

Proximity

Daylight & Sunlight
Amenity Impact
Assessment Report

4B Albany Road
Manchester



Project Particulars

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1.0 Introduction

1.1 Background and Instructions

- 1.1.1 Bowsall Developments Ltd (“BDL”) have developed a residential redevelopment proposal for the land and buildings known as 4B Albany Road in Chorlton-cum-Hardy, Manchester.
- 1.1.2 Proximity is appointed to evaluate the daylight and sunlight amenity impact of the Proposed Development on the surrounding built environment. This Report confirms our assessment methodology, findings and opinions.

1.2 Scope of this Report

- 1.2.1 Our daylight and sunlight amenity impact assessment revolves around the provisions of the Building Research Establishment’s (“BRE”) Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. The Guide provides an objective means for evaluating daylight and sunlight amenity impacts in the built environment.
- 1.2.2 The Site facing windows of the habitable rooms within the following neighbouring buildings are identified as key receptors and have been daylight and sunlight amenity impact appraised:
 - > Nos. 51-57 Albany Road (odd nos. only)
 - > Nos. 59-71 Albany Road (odd nos. only)
 - > The Quadrangle apartment building, Albany Road
 - > Nos. 83-89 Buckingham Road (odd nos. only)
- 1.2.3 The rear gardens associated with nos. 83-89 Buckingham Road are also identified as external amenity spaces worth of time in sun appraisal.
- 1.2.4 We have undertaken a daylight and sunlight technical analysis and have measured, using computerised 3D massing simulations of the Site and its surroundings and specialist computer software, the amount of daylight and/or sunlight that is available to the abovementioned receptors, both as existing / baseline and as proposed.

1.3 Professional Experience

- 1.3.1 This appraisal has been overseen by Mike Scanlan, who is a Director at Proximity.

- 1.3.2 He has, over the course of the last 18 years, specialised in advising and representing his clients on various third-party development issues, including rights of light (common law), daylight and sunlight and overshadowing amenity assessments (for Town & Country Planning), the Party Wall etc Act 1996 and access to land / airspace negotiations.
- 1.3.3 He commenced his training at building surveying Consultancy, Malcolm Hollis, until August 2005 when he became a founding Director of Gray Scanlan Hill, where he continued to provide third party development consultancy advice to his clients.
- 1.3.4 In November 2022 he established Proximity, a new firm of Chartered Surveyors specialising in the assessment, management, and mitigation of the "Proximity Risk" associated with rights of light, daylight and sunlight amenity / solar glare amenity impacts, access to land / airspace and the administration of the Party Wall etc Act 1996.
- 1.3.5 He has advised both developers and neighbouring adjoining owners on the "light" impact of proposed property and infrastructure developments. He has also accepted instructions to advise Local Authorities on the practical application of the BRE Guidance.
- 1.3.6 A member of the Royal Institution of Chartered Surveyors ("RICS"), he has frequently lectured on third party development issues to fellow property professionals as part of numerous regional CPD programmes and conferences.

1.4 The Site

- 1.4.1 The Site is located on the north east side of Albany Road in Chorlton, Manchester. It is bounded by the Quadrangle Apartments to the north, a tram line to the east, Albany Road Trading Estate to the south and Albany Road to the west.
- 1.4.2 It is currently occupied by a single storey commercial building across its width adjacent the northern boundary, and surface carparking along the southern edge of the Site.

1.5 The Proposed Development

- 1.5.1 The existing building will be demolished, followed by the construction of a 4 storey apartment building. The floorplan will in general terms be U-shaped, and generally mirror the massing arrangement of the adjacent Quadrangle apartment building.

1.6 Information Relied upon and Site-Specific Limitations

- 1.6.1 We have inspected the Site and walked its surroundings and in so doing have identified the window provision of the neighbouring buildings that overlook the Site (to the extent that such windows are capable of being observed from the adjacent public highways).
- 1.6.2 To facilitate the running of the computerised technical analysis, we have constructed digital 3D massing models of the Site and its immediate surroundings, both in its existing or baseline configuration and as is proposed. In establishing the 3D massing models, we have relied on the following information, provided to us by others:
- > A photogrammetric model of the Site and its surroundings by AccuCities; and
 - > 2D drawings of the Proposed Development prepared by WDW Architecture
- 1.6.3 The interior of the neighbouring buildings considered as part of this Report has not been inspected. It has therefore been necessary to make assumptions regarding the use and arrangement of the neighbouring rooms. These assumptions can be observed from the No Sky Line Contour Plans at Appendix 4.
- 1.6.4 Our room arrangement assumptions are influenced by plans forming part of planning applications downloaded from Manchester City Council's Planning Public Access System and other online or digital resources, as follows:
- > 59 Albany Road – MCC Ref. 077592/FO/2005/S1
 - > 69 Albany Road – MCC Ref. 128546/FO/2020
 - > 81 Buckingham Road – MCC Ref. 129124/FH/2021
 - > 91 Buckingham Road – MCC Ref 130857/FH/2021
 - > Quadrangle Apartments – MCC Ref. 122164/FO/2018
 - > Nos. 65, 69 Albany Road, 83 Buckingham Road – Sales particulars available from rightmove.co.uk
- 1.6.5 Further, the height between the internal floor level and the window cill in each room of the neighbouring buildings will influence the position of the working plane, which is the level at which the internal distribution of skylight is measured. We have had to assume the position of the working plane.

- 1.6.6 On the basis that the neighbouring buildings have not been inspected, we have also had to make assumptions as to their internal use and function. Our assumptions are primarily influenced by observations made during our Site inspection. We have also identified the neighbouring buildings of residential use by reference to Valuation Office Agency records – neighbouring buildings with a Council Tax Band being of residential use.
- 1.6.7 Our technical analysis only appraises the daylight and sunlight amenity impact that the massing of the Proposed Development will have on the of the surrounding built environment. It is not a cumulative assessment that acknowledges the massing of any other construction development proposed in the vicinity of the Site.

2.0 Standards

2.1 National Planning Policy

- 2.1.1 There are no national planning policy guidelines that directly govern daylight and sunlight amenity in terms of sufficiency and acceptable impacts.
- 2.1.2 It is, however, acknowledged that the National Planning Policy Framework (“NPPF”) 2021 confirms the Government’s objective to conserve and enhance the natural and local environment in the planning system.
- 2.1.3 The availability of daylight and sunlight are, of course, natural resources that can enhance an environment.
- 2.1.4 The NPPF promotes, where appropriate, an uplift in density for residential development in town and city centres, and notes that a flexible approach should be taken in applying guidance relating to daylight and sunlight in such areas of high density.

2.2 Local Planning Policy and Guidance

- 2.2.1 Manchester City Council’s (“the Council”) Core Strategy was adopted in July 2012 and is the key development plan document in the Local Development Framework (“LDF”). It describes Manchester today and outlines the Council’s vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision.
- 2.2.2 The Core Strategy confirms that all new developments should follow certain “development principles”. Policy DM1 – Development Management – confirms that all developments should have regard to a number of issues, such as the effects on amenity, including light.
- 2.2.3 The Guide to Development in Manchester Supplementary Planning Document (“SPD”) confirms that consideration should be given to issues including overshadowing to hard landscaped areas within the public realm.
- 2.2.4 This SPD was published in March 2017 and is intended to provide clear direction on the considerations, qualities, and opportunities that will help to deliver high quality residential development of part of successful and sustainable neighbourhoods across Manchester.

- 2.2.5 In encouraging developers to “appreciate scale” the SPD acknowledges that taller buildings can have an impact on the character and atmospheric quality of the spaces immediately around them; affecting light and shadow amongst other things and requiring developers and their design teams to demonstrate how massing and scale have been considered in terms of its impact on the neighbourhood, street and block.
- 2.2.6 The Site is within ‘South Manchester’ as defined by The Council’s Core Strategy, which notes at *Policy H6 – South Manchester* that
- “High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington..”*
- 2.2.7 Although the Site is not directly within the defined Chorlton District Centre, it is adjacent to it and located within 250m of the centre of Chorlton and the amenities and transport links therein. It is also immediately adjacent the Quadrangle apartment building, which is of between four and five storeys in height. There is therefore both precedent and justification for development to be of slightly greater massing than the housing in vicinity of the Site.
- 2.2.8 Although the above-mentioned Policy documents allude to or reference daylight and sunlight amenity, and an appropriateness of scale and massing, there is no bespoke “daylight and sunlight” policy. Further, no guidance is provided on how daylight and sunlight amenity impact might be measured and evaluated in practice.
- 2.2.9 Accordingly, it is necessary to consider the Building Research Establishment (BRE) and their Guidance Note ‘Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice’.

2.3 The BRE “Site Layout Planning for Daylight & Sunlight”

- 2.3.1 The BRE Guidance was produced following extensive consultation with architects, planning officers, consultants, professional institutions and Government officials.
- 2.3.2 The Guidance was first published in 1991 and superseded the Department of the Environment Guidance “Sunlight and Daylight Planning Criteria and Design of Buildings”.
- 2.3.3 The current edition (3rd) of the BRE Guidance was published in June 2022.

2.3.4 Its purpose is to assist in evaluating the relationship between new and existing buildings to ensure that each retains the potential to achieve a “fair share” of daylight and sunlight given their relative siting, height and mass.

2.3.5 The BRE Guidance is technically robust and has become the industry standard methodology for assessing daylight and sunlight amenity in the built environment. The provisions of the BRE Guidance are not mandatory and the BRE have taken steps to confirm that it should not be read as an instrument of planning policy:

“The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural daylight is only one of many factors in site layout design”.

2.3.6 It is important to note that the BRE Guidance was principally developed for use in the assessment of low-density suburban environments and should, therefore, be applied flexibly for developments in urban City or Town Centre sites, commercially influenced areas or areas where greater density is sought / encouraged.

2.3.7 The BRE targets should not, therefore, be seen as absolute and immoveable targets when applied in built environments either of existing high density or where increased density is being sought / encouraged.

3.0 The BRE Tests

3.1 Daylight

- 3.1.1 The BRE Guidance confirms that its daylight provisions are intended for use for rooms in neighbouring dwellings where daylight is required, which would include living rooms, kitchens and bedrooms. It goes on to confirm that windows serving bathrooms, toilets, store rooms, circulation areas, and garages need not be analysed.
- 3.1.2 There are several different methods of measuring daylight amenity.
- 3.1.3 The BRE recommend that the Vertical Sky Component ("VSC") test is used when considering the impact that a new development will have on the daylight amenity of an existing neighbouring building.
- 3.1.4 The VSC is a unit of measurement that represents the amount of visible sky capable of being received at the external face of a window. Daylight is derived directly from the sky. On that basis, the more unobstructed sky or sky visibility available to a window, the potential daylighting capability of the room served by it will increase.
- 3.1.5 The unit is expressed as a percentage, as it is the ratio between the amount of visible sky available to the window being tested, compared to that available from a totally unobstructed sky.
- 3.1.6 To put this unit of measurement into perspective, the maximum percentage VSC value of a window located in a vertical plane is 50%, but in practice the VSC values do not typically exceed 40%, because of projecting window reveals and window heads which lessen / reduce the angles of measurement.
- 3.1.7 The BRE Guidance for daylight confirms that:
- "... daylighting of an existing building may be adversely affected ... if ... the VSC measured at the centre of an existing ... window is less than 27%, and less than 0.8 times its former value".*
- 3.1.8 In this regard, an aspirational target of 27% VSC is established for each window. However, if a window already receives less than 27% VSC, then a reduction in the existing value of up to 20% (i.e., to 0.8x baseline value) is accepted as permissible on the basis that such a reduction is unlikely to be noticed by the room's occupants.

- 3.1.9 We would stress that should a window's VSC value be reduced by more than 20%, this does not mean that the room will ordinarily be left with inadequate levels of daylight; it simply means that the reduction in light will be more noticeable to the occupants.
- 3.1.10 The BRE Guidance confirms that the daylight distribution of an existing building can be found by plotting the No Sky Line ("NSL") for each main room, which would include living rooms, dining rooms and kitchens (bedrooms are considered less important). The NSL is measured at an internal working plane within a room and divides those parts of it which can and cannot see the sky through its window provision. Those parts of a room beyond the NSL usually look dark and gloomy, compared with the rest of the room, because they receive no direct light.
- 3.1.11 The BRE Guidance confirms that the area of a room within the baseline NSL can be reduced by 20% (or to 0.8x baseline value) without being noticed by the room occupants.

3.2 Sunlight to Buildings

- 3.2.1 Unlike daylight, which is not influenced by orientation and assumes that light from the sky is uniform, the availability of sunlight is dependent upon compass orientation. As the United Kingdom is in the northern hemisphere, sun is only received from the south, rising in the east and setting in the west. The availability of sunlight is therefore dependent upon the orientation of the window being tested relative to due south.
- 3.2.2 The BRE Guidance for sunlight concludes that:
- "If a living room of an existing dwelling has a main window facing within 90° of due south and any part of the new development subtends an angle of more than 25° to the horizontal, measured from the centre of the window in a vertical section perpendicular to the window, the sunlighting of the existing dwelling may be adversely affected".*
- 3.2.3 Based on the wording of this provision, sunlight may only need to be considered for windows serving living rooms, which contrasts with the daylight test that applies equally to kitchens and bedrooms.

- 3.2.4 The BRE Guidance goes on to conclude that sunlight will be adversely affected if the living room window *“...receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March”*. The period September–March is acknowledged as the “winter months”.
- 3.2.5 Again, the BRE confirms that where the APSH values are not met in the existing condition, a reduction of up to 20% (i.e., 0.8x) the existing value would be acceptable, on the basis that the reduction is unlikely to be noticed by the building occupants.
- 3.2.6 We would, again, stress that reductions of more than 20% should not ordinarily be interpreted as a window being left with insufficient levels of sunlight amenity; it simply means that the reduction is more likely to be noticed by the building occupants.

3.3 Sunlight to Open Spaces

- 3.3.1 As well as ensuring that living rooms receive a good level of sunlight, it is also important that open spaces between and around buildings such as gardens are suitably sunlit.
- 3.3.2 The BRE recommend that the availability of sunlight should be checked for all external spaces where it will be required, and this would normally include:
- > Gardens, usually the main back garden of a house;
 - > Parks and playing fields;
 - > Children’s playgrounds;
 - > Outdoor swimming pools and paddling pools;
 - > Sitting out areas, such as those between non-domestic buildings / public squares;
 - > Focal points such as monuments or fountains.
- 3.3.3 The BRE Guidance concludes that:
- “It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If, as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable”.

- 3.3.4 This ultimately means that 50% of any garden or external amenity space must be capable of receiving two hours of sunlight, and by implication be free from any permanent overshadowing, on 21 March. A reduction to 0.8x of the existing value is accepted by the BRE on the grounds that it is unlikely to be noticed by the users.

4.0 Assessment

4.1 Assessment Methodology

- 4.1.1 Our assessment follows the methodology set out in the BRE Guidance, which provides an objective means of measuring and evaluating daylight and sunlight amenity impacts.
- 4.1.2 To appraise the impact that the massing of the Proposed Development will have on the daylight and sunlight amenity of the surrounding built environment, a topographically accurate digital 3D model has been constructed that simulates the massing of the Site and its surroundings in both its baseline and proposed condition.
- 4.1.3 Specialist computer software (known as “Waldram Tools”, a widely used and market leading simulated light measurement software) has been used to perform the BRE daylight and sunlight tests.
- 4.1.4 The information upon which the 3D model and technical analysis is based, has been extracted from the information referred to in Section 1.6 of this Report.

4.2 Receptor Identification

- 4.2.1 It is clear from reading the BRE Guidance that it seeks to consider daylight and sunlight amenity for neighbouring buildings of residential use; it emphasises the availability of daylight and sunlight to living rooms, and daylight to bedrooms and family kitchens. The relevant or sensitive daylight and sunlight receptors around the Site are therefore those windows that serve anticipated habitable room uses in the neighbouring buildings.
- 4.2.2 For the purposes of this Report, we have identified the Site facing windows and habitable rooms of the following neighbouring buildings as the relevant daylight and sunlight amenity impact receptors:
 - > Nos. 51-57 Albany Road (odd nos. only)
 - > Nos. 59-71 Albany Road (odd nos. only)
 - > The Quadrangle Apartment building, Albany Road
 - > Nos. 83-89 Buckingham Road (odd nos. only)
- 4.2.3 Any windows in the above-mentioned building that are known to serve circulation space or welfare accommodation have not been analysed, neither have the windows that serve any ground floor retail uses.

4.3 Baseline Condition

- 4.3.1 The baseline condition acknowledges the massing of the existing buildings of the Site and the current massing of its surroundings at the date of this Report. Baseline massing images of the Site are provided at Appendix 1.

4.4 The Measured Daylight & Sunlight Amenity Impact

- 4.4.1 The results of the VSC daylight tests are tabulated in Appendix 2.
- 4.4.2 We have measured the daylight impact of the Proposed Development against the BRE's 27% VSC target.
- 4.4.3 The results of the NSL tests are presented at Appendix 3. To explain the NSL contour plots, the area of the room within the amber contour receives access to direct sky light. The hatched area of the room identifies each neighbouring room that will lose direct access to sky visibility, because of the Proposed Development.
- 4.4.4 The results of the APSH daylight tests are tabulated in Appendix 4.
- 4.4.5 As above, the BRE confirm that only windows facing within 90° of due south can have any real expectation of receiving sunlight and need to be technically appraised. This is because the sun rises in the east, sets in the west, passing through south.
- 4.4.6 Because some of the rooms are served by multiple windows or are dual aspect, we have summarised the results of our sunlight study on a room-by-room basis. Where Site facing windows / rooms of neighbouring buildings are north facing, they have not been sunlight amenity impact evaluated.
- 4.4.7 We have measured the sunlight impact of the Proposed Development against the BRE's 5% winter APSH target and 25% annual APSH target
- 4.4.8 The tabulated VSC and NSL results contained within the Appendices of this Report appended have been colour annotated for ease of review, as follows:
- > Green indicates the result achieves the unmodified BRE target;
 - > Pink indicates that the result is more than the Acceptable Tolerance reduction.
- 4.4.9 Results in the 'Pr/Ex' column show the proposed value as a proportion of the baseline value.

- 4.4.10 These results are colour annotated pink or green based on whether the proposed result is, respectively, less than or greater than 0.8x the Baseline value.
- 4.4.11 Proposed “Pr/Ex” results that are greater than 0.8x Baseline Values are coloured green and are considered acceptable to the BRE on the basis that any reduction in VSC, NSL or APSH would not be noticed by the room occupants.
- 4.4.12 Therefore, a pink result for VSC or APSH are considered BRE compliant if the Pr/Ex result is coloured green (i.e., the result in the Proposed Condition is not < 0.8x baseline values, and therefore not noticeable to the room occupants).
- 4.4.13 A summary of the results of our technical study, and commentary confirming our opinion of them, is set out on a neighbouring property by property basis at Section 5 below.

5.0 The Neighbouring Receptors



51 -57 Albany Road

51-57 Albany Road is a terrace of houses located to the west of the Site and separated from it by Albany Road.

Their window provision overlooks the Site directly.

Nos. 51, 55 and 57 are understood to be sub-divided into flats.



59 -71 Albany Road

51-57 Albany Road is a terrace of houses located to the north west of the Site and separated from it by Albany Road.

Part of its window provision (nos. 59 – 65) overlooks the Site directly.

Nos. 65, 69 and 71 are understood to be sub-divided into flats.



The Quadrangle, Albany Road

The Quadrangle apartment building is located to the north of the Site.

Part of its window provision overlooks the Site directly - predominantly serving bedrooms - and the Proposed Development will be seen once constructed.

Certain Site-facing windows within the 'courtyard' area of this building are overhung by a projecting / external walkway at each floor level.

The building also benefits from a planning approved but as yet unbuilt extension of an additional floor of accommodation (MCC ref 124848/FO/2019).



83 – 89 Buckingham Road

83 – 89 Buckingham Road are semi-detached dwelling houses located to the east of the Site, and separated from it by the tram line.

Part of their window provision overlooks the Site directly, and the Proposed Development will be seen once constructed.

51 -57 Albany Road

Daylight Amenity

42 windows, serving 14 individual rooms, have been appraised.

In the baseline condition, 34 windows (81%) achieve the BRE's target of 27% VSC.

8 windows (19%) do not achieve the BRE's VSC target in the baseline condition. Five of these windows serve basement rooms and, given their sunken position and outlook into a lightwell arrangement, their capacity to receive direct daylight is limited in the baseline condition.

The remaining 3 'windows' that do not achieve the BRE target in the baseline condition are in fact side panes of large bay windows which, taken as a whole would each achieve the daylight targets.

In the proposed condition, all 42 windows (100%) will either continue to achieve the BRE's 27% VSC target, or retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

Overall, 12 rooms of 14 appraised (86%) would pass the BRE's NSL test, experiencing negligible reductions in daylight distribution that are unlikely to be noticed by room occupants.

2 rooms (14%) – basement rooms within 51 and 55 Albany Road – experience reductions that could be noticed by room occupants. These basement rooms are however inherently limited in their capacity for daylight amenity, given their sunken position and limited outlook from their windows. Notwithstanding that movement of NLS could be noticed by an occupant, these rooms would continue to receive direct daylight to at least half of their area.

Overall, the impact on daylight amenity on the majority of these buildings is not significant. Where certain, localised parts of the neighbouring buildings do not achieve the BRE targets the impacts are, in our opinion, appropriate and balanced given that these account for a minority of these receptors.

Sunlight to Buildings

9 habitable rooms served by 32 windows have been appraised.

In the baseline condition, 8 rooms (89%) achieve both the annual and winter sunlight targets. 1 room (11%) – a basement room within 55 Albany Road – achieves neither the annual nor the winter sunlight target in the baseline condition, as a result of its sunken position.

In the proposed condition, all 9 rooms (100%) will either continue to achieve the BRE's sunlight targets for both annual and winter sunlight, or retain sunlight values that are at least 0.8x baseline values (acceptable to the BRE on the basis that such reductions are unlikely to be noticeable to rooms occupants). The impact of the Proposed Development on sunlight amenity on 51-57 Albany Road is therefore not significant.

59 -71 Albany Road

Daylight Amenity

87 windows, serving 23 individual rooms, have been appraised.

In the baseline condition, 63 windows (72%) achieve the BRE's target of 27% VSC.

24 windows (28%) do not achieve the BRE's VSC target in the baseline condition. 22 of these are small, side panes of bay windows that are positioned perpendicular to the wall of the building, and often adjacent a projecting porch. Taken as a whole, these tall and wide bay windows achieve the targets in the baseline condition. Two windows serve basement rooms of assumed habitable use, and are limited in their capacity to receive direct daylight due to their sunken position.

In the proposed condition, 85 windows (98%) will either continue to achieve the BRE's 27% VSC target, or retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users. The remaining two panes are part of a larger bay window comprising several panes that do achieve the BRE target.

22 rooms of 23 appraised (96%) would pass the BRE's NSL test, experiencing negligible reductions in daylight distribution that are unlikely to be noticed by room occupants. A single room (4%) – within the basement of 61 Albany Road – would experience a reduction in daylight distribution that could be noticeable to the room occupant.

1 room (4%) – a basement room within 61 Albany Road – would experience reductions could be noticed by room occupants. These rooms are, however, inherently limited in their capacity for daylight amenity, given their sunken position and limited outlook from their windows.

Overall, the significant majority of windows and rooms appraised within this terrace of neighbouring buildings will remain adequately daylit, or experience impacts that are negligible and unlikely to be noticed by room occupants. Impacts on daylight amenity are not significant.

Sunlight to Buildings

14 rooms served by 77 windows have been appraised. Each of these rooms appraised has at least one window – or part of a bay window – that is oriented within 90 degrees of due south.

In the baseline condition, all 14 rooms appraised (100%) achieve both the annual and winter sunlight targets.

In the proposed condition, all 14 rooms (100%) will either continue to achieve the BRE's sunlight targets for both annual and winter sunlight, or retain sunlight values that are at least 0.8x baseline values (acceptable to the BRE on the basis that such reductions are unlikely to be noticeable to rooms occupants). Impacts on the sunlight amenity of this neighbouring terrace of buildings is therefore not significant.

The Quadrangle Building Albany Road

Daylight Amenity

86 windows, serving 41 individual rooms, have been appraised.

In the baseline condition, 39 windows (45%) of those appraised achieve the BRE's target of 27% VSC.

47 windows (55%) do not achieve the BRE's VSC target in the baseline condition. This majority of windows do not achieve the target in the baseline condition as a result of certain design features of the Quadrangle.

The arrangement of rooms and windows around a central courtyard means that these windows either overlook other parts of the Quadrangle's mass, or are recessed / set between projecting parts of the Quadrangle, limiting both outlook and capacity to receive direct daylight.

This inherent limitation is exacerbated by the presence of external walkways at each floor level for access to the apartments. These walkways, set around the inside of the courtyard at each floor level, project above the windows of the floor below, further limiting sky visibility and therefore daylight amenity. VSC values of less than 5% are common for these windows in the baseline condition.

In the proposed condition, 68 windows (79%) would either continue to achieve the BRE's 27% VSC target, or retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

18 windows (21%) would not achieve the VSC target, and would experience a reduction that could be noticed by the room occupant. Notwithstanding, impacts on daylight amenity is considered appropriate and balanced given:

- > all windows are inherently limited in their capacity to receive daylight amenity, failing to achieve the target in the baseline condition due to design features of the Quadrangle building itself;
- > all rooms served by these windows would pass the NSL test, experiencing negligible reductions in daylight distribution;
- > all rooms served by these windows are understood to be bedrooms which are, in multiroom apartments such as these, considered to be of lesser daylight sensitivity. Occupants are able to move from these bedrooms to living

rooms – served by ‘outward’ facing windows – which enjoy greater levels of daylight amenity. We assume that this was the original design intent.

All 41 habitable rooms appraised (100%) would pass the BRE’s NSL test, experiencing negligible reductions in daylight distribution.

Overall, impacts on daylight amenity of the Quadrangle are considered appropriate and balanced, given the inherent limitations on daylight amenity resulting from design features of this neighbouring building. Any development of the Site with massing similar to the Quadrangle itself is likely to result in daylight amenity impacts comparable to those identified.

Sunlight to Buildings

29 rooms served by 74 windows have been appraised.

In the baseline condition, 14 rooms (48%) achieve both the annual and winter sunlight targets. 12 rooms (41%) achieve the winter sunlight target but not the annual sunlight target, and 3 rooms (10%) achieve neither.

Rooms which do not achieve the annual or winter sunlight target, or both, are limited in their receipt of direct sunlight in the baseline condition. The sunlight amenity of these rooms is inherently limited by the same layout and design features of the Quadrangle that limit daylight amenity, noted above.

In the proposed condition, 25 rooms (86%) will continue to achieve the BRE’s sunlight targets for both annual and winter sunlight, or retain sunlight values that are at least 0.8x baseline values (acceptable to the BRE on the basis that such reductions are unlikely to be noticeable to rooms occupants). Impacts on sunlight amenity on this majority of rooms are not significant.

2 rooms (7%) – both bedrooms – would achieve the BRE target for winter sunlight but not annual sunlight in the proposed condition. These impacts on annual sunlight amenity would amount to low magnitudes of change.

2 rooms (7%) – bedrooms at ground and first floor level – would achieve neither the annual nor the winter target in the proposed condition.

Overall, impacts of the Proposed Development on sunlight amenity are considered appropriate and balanced, given that:

- > rooms which do not achieve the sunlight targets are a small minority of rooms appraised. The majority of rooms appraised would achieve the sunlight targets, and/or experience negligible magnitudes of change in sunlight amenity;
- > as bedrooms, these rooms are low sensitivity sunlight receptors within multiroom apartments such as these where residents have a choice of rooms to occupy.

In appraising sunlight impacts on existing, neighbouring buildings, the BRE Guidance places specific emphasis on assessment of sunlight impacts to living rooms. It notes that “kitchens and bedrooms are less important”, and that “loss of sunlight need not be analysed to kitchens and bedrooms”.

On that basis sunlight amenity impacts on the Quadrangle are not significant.

83-89 Buckingham Road

Daylight Amenity

25 windows, serving 17 individual rooms, have been appraised.

In the baseline condition, 24 windows (96%) achieve the BRE's target of 27% VSC.

1 window (4%) – a glazed patio door – does not achieve the BRE's VSC target in the baseline condition. This is due to its position immediately adjacent to the projecting extension of 83 Buckingham Road, limiting daylight to this glazed door.

In the proposed condition, all 25 windows (100%) would either continue to achieve the BRE's 27% VSC target, or retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

Overall, 16 rooms of 17 appraised (86%) would pass the BRE's NSL test, experiencing negligible reductions in daylight distribution that are unlikely to be noticed by room occupants. 1 room within 89 Buckingham Road would experience a reduction in NSL that could be noticeable to the room occupant. Notwithstanding, this rooms will continue to receive direct daylight to >70% of its area.

Overall, the windows and rooms appraised within these neighbouring buildings will remain adequately daylit, and impacts on daylight amenity are therefore not significant.

Sunlight to Buildings

17 rooms served by 25 windows have been appraised.

In the baseline condition, all 17 rooms appraised (100%) achieve both the annual and winter sunlight targets.

In the proposed condition, 16 rooms (94%) will continue to achieve the BRE's sunlight targets for both annual and winter sunlight, or retain sunlight values that are at least 0.8x baseline values (acceptable to the BRE on the basis that such reductions are unlikely to be noticeable to rooms occupants). Impacts on sunlight amenity on this majority of rooms are not significant.

1 room (6%) – ground floor R1 in 89 Buckingham Road, understood to be a kitchen – would not achieve the winter sunlight target (2% against a target of 5%). This room would, however, comfortably exceed the annual sunlight target (achieving 37% APSH in the Proposed Condition, against a target of 25%).

In appraising sunlight impacts on existing, neighbouring buildings, the BRE Guidance places specific emphasis on assessment of sunlight impacts to living rooms. It notes that “kitchens and bedrooms are less important”, and that “loss of sunlight need not be analysed to kitchens and bedrooms”.

On that basis sunlight amenity impacts, on both 89 Buckingham Road and nos 81-87, are not significant.

Sunlight to Gardens

The rear gardens of nos. 81-89 Buckingham Road are identified as external amenity areas that merit time in sun appraisal.

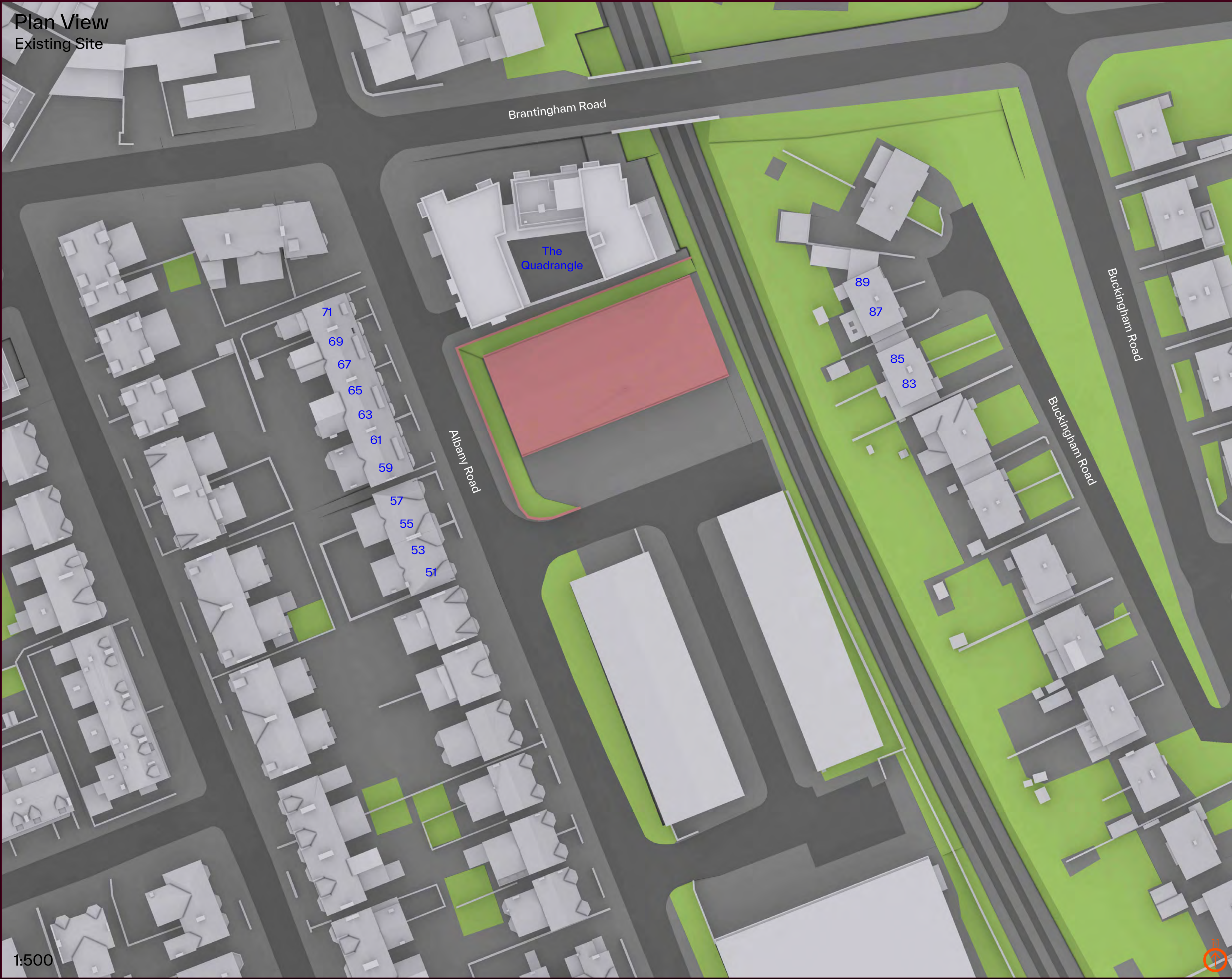
In the baseline condition, all gardens would achieve the BRE target of 2 hours of direct sunlight to >50% of their area on 21 March.

In the proposed condition, all gardens appraised would continue to achieve 2 hours of direct sunlight to >50% of their area on 21 March, with reductions being negligible (these gardens retaining at least 0.8x baseline values).

The impact of the Proposed Development on sunlight amenity of these gardens is therefore not significant.

Appendix 1: Existing and Proposed Massing Images

Plan View
Existing Site



1:500

NOTES:

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Contextual Model produced by Accuties Ltd.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model

Proposed scheme massing -

2210-SITE- FLOOR PLANS - ALBANY RD
CHORLTON-.dwg

2210-ELEVATIONS - SECTIONS - ALBANY RD
CHORLTON- V2 feb 23.dwg

Massing Legend	
	Existing
	Proposed
All heights in m AOD	

REV:	NOTES:	DRWN:	DATE:

Proximity

Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Bowsall Development

PROJECT:
4B Albany Road
Chorlton-cum-Hardy

DRAWING TITLE:
Plan View
Existing Site

SCALE @ A2: 1:500	DATE: 22.02.2023	DRAWN: SC	CHECKED: DMH
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DRAWING NUMBER: 2068_MA-01	REV: .
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3D View 1
Existing Site

NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Contextual Model produced by Accuties Ltd.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
2210-SITE- FLOOR PLANS - ALBANY RD CHORLTON-.dwg
2210-ELEVATIONS - SECTIONS - ALBANY RD CHORLTON- V2 feb 23.dwg

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

Proximity
Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Bowsall Development

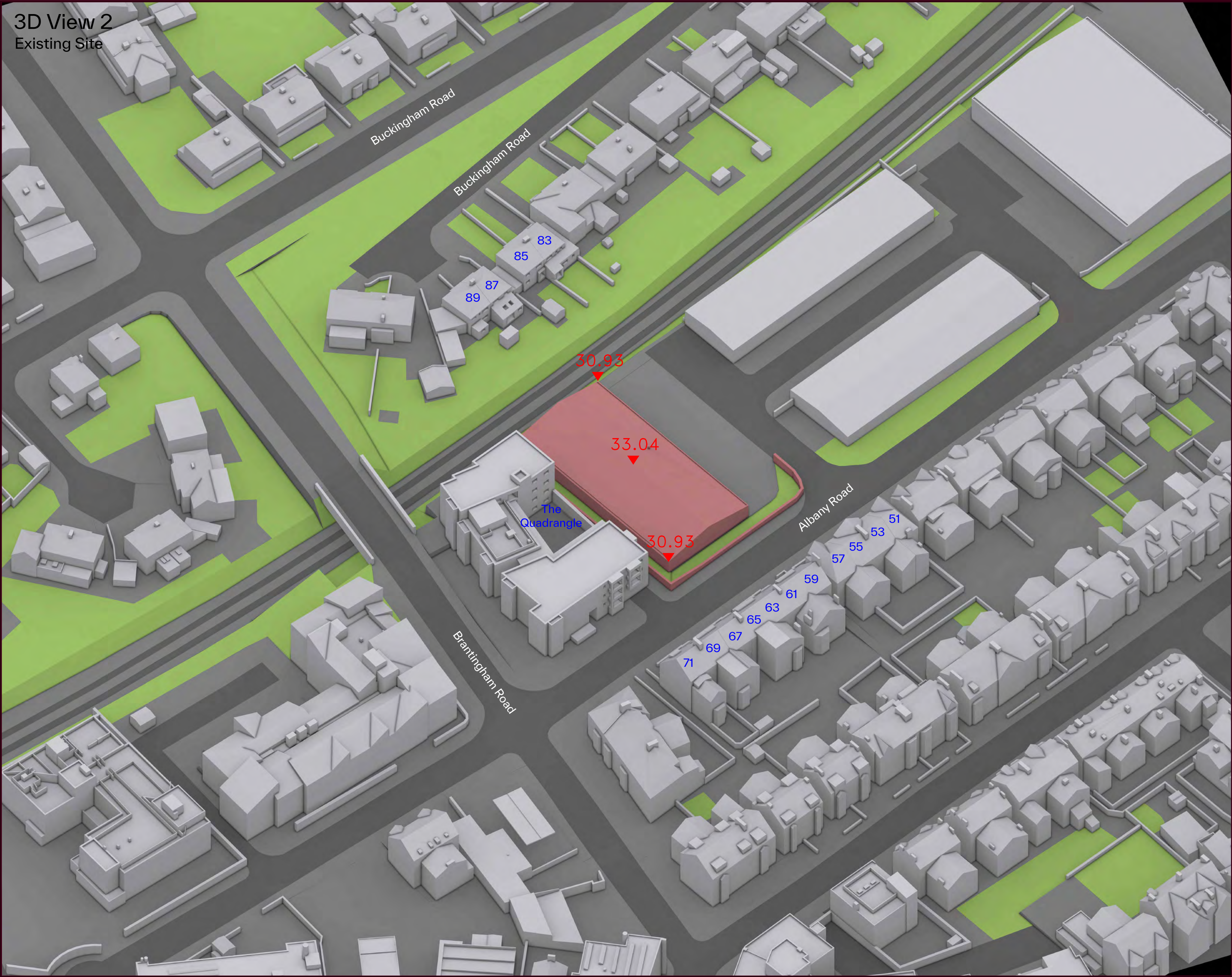
PROJECT:
4B Albany Road
Chorlton-cum-Hardy

DRAWING TITLE:
3D View 1
Existing Site

SCALE @ A2:	DATE:	DRAWN:	SC
NTS	22.02.2023	CHECKED:	DMH

DRAWING NUMBER: 2068_MA-02	REV: .
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3D View 2
Existing Site



NOTES:

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Contextual Model produced by Accuties Ltd.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model

Proposed scheme massing -

2210-SITE- FLOOR PLANS - ALBANY RD CHORLTON-.dwg

2210-ELEVATIONS - SECTIONS - ALBANY RD CHORLTON- V2 feb 23.dwg

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES

weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Bowsall Development

PROJECT:
4B Albany Road
Chorlton-cum-Hardy

DRAWING TITLE:
3D View 2
Existing Site

SCALE @ A2:	DATE:	DRAWN:	SC
NTS	22.02.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2068_MA-03	.

Plan View
Proposed Scheme

1:500

Brantingham Road

The
Quadrangle

Albany Road

Buckingham Road

Buckingham Road

71

69

67

65

63

61

59

57

55

53

51

89

87

85

83

NOTES:

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Contextual Model produced by Accuties Ltd.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model

Proposed scheme massing -

2210-SITE- FLOOR PLANS - ALBANY RD CHORLTON-.dwg

2210-ELEVATIONS - SECTIONS - ALBANY RD CHORLTON- V2 feb 23.dwg

Massing Legend

Existing
Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

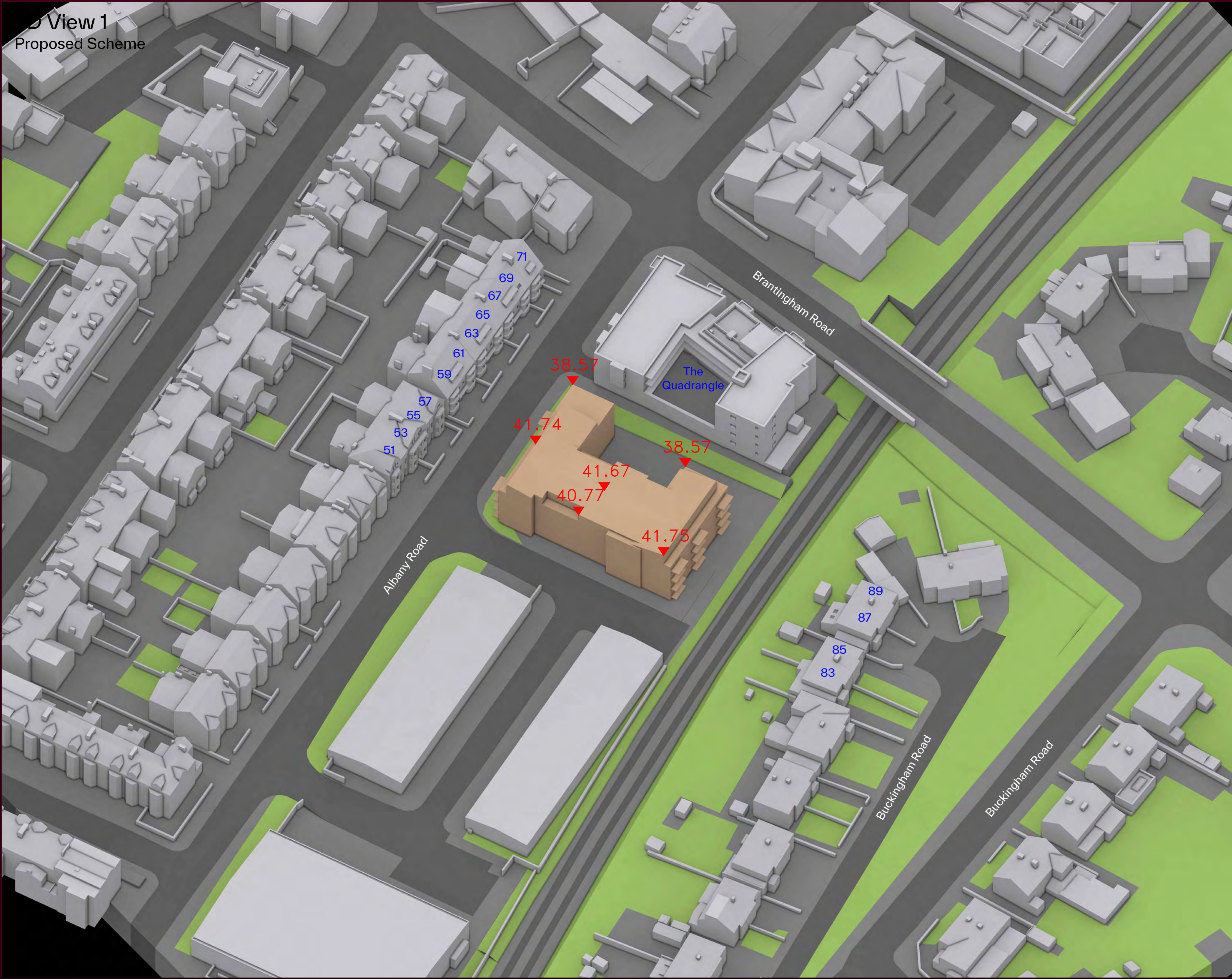
CLIENT:
Bowsall Development

PROJECT:
4B Albany Road
Chorlton-cum-Hardy

DRAWING TITLE:
Plan View
Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	SC
1:500	22.02.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2068_MA-04	.



3D View 1
Proposed Scheme

NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Contextual Model produced by Accuties Ltd.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
2210-SITE- FLOOR PLANS - ALBANY RD CHORLTON-.dwg
2210-ELEVATIONS - SECTIONS - ALBANY RD CHORLTON- V2 feb 23.dwg

Massing Legend	
	Existing
	Proposed
All heights in m AOD	

REV:	NOTES:	DRWN:	DATE:

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Bowsall Development

PROJECT:
4B Albany Road
Chorlton-cum-Hardy

DRAWING TITLE:
3D View 1
Proposed Scheme

SCALE @ A2: NTS	DATE: 22.02.2023	DRAWN: SC
	CHECKED:	DMH

DRAWING NUMBER: 2068_MA-05	REV: .
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3D View 2
Proposed Scheme



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Contextual Model produced by Accucities Ltd.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
2210-SITE- FLOOR PLANS - ALBANY RD CHORLTON-.dwg
2210-ELEVATIONS - SECTIONS - ALBANY RD CHORLTON- V2 feb 23.dwg

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:

Proximity
Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Bowsall Development

PROJECT:
4B Albany Road Chorlton-cum-Hardy

DRAWING TITLE:
3D View 2 Proposed Scheme

SCALE @ A2:	DATE:	DRAWN:	SC
NTS	22.02.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2068_MA-06	.

Appendix 2: Tabulated Baseline and Proposed VSC Results

Project Name: 4B Albany Road
Project No.: 2068
Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
51 Albany Road										
Basement	R1		Residential	Unknown	W1		32.99	28.51	4.48	0.86
					W2		15.54	15.07	0.47	0.97
Ground	R1		Residential	Living Room	W1		28.67	27.76	0.91	0.97
					W2		37.62	33.60	4.02	0.89
					W3		29.07	24.97	4.10	0.86
First	R1		Residential	Bedroom	W1		31.33	30.68	0.65	0.98
					W2		38.69	35.83	2.86	0.93
					W3		31.59	28.70	2.89	0.91
					W4		36.60	33.57	3.03	0.92
Second	R1		Residential	Bedroom	W1		39.26	37.76	1.50	0.96
					W2		39.26	37.71	1.55	0.96
					W3		39.22	37.52	1.70	0.96
53 Albany Road										
Ground	R2		Residential	Living Room	W2		30.69	28.84	1.85	0.94
					W3		37.47	31.98	5.49	0.85
					W4		25.75	21.02	4.73	0.82
First	R1		Residential	Bedroom	W1		36.98	33.71	3.27	0.91
					W2		32.62	31.26	1.36	0.96
					W3		38.54	34.55	3.99	0.90
					W4		25.18	21.79	3.39	0.87
Second	R2		Residential	Bedroom	W2		39.19	37.04	2.15	0.95
					W3		39.18	36.95	2.23	0.94
55 Albany Road										
Basement	R1		Residential	Unknown	W1		6.83	5.76	1.07	0.84
					W2		21.18	19.30	1.88	0.91
					W3		20.34	18.73	1.61	0.92
					W4		19.01	16.58	2.43	0.87
Ground	R1		Residential	Living Room	W1		27.41	24.63	2.78	0.90
					W2		37.29	30.77	6.52	0.83
					W3		28.66	23.81	4.85	0.83
First	R1		Residential	Bedroom	W1		26.30	24.25	2.05	0.92
					W2		38.43	33.71	4.72	0.88
					W3		31.29	27.82	3.47	0.89
					W4		36.18	31.46	4.72	0.87
Second	R1		Residential	Bedroom	W1		39.15	36.75	2.40	0.94
					W2		39.14	36.68	2.46	0.94
57 Albany Road										
Ground	R2		Residential	Living Room	W3		33.50	27.98	5.52	0.84
					W4		36.77	29.40	7.37	0.80
					W5		27.34	23.19	4.15	0.85
First	R1		Residential	Bedroom	W1		36.87	31.98	4.89	0.87
					W2		35.37	31.35	4.02	0.89
					W3		38.17	32.81	5.36	0.86
					W4		31.81	28.82	2.99	0.91

Project Name: 4B Albany Road
 Project No.: 2068
 Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
Second	R1		Residential	Bedroom	W1		39.00	36.13	2.87	0.93
59 Albany Road										
Ground	R1		Residential	Living Room	W1		27.11	22.84	4.27	0.84
					W2		35.11	28.58	6.53	0.81
					W3		36.41	29.47	6.94	0.81
					W4		33.38	28.19	5.19	0.84
					W5		9.93	8.29	1.64	0.83
First	R1		Residential	Bedroom	W1		29.16	25.82	3.34	0.89
					W2		36.66	31.55	5.11	0.86
					W3		37.78	32.36	5.42	0.86
					W4		36.10	32.04	4.06	0.89
					W5		26.62	25.36	1.26	0.95
					W6		35.34	30.32	5.02	0.86
Second	R1		Residential	Bedroom	W1		38.71	36.02	2.69	0.93
61 Albany Road										
Basement	R1		Residential	Unknown	W1		24.50	22.97	1.53	0.94
Ground	R2		Residential	Living Room	W3		15.44	10.80	4.64	0.70
					W4		34.78	28.55	6.23	0.82
					W5		35.72	29.72	6.00	0.83
					W6		32.16	28.29	3.87	0.88
					W7		19.30	18.45	0.85	0.96
First	R1		Residential	Bedroom	W1		35.91	31.07	4.84	0.87
					W2		30.48	26.85	3.63	0.88
					W3		37.03	32.14	4.89	0.87
					W4		37.34	32.65	4.69	0.87
					W5		34.99	31.96	3.03	0.91
					W6		23.10	22.48	0.62	0.97
Second	R1		Residential	Bedroom	W1		38.68	36.15	2.53	0.93
63 Albany Road										
Ground	R1		Residential	Living Room	W1		24.27	19.81	4.46	0.82
					W2		33.84	28.33	5.51	0.84
					W3		35.20	30.38	4.82	0.86
					W4		32.13	29.37	2.76	0.91
					W5		9.14	8.77	0.37	0.96
First	R1		Residential	Bedroom	W1		27.23	23.74	3.49	0.87
					W2		36.21	31.91	4.30	0.88
					W3		36.97	33.21	3.76	0.90
					W4		35.20	33.07	2.13	0.94
					W5		26.03	25.77	0.26	0.99
					W6		34.46	31.23	3.23	0.91
Second	R1		Residential	Bedroom	W1		38.45	36.69	1.76	0.95
65 Albany Road										
Ground	R2		Residential	Living Room	W3		15.02	11.24	3.78	0.75
					W4		33.68	29.48	4.20	0.88
					W5		34.19	30.85	3.34	0.90

Project Name: 4B Albany Road
Project No.: 2068
Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
					W6		30.62	29.05	1.57	0.95
					W7		18.25	18.19	0.06	1.00
First	R1		Residential	Bedroom	W1		34.95	32.02	2.93	0.92
					W2		30.34	27.40	2.94	0.90
					W3		36.43	33.17	3.26	0.91
					W4		36.26	33.67	2.59	0.93
					W5		33.86	32.66	1.20	0.96
					W6		22.22	22.17	0.05	1.00
Second	R1		Residential	Bedroom	W1		38.38	36.84	1.54	0.96
67 Albany Road										
Ground	R1		Residential	Living Room	W1		23.36	20.07	3.29	0.86
					W2		32.29	28.80	3.49	0.89
					W3		33.27	30.61	2.66	0.92
					W4		30.36	29.26	1.10	0.96
					W5		8.39	8.37	0.02	1.00
First	R1		Residential	Bedroom	W1		26.45	23.89	2.56	0.90
					W2		35.11	32.41	2.70	0.92
					W3		35.61	33.55	2.06	0.94
					W4		33.93	33.08	0.85	0.97
					W5		25.48	25.47	0.01	1.00
					W6		32.98	31.21	1.77	0.95
Second	R1		Residential	Bedroom	W1		37.96	36.96	1.00	0.97
69 Albany Road										
Basement	R1		Residential	Unknown	W1		22.37	22.37	0.00	1.00
Ground	R2		Residential	Living Room	W4		13.56	10.93	2.63	0.81
					W5		31.37	28.76	2.61	0.92
					W6		31.72	29.87	1.85	0.94
					W7		28.86	28.26	0.60	0.98
					W8		18.09	18.09	0.00	1.00
First	R1		Residential	Bedroom	W1		33.38	31.74	1.64	0.95
					W2		29.33	27.27	2.06	0.93
					W3		34.82	32.78	2.04	0.94
					W4		34.50	33.06	1.44	0.96
					W5		32.57	32.11	0.46	0.99
					W6		22.09	22.09	0.00	1.00
Second	R1		Residential	Living Room	W1		37.80	36.90	0.90	0.98
					W2		72.94	72.28	0.66	0.99
71 Albany Road										
Ground	R1		Residential	Living Room	W1		21.59	19.45	2.14	0.90
					W2		29.87	27.85	2.02	0.93
					W3		31.07	29.76	1.31	0.96
					W4		29.28	28.95	0.33	0.99
					W5		9.21	9.21	0.00	1.00
First	R1		Residential	Bedroom	W1		25.26	23.58	1.68	0.93
					W2		33.41	31.82	1.59	0.95
					W3		34.01	32.98	1.03	0.97

Project Name: 4B Albany Road
 Project No.: 2068
 Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
					W4		33.39	33.14	0.25	0.99
					W5		26.64	26.64	0.00	1.00
					W6		31.86	31.11	0.75	0.98
Second	R1		Residential	Bedroom	W1		37.39	36.81	0.58	0.98
The Quadrangle										
Ground	R1		Residential	LKD	W1		26.93	26.93	0.00	1.00
					W2		18.44	18.44	0.00	1.00
					W3		31.37	31.36	0.01	1.00
					W4		31.22	31.21	0.01	1.00
					W5		31.08	31.08	0.00	1.00
					W6		11.79	11.66	0.13	0.99
	R2		Residential	Bedroom	W7		3.34	3.34	0.00	1.00
	R3		Residential	Bedroom	W8		4.78	4.36	0.42	0.91
	R4		Residential	Bedroom	W9		3.45	2.82	0.63	0.82
	R5		Residential	Bedroom	W10		2.60	1.99	0.61	0.77
	R6		Residential	Bedroom	W11		2.88	1.63	1.25	0.57
	R7		Residential	Bedroom	W12		7.12	4.94	2.18	0.69
	R8		Residential	Bedroom	W13		8.67	6.01	2.66	0.69
	R9		Residential	Bedroom	W15		8.62	6.26	2.36	0.73
					W16		7.81	5.76	2.05	0.74
	R10		Residential	Bedroom	W17		25.26	24.90	0.36	0.99
	R11		Residential	LKD	W18		22.15	22.15	0.00	1.00
					W19		36.80	28.67	8.13	0.78
					W20		36.95	30.87	6.08	0.84
					W21		37.96	38.00	-0.04	1.00
	R12		Residential	Bedroom	W14		9.20	6.49	2.71	0.71
First	R1		Residential	LKD	W1		29.29	29.29	0.00	1.00
					W2		19.87	19.87	0.00	1.00
					W3		34.15	34.14	0.01	1.00
					W4		34.04	34.03	0.01	1.00
					W5		33.93	33.93	0.00	1.00
					W6		11.36	11.36	0.00	1.00
	R2		Residential	LKD	W7		12.11	12.11	0.00	1.00
					W8		33.67	33.67	0.00	1.00
					W9		33.59	33.59	0.00	1.00
					W10		33.53	33.53	0.00	1.00
					W11		20.92	20.19	0.73	0.97
					W12		28.23	28.23	0.00	1.00
					W13		19.03	18.39	0.64	0.97
					W14		21.14	19.19	1.95	0.91
	R3		Residential	Bedroom	W15		6.90	5.38	1.52	0.78

Project Name: 4B Albany Road
 Project No.: 2068
 Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R4		Residential	Bedroom	W16		4.26	3.21	1.05	0.75
	R5		Residential	Bedroom	W17		2.80	2.06	0.74	0.74
	R6		Residential	Bedroom	W18		1.96	1.34	0.62	0.68
	R7		Residential	Bedroom	W19		3.12	1.78	1.34	0.57
	R8		Residential	Bedroom	W20		5.81	3.68	2.13	0.63
	R9		Residential	Bedroom	W21		7.05	4.54	2.51	0.64
	R10		Residential	Bedroom	W23		6.75	4.64	2.11	0.69
					W24		6.05	4.25	1.80	0.70
	R11		Residential	Bedroom	W25		31.85	30.60	1.25	0.96
	R12		Residential	LKD	W26		33.40	31.81	1.59	0.95
					W27		38.80	32.38	6.42	0.83
					W28		38.87	33.95	4.92	0.87
					W29		39.25	39.25	0.00	1.00
	R13		Residential	Bedroom	W22		7.34	4.85	2.49	0.66
Second	R1		Residential	LKD	W1		32.70	32.70	0.00	1.00
					W2		22.77	22.77	0.00	1.00
					W3		36.71	36.71	0.00	1.00
					W4		36.65	36.65	0.00	1.00
					W5		36.58	36.58	0.00	1.00
					W6		15.71	15.71	0.00	1.00
	R2		Residential	LKD	W7		16.17	16.17	0.00	1.00
					W8		36.42	36.42	0.00	1.00
					W9		36.38	36.38	0.00	1.00
					W10		36.35	36.35	0.00	1.00
					W11		23.13	22.83	0.30	0.99
					W12		32.09	32.09	0.00	1.00
					W13		22.57	22.40	0.17	0.99
					W14		23.68	22.72	0.96	0.96
	R3		Residential	Bedroom	W15		9.38	8.51	0.87	0.91
	R4		Residential	Bedroom	W16		7.17	6.53	0.64	0.91
	R5		Residential	Bedroom	W17		5.82	5.36	0.46	0.92
	R6		Residential	Bedroom	W18		4.48	4.10	0.38	0.92
	R7		Residential	Bedroom	W19		3.28	2.39	0.89	0.73
	R8		Residential	Bedroom	W20		7.86	6.59	1.27	0.84
	R9		Residential	Bedroom	W21		8.70	7.20	1.50	0.83
	R10		Residential	Bedroom	W23		7.71	6.48	1.23	0.84
					W24		6.87	5.83	1.04	0.85

Proximity

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex	
	R11		Residential	Bedroom	W25		36.48	35.87	0.61	0.98	
	R12		Residential	LKD	W26		37.09	36.30	0.79	0.98	
					W27		39.32	35.92	3.40	0.91	
					W28		39.35	36.76	2.59	0.93	
					W29		39.60	39.60	0.00	1.00	
	R13		Residential	Bedroom	W22		8.62	7.16	1.46	0.83	
	Third	R1	Residential	LKD	W1		30.38	30.31	0.07	1.00	
					W2		37.07	36.97	0.10	1.00	
		R2	Residential	Bedroom	W3		39.33	39.09	0.24	0.99	
R3		Residential	LKD	W4		39.36	39.06	0.30	0.99		
				W5		39.60	38.63	0.97	0.98		
				W6		39.60	38.87	0.73	0.98		
				W7		39.62	39.62	0.00	1.00		
83 Buckingham Road											
Ground		R1	Residential	Unknown	W1		33.18	32.17	1.01	0.97	
	W2					35.71	33.89	1.82	0.95		
	R2	Residential	Unknown	W3		30.31	28.68	1.63	0.95		
				W4		36.11	34.33	1.78	0.95		
				W5		36.86	35.20	1.66	0.95		
First	R1	Residential	Unknown	W1		37.61	36.22	1.39	0.96		
	R2	Residential	Unknown	W2		37.65	36.33	1.32	0.96		
	R3	Residential	Unknown	W3		37.67	36.40	1.27	0.97		
85 Buckingham Road											
Ground	R1	Residential	Unknown	W1		36.08	34.01	2.07	0.94		
	R2	Residential	Unknown	W2		30.66	28.67	1.99	0.94		
W3					24.54	22.55	1.99	0.92			
First	R1	Residential	Unknown	W1		37.46	35.82	1.64	0.96		
	R2	Residential	Unknown	W2		37.54	36.05	1.49	0.96		
87 Buckingham Road											
Ground	R1	Residential	Unknown	W1		90.36	89.04	1.32	0.99		
				W2		35.05	31.74	3.31	0.91		
				W3		90.49	89.19	1.30	0.99		
				W4		35.82	32.72	3.10	0.91		
	R2	Residential	Unknown	W5		27.28	25.53	1.75	0.94		
First	R1	Residential	Unknown	W1		37.15	35.18	1.97	0.95		
	R2	Residential	Unknown	W2		37.25	35.33	1.92	0.95		
89 Buckingham Road											

Project Name: 4B Albany Road
Project No.: 2068
Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
Ground	R1		Residential	Unknown	W1		35.69	32.87	2.82	0.92
	R2		Residential	Unknown	W2		28.88	26.36	2.52	0.91
First	R1		Residential	Unknown	W1		36.89	34.98	1.91	0.95
					W2		36.96	35.03	1.93	0.95
	R2		Residential	Unknown	W3		36.99	34.99	2.00	0.95

Appendix 3: No Sky Line Results & Contour Plots

Project Name: 4B Albany Road
Project No.: 2068
Report Title: Daylight Distribution - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
51 Albany Road											
Basement	R1	Unknown	15.54	167.24	15.42	165.98	0.99	10.73	4.69	50.48	0.70
Ground	R1	Living Room	16.59	178.55	16.57	178.36	1.00	16.24	0.33	3.60	0.98
First	R1	Bedroom	23.35	251.30	23.29	250.65	1.00	23.29	0.00	0.00	1.00
Second	R1	Bedroom	13.07	140.68	12.94	139.24	0.99	12.94	0.00	0.00	1.00
53 Albany Road											
Ground	R2	Living Room	16.09	173.15	16.06	172.91	1.00	14.65	1.42	15.27	0.91
First	R1	Bedroom	22.80	245.37	22.71	244.48	1.00	22.71	0.00	0.00	1.00
Second	R2	Bedroom	12.63	135.99	12.15	130.83	0.96	12.15	0.00	0.00	1.00
55 Albany Road											
Basement	R1	Unknown	15.27	164.39	14.83	159.67	0.97	8.63	6.21	66.82	0.58
Ground	R1	Living Room	15.27	164.39	15.27	164.33	1.00	13.26	2.01	21.58	0.87
First	R1	Bedroom	21.62	232.67	21.57	232.18	1.00	21.57	0.00	0.00	1.00
Second	R1	Bedroom	11.78	126.83	11.44	123.15	0.97	11.44	0.00	0.00	1.00
57 Albany Road											
Ground	R2	Living Room	18.12	195.07	18.08	194.62	1.00	15.70	2.38	25.59	0.87
First	R1	Bedroom	24.47	263.35	24.44	263.05	1.00	24.44	0.00	0.00	1.00
Second	R1	Bedroom	16.21	174.49	15.90	171.16	0.98	15.90	0.00	0.00	1.00
59 Albany Road											
Ground	R1	Living Room	16.90	181.92	16.89	181.79	1.00	16.26	0.63	6.77	0.96
First	R1	Bedroom	23.28	250.55	23.24	250.14	1.00	23.19	0.05	0.51	1.00
Second	R1	Bedroom	17.41	187.43	15.15	163.08	0.87	15.12	0.03	0.34	1.00
61 Albany Road											
Basement	R1	Unknown	17.15	184.65	12.03	129.48	0.70	7.55	4.47	48.16	0.63
Ground	R2	Living Room	17.15	184.65	17.14	184.48	1.00	16.99	0.14	1.55	0.99
First	R1	Bedroom	24.30	261.58	24.22	260.71	1.00	24.19	0.03	0.33	1.00
Second	R1	Bedroom	18.25	196.49	15.67	168.69	0.86	15.44	0.23	2.51	0.99
63 Albany Road											
Ground	R1	Living Room	17.60	189.48	17.58	189.22	1.00	17.58	0.00	0.00	1.00
First	R1	Bedroom	23.82	256.45	23.78	255.95	1.00	23.78	0.00	0.00	1.00
Second	R1	Bedroom	17.87	192.32	15.04	161.89	0.84	15.04	0.00	0.00	1.00
65 Albany Road											
	R2	Living Room	16.83	181.17	16.82	181.04	1.00	16.82	0.00	0.00	1.00
First	R1	Bedroom	24.11	259.51	24.02	258.57	1.00	24.02	0.00	0.00	1.00
Second	R1	Bedroom	18.10	194.80	15.77	169.75	0.87	15.20	0.57	6.18	0.96
67 Albany Road											
Ground	R1	Living Room	17.60	189.48	17.58	189.20	1.00	17.58	0.00	0.00	1.00
First	R1	Bedroom	23.71	255.26	23.67	254.78	1.00	23.67	0.00	0.00	1.00
Second	R1	Bedroom	17.78	191.35	15.02	161.69	0.85	15.02	0.00	0.00	1.00
69 Albany Road											
Basement	R1	Unknown	16.93	182.27	7.22	77.73	0.43	7.22	0.00	0.02	1.00
	R2	Living Room	16.93	182.27	16.92	182.10	1.00	16.92	0.00	0.00	1.00
First	R1	Bedroom	24.32	261.80	24.23	260.77	1.00	24.23	0.00	0.00	1.00
Second	R1	Living Room	18.27	196.67	17.73	190.89	0.97	17.73	0.00	0.04	1.00
71 Albany Road											
Ground	R1	Living Room	17.60	189.48	17.54	188.83	1.00	17.54	0.00	0.00	1.00
First	R1	Bedroom	25.02	269.31	24.92	268.20	1.00	24.92	0.00	0.00	1.00
Second	R1	Bedroom	18.84	202.78	17.47	188.08	0.93	17.47	0.00	0.00	1.00
The Quadrangle											
Ground	R1	LKD	27.88	300.07	25.98	279.63	0.93	25.98	0.00	0.00	1.00
	R2	Bedroom	9.55	102.84	5.14	55.30	0.54	5.14	0.00	0.00	1.00
	R3	Bedroom	11.52	124.02	6.53	70.28	0.57	6.52	0.01	0.07	1.00
	R4	Bedroom	15.13	162.89	3.38	36.41	0.22	3.37	0.01	0.13	1.00
	R5	Bedroom	5.17	55.66	1.16	12.47	0.22	1.16	0.00	0.00	1.00
	R6	Bedroom	6.42	69.15	3.85	41.45	0.60	3.71	0.14	1.50	0.96
	R7	Bedroom	6.33	68.11	4.67	50.25	0.74	4.62	0.05	0.52	0.99
	R8	Bedroom	8.73	93.95	7.66	82.45	0.88	7.65	0.01	0.14	1.00
	R9	Bedroom	13.39	144.15	12.65	136.15	0.94	12.65	0.00	0.02	1.00
	R10	Bedroom	10.50	113.00	9.15	98.53	0.87	9.15	0.00	0.00	1.00
	R11	LKD	44.15	475.28	43.95	473.06	1.00	43.94	0.00	0.04	1.00
	R12	Bedroom	8.47	91.19	7.69	82.79	0.91	7.69	0.00	0.05	1.00

Project Name: 4B Albany Road
Project No.: 2068
Report Title: Daylight Distribution - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Room Use.	Room Area m2	Room Area ft2	Lit Area m2 Existing	Lit Area ft2 Existing	Existing % lit	Lit Area m2 Proposed	Area Lost m2	Area Lost ft2	Pr/Ex
First	R1	LKD	27.88	300.07	27.06	291.24	0.97	27.06	0.00	0.00	1.00
	R2	LKD	42.35	455.90	41.79	449.80	0.99	41.69	0.10	1.04	1.00
	R3	Bedroom	9.55	102.84	5.74	61.78	0.60	5.74	0.00	0.00	1.00
	R4	Bedroom	11.52	124.02	7.06	76.04	0.61	7.01	0.06	0.62	0.99
	R5	Bedroom	15.13	162.89	4.00	43.11	0.26	4.00	0.01	0.08	1.00
	R6	Bedroom	5.17	55.66	1.58	16.99	0.31	1.58	0.00	0.00	1.00
	R7	Bedroom	4.70	50.62	3.22	34.61	0.68	3.01	0.20	2.18	0.94
	R8	Bedroom	6.33	68.11	4.73	50.95	0.75	4.69	0.04	0.47	0.99
	R9	Bedroom	8.73	93.95	7.97	85.81	0.91	7.97	0.00	0.01	1.00
	R10	Bedroom	13.39	144.11	12.49	134.44	0.93	12.49	0.00	0.02	1.00
	R11	Bedroom	10.50	113.00	10.10	108.69	0.96	10.10	0.00	0.00	1.00
	R12	LKD	44.15	475.28	43.95	473.11	1.00	43.95	0.00	0.03	1.00
	R13	Bedroom	8.47	91.19	7.64	82.26	0.90	7.64	0.00	0.05	1.00
Second	R1	LKD	27.88	300.07	27.60	297.07	0.99	27.60	0.00	0.00	1.00
	R2	LKD	42.35	455.90	41.96	451.69	0.99	41.96	0.01	0.06	1.00
	R3	Bedroom	9.55	102.84	8.67	93.37	0.91	8.67	0.00	0.00	1.00
	R4	Bedroom	11.52	124.02	10.52	113.29	0.91	10.52	0.00	0.04	1.00
	R5	Bedroom	15.13	162.89	10.49	112.89	0.69	10.49	0.00	0.00	1.00
	R6	Bedroom	5.17	55.66	4.30	46.31	0.83	4.30	0.00	0.00	1.00
	R7	Bedroom	4.70	50.62	3.24	34.85	0.69	3.08	0.16	1.69	0.95
	R8	Bedroom	6.33	68.11	5.91	63.65	0.93	5.91	0.00	0.00	1.00
	R9	Bedroom	8.73	93.95	8.27	89.07	0.95	8.27	0.00	0.00	1.00
	R10	Bedroom	13.39	144.15	12.56	135.23	0.94	12.56	0.00	0.00	1.00
	R11	Bedroom	10.50	113.00	10.21	109.86	0.97	10.21	0.00	0.00	1.00
	R12	LKD	44.15	475.28	44.15	475.18	1.00	44.15	0.00	0.00	1.00
	R13	Bedroom	8.47	91.19	7.72	83.05	0.91	7.72	0.00	0.01	1.00
Third	R1	LKD	22.36	240.73	22.13	238.21	0.99	22.13	0.00	0.00	1.00
	R2	Bedroom	10.50	113.00	10.21	109.91	0.97	10.21	0.00	0.00	1.00
	R3	LKD	44.15	475.28	44.15	475.28	1.00	44.15	0.00	0.00	1.00
83 Buckingham Road											
Ground	R1	Unknown	12.23	131.65	12.14	130.66	0.99	12.12	0.02	0.25	1.00
	R2	Unknown	20.18	217.20	19.96	214.83	0.99	19.96	0.00	0.00	1.00
First	R1	Unknown	10.13	109.01	10.10	108.72	1.00	10.09	0.01	0.07	1.00
	R2	Unknown	1.85	19.86	1.83	19.73	0.99	1.83	0.00	0.00	1.00
	R3	Unknown	3.46	37.20	3.40	36.63	0.98	3.40	0.00	0.00	1.00
85 Buckingham Road											
Ground	R1	Unknown	8.32	89.52	8.12	87.44	0.98	8.10	0.02	0.23	1.00
	R2	Unknown	10.20	109.82	9.53	102.58	0.93	9.52	0.01	0.07	1.00
First	R1	Unknown	8.32	89.52	8.15	87.69	0.98	8.09	0.06	0.63	0.99
	R2	Unknown	8.86	95.41	8.80	94.69	0.99	8.79	0.01	0.06	1.00
87 Buckingham Road											
Ground	R1	Unknown	16.60	178.66	16.55	178.16	1.00	16.55	0.00	0.00	1.00
	R2	Unknown	4.04	43.49	3.96	42.67	0.98	3.96	0.00	0.00	1.00
First	R1	Unknown	9.81	105.57	9.69	104.35	0.99	9.60	0.10	1.04	0.99
	R2	Unknown	9.26	99.72	9.09	97.82	0.98	8.84	0.24	2.62	0.97
89 Buckingham Road											
Ground	R1	Unknown	14.36	154.53	14.09	151.67	0.98	10.28	3.81	40.99	0.73
	R2	Unknown	8.71	93.77	8.52	91.73	0.98	8.40	0.12	1.26	0.99
First	R1	Unknown	9.60	103.36	9.46	101.78	0.98	9.41	0.04	0.45	1.00
	R2	Unknown	8.71	93.77	8.70	93.64	1.00	8.46	0.24	2.57	0.97

The Quadrangle
Ground Floor



1:200



The Quadrangle
First Floor



1:200



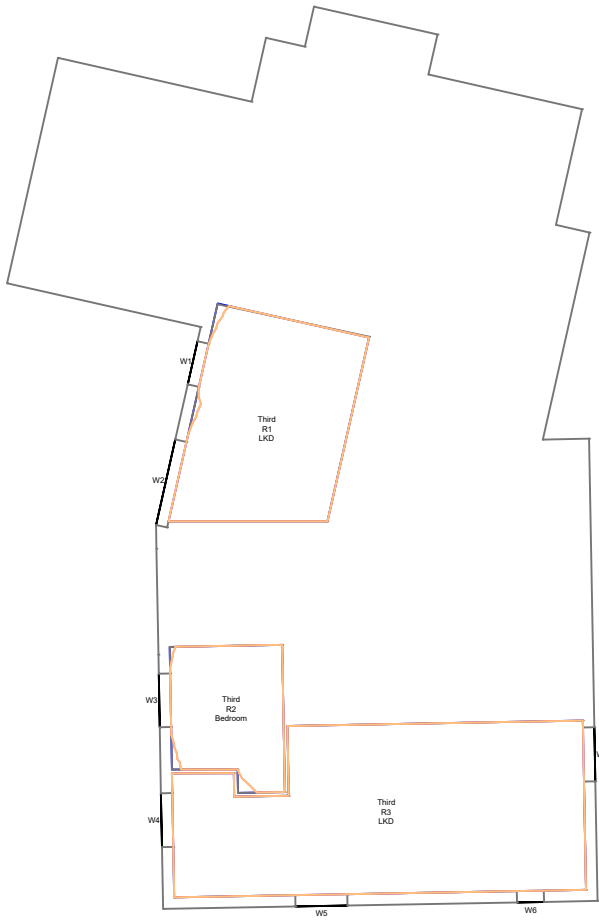
The Quadrangle
Second Floor



1:200



The Quadrangle
Third Floor



1:200



NOTES:

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Contextual Model produced by Accuties Ltd.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model

Proposed scheme massing -

2210-SITE- FLOOR PLANS - ALBANY RD CHORLTON-.dwg

2210-ELEVATIONS - SECTIONS - ALBANY RD CHORLTON- V2 feb 23.dwg

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing No-Sky Line
Proposed No-Sky Line
Area of Loss/Gain

REV:	NOTES:	DRWN:	DATE:

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Bowsall Development

PROJECT:
4B Albany Road
Chorlton-cum-Hardy

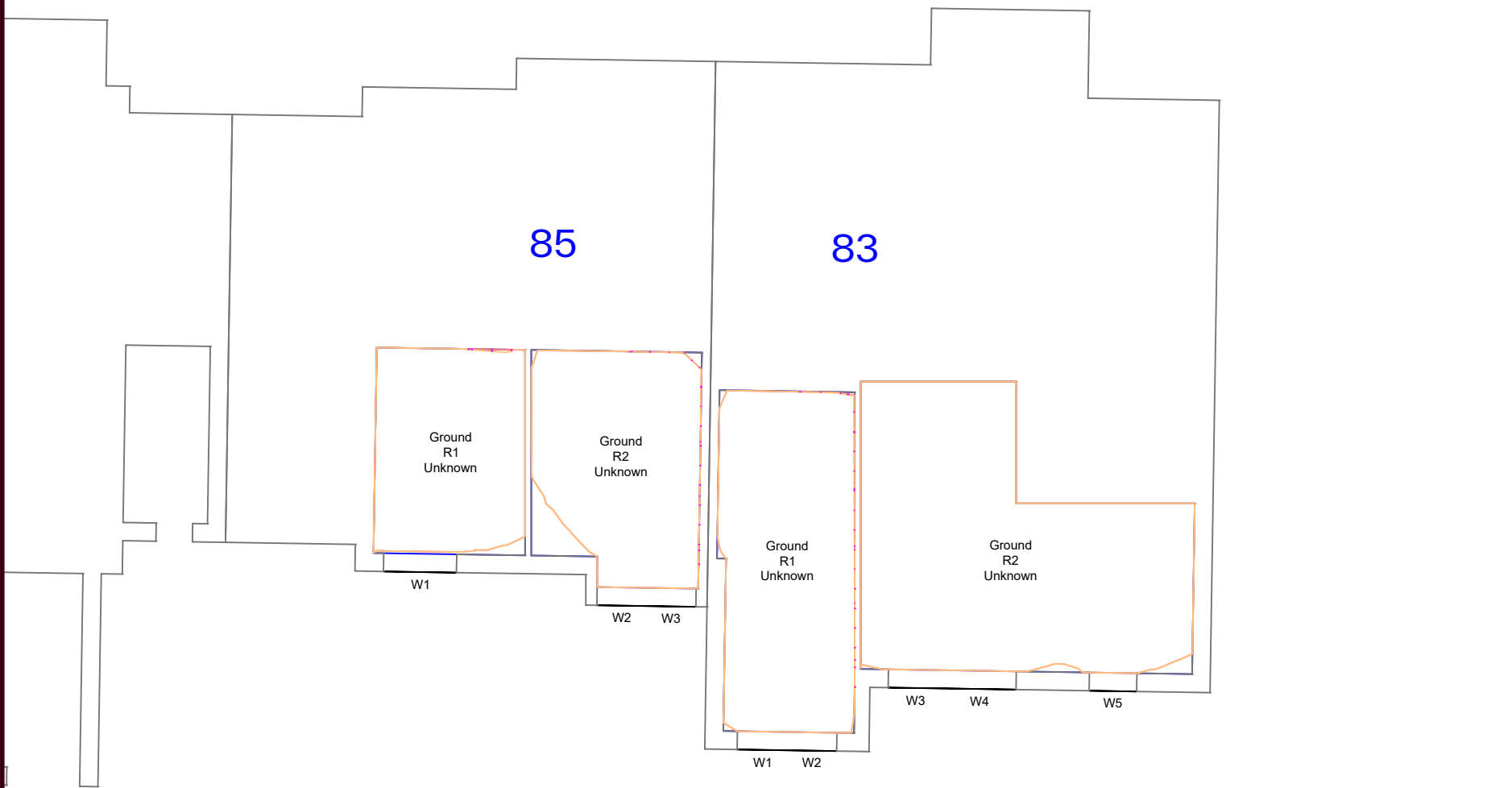
DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	22.02.2023	CHECKED:	DMH

DRAWING NUMBER:
2068_MA-07

REV:
.

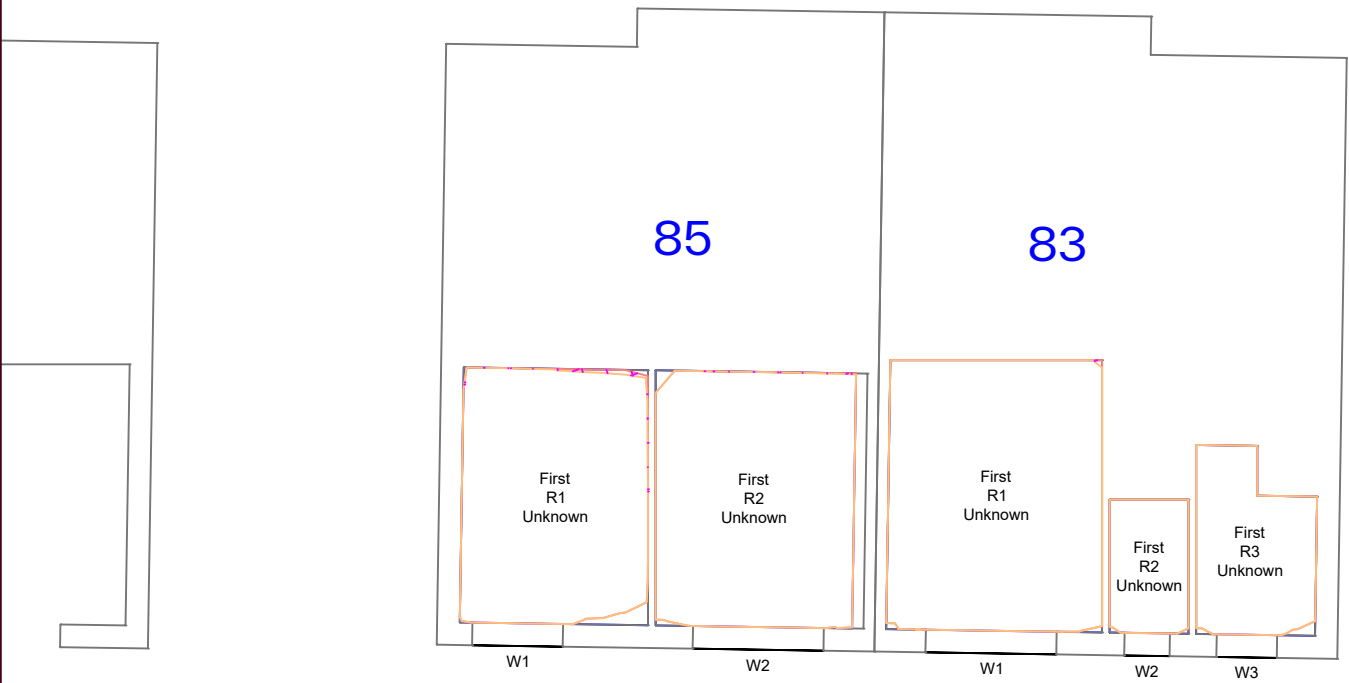
83-85 Buckingham Road
Ground Floor



1:100



83-85 Buckingham Road
First Floor



1:100



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Contextual Model produced by Accuties Ltd.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
2210-SITE- FLOOR PLANS - ALBANY RD CHORLTON-.dwg
2210-ELEVATIONS - SECTIONS - ALBANY RD CHORLTON- V2 feb 23.dwg

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

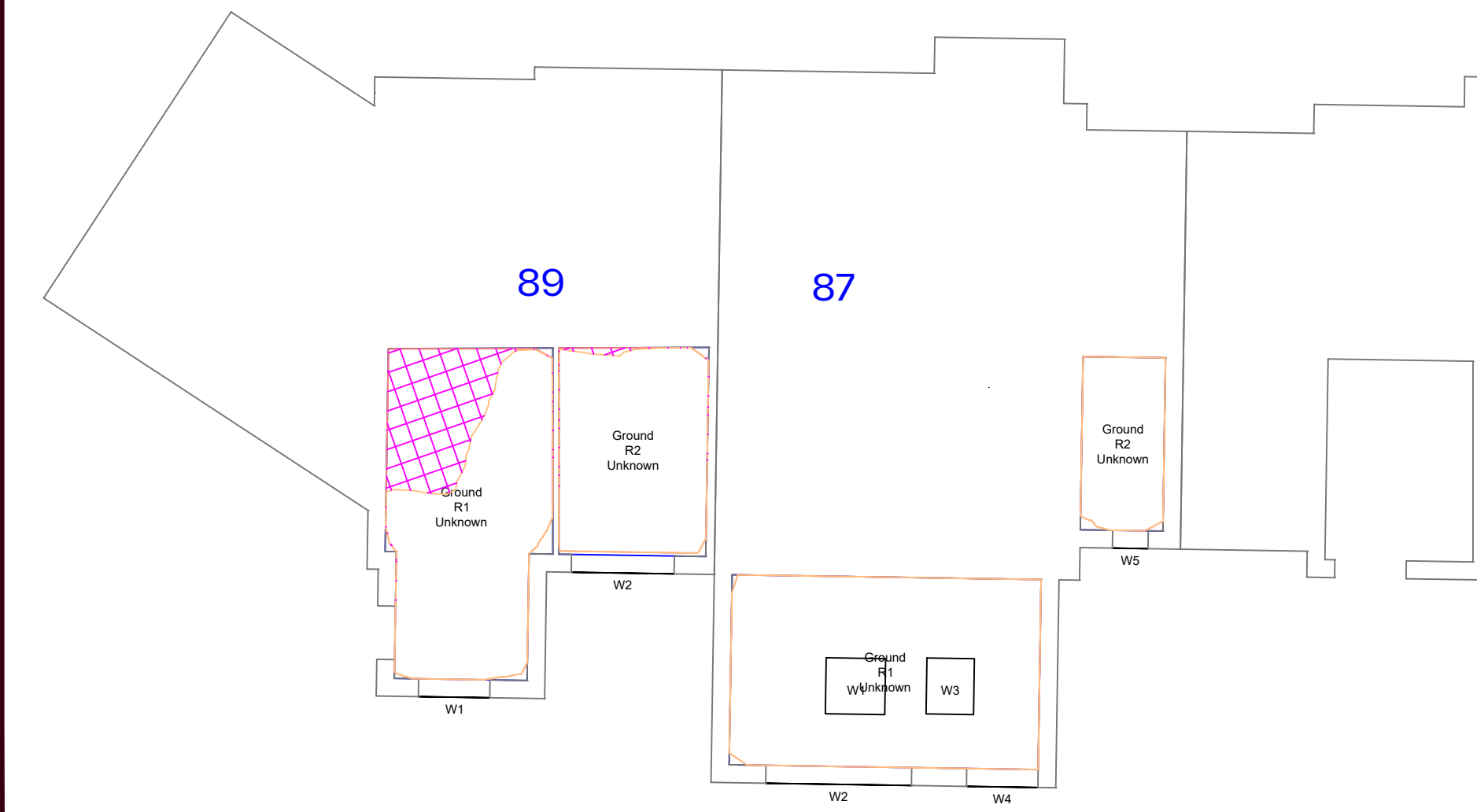
Room Area (Measured Layout)

Existing No-Sky Line

Proposed No-Sky Line

Area of Loss/Gain

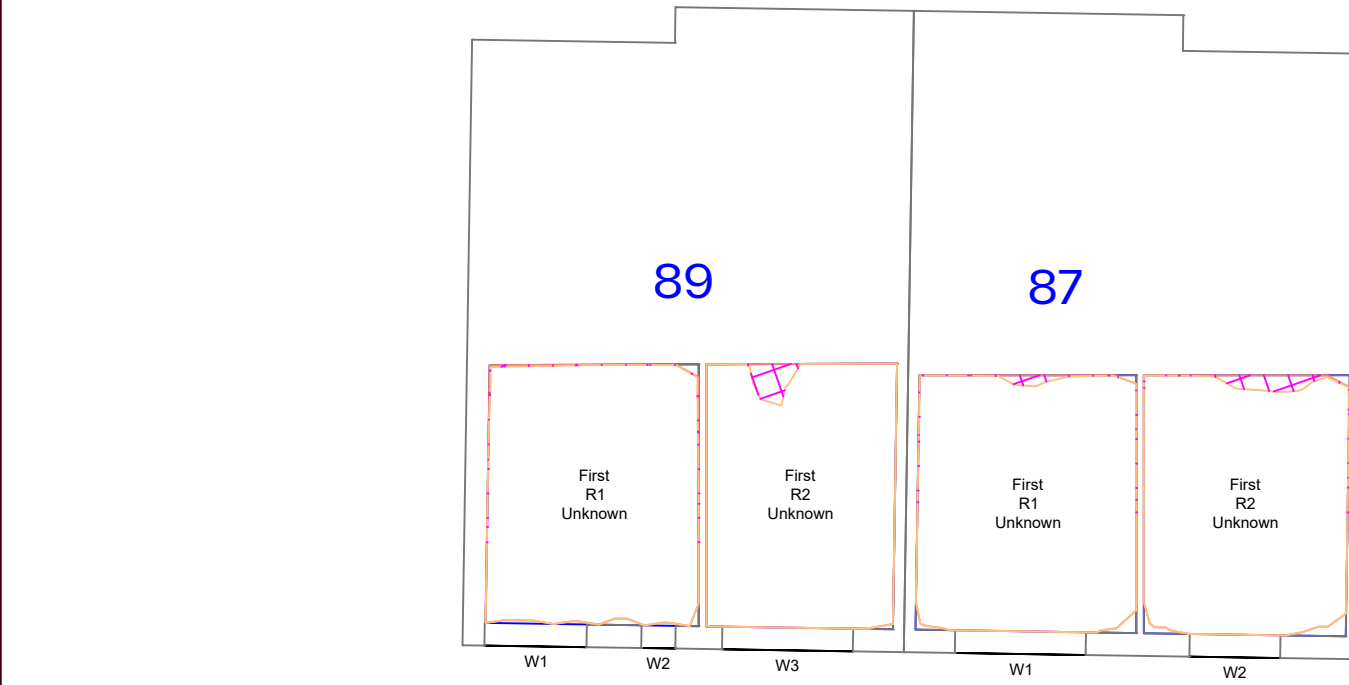
87-89 Buckingham Road
Ground Floor



1:100



87-89 Buckingham Road
First Floor



1:100



REV:	NOTES:	DRWN:	DATE:

Proximity
Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Bowsall Development

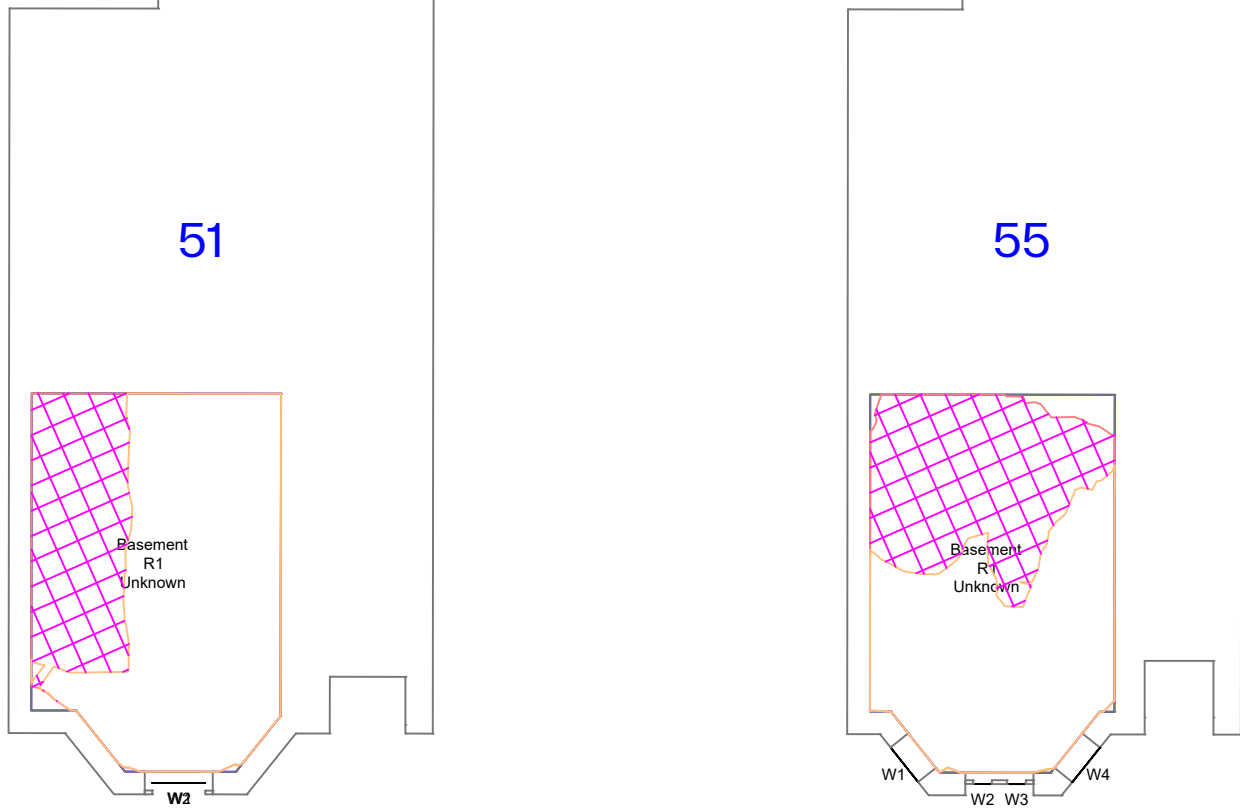
PROJECT:
4B Albany Road
Chorlton-cum-Hardy

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:100	22.02.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2068_MA-08	.

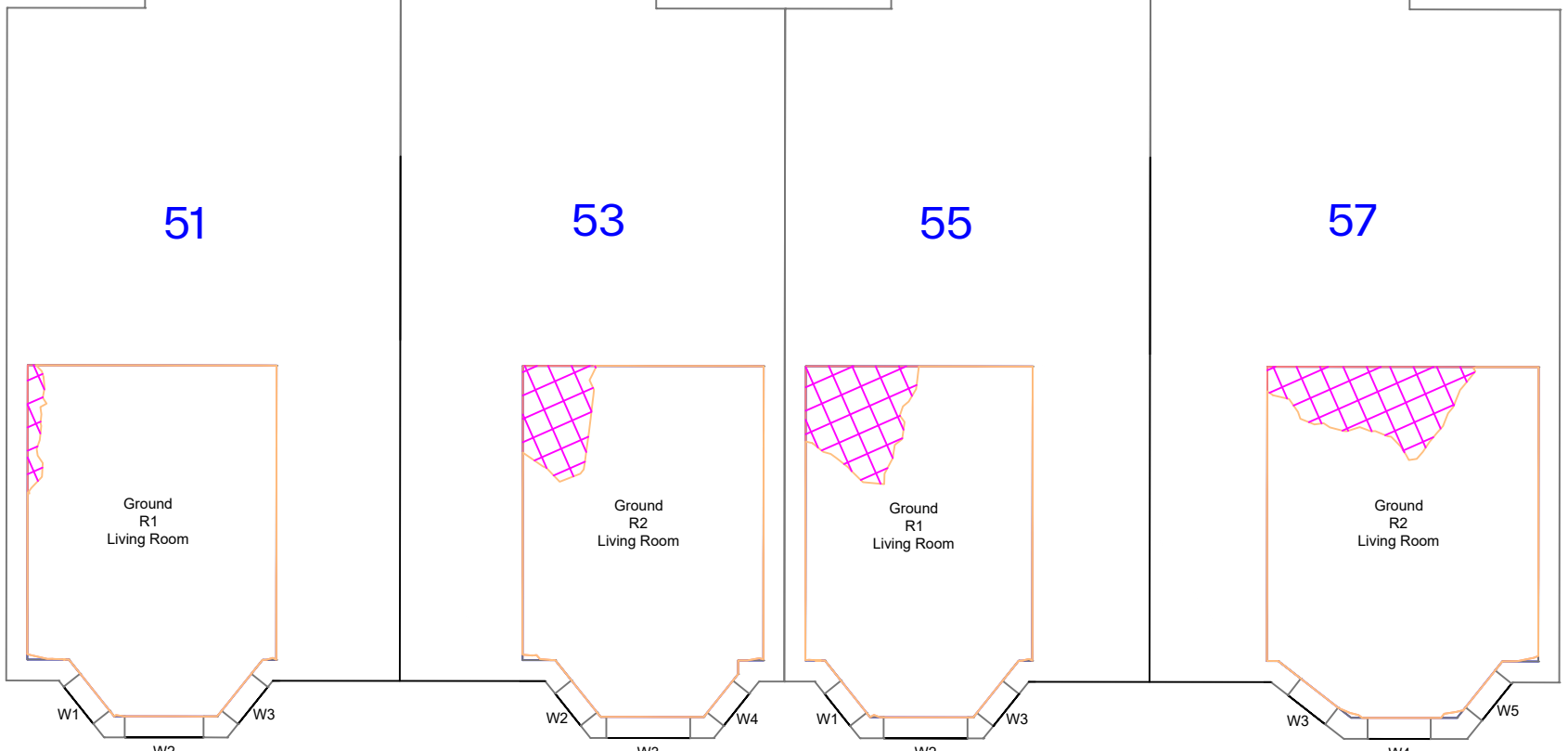
51-57 Albany Road
Basement Floor



1:100



51-57 Albany Road
Ground Floor



1:100



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Contextual Model produced by Accuties Ltd.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model

Proposed scheme massing -

2210-SITE- FLOOR PLANS - ALBANY RD CHORLTON-.dwg

2210-ELEVATIONS - SECTIONS - ALBANY RD CHORLTON- V2 feb 23.dwg

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

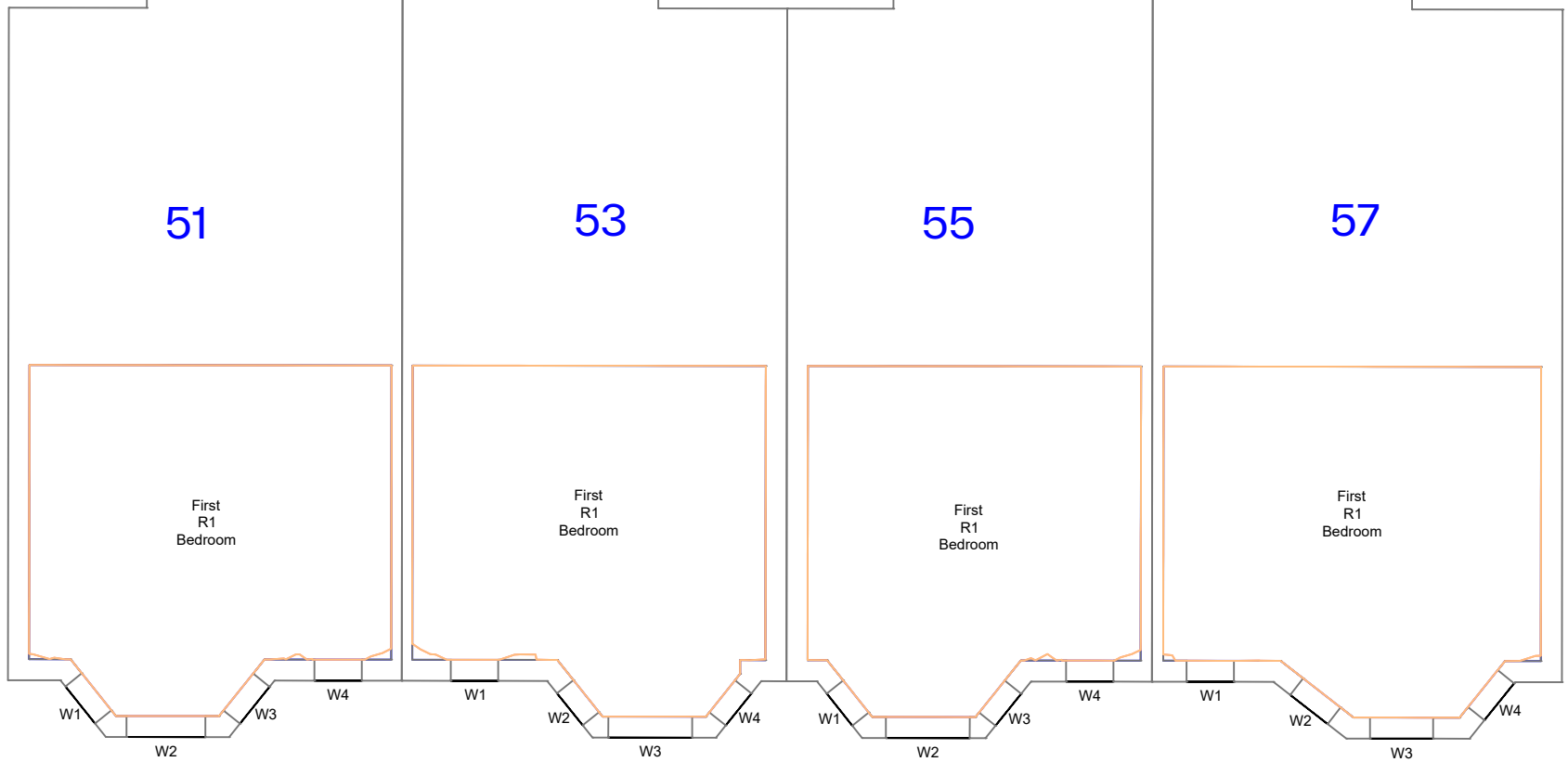
Room Area (Measured Layout)

Existing No-Sky Line

Proposed No-Sky Line

Area of Loss/Gain

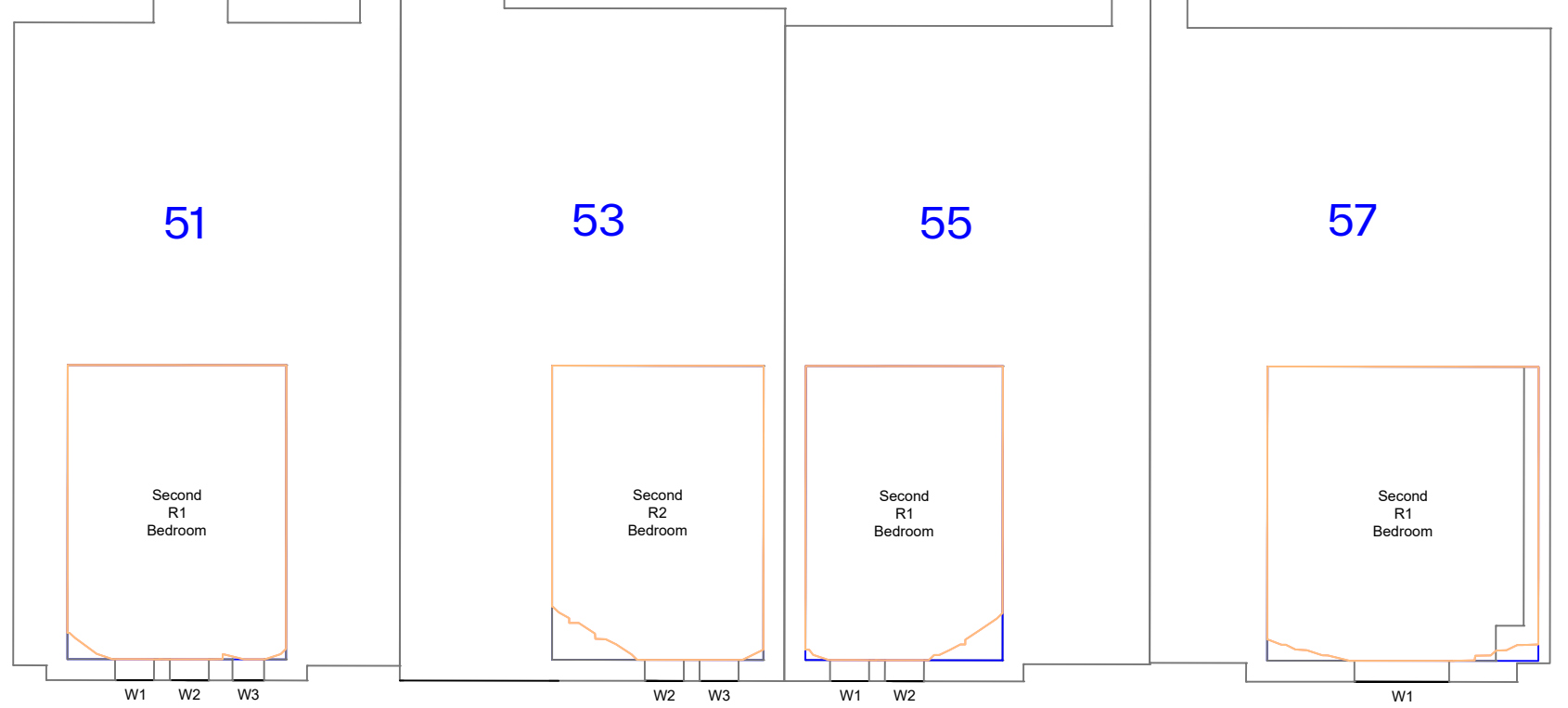
51-57 Albany Road
First Floor



1:100



51-57 Albany Road
Second Floor



1:100



REV:	NOTES:	DRWN:	DATE:

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:

Bowsall Development

PROJECT:

4B Albany Road
Chorlton-cum-Hardy

DRAWING TITLE:

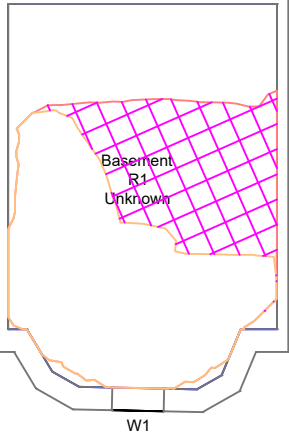
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:100	22.02.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2068_MA-09	.

59-65 Albany Road
Basement Floor

61

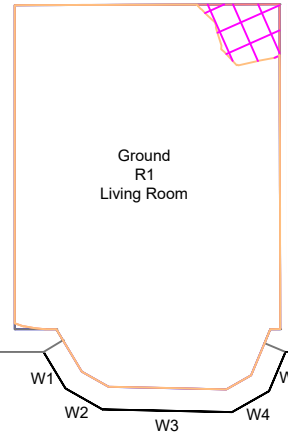


1:100

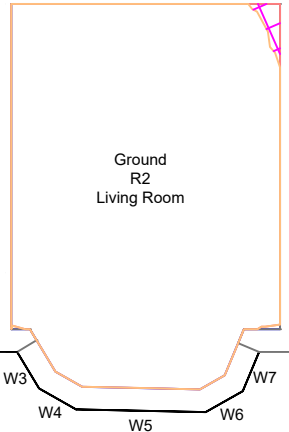


59-65 Albany Road
Ground Floor

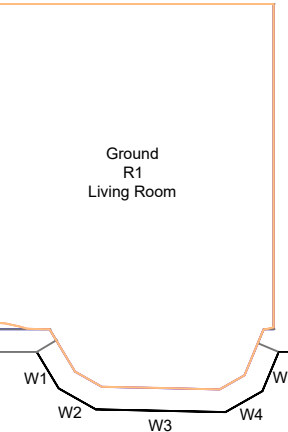
59



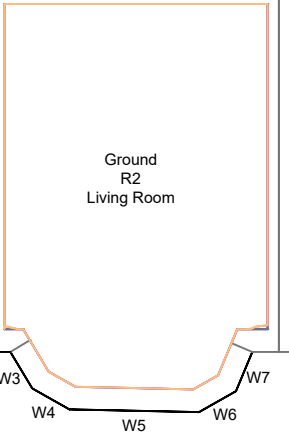
61



63



65



1:100



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where
discrepancy occurs between specification and
drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours
modelled from Contextual Model produced by
Accucities Ltd.

Neighbouring Buildings internal room layouts,
window positions/dimensions and massing
derived from plans found on the planning
portal/sales history.

Where plans/elevations were unavailable
assumptions have been made based on site
photography, Bing Maps and Google Earth and
any partial point cloud survey data.

Proposed Model

Proposed scheme massing -

2210-SITE- FLOOR PLANS - ALBANY RD
CHORLTON-.dwg

2210-ELEVATIONS - SECTIONS - ALBANY RD
CHORLTON- V2 feb 23.dwg

Massing Legend

Existing
Proposed

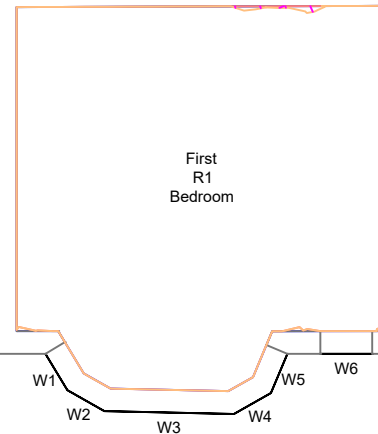
All heights in m AOD

DD Legend

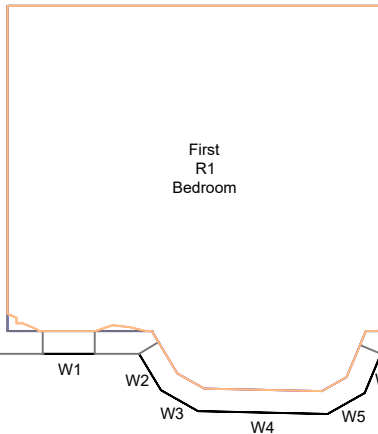
Room Area (Measured Layout)
Existing No-Sky Line
Proposed No-Sky Line
Area of Loss/Gain

59-65 Albany Road
First Floor

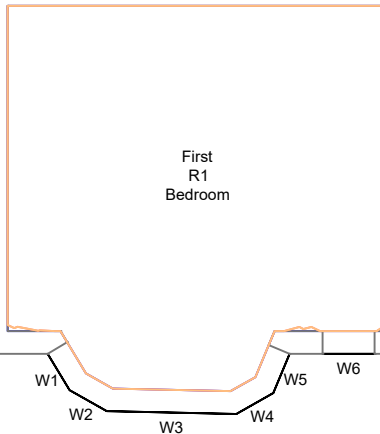
59



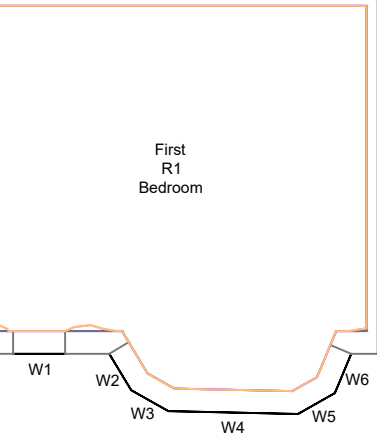
61



63



65

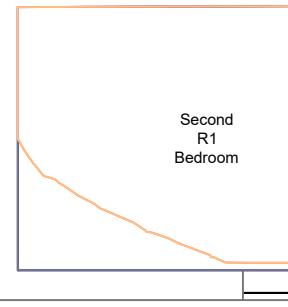


1:100

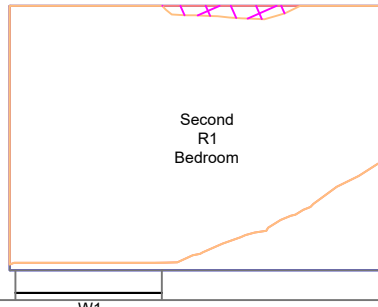


59-65 Albany Road
Second Floor

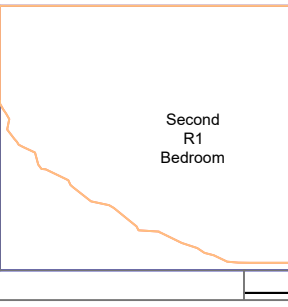
59



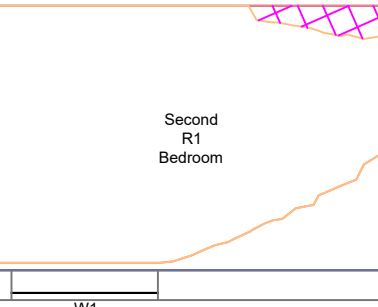
61



63



65



1:100



REV:	NOTES:	DRWN:	DATE:

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Bowsall Development

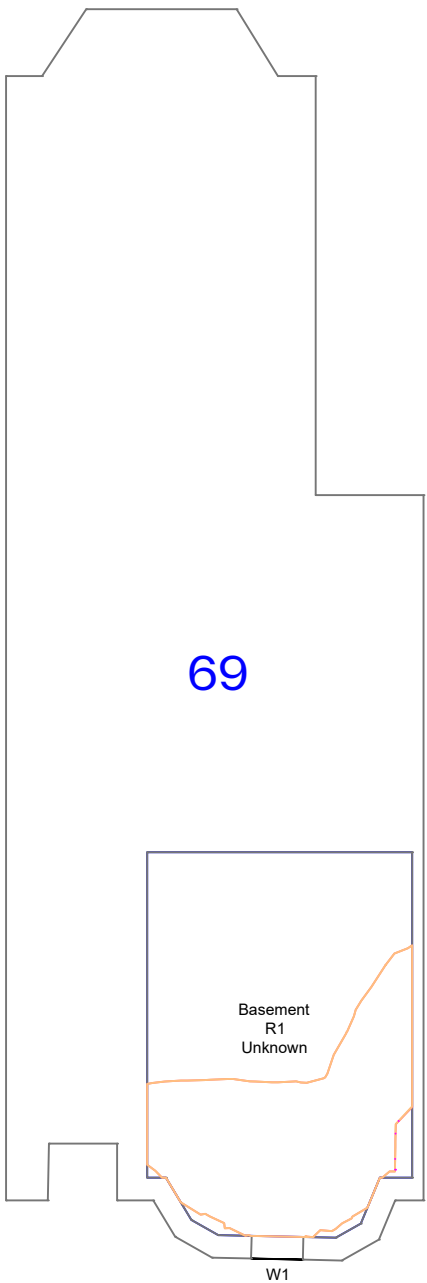
PROJECT:
4B Albany Road
Chorlton-cum-Hardy

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:100	22.02.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2068_MA-10	.

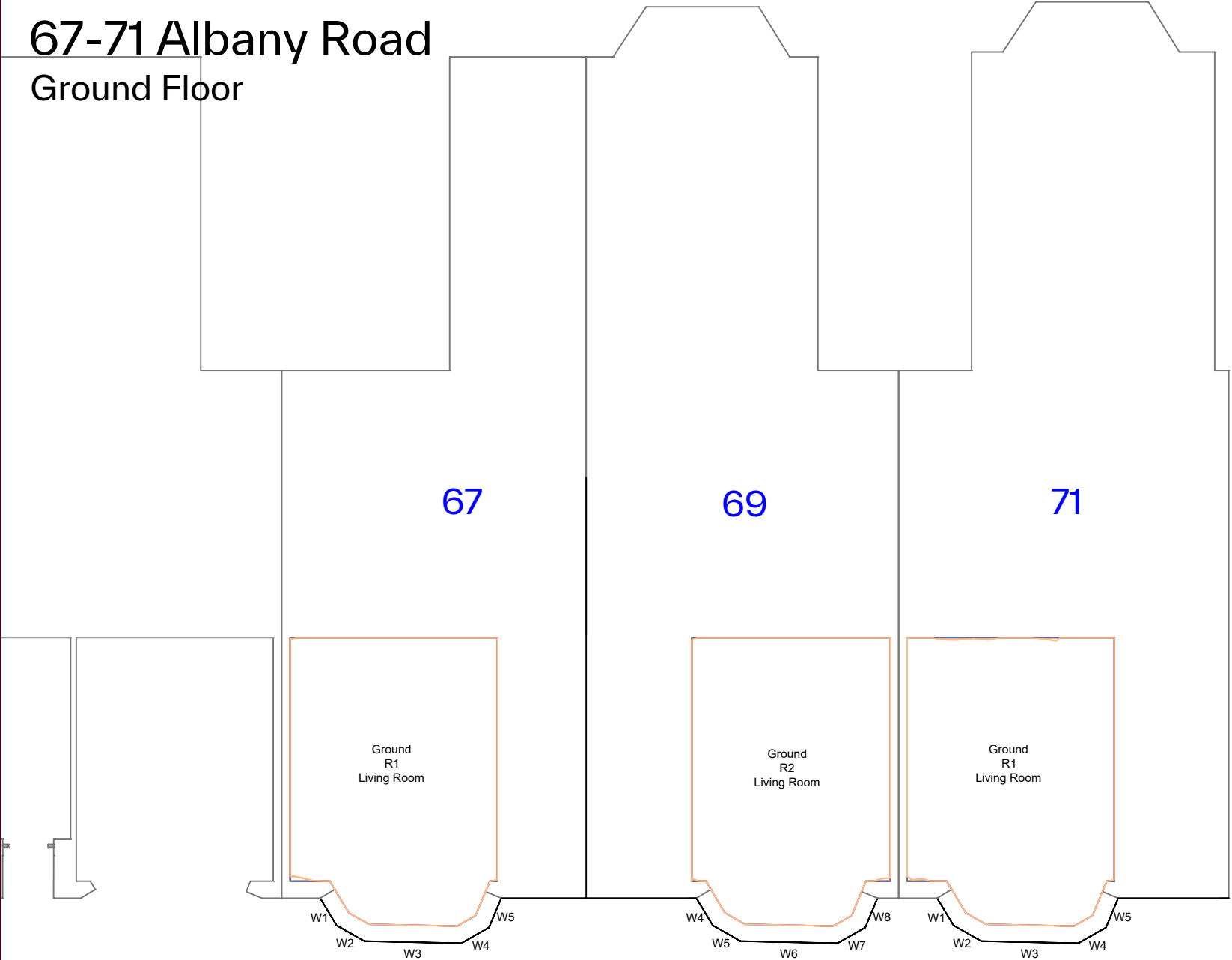
67-71 Albany Road
Basement Floor



1:100



67-71 Albany Road
Ground Floor



1:100



NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Contextual Model produced by Accucities Ltd.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model

Proposed scheme massing -

2210-SITE- FLOOR PLANS - ALBANY RD CHORLTON-.dwg

2210-ELEVATIONS - SECTIONS - ALBANY RD CHORLTON- V2 feb 23.dwg

Massing Legend

Existing

Proposed

All heights in m AOD

DD Legend

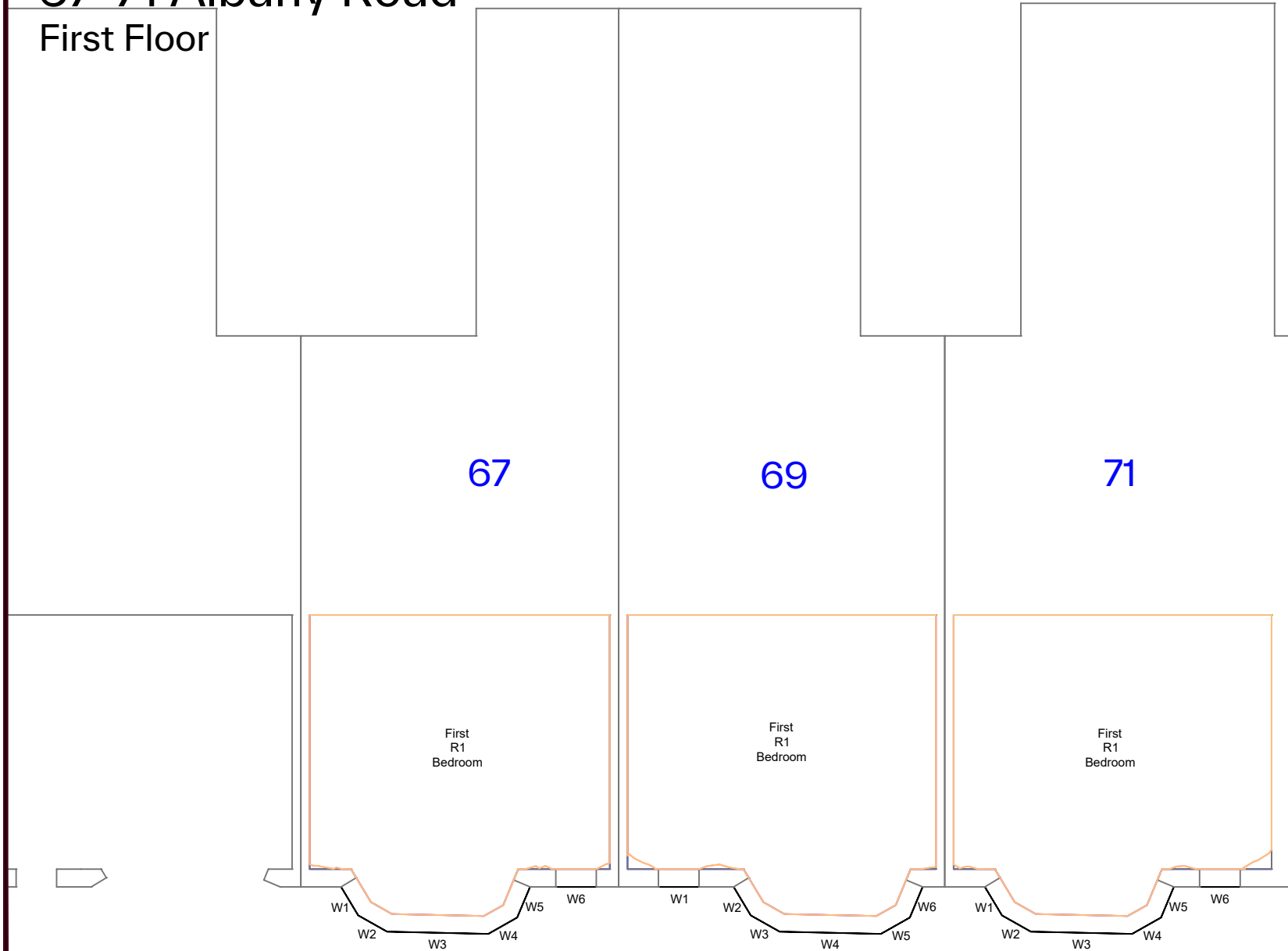
Room Area (Measured Layout)

Existing No-Sky Line

Proposed No-Sky Line

Area of Loss/Gain

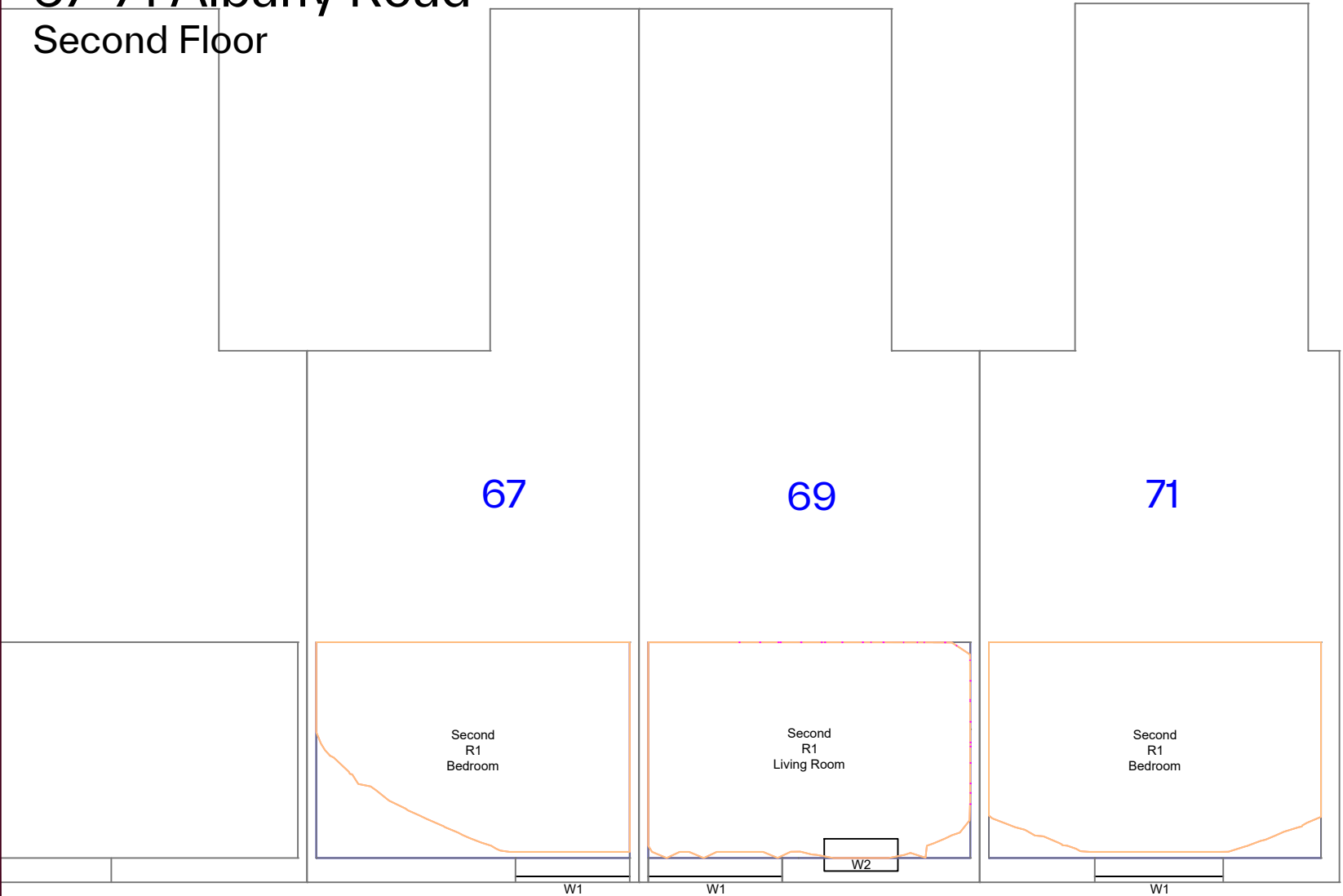
67-71 Albany Road
First Floor



1:100



67-71 Albany Road
Second Floor



1:100



REV:	NOTES:	DRWN:	DATE:

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES

weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Bowsall Development

PROJECT:
4B Albany Road
Chorlton-cum-Hardy

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	SC
1:100	22.02.2023	CHECKED:	DMH

DRAWING NUMBER: 2068_MA-11	REV: .
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Appendix 4: Tabulated Baseline and Proposed APSH Results

Project Name: 4B Albany Road
 Project No.: 2068
 Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
51 Albany Road													
Ground	R1	Residential	Living Room	W1	120°	34	33	1.00	0.97	7	7	0.00	1.00
				W2	69°N								
				W3	18°N								
First	R1	Residential	Bedroom	W1	120°	39	38	1.00	0.97	7	7	0.00	1.00
				W2	69°N								
				W3	18°N								
				W4	69°N								
53 Albany Road													
Ground	R2	Residential	Living Room	W2	120°	35	34	1.00	0.97	7	7	0.00	1.00
				W3	69°N								
				W4	18°N								
First	R1	Residential	Bedroom	W1	69°N	39	38	1.00	0.97	8	8	0.00	1.00
				W2	120°								
				W3	69°N								
				W4	18°N								
55 Albany Road													
Basement	R1	Residential	Unknown	W1	120°	16	16	0.00	1.00	0	0	0.00	1.00
				W2	69°N								
				W3	69°N								
				W4	18°N								
Ground	R1	Residential	Living Room	W1	120°	34	32	2.00	0.94	7	7	0.00	1.00
				W2	69°N								
				W3	18°N								
First	R1	Residential	Bedroom	W1	120°	34	32	2.00	0.94	7	7	0.00	1.00
				W2	69°N								
				W3	18°N								
				W4	69°N								
57 Albany Road													
Ground	R2	Residential	Living Room	W3	107°	35	29	6.00	0.83	7	7	0.00	1.00
				W4	69°N								
				W5	18°N								
First	R1	Residential	Bedroom	W1	69°N	39	33	6.00	0.85	8	8	0.00	1.00
				W2	107°								
				W3	69°N								
				W4	18°N								
59 Albany Road													
Ground	R1	Residential	Living Room	W1	128°	38	32	6.00	0.84	9	9	0.00	1.00
				W2	98°								
				W3	70°N								
				W4	39°N								
				W5	1°N								
First	R1	Residential	Bedroom	W1	128°	42	36	6.00	0.86	9	9	0.00	1.00
				W2	98°								
				W3	70°N								
				W4	39°N								
				W5	1°N								
				W6	69°N								
61 Albany Road													
Ground	R2	Residential	Living Room	W3	128°	40	34	6.00	0.85	9	8	1.00	0.89
				W4	98°								
				W5	70°N								
				W6	39°N								
				W7	1°N								
First	R1	Residential	Bedroom	W1	69°N	46	40	6.00	0.87	11	10	1.00	0.91
				W2	128°								
				W3	98°								
				W4	70°N								
				W5	39°N								
				W6	1°N								
63 Albany Road													
Ground	R1	Residential	Living Room	W1	128°	36	30	6.00	0.83	9	8	1.00	0.89
				W2	98°								
				W3	70°N								
				W4	39°N								
				W5	1°N								
First	R1	Residential	Bedroom	W1	128°	44	41	3.00	0.93	9	8	1.00	0.89
				W2	98°								
				W3	70°N								

Project Name: 4B Albany Road
Project No.: 2068
Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
				W4 W5 W6	39°N 1°N 69°N								
65 Albany Road													
Ground	R2	Residential	Living Room	W3 W4 W5 W6 W7	128° 98° 70°N 39°N 1°N	39	34	5.00	0.87	9	7	2.00	0.78
First	R1	Residential	Bedroom	W1 W2 W3 W4 W5 W6	69°N 128° 98° 70°N 39°N 1°N	46	42	4.00	0.91	12	10	2.00	0.83
67 Albany Road													
Ground	R1	Residential	Living Room	W1 W2 W3 W4 W5	128° 98° 70°N 39°N 1°N	35	32	3.00	0.91	9	7	2.00	0.78
First	R1	Residential	Bedroom	W1 W2 W3 W4 W5 W6	128° 98° 70°N 39°N 1°N 69°N	43	40	3.00	0.93	9	7	2.00	0.78
69 Albany Road													
Ground	R2	Residential	Living Room	W4 W5 W6 W7 W8	128° 98° 70°N 39°N 1°N	36	33	3.00	0.92	9	7	2.00	0.78
First	R1	Residential	Bedroom	W1 W2 W3 W4 W5 W6	69°N 128° 98° 70°N 39°N 1°N	45	42	3.00	0.93	12	10	2.00	0.83
71 Albany Road													
Ground	R1	Residential	Living Room	W1 W2 W3 W4 W5	128° 98° 70°N 39°N 1°N	30	28	2.00	0.93	9	7	2.00	0.78
First	R1	Residential	Bedroom	W1 W2 W3 W4 W5 W6	128° 98° 70°N 39°N 1°N 69°N	40	38	2.00	0.95	9	7	2.00	0.78
The Quadrangle													
Ground	R1	Residential	LKD	W1 W2 W3 W4 W5 W6	249° 339°N 249° 249° 249° 159°	59	59	0.00	1.00	17	17	0.00	1.00
	R6	Residential	Bedroom	W11	160°	4	3	1.00	0.75	4	3	1.00	0.75
	R7	Residential	Bedroom	W12	172°	11	8	3.00	0.73	11	8	3.00	0.73
	R8	Residential	Bedroom	W13	172°	16	12	4.00	0.75	16	12	4.00	0.75
	R9	Residential	Bedroom	W15 W16	172° 172°	16	13	3.00	0.81	16	13	3.00	0.81
	R10	Residential	Bedroom	W17	249°	49	48	1.00	0.98	12	11	1.00	0.92
	R11	Residential	LKD	W18 W19 W20 W21	249° 159° 159° 69°N	92	80	12.00	0.87	28	16	12.00	0.57

Project Name: 4B Albany Road
Project No.: 2068
Report Title: Daylight & Sunlight - Neighbour Analysis

Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
	R12	Residential	Bedroom	W14	172°	16	13	3.00	0.81	16	13	3.00	0.81
First	R1	Residential	LKD	W1	249°	62	62	0.00	1.00	19	19	0.00	1.00
				W2	339°N								
				W3	249°								
				W4	249°								
				W5	249°								
				W6	159°								
	R2	Residential	LKD	W7	339°N	96	92	4.00	0.96	26	22	4.00	0.85
				W8	249°								
				W9	249°								
				W10	249°								
				W11	159°								
				W12	249°								
				W13	249°								
				W14	69°N								
	R7	Residential	Bedroom	W19	159°	3	2	1.00	0.67	3	2	1.00	0.67
	R8	Residential	Bedroom	W20	172°	9	8	1.00	0.89	9	8	1.00	0.89
	R9	Residential	Bedroom	W21	172°	11	11	0.00	1.00	11	11	0.00	1.00
	R10	Residential	Bedroom	W23	172°	11	11	0.00	1.00	11	11	0.00	1.00
				W24	172°								
	R11	Residential	Bedroom	W25	249°	62	59	3.00	0.95	22	19	3.00	0.86
	R12	Residential	LKD	W26	249°	97	93	4.00	0.96	29	25	4.00	0.86
				W27	159°								
				W28	159°								
				W29	69°N								
	R13	Residential	Bedroom	W22	172°	12	12	0.00	1.00	12	12	0.00	1.00
Second	R1	Residential	LKD	W1	249°	67	67	0.00	1.00	21	21	0.00	1.00
				W2	339°N								
				W3	249°								
				W4	249°								
				W5	249°								
				W6	159°								
	R2	Residential	LKD	W7	339°N	98	96	2.00	0.98	28	26	2.00	0.93
				W8	249°								
				W9	249°								
				W10	249°								
				W11	159°								
				W12	249°								
				W13	249°								
				W14	69°N								
	R7	Residential	Bedroom	W19	159°	3	3	0.00	1.00	3	3	0.00	1.00
	R8	Residential	Bedroom	W20	172°	14	13	1.00	0.93	14	13	1.00	0.93
	R9	Residential	Bedroom	W21	172°	14	14	0.00	1.00	14	14	0.00	1.00
	R10	Residential	Bedroom	W23	172°	14	14	0.00	1.00	14	14	0.00	1.00
				W24	172°								
	R11	Residential	Bedroom	W25	249°	66	66	0.00	1.00	22	22	0.00	1.00
	R12	Residential	LKD	W26	249°	100	100	0.00	1.00	29	29	0.00	1.00
				W27	159°								
				W28	159°								
				W29	69°N								
	R13	Residential	Bedroom	W22	172°	14	14	0.00	1.00	14	14	0.00	1.00
Third	R1	Residential	LKD	W1	262°	55	55	0.00	1.00	16	16	0.00	1.00
				W2	262°								
	R2	Residential	Bedroom	W3	249°	66	66	0.00	1.00	22	22	0.00	1.00
	R3	Residential	LKD	W4	249°	100	100	0.00	1.00	29	29	0.00	1.00
				W5	159°								
				W6	159°								
				W7	69°N								
				83 Buckingham Road									
Ground	R1	Residential	Unknown	W1	245°	65	62	3.00	0.95	22	22	0.00	1.00

Proximity

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Window Orientation	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex
				W2	245°								
	R2	Residential	Unknown	W3 W4 W5	245° 245° 245°	66	65	1.00	0.98	22	22	0.00	1.00
First	R1	Residential	Unknown	W1	245°	67	66	1.00	0.99	22	22	0.00	1.00
	R2	Residential	Unknown	W2	245°	67	66	1.00	0.99	22	22	0.00	1.00
	R3	Residential	Unknown	W3	245°	67	66	1.00	0.99	22	22	0.00	1.00
85 Buckingham Road													
Ground	R1	Residential	Unknown	W1	245°	62	61	1.00	0.98	19	19	0.00	1.00
	R2	Residential	Unknown	W2 W3	245° 245°	42	41	1.00	0.98	5	5	0.00	1.00
First	R1	Residential	Unknown	W1	245°	67	67	0.00	1.00	22	22	0.00	1.00
	R2	Residential	Unknown	W2	245°	67	67	0.00	1.00	22	22	0.00	1.00
87 Buckingham Road													
Ground	R1	Residential	Unknown	W1 W2 W3 W4	245° Inc 245° 245° Inc 245°	82	81	1.00	0.99	25	25	0.00	1.00
	R2	Residential	Unknown	W5	245°	55	53	2.00	0.96	18	17	1.00	0.94
First	R1	Residential	Unknown	W1	245°	66	65	1.00	0.98	22	21	1.00	0.95
	R2	Residential	Unknown	W2	245°	66	66	0.00	1.00	22	22	0.00	1.00
89 Buckingham Road													
Ground	R1	Residential	Unknown	W1	245°	63	58	5.00	0.92	22	18	4.00	0.82
	R2	Residential	Unknown	W2	245°	41	37	4.00	0.90	5	2	3.00	0.40
First	R1	Residential	Unknown	W1 W2	245° 245°	66	64	2.00	0.97	22	20	2.00	0.91
	R2	Residential	Unknown	W3	245°	66	63	3.00	0.95	22	20	2.00	0.91

Appendix 5: Time in Sun Plots

83-89 Buckingham Road
2 Hour Time in Sun

1:200

NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Contextual Model produced by Accucities Ltd.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model

Proposed scheme massing -

2210-SITE- FLOOR PLANS - ALBANY RD CHORLTON-.dwg

2210-ELEVATIONS - SECTIONS - ALBANY RD CHORLTON- V2 feb 23.dwg

Massing Legend

Existing

Proposed

All heights in m AOD

Amenity Legend

Area analysed

Area with more than 2 Hours direct sunlight

Area with less than 2 Hours direct sunlight

%

 Percentage of area with more than 2 Hours direct sunlight

REV:	NOTES:	DRWN:	DATE:

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Bowsall Development

PROJECT:
4B Albany Road
Chorlton-cum-Hardy

DRAWING TITLE:
2 Hour Time in Sun
Existing

SCALE @ A2: 1:200	DATE: 22.02.2023	DRAWN: SC	CHECKED: DMH
----------------------	---------------------	--------------	-----------------

DRAWING NUMBER: 2068_MA-12	REV: .
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83-89 Buckingham Road
2 Hour Time in Sun

1:200

NOTES:
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
Existing Site and Surrounding neighbours modelled from Contextual Model produced by Accuties Ltd.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.
Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth and any partial point cloud survey data.

Proposed Model
Proposed scheme massing -
2210-SITE- FLOOR PLANS - ALBANY RD CHORLTON-.dwg
2210-ELEVATIONS - SECTIONS - ALBANY RD CHORLTON- V2 feb 23.dwg

Massing Legend

Existing

Proposed

All heights in m AOD

Amenity Legend

Area analysed

Area with more than 2 Hours direct sunlight

Area with less than 2 Hours direct sunlight

Percentage of area with more than 2 Hours direct sunlight

REV:	NOTES:	DRWN:	DATE:

Proximity

Kennedy House. 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Bowsall Development

PROJECT:
4B Albany Road
Chorlton-cum-Hardy

DRAWING TITLE:
2 Hour Time in Sun
Proposed

SCALE @ A2:	DATE:	DRAWN:	SC
1:200	22.02.2023	CHECKED:	DMH

DRAWING NUMBER:	REV:
2068_MA-13	.





Proximity
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