter is supported by the following figures and appendices:

- Figure 10.1b: Projected changes in mean seasonal air temperature across four RCP scenarios, from 2023 – 2099 compared to the 1981 – 2000 baseline
- Figure 10.2b: Projected changes in maximum air temperature across four RCP scenarios, from 2023 – 2099 compared to the 1981 – 2000 baseline
- Figure 10.3b: Projected changes in the Precipitation Rate Anomalies across four RCP scenarios, from 2023 - 2099 compared to the 1981 - 2000 baseline

Assessment Methodology and Significance Criteria

Legislative Context

10.4 The 2017 EIA regulations not only require an assessment of the potential impacts of a Proposed Development on climate change, but also an assessment of a Proposed Development's vulnerability to potential impacts of climate change. This will ensure that the risk of the Proposed Development to climate change effects are identified and mitigated against through adaptation.

National Policy

National Planning Policy Framework (2021)

10.5 Paragraph 152, in Chapter 14 'Meeting the challenges of climate change, flooding, and coastal changes,' says that "The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. it should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve

resilience, encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."

National Design Guide (2021)

10.6 Paragraph 135, in 'Resources – efficient and resilient' chapter, states that "Well-designed places and buildings conserve natural resources including land, water, energy, and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050. It identifies measures to achieve mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy; and adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding."

Local Policy

Core Strategy Development Plan, Manchester's Local Development Framework 2012-2027

10.7 Policy EC 1 (Objective 2 Economy and City Centre) states; "Climate change resilience demonstrating how CO2 emissions will be minimised with an aim of zero carbon emissions, through energy efficiency, renewable energy and contributing to low and zero carbon decentralised energy infrastructure"; and "Development proposals should have regard to: Flood risk through the Manchester- Salford- Trafford Strategic Flood Risk Assessment (SFRA)".

10.8 Policy EN 8 (Objective 6 Environment) states: "All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list:

- Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability
- Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways
- The need to control overheating of buildings through passive design
- The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation

Places For Everyone (2021)

10.9 Policy JP-S 4 states: Development will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. Key measures will include:

- Designing indoor and outdoor environments to provide a reduction and respite from more extreme temperatures and winds associated with climate change and greater urbanisation;

Relevant Guidance

10.10 The assessment methodology is based upon the Environmental Impact Assessment Guide to: Climate Change Resilience and Adaptation (2020), which reflects industry best practise. The guidance explains how our climate is changing, but there remain uncertainties in the magnitude, frequency and spatial occurrence, either as changes to average conditions or extreme conditions. These uncertainties make it difficult to assess the impacts of climate change in relation to a specific project. Therefore, scientific assumptions must be made to assess the resilience of new developments to any future changes in climate. The following additional guidance document has been used to inform the assessment: European Commission, 'Guidance on Integrating Climate Change and Biodiversity into Environmental Impact Assessment' (2013).

Extent of Study Area

10.11 The study area is located within the red line boundary for the application, near Manchester Piccadilly Station, Manchester City Centre.

Scope of Assessment

Geographical Scope

10.12 Assessing the impacts of climate change on a scheme varies from the assessment of impacts arising from the scheme in other EIA topics, since it focusses on the global impact of an external factor (climate change) on the scheme, rather than the local impact of the scheme on receptors in a confined geographical location. The resilience of the Proposed Development to climate change is assessed based on the susceptibility and vulnerability of a range on different receptors. The magnitude of the effects is deemed to be significant based on a matrix of likelihood and consequence.

Temporal Scope

10.13 The UKCP18 dataset provides climate predictions to the year 2100 which represents the limit of this assessment.

Climate Change Projections

10.14 The UK Met Office produced an updated set of climate projections in 2018, known as UKCP18. Climate change projections (UKCP18) will be used to determine global and regional climate trends for future impacts.

10.15 Climate change projections for the UK (UKCP18) are based on global climate simulation models to explore regional responses to climate change. UKCP18 considers the effects arising from a series of emissions scenarios and Representative Concentration Pathways (RCP) which project how future climatic conditions in the UK are likely to change at a regional level, taking account of naturally occurring climate variations. Probabilistic projections provide a range of possible climate change outcomes and their relative likelihoods (ranging across 10th to 90th percentiles).

10.16 Regional Climate Change projections for the UK (UKCP18) have been obtained online from the UK Meteorological Office (Met Office) User Interface for a 25 Km

grid square that encompasses the Site. No physical data collection was required by Wardell Armstrong LLP.

Climate Scenarios and Timelines Considered

10.17 The UKCP18 dataset provides future climate change projections for land and marine regions as well as observed climate data for the UK. The application Site has been assessed against a low (RCP2.6), medium (RCP4.5 and RCP6.0), and high emissions (RCP8.5) scenarios to allow for comparisons between best and worst case across the projected 60-year 'lifetime' of the project. The four RCPs show how different emission scenarios could affect the climate up to the year 2100, compared to a 1981-2000 baseline. These scenarios range from RCP2.6 where atmospheric emission concentrations are strongly reduced through to the worst-case scenario, RCP8.5, where emission concentrations continue to rise unmitigated. Analysing time series plume data from UKCP18 provides an indication of climate projections for the regional 25km grid that encompasses the Site in Manchester.

10.18 UKCP18 climate projections for the 2030s through to 2080s time slices have been selected as the Future Climate Baseline to correspond with the proposed timescales for the construction and operational phases of the Proposed Development. The conservative approach recommended as best practice by IEMA guidance (2020) is to use the central estimate (50th percentile) for the high emissions scenario (RCP8.5) to establish the likely worst-case changes to climatic conditions over the timelines considered.

Future Climate Baseline

10.19 A summary of a range of projected changes to climate variables is provided which can be used to build up a holistic view of future climate and assess potential impacts. According to UKCP18, relative probabilities for specific outcomes are typically much higher near the 50% cumulative probability level (median) of the distribution, than for outcomes lying either below the 10% cumulative probability level or above the 90% cumulative probability level.

Sensitivity

Climate Vulnerability and Sensitivity of Receptors

10.20 Potential receptors within elements of the project relevant to the location, nature and scale of the Proposed Development have been identified and receptor groups include:

- buildings and infrastructure receptors (including equipment and building operations);
- human health receptors (e.g., construction workers, site users, hotel occupants);
- environmental receptors (e.g., local habitats and species); and
- climatic systems.

10.21 The IEMA guidance (2020)[1] describes the sensitivity of the receptor/receiving environment as "*the degree of response of a receiver to a change and a function of its capacity to accommodate and recover from a change if it is affected*." Therefore, in line with the IEMA guidance, the following factors have been considered to ascribe the sensitivity of receptors in relation to potential climate change effects:

- value or importance of receptor;
- susceptibility of the receptor (e.g. ability to be affected by a change); and
- vulnerability of the receptor (e.g., potential exposure to a change)

10.22 The susceptibility and vulnerability of the receptor is categorised using the scales in Error! Reference source not found.**0b.1** and **Table 10b.2**, below.

10b.1: Measure of receptor Susceptibility to Climatic Impact

Scale	Susceptibility Criteria
Low	Receptors can withstand or not be altered much by the projected changes to the existing/prevailing climatic factors.
Medium	Receptor has some limited ability to withstand or not be altered by the projected changes to the existing/ prevailing climatic conditions.
High	Receptors has no ability to withstand or not be substantially altered by the projected changes to the existing/prevailing climatic factors.

10b.2: Measure of receptor Vulnerability to Climatic Impact

Scale	Vulnerability Criteria
Low	Climatic factors have little influence on the receptors.
Medium	Receptor is dependent on some climatic factors but able to tolerate a range of conditions.
High	Receptor is directly dependent on existing/prevailing climatic factors and reliant on these specific existing climate conditions continuing in future or only able to tolerate a very limited variation in climate conditions.

Significance Criteria

10.23 In line with the IEMA guidance (2020), a combination of probability and consequence is used to reach a reasoned conclusion on the magnitude of the effect of climate change on the Proposed Development. The IEMA guidance states that magnitude is based on a combination of:

[1] IEMA (2020), Environmental Impact Assessment Guide to: Climate Change Resilience & Adaptation

- probability, which considers the chance of the effect occurring over the lifespan of the development if the risk is not mitigated; and
- consequence, which reflects the geographical extent of the effects or the number of receptors affected (e.g. scale), the complexity of the effect, degree of harm to those affected and the duration, frequency and reversibility of effect.

10.24 Definitions of likelihood and magnitude will vary between schemes and are tailored to the specific project. Project lifetime is considered to include construction and operational stages and is taken to be 60 years for this assessment of climate risk. A likelihood category is assigned in **Table 10b.3** based on the probability of the regional climate effect identified using the future climate baseline. From this the consequence of impact is determined as indicated in **Table 10b.4**.

Table 10b.3: Criteria for Assessing Likelihood of Climatic Impact

Likelihood Category	Description (Probability and Frequency of Occurrence
Very High	The event occurs multiple times during the lifetime of the project (assumed 60 years), e.g. approximately annually, typically 60 events.
High	The event occurs several times during the lifetime of the project (60 years), e.g. approximately once every five years, typically 12 events.
Medium	The event occurs limited times during the lifetime of the project (60 years), e.g. approximately once every 15 years, typically 4 events.
Low	The event occurs during the lifetime of the project (60 years), e.g. once in 60 years.
Very Low	The event may occur once during the lifetime of the project (60 years).

Table 10b.4: Criteria for Assessing Consequence of Climatic Impact

Consequence of Impact	Description of Impact
Extreme Adverse	National-level (or greater) disruption lasting more than 1 week.
Major adverse	National-level disruption lasting more than 1 day but less than 1 week. Or Regional-level disruption lasting more than 1 week.
Moderate Adverse	Regional-level disruption lasting more than 1 day but less than 1 week.
Minor adverse	Regional-level disruption lasting less than 1 day.
Negligible	Isolated disruption to the immediate locality lasting less than 1 day.

10.25 The IEMA guidance (2020) denotes that it is likely that if the probability and/or consequence of the effect is high then the magnitude of the effect would also be high. The magnitude of effects of climate change impacts on the Proposed Development is determined using the Significance Matrix for Assessing Climate Resilience (**Table 10b.5**) and then an associated level of significance is applied for the Proposed Development as also indicated in **Table 10b.5**, below. Effects which are Moderate Adverse or Major Adverse are considered Significant.

Table 10b.5 Significance Matrix for Assessing Climate Resilience

	Climate Resilience Significance Matrix	**Measure of Likelihood**				
		Very Low	Low	Medium	High	Very High
Measure of Consequence (Impact)	Negligible	Negligible (Not Significant)	Negligible (Not Significant)	Negligible (Not Significant)	Minor Adverse (Not Significant)	Minor Adverse (Not Significant)
	Minor	Negligible (Not Significant)	Minor Adverse (Not Significant)	Minor Adverse (Not Significant)	Moderate Adverse (Significant)	Moderate Adverse (Significant)
	Moderate	Minor (Adverse Not Significant)	Minor Adverse (Not Significant)	Moderate Adverse (Significant)	Moderate Adverse (Significant)	Moderate Adverse (Significant)
	Major	Minor Adverse (Not Significant)	Moderate Adverse (Significant)	Moderate Adverse (Significant)	Substantial Adverse (Significant)	Substantial Adverse (Significant)
	Extreme	Minor-Moderate Adverse (Not Significant)	Moderate Adverse (Significant)	Moderate-Substantial Adverse (Significant)	Substantial Adverse (Significant)	Substantial Adverse (Significant)

Assumptions & Limitations

10.26 The Applicant can implement measures to reduce the impacts and increase climate resilience according to global and regional climate projections with relevance to the

scale of the Proposed Development. However, the uncertainties associated with probabilistic climate projections are outside of the Applicant's control and cannot be fully mitigated against.

10.27 This assessment relies on data provided by third parties with other technical disciplines providing information regarding the embedded mitigation to determine the development's resilience to climate change. Therefore, WA accepts no responsibility for inaccuracies carried forward from third party information.

Baseline Conditions

Existing Conditions

10.28 England is classified under the Köppen-Geiger[2] climate classification system as having a 'Cfb' climate, more commonly known as a temperate oceanic climate. These are typically mid latitude climates with warm summers and mild winters. The average temperature in all months will be below 22°C and there is not an identifiable dry/wet season i.e., precipitation rates are similar year-round.

10.29 Rochdale Weather Station sited in Copley Village, 13 miles to the northwest of the Proposed Development, is the closest weather station to the location of the Site and is operated by the UK Meteorological Office. The area experiences average temperatures of 15.9°C in July (the warmest month of the year) and 4.2°C in the January (the coldest month of the year). The driest month is May with 66mm of rainfall, and the wettest month is December with average daily precipitation levels at 139mm.

Future Baseline

Global Climate Change Projections

10.30 Global probabilistic projections provide a wider sampling of uncertainty and are useful for considering the wider context of future changes in climate. **Table 10b.6** highlights the main projected global climate change issues.

Table 10b.6: Projected global impacts of climate change

Climate Change Issue	Projected Global Impacts
Solar Radiation	Long term projected changes in surface solar radiation, as a result of global warming, would suggest a decrease in available solar power due to a decrease in downwelling shortwave radiation, likely linked to the increase of water vapour. This is considered to be anthropogenic strengthening of "natural" decadal variability in irradiance, known as global dimming and brightening, which is influenced by synoptic weather patterns, cloud variations and atmospheric aerosols.
Heat Waves	The Intergovernmental Panel on Climate Change (IPCC) predict that temperature extremes will increase more rapidly than global mean surface temperature, with the number of hot days projected to increase in most land regions. In the 1.5°C warming scenario heat waves in mid

[2] Climate Change Knowledge Portal, Climate Change Overview: Country Summary (UK) [website], https://climateknowledgeportal.worldbank.org/country/united-kingdom, (assessed 5 July 2023)

	latitudes could warm by up to 3°C.
Extreme Rainfall and Flooding	IPCC and Met Office both suggest a general uncertainty in the projection of changes in heavy precipitation for the UK due to position in the transition zone between north and south Europe's contrasting projected changes. It is generally agreed the northern parts of the UK will experience overall increases of up to 10%, whilst southern areas may experience decreases of up to 5%. Overall, the UK is expected to see a general increase in precipitation trends up to 2100.
Rising Sea Levels	The most recent modelling indicates global sea level rise of 0.26 - 0.77 metres (m) by 2100, under a 1.5°C warming scenario.
Storms and Winds	Atmospheric circulations have large variability across interannual through to decadal time scales, which makes forming projections with any reasonable confidence very difficult. There is more robust evidence in the Northern Hemisphere that since the 1970s there has been a general poleward shift of storm tracks and jet streams and near-surface terrestrial wind speeds have been declining by approximately 0.1 - 0.14 metres per second (ms-1) per decade across land.
Cold Spells and Snow	It has been observed the spring snow cover has been continuing to decrease in extent in the Northern Hemisphere and that cold temperature extremes are projected to decrease along with the number of frost days.

Regional Climate Change Projections

10.31 Climate change will have both direct (operational and performance-based) and indirect (securing of supplies and rising energy costs) impacts on operations at the Site. Regional and Local projections represent small scale climate changes through a narrower sampling of uncertainty and provide the detail needed to inform local decision-making regarding adaptation.

10.32 The graphs in **Figure 10b.1** to **Figure 10b.3** show how climate variables in the region could change up to the year 2100, compared to a 1981-2000 baseline, across all four RCPs.

10.33 **Figure 10b.1** shows the projected changes in seasonal Mean Air Temperature across four RCP scenarios, from 2023-2099 compared to the 1981-2000 baseline, using the probabilistic projections (50th percentile) for a 25km grid around the Site in Manchester, England.

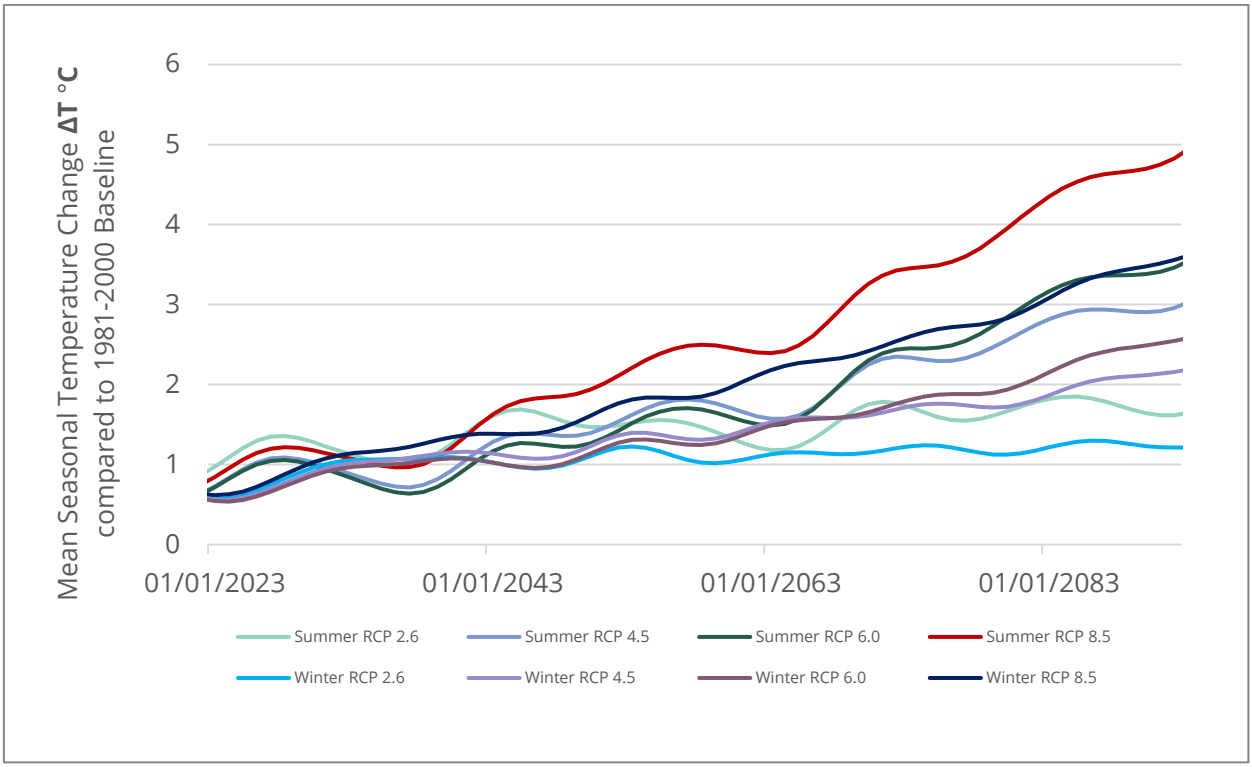


Figure 10b.1: Projected changes in mean seasonal air temperature across four RCP scenarios, from 2023 - 2099 compared to the 1981 - 2000 baseline

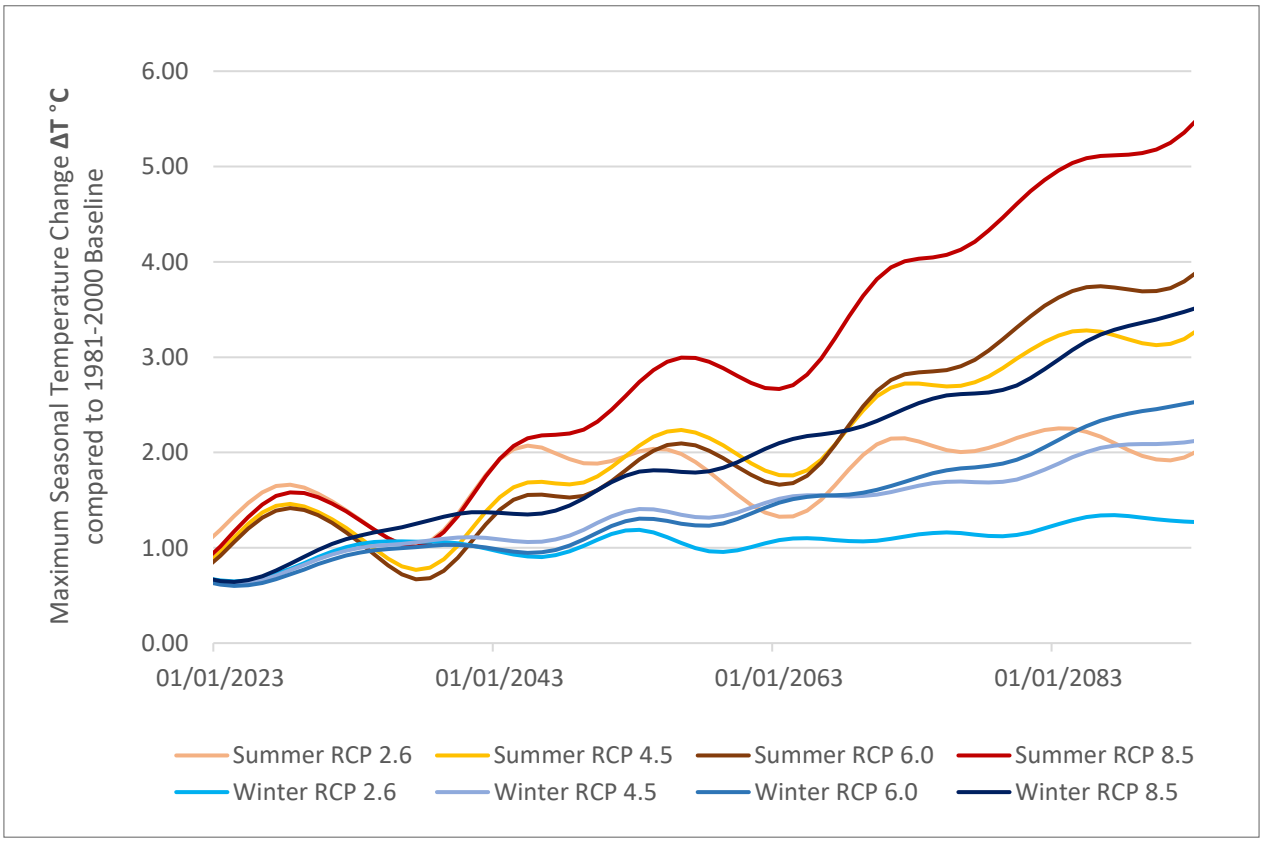


Figure 10b.2: Projected changes in maximum air temperature across four RCP scenarios, from 2023 - 2099 compared to the 1981 - 2000 baseline

10.34 **Figure 10b.2** shows the projected changes in seasonal maximum air temperature across four RCP scenarios, from 2023-2099 compared to the 1981-2000 baseline, using the probabilistic projections (50th percentile) for a 25km grid around the Site in Manchester, England.

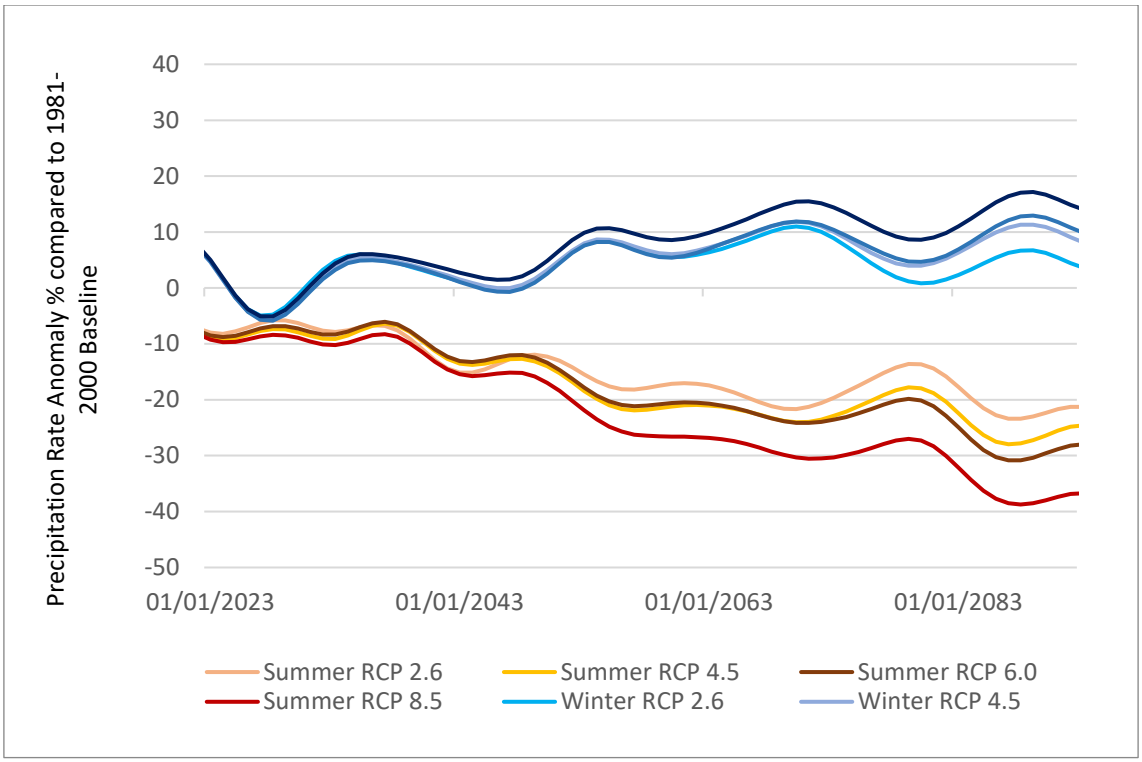


Figure 10b.3: Projected changes in the Precipitation Rate Anomalies across four RCP scenarios, from 2023 - 2099 compared to the 1981 - 2000 baseline

10.35 **Figure 10b.3** shows the projected changes in seasonal average precipitation rate anomaly across four RCP scenarios, from 2023-2099 compared to the 1981-2000 baseline, using the probabilistic projections (50th percentile) for a 25km grid around the Site in Manchester, England.

10.36 Regional climate change projections show that temperature is set to rise in summer and winter, even in a best-case scenario (RCP2.6), over the assumed 60-year lifetime of the project. The average mean temperature rise (**Figure 10b.1**) could be between 1.8°C and 4.3°C in the summer and 1.2°C and 3.0°C in the winter. Maximum temperature increases (**Figure 10b.2**) could range between 2.3°C and 5.0°C in the summer and 1.2°C and 2.9°C in the winter. Increased temperatures present the risk of overheating for sensitive and vulnerable receptors such as local species and habitats.

10.37 Climate change is causing significant changes to precipitation patterns across the UK. **Figure 10b.3** shows how regionally, summer precipitation rates are projected to reduce over the assumed 60-year lifetime of the project from a minimum of between -17 mm to -32 mm. Winter precipitation rates are projected to increase from between 2 mm to 11 mm by 2084. This poses the increased risks of drought or flash flooding events in summer months and intensive flooding in winter months.

Future Climate Baseline

10.38 A summary of climate projections for climate variables under RCP 8.5 for the 2030s, 2050s, 2070s and 2090s time periods is provided in **Table 10b.7** which forms the future climate baseline for this assessment of climate resilience. This timeline corresponds with the proposed timescales for the Proposed Development's construction and operational phases, and applies RCP8.5 as the conservative approach recommended by the IEMA (2020) guidance.

10.39 There is an overall upwards trend in temperature at the application Site during the lifetime of the Proposed Development, as well as fluctuations in precipitation, which will lead to increased risks associated with climate change impacts.

Table 10b.7 Quantitative summary of the future baseline for key climatic variables at the Proposed Development

Season	Variable	Time period*	Projected change at various probabilities				
			Lower Probability		Median	Higher Probability	
			5th percentile	10th percentile	50th percentile	90th percentile	95th percentile
Winter	Mean Temperature (°C)	2030s	-1.0	0.48	1.3	3.0	3.52
		2050s	-0.5	0	2.0	3.9	4.5
		2070s	0	0.6	2.9	5.2	5.8
		2090s	0.3	1.0	3.6	6.3	7.1
	Mean Precipitation (%)	2030s	-31.7	-24.7	3.0	34.0	45.3
		2050s	-29.5	-21.6	10.1	43.6	54.5
		2070s	-27.9	-19.1	12.8	47.8	57.8
		2090s	-31.5	-21.1	-3.5	15.4	35.0
Summer	Mean Temperature (°C)	2030s	-0.9	0.4	1.3	3.0	3.6
		2050s	-0.5	0.1	2.4	4.7	5.4
		2070s	0.2	1.0	3.9	7.0	7.8
		2090s	0.9	1.8	5.0	8.5	9.5
	Mean Precipitation (%)	2030s	-60.5	-50.0	-12.0	30.0	42.5
		2050s	-71.8	-62.9	-25.4	16.6	29.7
		2070s	-82.0	-71.6	-31.7	12.4	25.0
		2090s	-85.1	-75.0	-35.8	8.8	22.7

Climate Change Vulnerability

10.40 The Design for Future Climate Report (2010)[3] presents three broad risk categories to buildings from future climate change in the UK, which are:

- **risk to comfort and energy performance:** warmer winters will reduce heating requirements, however the increased use of cooling systems in the summer will present a challenge to energy consumption and carbon emissions;
- **risk to construction:** resistance to extreme conditions, detailing, and the behaviour of materials; and
- **risk to water management:** management of water during both flooding and drought events, and changes in soil composition.

10.41 Combined, these categories can be considered climate change threats that could result in increased energy demands, economic losses and loss of life. The Technical Report for the third Climate Change Risk Assessment (CCRA3)[4] identifies sixty-one climate risks cutting across multiple sectors in the UK. These include a wide range of potential costly impacts of climate change affecting households, businesses, public services, and health and productivity. Impacts range from a deterioration in soil health and agricultural productivity to impacts on water availability and energy security.

10.42 As well as seeking improvements in the construction techniques, new developments will also need to improve various aspects of the operational performance to provide more resilience against climate change. At localised levels, the effects can manifest in different ways and, therefore, the most appropriate strategies should be selected on a site-specific basis. Adaptation involves developing a resilience and a preparedness to deal with the likely consequences of climate change and this should also be considered.

10.43 The CCC advise that, to be resilient to future climate impacts, buildings should use low-carbon sources of heating such as heat pumps and heat networks, with no new buildings connected to the natural gas network by 2025. All buildings (new, upgrades or repairs) should go beyond current Building Regulations to include increasing the uptake of:

- passive cooling measures (shading and ventilation);
- measures to reduce indoor moisture in homes;
- improved air quality;
- improved water efficiency;
- improved energy efficiency through improvements to building fabric; and,
- the installation of property-level flood protection in homes at risk of flooding.

[3] Design for future climate; available from: TSB-ClimateChange-0510-v18.indd (ukgbc.org)

[4] Climate Change Committee (June 2021). 'Independent Assessment of UK Climate Risk, Advice to Government, For the UK's third Climate Change Risk Assessment (CCRA3).' Climate Change Committee, London

10.44 **Table 10b.8** highlights the impact on the Proposed Development that could arise from climatic effects, reproduced from data in reports by the National House Building Council (NHBC)[5], European Commission (EC)[6], and the UK Climate Change Risk Assessment Reports (CCRA).[7] The level of reduction in global emissions will alter the likelihood of these effects as the climatic conditions will vary, this is shown within the range of temperatures and precipitation levels seen across the RCPs in **Table 10b.7**. The climatic projections shown in the above figures are seasonal averages and therefore there is potential for even higher temperatures within that season.

10.45 The Independent Assessment of UK Climate Risk (2021) identifies flooding and high temperature as posing the greatest risks to the built environment. Other potential effects of climate change on the built environment are summarised in **Table 10b.8**. In the interest of completeness, and to account for potential irregular, adverse extreme weather, this section will also cover reducing risk to snow and ice. However, projections suggest that, overall, snow and ice will become a decreasing risk with climate change.

Table 10b.8 Potential Impacts on receptors at the Proposed Development

Climatic Factor	General Impact	Receptors	Component/Sub Structure Impact
Soil Drying	Increase risk of soil drying will affect water tables and could affect foundations in clay soils.	Building structure	Increased risk of basement heave or subsidence, water ingress, consequential damage to finishes and stored items. Ground shrinkage can lead to failure of electrical, gas and water pipes, foundations and sub-structures.
Temperature	Maximum and minimum changes in temperature will affect heating and cooling. Daily maximum and minimum temperature will	Building structure	Overheating of mechanical and electrical equipment effecting lifespan, reliability and potential health and safety issues. Plastic materials will have a reduced lifespan. Structure/cladding/roofing membranes, sealants, pavements and roads have increased risk of cracking. Reduced capacity of

[5] National House Building Council Foundation (NHBC) (2007). 'Climate change and innovation in house building: designing out risk (NF3).' NHBC, London.

[6] European Commission (2021). 'Forging a climate-resilient Europe - the new EU Strategy on Adaptation to Climate Change.' COM/2021/82 final, EU EC, Brussels.

[7] HM Government (2017). 'UK Climate Change Risk Assessment 2017.' HMSO, London.

Climatic Factor	General Impact	Receptors	Component/Sub Structure Impact
	affect thermal air movement.		overheated power lines. Building overheating (due to increased fabric efficiency and incorrect implementation). Solar PV modules work slightly less efficiently at high temperatures and some studies have shown that high temperatures can age them at a faster rate.
		Habitats and Species	Changes in habitat / species functionality. Dry environments increase risk of fire causing destruction. Increased displacement, maladaptation, disease and/or mortality
		Occupants	Increased discomfort or overheating in summer
Relative Humidity	Increase will affect condensation and associated damage or mould growth.	Building structure	Internal walls, finishes and stored items will be affected by condensation and associated damage or mould growth by increase in relative humidity.
		Occupants	Increased risk of asthmatic illnesses; Risk of mould growth may affect resident's health over a longer period.
Precipitation (Including snow and ice)	Increase and decrease will affect water tables; cleaning costs will be increased in winter, with associated redecoration requirements; durability and risk of water ingress will be affected by	Building structure	Increased damage to capping system and higher risk of failure, increased chances of flooding. Structure/cladding/roofing membranes and sealants have increased risk of cracking due to different moisture movements. Damage to foundations and basements. Delays in construction and increased costs. Increased risk of subsistence.

Climatic Factor	General Impact	Receptors	Component/Sub Structure Impact
	combination of precipitation increase and gales.	Occupants	Increase may result in increased winter cleaning costs with associated redecoration requirements; Increased risk of flooding.
		Habitats and Species	Increased disease/mortality; Water scarcity/flooding; Pest exacerbation.
Gales, Storms, Extreme Weather	Increase will affect need for weather tightness, risk of water ingress, effectiveness of air conditioning, energy use, risk of roof failures.	Building structure	Increase will affect need for weather tightness as risk of water ingress. Risk of roof failures and damage to the roof.
		Habitats and Species	Changes in the distribution of habitats, which has the potential to be beneficial (i.e. expansion of valuable habitat type) or adverse (i.e. loss or degradation of valuable habitat type); Changes in distribution of protected and notable species, which has the potential to be beneficial (i.e. expansion of species range) or adverse (i.e. reduction in species range, loss or fragmentation of species populations); Increases in the spread of invasive non-native species; Increase in species susceptibility to diseases.
Solar Radiation	Window specification and glare control requirement.	Building structure	Increase may affect need for solar glare control.
		Occupants	Exposure to UVB and UVA from solar radiation can cause adverse health effects, including increased incidence of skin cancers, cataracts, and immune suppression.
Cloud Cover		Building structure	Changes in lighting systems and glare control requirement.

Climatic Factor	General Impact	Receptors	Component/Sub Structure Impact
	Increase/decrease in seasonal lighting needs.	Habitat and Species	Clouds influence many environmental factors such as rain, sunlight, surface temperature and leaf wetness. All of these affect the ability for plants and animals to survive if change is quicker than they can adapt.

Embedded Mitigation

10.46 This section describes the measures which have been 'embedded' into the development. These measures are required to avoid, remedy or offset the identified environmental impacts of the Proposed Development and enhance the resilience of the development to the impacts of future climate change.

Construction

10.47 All non-residential buildings within the Site boundary will be designed to meet the requirements of the BREEAM excellent rating. The BREEAM pre-assessment carried out at RIBA Stage 2, indicates the proposals achieving 'Excellent' score for both the New Construction and Refurbishment and Fitout sections of the scheme, as evidenced within the Design and Access Statement.

10.48 The building has been designed to implement appropriate passive control measures to minimize excessive solar gains in summer and these include:

• Considered window to wall ratios and selection of appropriate g-value glazing options

• High level of thermal insulation in solid elements of building fabric

• Double skin façade to upper levels of tower where greater proportion of glazing is required to maximise views.

10.49 As part of the Circular Economy Design Approach, the façade is independent from the structure to allow it to be changed without impacting the superstructure. This adaptive management principle allows for flexibility to alter the building façade if necessary to mitigate against changing climatic conditions such as heavy rain or higher air temperatures.

10.50 High-performance glazing and shading have been designed to control solar gains and reduce overheating. This design will apply the mitigation measures outlined in Building Regulations Part O (overheating) which aims to reduce solar gain in new buildings.

10.51 Building shell materials have been specified to maximise durability, be weather resistant and to account for future climate scenarios.

The Completed and Operational Development

10.52 All non-residential buildings within the Site will be designed to meet the requirements of Building Regulations Part L (energy efficiency) and Part F (ventilation) in place at the expected time of construction, as outlined in the Energy Strategy for the Proposed Development which was completed by Waterman Building Services Limited and submitted with the planning application. The building designs will also apply the mitigation measures outlined in Building Regulations Part O (overheating) which aims to reduce solar gain in new buildings, and Part S (electric vehicle infrastructure) which aims to ensure a smooth transition with appropriate provision of EV infrastructure within new development.

10.53 Water efficiency measures are also included in the building designs to reduce water consumption by hotel visitors and workers to mitigate against the impact of water scarcity as a result of climate change.

Assessment of Likely Significant Effects

Sensitivity of Receptors

10.54 For the purpose of this assessment, the detailed and outline parts are assessed as one to reflect the site wide resilience to climate change impacts. The sensitivity of receptors during both construction and operation have been determined conjunctively through an assessment of the susceptibility and vulnerability of the Site to future climate changes, with the results given in **Table 10b.9** below.

Construction and the Completed and Operational Development

10.55 The level of likelihood for the climate change issue was identified in **Table 10b.9** according to the future climate baseline outlined in **Table 10b.7**. The future baseline shows that certain impacts are more likely than others at certain points over the course of the reference study period for the Proposed Development.

Table 10b.9: Assessment of Susceptibility, Vulnerability and Likelihood of the Proposed Development to Future Climate Baseline – Construction and Operational Phases

Climate Change Issue	**Receptors Impacted**	**Susceptibility** (Low/Medium/High)	**Vulnerability** (Low/Medium/High)	**Likelihood** (Low/Medium/High)
Soil Drying	Building Structures	Low	Low	Medium

Climate Change Issue	**Receptors Impacted**	**Susceptibility** (Low/Medium/High)	**Vulnerability** (Low/Medium/High)	**Likelihood** (Low/Medium/High)
	Species and Habitats	Medium	Medium	Medium
Increased Temperature	Site Workers and Occupants	Medium	Medium	High
	Structures	Medium	Low	High
	Species and Habitats	Medium	Medium	High
Relative Humidity	Site Workers and Occupants	Medium	Medium	Medium
Precipitation Changes and Water Availability	Site Workers and Occupants	Medium	Medium	High
	Structures	Medium	Medium	High
	Species and Habitats	Medium	Medium	High
Snow and Ice	Site Workers and Occupants	Low	Low	Low
	Structure	Low	Low	Low
Gales, Storms, Extreme Weather	Structure	Medium	Medium	High
	Species and Habitats	Medium	Medium	High

Climate Change Issue	**Receptors Impacted**	**Susceptibility** (Low/Medium/High)	**Vulnerability** (Low/Medium/High)	**Likelihood** (Low/Medium/High)
Solar Radiation	Site Workers and Occupants	Medium	Medium	Medium
	Structure	Low	Low	Low
Cloud Cover	Site Workers and Occupants	Low	Low	Low

Magnitude of Effects

10.56 A qualitative assessment has been undertaken based on the data from UKCP18 identified in **Table 10b.7** to assess the combined magnitude of the effects of climate change during both construction and operation. In line with the IEMA (2020) guidance, a combination of probability and consequence is used to reach a reasoned conclusion on the magnitude of the effect of climate change on the Proposed Development (see results in **Table 10b.10**).

10.57 The guidance indicates that the greater the probability of an effect, the more likely it is to occur, and the higher significance it will have on the Proposed Development if these projected changes in climate are not considered at the outset of the project.

Construction

10.58 The magnitude of effects during the construction phase are assessed to be minor adverse and not significant (Table 10b.10). Climatic effects identified (potential effects) would not affect the 2024 – 2026 construction phase to the same degree as these impacts are forecast to affect the Proposed Development over longer timescales.

10.59 It must be noted that extreme weather events such as heatwaves, gales, storms, and flash flooding events may affect the construction phase and may have a moderate or major adverse effect (significant) upon the Proposed Development. These anomalies cannot be assigned significance within this context.

The Completed and Operational Development

10.60 The impact of changes to the future climate baseline for the Proposed Development (summarised in **Table 10b.10**) has been assessed to be within the medium to high likelihood and have minor consequences with the embedded mitigation measures in place.

Table 10b.10 Assessment of Magnitude of Effects on Proposed Development from Future Climate Baseline Taking into Account Embedded Mitigation on the Construction and Operational Phases

Climate Change Issue	Likelihood	Consequence	Magnitude of Effects
Soil Drying	Medium	Minor Adverse	Minor Adverse
Increased Temperature	High	Minor Adverse	Minor Adverse
Relative Humidity	Medium	Minor Adverse	Minor Adverse
Precipitation Changes and Water Availability	High	Minor Adverse	Minor Adverse
Snow and Ice	Low	Minor Adverse	Minor Adverse
Gales, Storms, Extreme Weather	High	Minor Adverse	Minor Adverse
Solar Radiation	Medium	Minor Adverse	Minor Adverse
Cloud Cover	Low	Minor Adverse	Minor Adverse

10.61 Taking into account the control mechanisms and embedded mitigation measures in place; and through Building Regulations, which the Proposed Development would be expected to comply with as a minimum standard, the overall magnitude of effects is considered to be relatively low for the assumed 60-year lifetime of the project.

Significance Assessment

10.62 The significance of the magnitude of effects on the Proposed Development (construction and completed/operational development) has been determined using the Significance Matrix for Climate Resilience, taking into account the embedded mitigation for the Proposed Development. This is summarised in **Table 10b.11** and **Table 10b.12 respectively**.

Construction

10.63 Please see **Table 10b.11** which details the levels significance during the construction phase. The adaptive management principles within the embedded mitigation section (10.57 and 10.58) will mitigate against the future impact of climate change on the Proposed Development and enable uncertainty to be included within future operational decision making.

10.64 The significance level has been concluded to be **minor adverse** in the long term at the local level.

Table 10b.11: Assessment of Significance for the Construction Phase

Climate Change Issue	Magnitude of Effect	Significance
Soil Drying	Minor Adverse	Not Significant
Increased Temperature	Minor Adverse	Not Significant
Relative Humidity	Minor Adverse	Not Significant
Precipitation Changes and Water Availability	Minor Adverse	Not Significant
Snow and Ice	Minor Adverse	Not Significant
Gales, Storms, Extreme Weather	Minor Adverse	Not Significant
Solar Radiation	Minor Adverse	Not Significant
Cloud Cover	Minor Adverse	Not Significant

The Completed and Operational Development

10.65 Please see **Table 10b.12** which details the levels significance during the completed and operational development phase.

10.66 The significance level has been concluded to be **minor adverse** in the long term at the local level.

Table 10b.12: Assessment of Significance for the Completed and Operational Development Phase

Climate Change Issue	Magnitude of Effect	Significance
Soil Drying	Minor Adverse	Not Significant

Increased Temperature	Minor Adverse	Not Significant
Relative Humidity	Minor Adverse	Not Significant
Precipitation Changes and Water Availability	Minor Adverse	Not Significant
Snow and Ice	Minor Adverse	Not Significant
Gales, Storms, Extreme Weather	Minor Adverse	Not Significant
Solar Radiation	Minor Adverse	Not Significant
Cloud Cover	Minor Adverse	Not Significant

Additional Mitigation / Enhancement Measures

Construction

10.67 A Construction Environmental Management Plan (CEMP) has been developed for the Proposed Development and submitted with the planning application. It is assumed that construction will be undertaken in accordance with industry best practice, and that the CEMP, or equivalent, will be adopted and adhered to throughout the construction phase of the Proposed Development to mitigate against the short-term effects arising during construction of the hotel.

10.68 There are no other additional mitigation measures committed to at the construction phase to further enhance the resilience of the Proposed Development to the impacts of future climate change.

10.69 The proposed development will develop a drainage strategy to reduce surface water run-off, this will reduce the impact of heavy rain experienced as a result of climate change.

The Completed and Operational Development

10.70 There are no additional mitigation measures applied at the completed and operational development phase to further enhance the resilience of the Proposed Development to the impacts of future climate change.

Residual Effects

Table 10b.13 Residual Effects Summary

Description of Effect	Receptor	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
Construction					
Soil Drying	Building structure	NA	**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
Temperature	Building structure & Site Workers	NA	**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
Relative Humidity	Building structure & Site Workers	NA	**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
Precipitation (Including snow and ice)	Building structure & Site workers	NA	**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
Gales, Storms, Extreme Weather	Building structure & Site workers	NA	**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
Solar Radiation	Building structure & site workers	NA	**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
Cloud Cover	Building structure & sire workers	NA	**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
Operation					

Description of Effect	Receptor	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
Soil Drying	Building structure	NA	**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
Temperature	Building structure	High level of thermal insulation in solid elements of building fabric Façade is independent from the structure to allow it to be changed without impacting the superstructure	**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
	Occupants	High level of thermal insulation in solid elements of building fabric	**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
Relative Humidity	Building structure	NA	**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
	Occupants	NA	**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
Precipitation (Including snow and ice)	Building structure		**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
	Occupants		**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
Gales, Storms, Extreme Weather	Building structure	Building shell materials have been	**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**

Description of Effect	Receptor	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
		specified to maximise durability, be weather resistant and to account for future climate scenarios. Façade is independent from the structure to allow it to be changed if necessary in future without impacting the superstructure			
Solar Radiation	Building structure	Passive control measures to minimize excessive solar gains in summer	**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
	Occupants		**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**
Cloud Cover	Building structure		**Minor adverse – Not Significant**	NA	**Minor adverse – Not Significant**

Construction

10.71 There are no significant effects to the Proposed Development at the construction phase and residual effects are the same as the potential likely effects with mitigation.

The Completed and Operational Development

10.72 There are no significant effects to the Proposed Development at the completed and operational development phase and residual effects are the same as the potential likely effects with mitigation.

Conclusions

10.73 It will not be possible to eliminate every risk associated with climate change but through intelligent design, preparation and responsible construction and operation, these risks will be minimised.

10.74 Assessment has focussed on reducing these risks in key areas such as overheating, flooding, and extreme weather, which has taken into consideration not only the health and safety of the users of the Proposed Development (i.e., construction workers and building occupants), but also the resilience of the Proposed Development itself to future climate impacts.

10.75 With the implementation of the embedded mitigation measures the residual effects are deemed minor adverse and not significant.

Assessment of Cumulative Effects

Construction

10.76 The issues of Inter-cumulative and intra-cumulative effects dictate that it is unrealistic to consider cumulative impacts on the construction phase. Therefore, cumulative effects have been scoped out of this assessment of climate resilience.

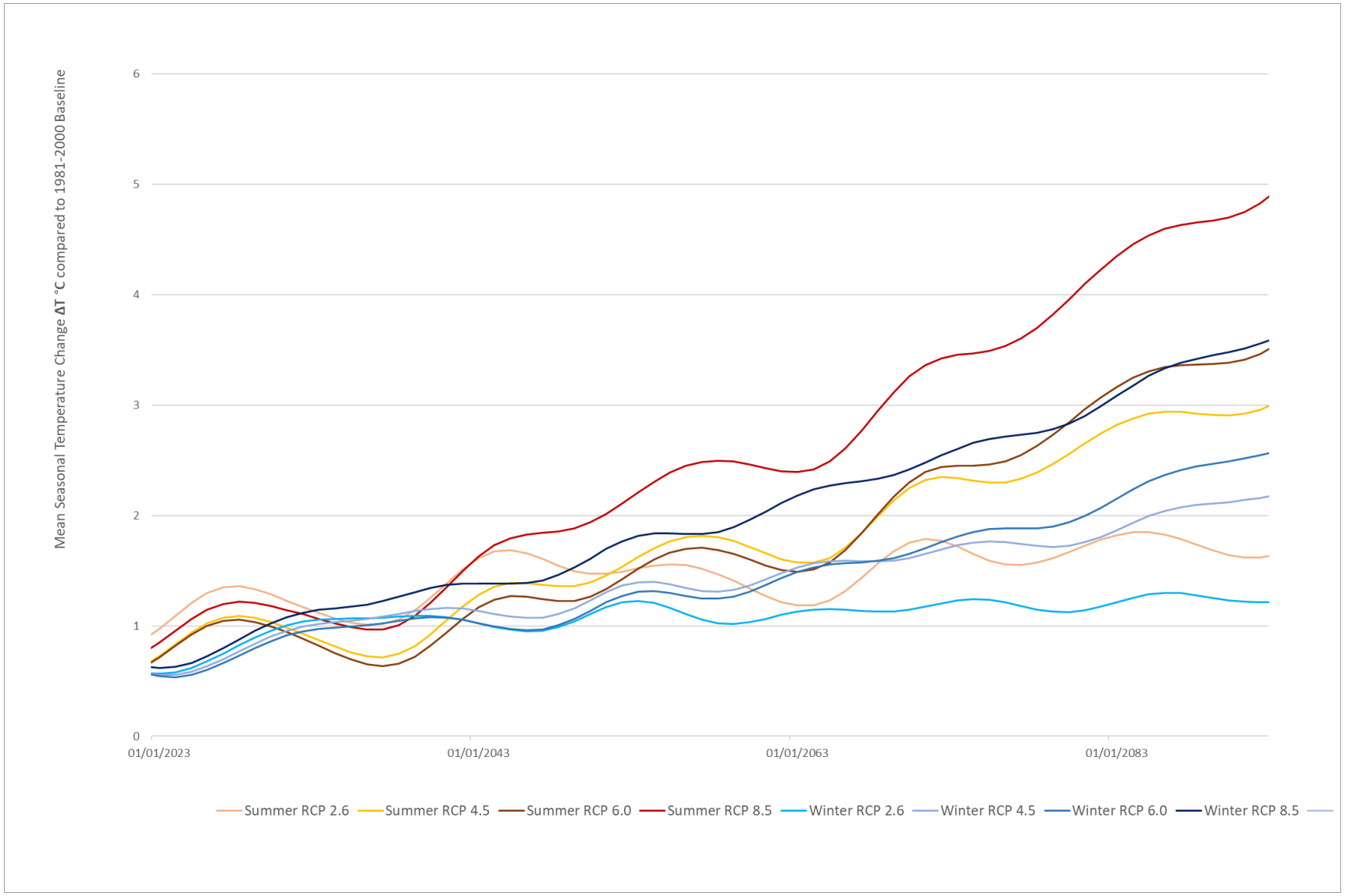
The Completed and Operational Development

10.77 The issues of applying inter-cumulative and intra-cumulative effects dictate that it is unrealistic to consider cumulative effects to the completed and operational phase. Therefore, cumulative effects have been scoped out of this assessment of climate resilience.

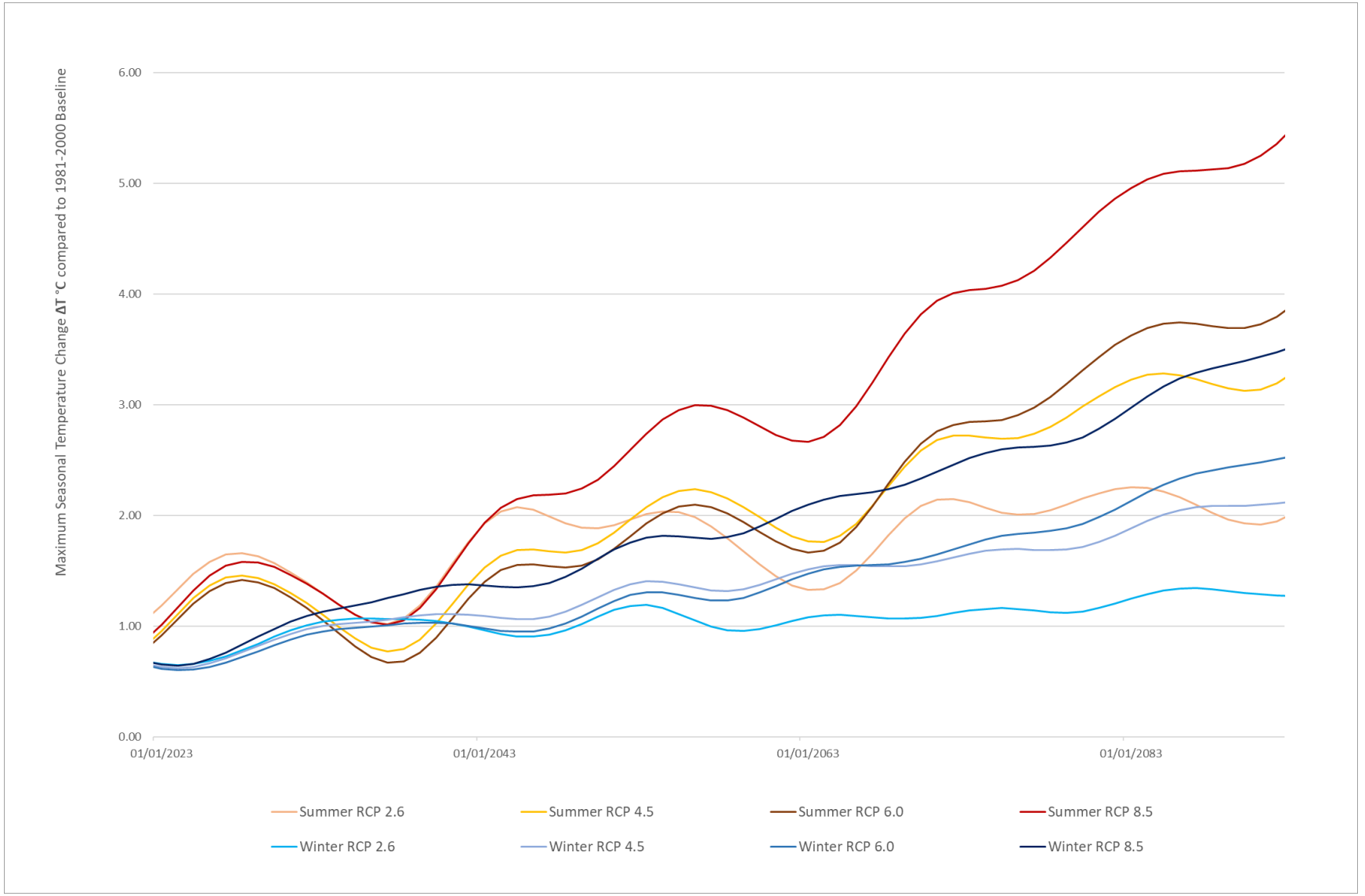
Climate Change

Figure 10.1, 10.2 & 10.3

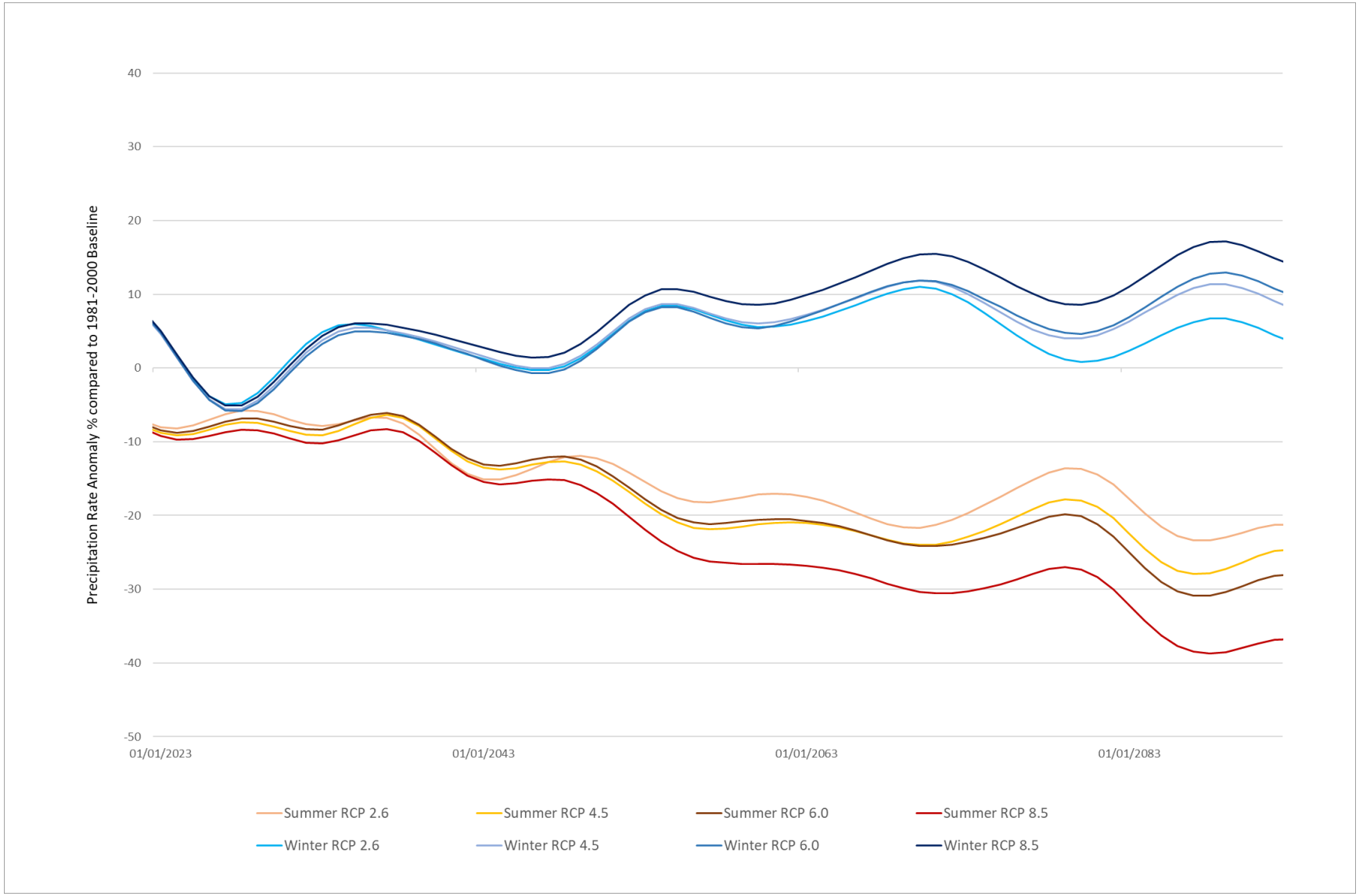
Projected changes in mean seasonal air temperature across four RCP scenarios, from 2023 – 2099 compared to the 1981 – 2000 baseline



Projected changes in maximum air temperature across four RCP scenarios, from 2023 – 2099 compared to the 1981 – 2000 baseline



Projected changes in the Precipitation Rate Anomalies across four RCP scenarios, from 2023 - 2099 compared to the 1981 - 2000 baseline



11. Summary of Mitigation and Residual Effects

11.1 Both the EIA and the design evolution have been an iterative process. Therefore, many measures to mitigate potential adverse environmental effects have been incorporated into the design of the Proposed Development in order to avoid, reduce or offset negative changes. These measures are 'embedded mitigation' and are presented in Chapter 5: The Proposed Development. They have been accounted for in each of the technical assessments, where relevant (see Chapters 6 - 10).

11.2 The residual effects of the Proposed Development have been assessed as part of the EIA and can be described as the effects which remain after the implementation of the embedded and any additional proposed mitigation measures. The residual effects have been identified for each category in the preceding technical chapters (Chapters 6 - 10) and are summarised in Table 11.1. It is expected that the appropriate mitigation measures will be secured through appropriately worded planning conditions. Reference should be made to each technical chapter for the definition of the significance of the effect stated.

11.3 Following Table 11.1 is a discussion of the residual effects and a conclusion.

Table 11.1 Summary of Mitigation and Residual Effects

Category	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
Townscape and Visual	**Construction and Operational**				
	1 Piccadilly	n/a	Hotel Indigo 3-43-47 Piccadilly Significant	n/a	Moderate Beneficial **Significant**
	2 Piccadilly	n/a	1-67 Piccadilly Hotel Indigo 3-43-47 Piccadilly Significant	n/a	Moderate Beneficial **Significant**
	3 Piccadilly Station	n/a	1-67 Piccadilly Hotel Indigo 3-43-47 Piccadilly Not significant	n/a	Minor Beneficial **Not Significant**
	4 Vantage Quay Bridge	n/a	Significant	n/a	Moderate Beneficial **Significant**
	5 Paton Street	n/a	Significant	n/a	Moderate Beneficial **Significant**
	6 Market Street	n/a	1-67 Piccadilly Significant	n/a	Moderate Beneficial **Significant**

Category	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
	7 Sackville Street	n/a	Port Street Not significant	n/a	Minor Beneficial **Not Significant**
	8 Bloom Street	n/a	Significant	n/a	Moderate Beneficial **Significant**
	9 Fairfield Street	n/a	1-67 Piccadilly Not significant	n/a	Minor Beneficial **Not Significant**
	10 Market Street	n/a	1-67 Piccadilly Significant	n/a	Moderate Beneficial **Significant**
	11 Fairfield Street	n/a	Not significant	n/a	Minor Beneficial **Not Significant**
	12 Great Ancoats Street	n/a	1-67 Piccadilly Not significant	n/a	Negligible Beneficial **Not Significant**
	13 Dean Street	n/a	1-67 Piccadilly Not significant	n/a	Minor Beneficial **Not Significant**
	14 West Moseley Street	n/a	Not significant	n/a	Minor Beneficial **Not Significant**
Built Heritage	**Construction**				
	12 Piccadilly - direct impact on listed fabric and setting	Heritage and Public benefits	Minor-to-moderate adverse, short term, temporary, local level	Construction methodology and programme	**Minor-to-moderate adverse**, short term, temporary, local level

Category	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
					Not Significant
	Indemnity House – impact on setting	Public benefits	Minor adverse, short term, temporary, local level	Construction methodology and programme	**Minor adverse**, short term, temporary, local level **Not Significant**
	Waldorf Public House – impact on setting	Public benefits	Minor adverse, short term, temporary, local level	Construction methodology and programme	**Minor adverse**, short term, temporary, local level **Not Significant**
	Operation				
	12 Piccadilly	Heritage and Public benefits	Minor adverse, permanent, local level	n/a	**Minor adverse,** permanent, local level **Not Significant**
	Joshua Hoyle Building	Public benefits	Negligible	n/a	**Negligible** **Not Significant**
	Grand Hotel	Public benefits	Negligible – to- Minor Beneficial, permanent, local level	n/a	**Negligible – to- Minor** Beneficial, permanent, local level **Not Significant**
	Halls Building	Public benefits	Negligible	n/a	**Negligible** **Not Significant**
	77-83, Piccadilly	Public benefits	Negligible	n/a	**Negligible** **Not Significant**

Category	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
	The Brunswick Hotel	Public benefits	Negligible – to - Minor Beneficial, permanent, local level	n/a	**Negligible – to - Minor** Beneficial, permanent, local level **Not Significant**
	107, Piccadilly	Public benefits	Negligible – to - Minor Beneficial, permanent, local level	n/a	**Negligible – to - Minor** Beneficial, permanent, local level **Not Significant**
	Nos. 13 & 15 and Attached Railings, Paton Street	Public benefits	Negligible	n/a	**Negligible** **Not Significant**
	19, Paton Street	Public benefits	Negligible	n/a	**Negligible** **Not Significant**
	68, Dale Street	Public benefits	Negligible	n/a	**Negligible** **Not Significant**
	City Police Courts	Public benefits	Minor Adverse, permanent, local level	n/a	**Minor Adverse**, permanent, local level **Not Significant**
	Indemnity House, Chatham St	Public benefits	Negligible Beneficial, permanent, local level	n/a	**Negligible Beneficial**, permanent, local level **Not Significant**
	Waldorf, Gore Street	Public benefits	Minor – to – Moderate	n/a	**Minor Beneficial** **Not Significant**
	Stevenson Square Conservation Area	Public benefits	Negligible – to - Minor Beneficial,	n/a	**Negligible – to - Minor** Beneficial, permanent,

Category	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
			permanent, local level		local level **Not Significant**
Daylight, Sunlight and Overshadowing	**Construction**				
	Daylight Roby Court Big Block	None	Negligible Short-term Not significant	None	Negligible Short-term Not significant
	Daylight Roby Court Small Block	None	Negligible to Minor Short-term Not significant	None	Negligible to Minor Adverse Short-term Not significant
	Daylight & Sunlight Grand Apartments	None	Negligible to Minor Short-term Not significant	None	Negligible to Minor Adverse Short-term Not significant
	Sunlight 70 Piccadilly	None	Negligible to Minor Short-term Not significant	None	Negligible to Minor Adverse Short-term Not significant
	Daylight & Sunlight 89-91 Piccadilly	None	Negligible Short-term Not significant	None	Negligible Short-term Not significant
	Daylight & Sunlight 93 Piccadilly	None	Negligible to Minor Short-term Not significant	None	Negligible to Minor Adverse Short-term Not significant

Category	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
	Daylight 95 Piccadilly	None	Negligible to Minor Short-term Not significant	None	Negligible to Minor Adverse Short-term Not significant
	Daylight 97 Piccadilly	None	Negligible to Minor Short-term Not significant	None	Negligible to Minor Adverse Short-term Not significant
	Daylight & Sunlight 107 Piccadilly	None	Negligible to Minor Short-term Not significant	None	Negligible to Minor Adverse Short-term Not significant
	Daylight Malmaison Hotel	None	Negligible to Minor Short-term Not significant	None	Negligible to Minor Adverse Short-term Not significant
	Daylight Mercury Buildings	None	Negligible to Moderate Short-term Not significant to significant	None	Negligible to Moderate Adverse Short-term Not significant to significant
	3-5 Portland Street	None	Negligible Short-term Not significant	None	Negligible Short-term Not significant
	Holiday Inn	None	Negligible to Minor Short-term Not significant	None	Negligible to Minor Adverse Short-term Not significant

Category	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
	Operational				
	Daylight Roby Court Big Block	None	Negligible Permanent Not significant	None	**Negligible** Permanent **Not significant**
	Daylight Roby Court Small Block	None	Minor Permanent Not significant	None	**Minor Adverse** Permanent **Not significant**
	Daylight & Sunlight Grand Apartments	None	Minor Permanent Not significant	None	**Minor Adverse** Permanent **Not significant**
	Sunlight 70 Piccadilly	None	Minor Permanent Not significant	None	**Minor Adverse** Permanent **Not significant**
	Daylight & Sunlight 89-91 Piccadilly	None	Negligible Permanent Not significant	None	**Negligible** Permanent **Not significant**
	Daylight & Sunlight 93 Piccadilly	None	Minor Permanent Not significant	None	**Minor Adverse** Permanent **Not significant**
	Daylight 95 Piccadilly	None	Minor Permanent Not significant	None	**Minor Adverse** Permanent **Not significant**
	Daylight 97 Piccadilly	None	Minor Permanent	None	**Minor Adverse** Permanent

Category	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
			Not significant		**Not significant**
	Daylight & Sunlight 107 Piccadilly	None	Minor Permanent Not significant	None	**Minor Adverse** Permanent **Not significant**
	Daylight Malmaison Hotel	None	Minor Permanent Not significant	None	**Minor** Permanent **Not significant**
	Daylight Mercury Buildings	None	Moderate Permanent Significant	None	**Moderate Adverse** Permanent **Significant**
	3-5 Portland Street	None	Negligible Permanent Not significant	None	**Negligible** Permanent **Not significant**
	Holiday Inn	None	Minor Permanent Not significant	None	**Minor Adverse** Permanent **Not significant**
Wind Microclimate	**Construction**				
	Direct effects of construction activities.	None	**Negligible**	None	**Negligible** **Not significant**
	Additional effects over and above the completed and	None	**Negligible**	None	**Negligible** **Not significant**

Category	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
	operational Development.				
	Operation				
	Pedestrian and occupant safety	None	**Negligible**	None	**Negligible Not significant**
	Pedestrian comfort: thoroughfares	None	**Negligible**	None	**Negligible Not significant**
	Pedestrian comfort: entrances and waiting areas	None	**Negligible**	None	**Negligible Not significant**
	Occupant comfort: Roof-top amenity spaces	1.4 m high solid balustrades	**Negligible**	None	**Negligible Not significant**
	Pedestrian comfort: surrounding area	None	**Negligible**	None	**Negligible Not significant**
Climate Change	**Assessment of Emissions**				
	Construction				
	Emissions impact on Global Climate	Building standards (BREEAM Excellent, WELL Gold)	Negligible	N/A	**Negligible Not significant**
	Emissions impact on Global Climate	CLT usage	Negligible	N/A	**Negligible Not significant**

Category	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
	Emissions impact on Global Climate	NA	Negligible	Cares UK steel for concrete reinforcement of the superstructure	**Negligible Not significant**
	Emissions impact on Global Climate	NA	Negligible	Aluminium frame CW with 75% recycled content for the building façade	**Negligible Not significant**
	Emissions impact on Global Climate	NA	Negligible	Precast concrete panels with -70% GGBS within the building façade	**Negligible Not significant**
	Emissions impact on Global Climate	NA	Negligible	Locally sourced materials will be prioritised	**Negligible Not significant**
		NA	Negligible	Maximise opportunities for prefabrication and offsite manufacturing	**Negligible Not significant**
	Operation				
	Emissions impact on Global Climate	Passive control measures to minimize excessive	Negligible	N/A	**Negligible Not significant**

Category	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
		solar gains			
	Emissions impact on Global Climate	High efficiency HVRF units	Negligible	N/A	**Negligible Not significant**
	Emissions impact on Global Climate	High efficiency CO2 heat pump	Negligible	N/A	**Negligible Not significant**
	Emissions impact on Global Climate	LED lighting	Negligible	N/A	**Negligible Not significant**
	Emissions impact on Global Climate	Wastewater heat recovery	Negligible	N/A	**Negligible Not significant**
	Emissions impact on Global Climate	NA	Negligible	System efficiencies for all MEP services	**Negligible Not significant**
	Emissions impact on Global Climate	NA	Negligible	DHW operating parameters analysed	**Negligible Not significant**
	Emissions impact on Global Climate	NA	Negligible	DHW behavioural intervention	**Negligible Not significant**
	Resilience				
	Construction				
	Building structure Soil Drying	NA	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**
	Building structure & Site Workers	NA	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**

Category	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
	Temperature				
	Building structure & Site Workers Relative Humidity	NA	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**
	Building structure & Site workers Precipitation (Including snow and ice)	NA	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**
	Building structure & Site workers Gales, Storms, Extreme Weather	NA	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**
	Building structure & site workers Solar Radiation	NA	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**
	Building structure & sire workers Cloud Cover	NA	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**
	Operation				
	Building structure Soil Drying	NA	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**

Category	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
	Building structure Temperature	High level of thermal insulation in solid elements of building fabric Façade is independent from the structure to allow it to be changed without impacting the superstructure	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**
	Occupants Temperature	High level of thermal insulation in solid elements of building fabric	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**
	Building structure Relative Humidity	NA	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**
	Occupants Relative Humidity	NA	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**
	Building structure Precipitation (Including snow and ice)	NA	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**

Category	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
	Occupants Precipitation (Including snow and ice)	NA	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**
	Building structure Gales, Storms, Extreme Weather	Building shell materials have been specified to maximise durability, be weather resistant and to account for future climate scenarios. Façade is independent from the structure to allow it to be changed if necessary in future without impacting the superstructure.	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**
	Building structure Solar Radiation	Passive control measures to minimize excessive solar gains in	Minor adverse – Not Significant	NA	**Minor adverse Not Significant**

Category	Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Further Mitigation	Residual Effect (inc. Significance)
		summer			
	Occupants Solar Radiation	NA	Minor adverse – Not Significant	NA	**Minor adverse** **Not Significant**
	Building structure Cloud Cover	NA	Minor adverse – Not Significant	NA	**Minor adverse** **Not Significant**

11.4 A comprehensive assessment of the potential effects of the construction and operational phases of the proposed development has been undertaken as part of this EIA to establish the environmental changes associated with the development. The Proposed Development has been designed in accordance with the findings and recommendations of the EIA. Any adverse effects identified through the assessment have been minimised as far as possible through the design process or the application of appropriate mitigation measures. Those effects associated with the construction activities will be controlled by the CMP.

11.5 Effects during the demolition and construction period are considered to be short term **negligible**, **minor adverse** or **minor-moderate adverse** for the majority of impacts. These effects are considered **not significant**.

11.6 A **moderate adverse** impact, which is considered **significant** is anticipated in relation to townscape and visual amenity during construction, due to site clearance works, stockpiling of demolition and construction materials, the use of construction equipment such as cranes and temporary fencing. The townscape character areas most affected by the demolition and construction operations are the Townscape Character Zones in and around the Proposed Development Site namely: Piccadilly, Northern Quarter and Retail Core. The viewpoint locations within these zones will also be impacted. However, effects during the construction period are temporary and comparatively short lived in nature when considered in the context of the lifespan of the Proposed Development and will also be screened to some extent by existing buildings which surround it.

11.7 Potential adverse environmental impacts of the completed development range from **negligible** to **moderate adverse** and **moderate beneficial**, with the majority of impacts being **negligible** or **minor adverse**, which is **not significant**. One **moderate adverse (significant)** impact is expected due to a reduction in daylight availability within the nearby Mercury Buildings, although this is partially due to the inherent nature of the property itself (balconies and lightwell) and not to the Proposed Development in isolation. In addition, the retained light levels are commensurate with alternative targets discussed in the BRE Report Guidelines and previously accepted values experienced around other approved developments in dense urban locations. Therefore, an overall impact is considered limited.

11.8 Upon completion, the townscape and visual effects are all judged to be beneficial in nature. The reason for this is due primarily to the design of the building itself from street level upwards. The presence of the Union Bank of Manchester building is acknowledged at street level where the Proposed Development is set back subtly and entrance podium is of a different character to the upper floors. At higher elevations, the angled and sloping roofline and rounded corners of the tower creates a distinctive and unique skyline profile and softens the visual impact respectively.

11.9 The townscape and visual effects which are anticipated to result in **moderate beneficial** impacts (**significant**) are found at the following viewpoints:

- 1 Piccadilly;
- 2 Piccadilly;
- 4 Vantage Quay Station;
- 5 Paton Street;
- 6 Market Street;
- 8 Bloom Street; and
- 10 Market Street.

11.10 Although there is anticipated to be one significant adverse daylight and sunlight impact as a result of the proposed development, it is important to weigh the potential direct and indirect benefits and improvements which will occur as a result of the proposals. The proposals comprise a sustainable, high quality mixed-use development which will have significant beneficial impacts in relation to townscape and visual amenity. The proposals will incorporate the deteriorating Grade II Listed Union Bank building and bring forward development on a currently under-utilised site in Manchester City Centre. Overall, the Proposed Development accords with national and local planning policy and would bring significant regeneration benefits which contribute to the economic, social and environmental aspirations of the city and wider region.