

Daylight and Sunlight Amenity Impact Assessment

Blossom Street
Manchester

Prepared for: Mulbury Homes (Blossom Street) Limited

Prepared by: Michael Scanlan BSc (Hons) MRICS

Date: May 2016

Reference: [1446]MPS Final Rev 01

Prepared by:	Date:	Checked by:	Date:
	16/09/2016		16/09/2016

Contents	Page
1. Introduction	4
1.1 Background and Instructions	4
1.2 Scope of this Report	4
1.3 Professional Experience	5
1.4 The Site	5
1.5 The Proposed Scheme	5
1.6 Proposed Scheme Amendments	6
1.7 Information Relied upon and Limitations	6
3. The BRE Tests	10
3.1 Daylight	10
3.2 Sunlight to Buildings	11
3.3 Alternative Daylight and Sunlight Targets	12
3.4 Sunlight to Open Spaces: Permanent Overshadowing	14
4. Assessment	15
4.1 Assessment Methodology	15
4.2 Receptor Identification	15
4.3 Receptor Sensitivity	19
4.4 Magnitude of Change	19
4.5 Significance of Impact	20
4.6 Baseline Condition	20
4.7 Daylight Amenity	21
4.8 Sunlight Amenity	28
4.9 Sunlight to Open Spaces	30
5. Applied Flexibility and Mitigation	32
5.1 Introduction	32
5.2 Alternative or Daylight Target or "Fair Share" Values	32

39 Great Ancoats Street is a three storey, pitched roof building, located to the immediate north west of the Site. It has windows in its various rear or Gun Street elevations, through which the Site can be seen.

The building is identified as residential use by virtue of a Council Tax Band. However, the building is unoccupied and appears to be in a mothballed condition. Floor plans confirm the windows serve a mixture of non-domestic and habitable room uses.



The Hudson Building is a five storey building, located to the immediate north west of the Site.

It has windows at all floor levels in its rear elevation, through which the Site can be seen.

The ground floor windows serve a commercial office use. The upper floors serve residential apartments. Letting particulars confirm that the windows of the upper floors serve living rooms and bedrooms.



44-48 Great Ancoats Street is part of a terrace of three storey buildings, located to the south west of the Site on the opposite side of Great Ancoats Street.

The Great Ancoats Street elevation of these buildings contain windows at all floor levels that overlook the Site directly. The ground floor windows serve a commercial / retail use -shop frontages.

The windows to the upper floors are understood to serve living / habitable accommodation. In the absence of any floor plans, we have assumed that the windows serve bedrooms or living room uses.

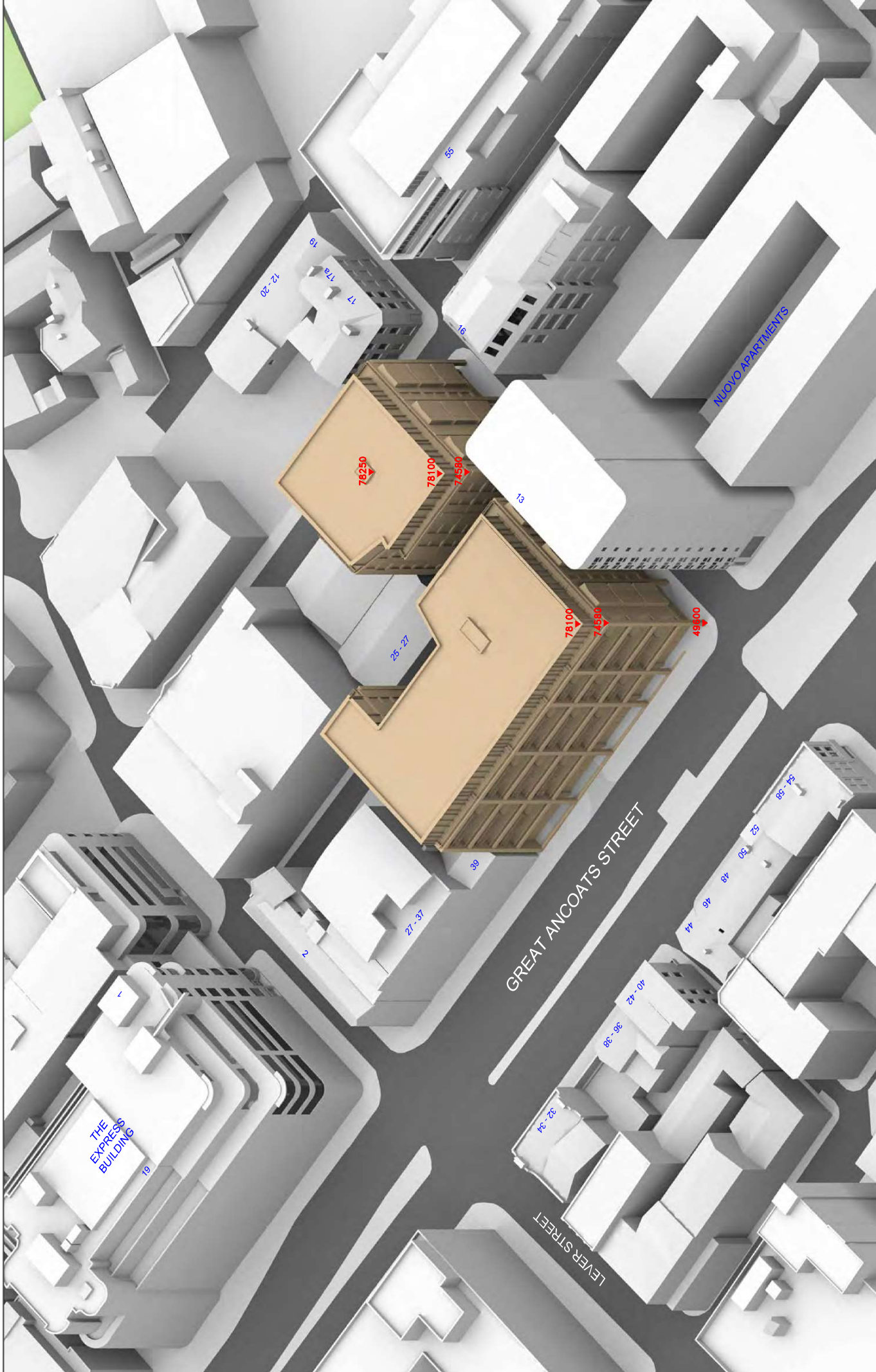


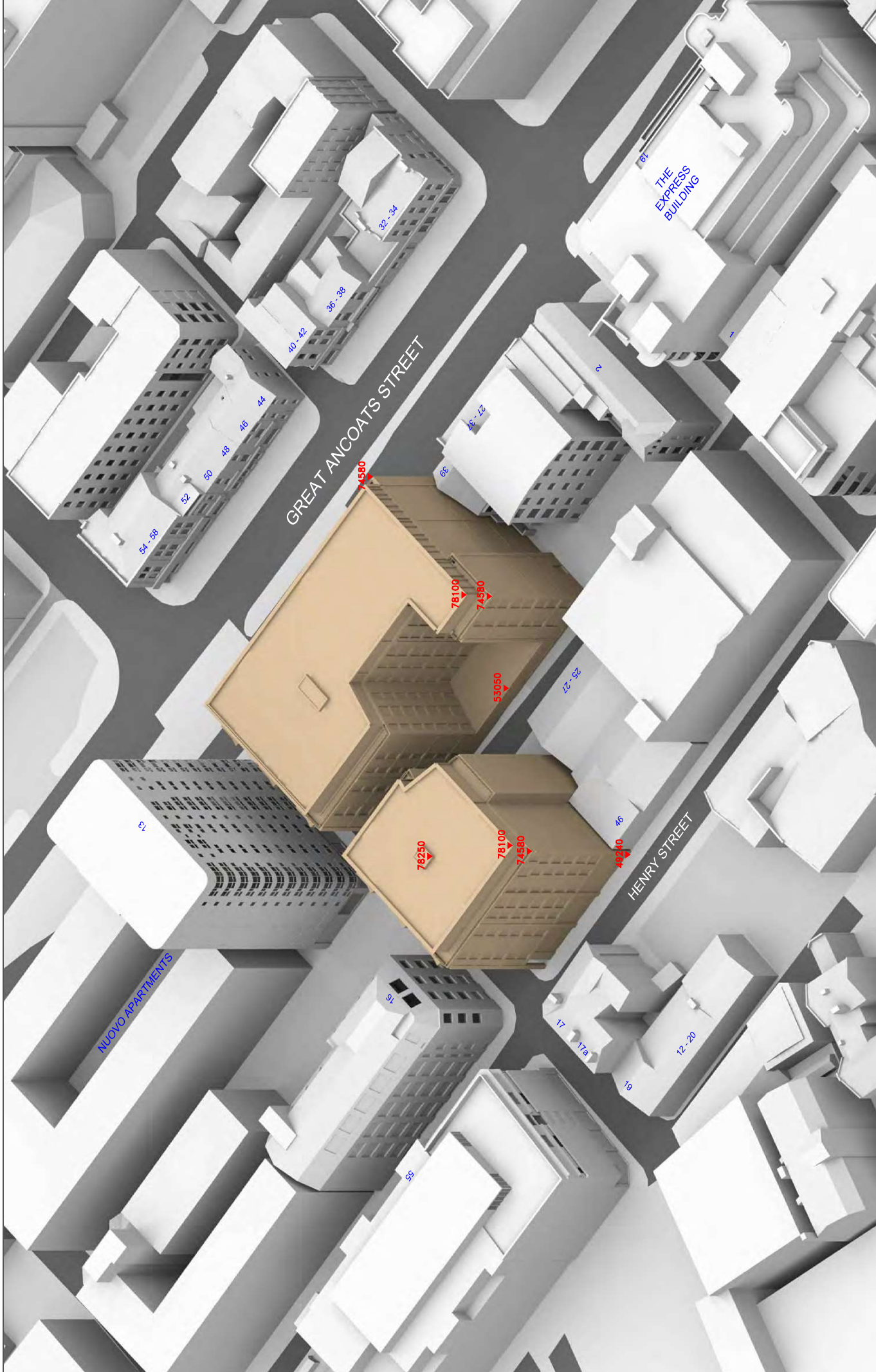
The Daily Express Building is a six storey building, located to the north west of the Site.

It has windows in its George Leigh Street elevation that face towards and overlook the Site directly.

This neighbouring building is predominantly of commercial office use. However, we have identified that part of its upper floors has been converted to residential use, albeit, the full extent of that residential provision is unclear. In the absence of any floor plans, we have assumed that the residential windows of this building serve a bedroom or living room use.







Sources: Zmaping Ltd. 3D Context Model (received 01/02/16) Scan Data Street Imp Blossom Street Tim Groom Architects Proposed Scheme 3D Model (26/04/16) 0276_Blossom Street_160420.dwg	Key: Existing Buildings Proposed Scheme	All Heights in mm AOD	Project: Blossom Street Manchester		Drawing Title: 3D View Proposed Scheme 26/04/16	
			Scale: N/S		Drawing No: 986/12	
			Drawn by: BW	Date: Apr 16		

t: 01865 881882
f: 01865 881891
@: www.waterslade.com

7 Oasis Park,
Eynsham, Oxford,
OX29 4TP