

Daylight and Sunlight Amenity Impact Assessment Report

Proposed Residential Development
Frances Road
Withington
Manchester

Prepared for: Southway Housing Trust (Manchester) Limited
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1. Executive Summary

- 1.1.1 Southway Housing Trust (Manchester) Limited has developed a proposal for the residential redevelopment of the land located on Frances Road, Withington, Manchester.
- 1.1.2 Proximity is appointed to evaluate the daylight and sunlight amenity impact of the Proposed Development on the surrounding built environment.
- 1.1.3 This Report confirms our assessment methodology, findings and opinions.
- 1.1.4 We have used the provisions set out in the Third Edition of the Building Research Establishment (“BRE”) design guidance *Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice*, which is recognised as the industry standard, technically robust, methodology for appraising daylight and sunlight amenity impact in the built environment.
- 1.1.5 The BRE Guidance primarily seeks to promote the daylight and sunlight impact assessment of neighbouring buildings of residential use; it highlights the consideration of daylight and sunlight to living rooms and daylight to bedrooms and family kitchens.
- 1.1.6 This report assesses the impact the Proposed Development will have on the daylight and sunlight amenity of the following neighbouring properties in the vicinity of the Site:
- > 11-21 Francis Road (odds only);
 - > 5-35 Henwood Road (odds only); and
 - > 24-30 Cotton Lane (evens only).
- 1.1.7 Whilst there may be other neighbouring buildings with windows through which the Proposed Development would be seen once constructed, they are too far away from the Site, given the massing of the Proposed Development, for their daylight and sunlight amenity to be impacted.
- 1.1.8 The BRE Guidance itself confirms that it is not an instrument of planning policy and that its provisions are not mandatory. It promotes its flexible application and interpretation. A point echoed / mirrored by the National Planning Policy Framework 2021.
- 11 – 21 Francis Road
- 1.1.9 With reference to the BRE’s block spacing formula test, the Proposed Development subtends a 25° line drawn from the midpoint of the lowest window of these neighbouring buildings.
- 1.1.10 Accordingly, these neighbouring buildings are sufficiently remote of the Site for the Proposed Development to not have any significant adverse daylight and sunlight amenity impact.
- 5-31 Henwood Road
- 1.1.11 With reference to the BRE’s block spacing formula test, the Proposed Development subtends a 25° line drawn from the midpoint of the lowest window of these neighbouring buildings.
- 1.1.12 Accordingly, these neighbouring buildings are sufficiently remote of the Site for the Proposed Development to not have any significant adverse daylight and sunlight amenity impact.

24-30 Cotton Lane

- 1.1.13 All neighbouring windows will either (1) continue to achieve the BRE's 27% Vertical Sky Component target or (2) experience a reduction in existing VSC of less than 20% of the baseline value, which is acceptable to the BRE on the grounds that it would not be noticed by room users / occupants. Further, there is no material movement in the No Sky Line of any the neighbouring rooms served by a window that overlooks the Site.
- 1.1.14 Accordingly, the impact that the Proposed Development will have on the daylight amenity of these neighbouring properties is non-significant.
- 1.1.15 All rooms will continue to achieve the BRE's "year-round" Probable Sunlight Hour targets or experience a reduction in existing sunlight amenity of less than the 20% reduction that is acceptable to the BRE on the grounds that it would not be noticed by room users / occupants.
- 1.1.16 13 rooms (76%) will continue to achieve the BRE's "Winter" Probable Sunlight Hours target or experience a reduction in Winter sunlight of less than 20% of the existing value, which is acceptable to the BRE on the grounds that it would not be noticed by the room users / occupants. There are 4 rooms that do not meet the BRE Winter sunlight criterion. On this:
- > One of the rooms is the assumed 1st floor circulation space in 30 Cotton Lane. As this space is not a habitable room, then the impact should be considered non-significant.
 - > One of the rooms is understood to be a 1st floor bathroom located in 28 Cotton Lane. As this space is not a habitable room then the impact should be considered non-significant.
 - > One room is the assumed ground floor living room within 28 Cotton Lane. Winter sunlight is reduced to 4% PSH. The target is 5%. We consider this to be within an acceptable tolerance of the target, particularly given the steps taken to lessen the impact on these neighbouring receptors through reducing the massing of the Proposed Development.
 - > One room is the assumed ground floor kitchen within 28 Cotton Lane. The Winter sunlight of this room receives less than the BRE target in the existing / baseline condition. It is likely impossible to increase the massing of the Site over and above its existing massing without having an impact on the Winter sunlight of this neighbouring room. This localised impact should be considered with the flexibility that the BRE Guidance and the NPPF promote.
- 1.1.17 All neighbouring buildings will continue to achieve very good "year round" sunlight amenity. Only 28 Cotton Lane would experience some less than aspirational winter sun impacts.
- 1.1.18 The rear yards, currently, and will continue, to receive 2 hours of direct sunlight on 21 March. Accordingly, they will continue to appear adequately sunlit throughout the year.
- 1.1.19 Accordingly, the impact that the Proposed Development will have on the sunlight amenity of the rear gardens of these neighbouring properties is non-significant.

2. Introduction

2.1 Background and Instructions

- 2.1.1 Southway Housing Trust (Manchester) Limited ("Southway") has developed a proposal for the residential redevelopment of the land located on Frances Road, Withington, Manchester.
- 2.1.2 Proximity is appointed to evaluate the daylight and sunlight amenity impact of the Proposed Development on those key parts of the surrounding built environment.
- 2.1.3 This Report confirms our assessment methodology, findings and opinions.

2.2 Scope of this Report

- 2.2.1 For reasons explained elsewhere in this Report, our appraisal is based on the provisions of the Building Research Establishment's ("BRE") *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*. The BRE Guidance is Industry accepted and provides an objective means for evaluating daylight and sunlight amenity impacts in the built environment.
- 2.2.2 For reasons that will become apparent as this Report progresses, the Site facing windows of the habitable rooms within the following neighbouring properties are identified as key receptors and have been daylight and sunlight amenity impact appraised:
 - > 11-21 Francis Road (odds only);
 - > 5-35 Henwood Road (odds only); and
 - > 24-30 Cotton Lane (evens only).
- 2.2.3 Whilst there may be other neighbouring buildings with windows through which the Proposed Development would be seen once constructed, they are too far away from the Site, given the massing of the Proposed Development, for their daylight and sunlight amenity to be impacted.
- 2.2.4 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 is proposed.

2.3 Professional Experience

- 2.3.1 This appraisal has been overseen by Mike Scanlan, who is a Director of Proximity.
- 2.3.2 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.
- 2.3.3 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.

- 2.3.4 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, construction access to land / airspace (oversailing), and the administration of the Party Wall etc Act 1996.
- 2.3.5 He has advised both property 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.
- 2.3.6 He is a member of the Royal Institution of Chartered Surveyors.

2.4 The Site

- 2.4.1 The Site extends to 0.1560 ha and its address is Pellowe House, Francis Road, Withington, M20 4XP. The footprint of the existing building is approximately 929 sq. m. The existing building is predominately of one storey in height but extends to two storeys at the southwest end of the Site and is designed in such a way that a row of gable ends front onto Francis Road.
- 2.4.2 The Site is located in a predominantly residential area.
- 2.4.3 Certain images contained at Appendix 1 communicate the existing physical relationship between the Site and its immediate surroundings in massing terms.

2.5 The Proposed Development

- 2.5.1 The demolition of the existing building and residential redevelopment including the creation of a new vehicular access from Francis Road, car parking, landscaping and associated works.
- 2.5.2 The proposed massing images contained at Appendix 1 communicate the footprint and height of the Proposed Development relative to its immediate surroundings.
- 2.5.3 The massing of the Proposed Development has recently been altered / reduced as a means of lessening the daylight and sunlight amenity on the neighbouring 24-30 Cotton Lane.

2.6 Information Relied upon and Site Specific Limitations

- 2.6.1 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).
- 2.6.2 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 Point Cloud Survey of the Site / surroundings by N D Oliver & Co;
 - > A digital photogrammetric model of the Site / surroundings by AccuCities; and
 - > 2d drawings of the Proposed Development prepared by Southgate & Sarbia Architects.

- 2.6.3 The interior of the neighbouring buildings has not been inspected. It has therefore been necessary to make assumptions regarding the use and arrangement of the rooms. These assumptions can be observed from the No Sky Line Contour Plans at Appendix 5.
- 2.6.4 Our room arrangement assumptions are influenced by the results of the Point Cloud Survey (it occasionally identifying the location of some internal walls). Also, letting / sales particulars available on the internet for the following neighbouring properties:
- > 28 & 30 Cotton Lane;
 - > 13 Francis Road; and
 - > 13, 15, 17, 19, 21, 29, 31, 33 & 37 Henwood Road.
- 2.6.5 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. As we have not inspected the neighbouring buildings, we have had to assume the position of the working plane
- 2.6.6 As the neighbouring buildings have not been inspected, we have also had to make assumptions as to their use and function. Our assumptions are influenced by observations made during our Site inspection, and the sales/letting particulars referred to above.
- 2.6.7 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 or progressive impact assessment that acknowledges the massing of any other construction development proposed in the vicinity of the Site.

3. Standards

3.1 National Planning Policy

- 3.1.1 There are no national planning policy guidelines that directly govern daylight and sunlight amenity in terms of sufficiency and acceptable impacts.
- 3.1.2 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. The availability of daylight and sunlight are, of course, natural resources that can enhance an environment.
- 3.1.3 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.

3.2 Local Planning Policy and Guidance

- 3.2.1 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”).
- 3.2.2 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.
- 3.2.3 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.
- 3.2.4 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.
- 3.2.5 Accordingly, it is necessary to consider and administer the design guidance available from the Building Research Establishment (BRE) and their Guidance Note *‘Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice’*.

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

- 3.3.1 The BRE Guidance was produced following extensive consultation with architects, planning officers, consultants, professional institutions and Government officials.
- 3.3.2 The Guidance was first published in 1991 and superseded the Department of the Environment Guidance “Sunlight and Daylight Planning Criteria and Design of Buildings”.
- 3.3.3 The current edition (3rd) of the BRE Guidance was published in June 2022.
- 3.3.4 Its overall 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 available daylight and sunlight given their relative siting, height and mass.

3.3.5 The BRE Guidance is technically robust and has become the industry standard methodology for assessing daylight and sunlight amenity in the built environment.

3.3.6 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."

3.3.7 The BRE targets should not, therefore, be seen as absolute and immovable targets.

4. The BRE Tests

4.1 Daylight

- 4.1.1 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, i.e., ancillary uses, need not be analysed.
- 4.1.2 The BRE Guidance confirms that loss of light to neighbouring windows need not be analysed if the distance between the Proposed Development and the windows is three or more times its height above the centre of the existing neighbouring window, on the basis that in these cases the loss of light will be small. If the Proposed Development is taller or closer than this, then the BRE have created a simple "block spacing" requiring the measurement of the angle from the midpoint of a neighbouring window towards the Proposed Development and:

"If this angle is less than 25° for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building."

"If, for any part of the new development, this angle is more than 25°, a more detailed check is needed to find the loss of sky light to the existing building".

- 4.1.3 If a more detailed analysis is required, the BRE recommend that the Vertical Sky Component ("VSC") test is used when considering the impact that a new development or obstruction will have on the daylight amenity of an existing neighbouring building.
- 4.1.4 The VSC is a unit of measurement that represents the amount of visible sky that is 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. 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. 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 reduce the angles of measurement.
- 4.1.5 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"*
- 4.1.6 In this regard, an aspirational target of 27% VSC is established for each window.
- 4.1.7 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.
- 4.1.8 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.

Proximity

- 4.1.9 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).
- 4.1.10 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.
- 4.1.11 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 daylight.
- 4.1.12 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.

4.2 Sunlight to Buildings

- 4.2.1 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.
- 4.2.2 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.
- 4.2.3 Again, the "block spacing" test that is described at paragraph 4.1.2 above applies equally to sunlight amenity.
- 4.2.4 If a more detailed analysis is required, 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”.
- 4.2.5 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”.
- 4.2.6 September – March are acknowledged as the “winter months”.
- 4.2.7 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.
- 4.2.8 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.

4.3 Sunlight to Open Spaces

- 4.3.1 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.

4.3.2 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.

4.3.3 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".

4.3.4 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 occupants / users.

5. Assessment

5.1 Assessment Methodology

- 5.1.1 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.
- 5.1.2 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 computer-generated 3D model has been constructed that simulates the massing of the Site and its surroundings in both its existing / baseline and proposed condition.
- 5.1.3 The assessment calculations have been undertaken using specialist computer software (known as “Waldram Tools”, a widely used and market leading simulated light measurement software) to perform the BRE daylight and sunlight tests.
- 5.1.4 The information upon which the 3D model and technical analysis is based, has been extracted from the information referred to in Section 2.6 of this Report.

5.2 Receptor Identification

- 5.2.1 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.
- 5.2.2 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.
- 5.2.3 For the purposes of this Report, we have identified Site facing windows of habitable room uses within the following neighbouring buildings as the key daylight and sunlight amenity receptors:
 - > 28 & 30 Cotton Lane;
 - > 13 Francis Road; and
 - > 13, 15, 17, 19, 21, 29, 31, 33 & 37 Henwood Road.
- 5.2.4 We have also identified the rear gardens of 24-30 Cotton Lane as external amenity areas that justify a "Time in Sun" assessment (them being located to the immediate north of the Site).
- 5.2.5 The position of these neighbouring buildings, relative to the Site and the Proposed Development, can be observed on the massing plans at Appendix 1 below.
- 5.2.6 Window reference plans of the Cotton Lane properties can be found at Appendix 2.

5.3 Baseline Condition

- 5.3.1 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.
- 5.3.2 Baseline massing images of the Site are provided at Appendix 1.

5.4 The Measured Daylight & Sunlight Amenity Impact

- 5.4.1 A 25° block spacing test has been undertaken for the Henwood Road and Francis Road properties. The result of this test is presented on the plan at Appendix 3.
- 5.4.2 The results of the daylight tests are tabulated in Appendix 4. We have measured the daylight impact of the Proposed Development against the BRE's VSC target.
- 5.4.3 The results of the NSL tests are presented at Appendix 5.
- 5.4.4 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.
- 5.4.5 The results of the sunlight tests are tabulated in Appendix 6. We have measured the sunlight impact of the Proposed Development against the BRE's APSH target.
- 5.4.6 The results of the Time in Sun tests are presented at Appendix 7.
- 5.4.7 The tabulated VSC, NSL, and APSH 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;
 - > Yellow indicates that the result comes within an Acceptable Tolerance of the unmodified BRE target (i.e. it does achieve the 'Alternative Target');
 - > Pink indicates that the result is more than the Acceptable Tolerance reduction.
- 5.4.8 Results in the 'Pr/Ex' column show the proposed value as a proportion of the baseline value. 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.
- 5.4.9 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. Therefore, a yellow or 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).
- 5.4.10 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 below.

11-21 Francis Road

Two storey, pitched roofed, semi-detached dwelling houses located to the east of the Site on the opposite side of Francis Road. These properties contain windows at all floor levels that overlook the Site directly. The rooms are assumed to serve habitable room uses.

Impact

With reference to the BRE's block spacing formula test (see Appendix 3), the Proposed Development subtends a 25° line drawn from the midpoint of the lowest window of these neighbouring buildings.

Accordingly, these neighbouring buildings are considered to be sufficiently remote of the Site for the Proposed Development to not have any significant adverse daylight and sunlight amenity impact.

5-35 Henwood Road

Two storey, pitched roofed dwelling houses located to the immediate west of the Site. These properties contain windows at all floor levels that overlook the Site directly assumed to serve habitable room uses.

Impact

With reference to the BRE's block spacing formula test (see Appendix 3), the Proposed Development subtends a 25° line drawn from the midpoint of the lowest window of these neighbouring buildings.

Accordingly, these neighbouring buildings are considered to be sufficiently remote of the Site for the Proposed Development to not have any significant adverse daylight and sunlight amenity impact.

24-30 Cotton Lane

This is a terrace of two storey, pitched roofed, residential dwelling houses located to the immediate north of the Site. All properties have windows serving assumed habitable room uses. The rear gardens / yards are identified as "external amenity areas" that would have an expectation of sunlight amenity.

Daylight Amenity

18 individual windows have been appraised, serving 17 assumed separate rooms.

In the baseline condition, 15 windows (83%) achieve the BRE's 27% VSC target.

There are three windows that do not. One of them serves an assumed ground floor kitchen in the neighbouring 28 Cotton Lane. There are 2 further windows that receive less than 27% VSC in the existing / baseline condition located within 30 Cotton Lane, that are understood to serve circulation space.

In the proposed condition, all windows (100%) would continue to achieve 27% VSC, or experience a reduction in existing VSC of less than the 20% reduction that is accepted by the BRE on the grounds that it would not be noticed by the room users / occupants.

On this basis, it can be concluded that the Proposed Development will have a non-significant adverse impact on the daylight amenity of these neighbouring buildings.

Sunlight Amenity to Buildings

17 individual rooms have been sunlight amenity appraised.

In the existing or baseline condition, 16 rooms (94%) achieve the BRE's "year-round" Probable Sunlight Hour targets. One room does not, but this is the 1st floor circulation space located in 30 Cotton Lane.

In the proposed condition, all rooms will continue to achieve the BRE's "year-round" Probable Sunlight Hour targets or experience a reduction in existing sunlight amenity of less than the 20% reduction that is acceptable to the BRE on the grounds that it would not be noticed by room users / occupants.

In the baseline condition, 15 rooms (88%) will achieve the BRE's "Winter" Probable Sunlight Hour targets. Those rooms that do not are the ground floor kitchen within 28 Cotton Lane and the 1st floor circulation space in 30 Cotton Lane.

In the proposed condition, 13 rooms (76%) will continue to achieve the BRE's "Winter" Probable Sunlight target or experience a reduction in Winter Sunlight Amenity of less than 20% of the existing value, which is acceptable to the BRE on the grounds that it would not be noticed by the room users / occupants.

There are 4 rooms that do not meet the BRE Winter Sunlight Probable Hour criterion. On this:

- > One of the rooms is the assumed 1st floor circulation space in 30 Cotton Lane. On the basis that this space is not a habitable room use, then the impact should be considered non-significant.
- > One of the rooms is understood to be a 1st floor bathroom located in 28 Cotton Lane. On the basis that this space is not a habitable room use, then the impact should be considered non-significant.
- > One room is the assumed ground floor living room within 28 Cotton Lane. Winter Sunlight Amenity is reduced to 4% PSH. The target is 5%. We consider this to be within an acceptable tolerance of the target, particularly given the steps that Southway have taken to lessen the amenity impact on these neighbouring receptors through reducing the massing of the Proposed Development.
- > 1 room is the assumed ground floor kitchen within 28 Cotton Lane. The Winter Sunlight Amenity of this room receives less than the BRE target in the existing / baseline condition. It is likely impossible to increase the massing of the Site over and above its existing massing without having an impact on the Winter Sunlight Amenity of this neighbouring room. For this reason, this localised impact should be considered with the flexibility that the BRE Guidance and the NPPF promote.

Overall, the sunlight amenity impact of the Proposed Development on these neighbouring buildings is appropriate and balanced. All neighbouring buildings will continue to achieve very good "year round" sunlight amenity. Only 28 Cotton Lane would experience some less than aspirational winter sun impacts.

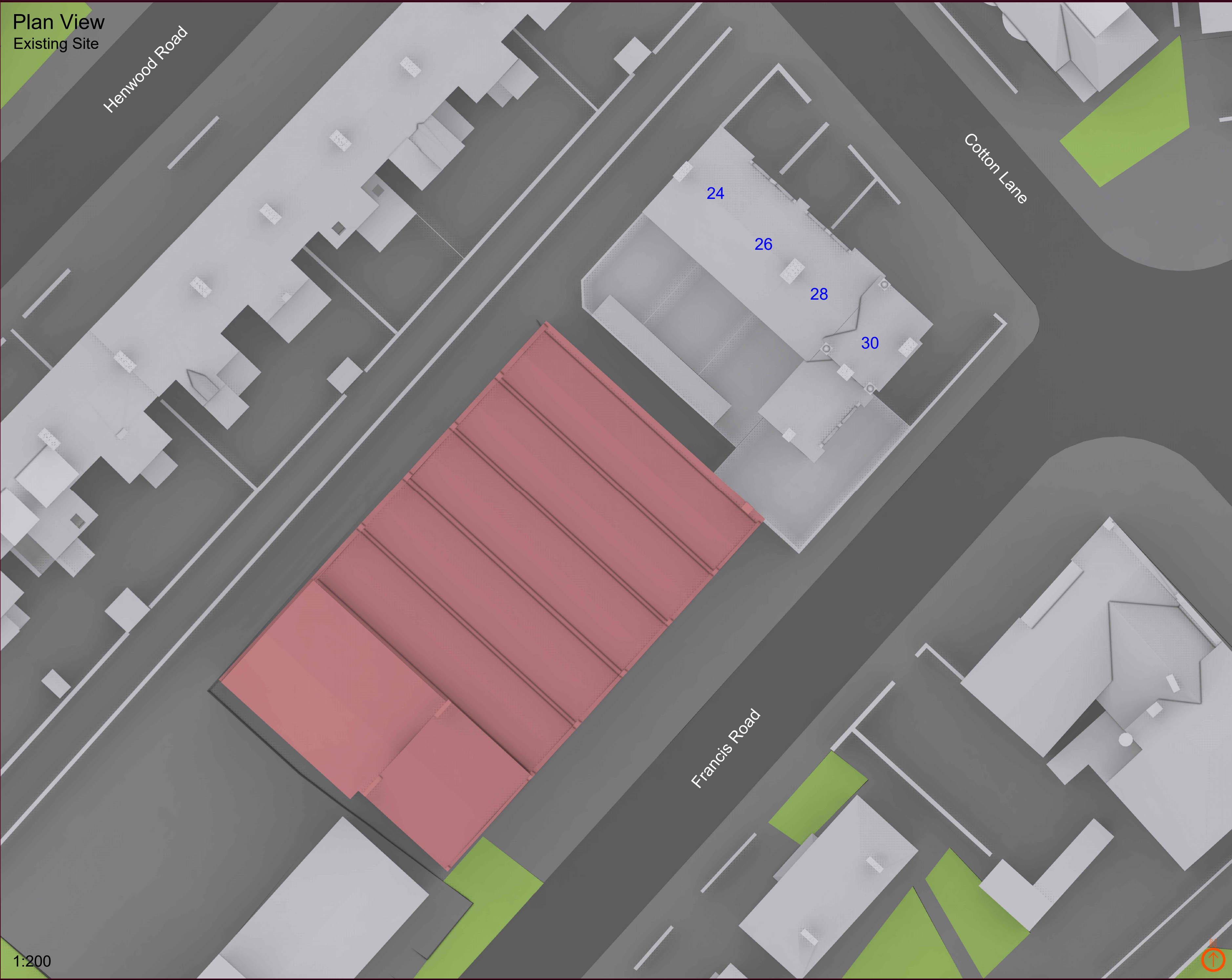
Sunlight Amenity to External Spaces

The results of the Time in Sun test are best presented graphically - see the Time in Sun plot at Appendix 7.

As confirmed earlier in this Report, for an external amenity area to appear adequately sunlit throughout the year, it should receive 2 hours of direct sunlight to 50% of it's area on 21 March.

Although the construction of the Proposed Development will reduce the sunlight amenity to the rear gardens of these neighbouring buildings, they will all continue to achieve 2 hours of sunlight on 21 March to at least 50% of each gardens area. Accordingly, they will continue to appear adequately sunlit throughout the year and the extent to which sunlight amenity is a non-significant impact.

Appendix 1: Baseline and Proposed Massing Images



Plan View
Existing Site

Henwood Road

Cotton Lane

Francis Road

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 point cloud survey data supplied by ND Oliver.
Contextual massing supplied by Accucities.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales.
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 -
*wetransfer_a20045-sasa-20101-ground-floor-plan1-pdf_2022-10-12_1421.zip"

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:
Southway Housing

PROJECT:
Pellow House
Francis Road, Withington

DRAWING TITLE:
Plan View
Existing Site

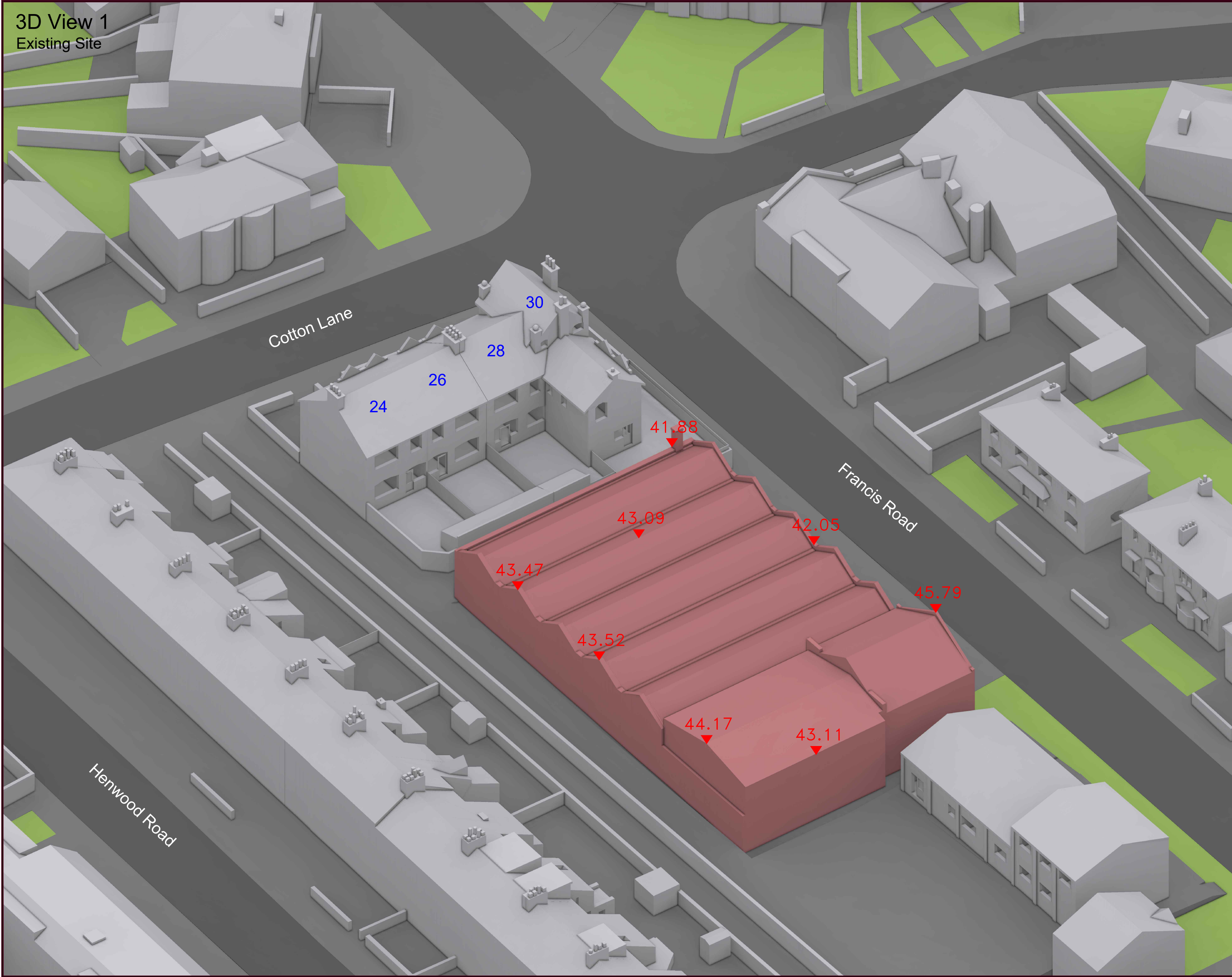
SCALE @ A2: 1:200	DATE: 14.11.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 3066_MA-01	REV: 03
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1:200



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 point cloud survey data supplied by ND Oliver.
Contextual massing supplied by Accucities.
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 -
*weitransfer_a20045-sasa-20101-ground-floor-plan1-pdf_2022-10-12_1421.zip"

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:
Southway Housing

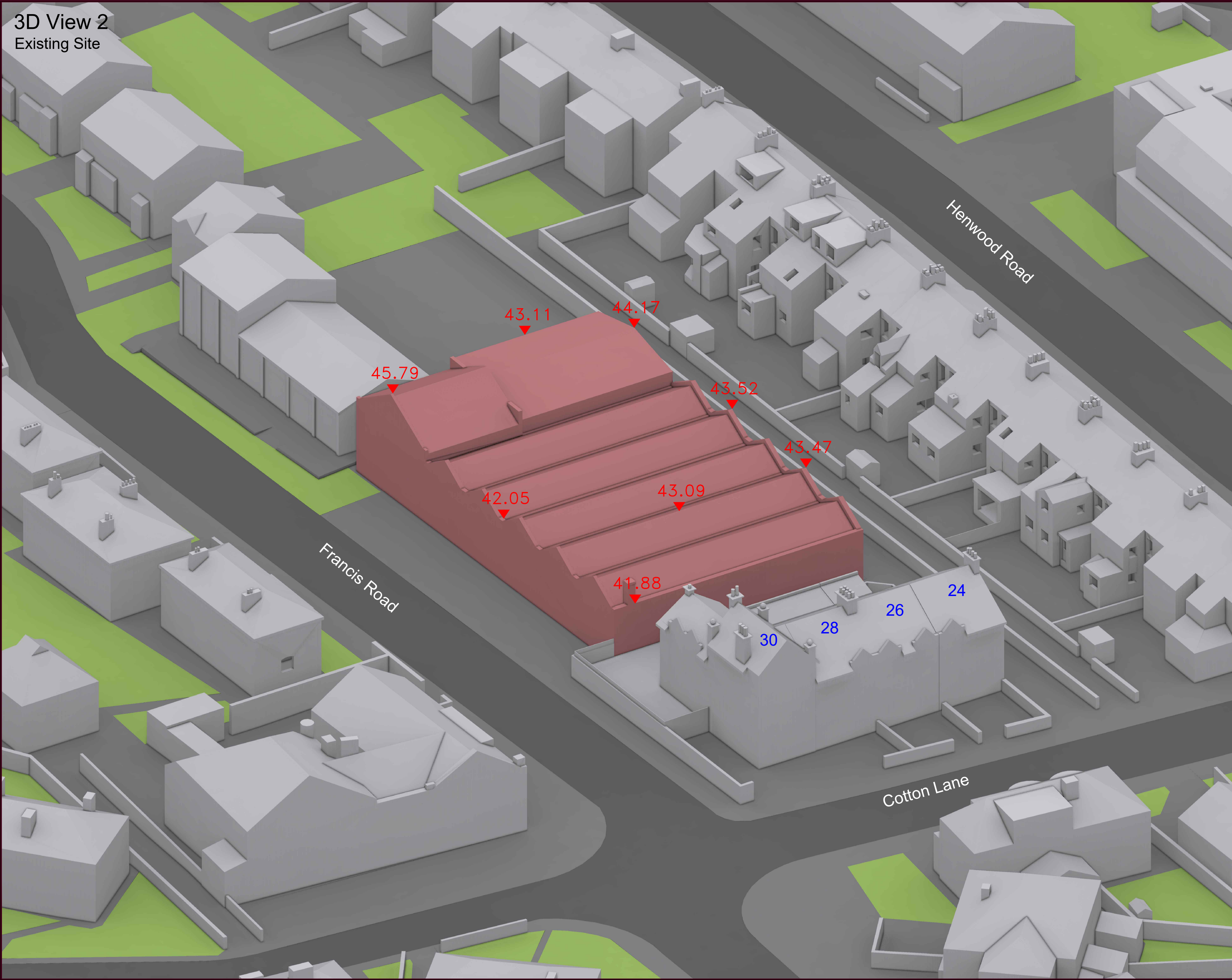
PROJECT:
Pellow House
Francis Road, Withington

DRAWING TITLE:
3D View 1
Existing Site

SCALE @ A2:	DATE:	DRAWN:	GSH
NTS	14.11.2022	CHECKED:	DMH

DRAWING NUMBER: 3066_MA-02	REV: 03
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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 point cloud survey data supplied by ND Oliver. Contextual massing supplied by Accuties.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales 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 -
*wetransfer_a20045-sasa-20101-ground-floor-plan1-pdf_2022-10-12_1421.zip"

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

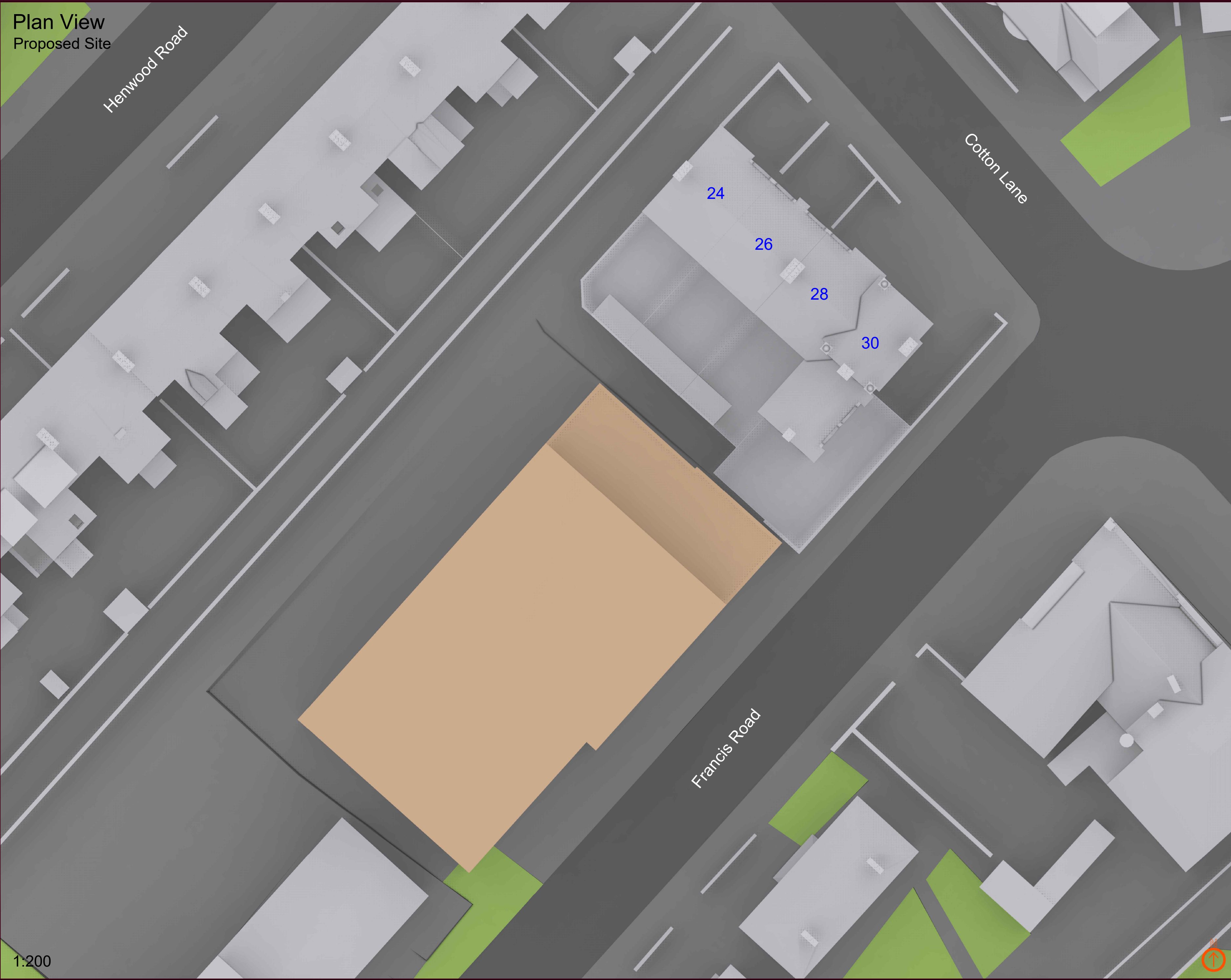
CLIENT:
Southway Housing

PROJECT:
Pellow House
Francis Road, Withington

DRAWING TITLE:
3D View 2
Existing Site

SCALE @ A2: NTS	DATE: 14.11.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 3066_MA-03	REV: 03
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Plan View
Proposed 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 point cloud survey data supplied by ND Oliver.
Contextual massing supplied by Accucities.
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 -
"wetransfer_a20045-sasa-20101-ground
-floor-plan1-pdf_2022-10-12_1421.zip"

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:
Southway Housing

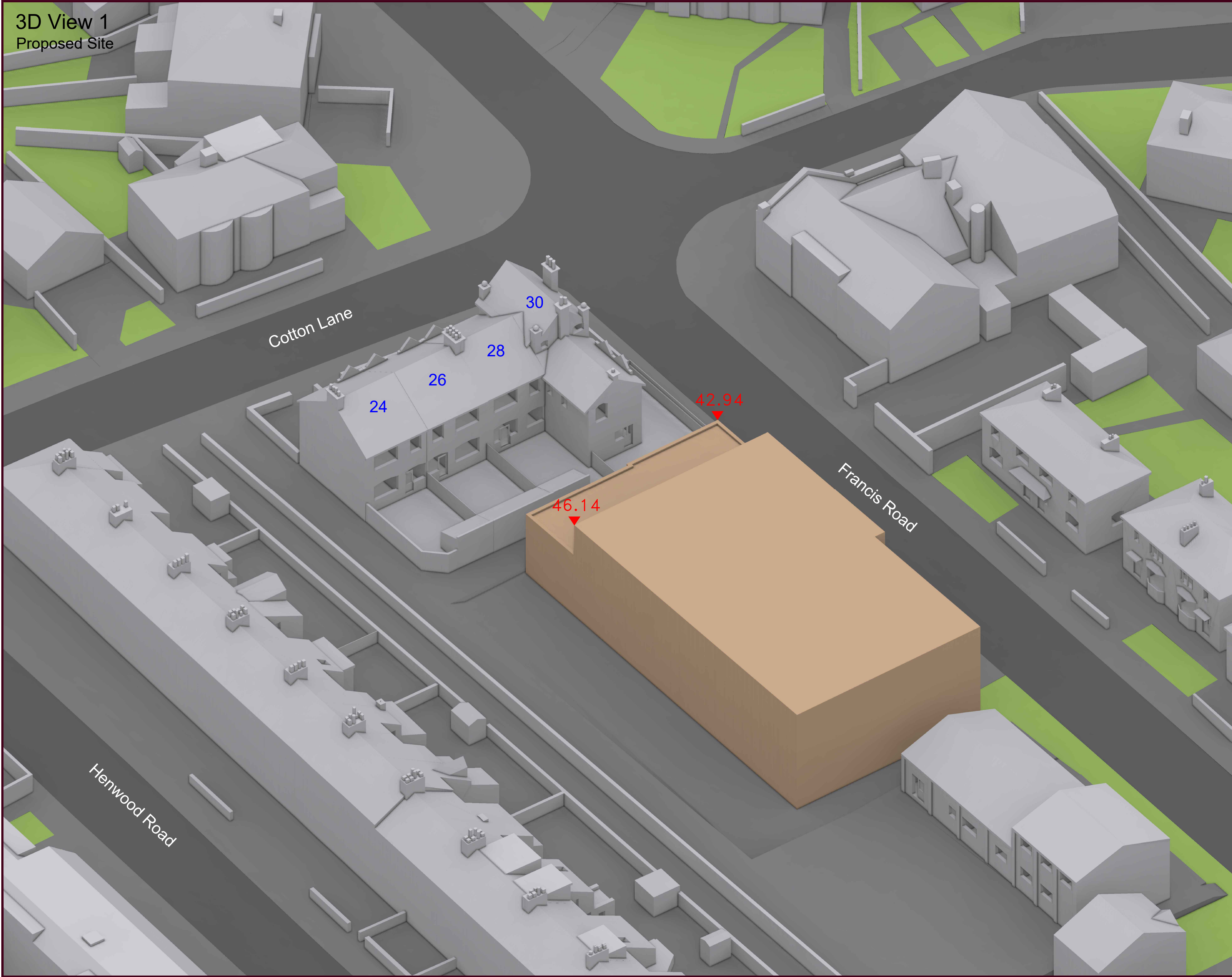
PROJECT:
Pellow House
Francis Road, Withington

DRAWING TITLE:
Plan View
Proposed Site

SCALE @ A2: 1:200	DATE: 14.11.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 3066_MA-04	REV: 03
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3D View 1
Proposed 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 point cloud survey data supplied by ND Oliver.
Contextual massing supplied by Accucities.
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 -
*wetransfer_a20045-sasa-20101-ground-floor-plan1-pdf_2022-10-12_1421.zip"

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:
Southway Housing

PROJECT:
Pellow House
Francis Road, Withington

DRAWING TITLE:
3D View 1
Proposed Site

SCALE @ A2:	DATE:	DRAWN:	GSH
NTS	14.11.2022	CHECKED:	DMH

DRAWING NUMBER: 3066_MA-05	REV: 03
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3D View 2
Proposed 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 point cloud survey data supplied by ND Oliver.
Contextual massing supplied by Accucities.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales 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 -
*weitransfer_a20045-sasa-20101-ground-floor-plan1-pdf_2022-10-12_1421.zip"

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:
Southway Housing

PROJECT:
Pellow House
Francis Road, Withington

DRAWING TITLE:
3D View 2
Proposed Site

SCALE @ A2:	DATE:	DRAWN:	GSH
NTS	14.11.2022	CHECKED:	DMH

DRAWING NUMBER: 3066_MA-06	REV: 03
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Appendix 2: Window Reference Plans

24-30 Cotton Lane
Window Locations



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 point cloud survey data supplied by ND Oliver.
Contextual massing supplied by Accucities.
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 -
*weatransfer_a20045-sasa-20101-ground-floor-plan1-pdf_2022-10-12_1421.zip"

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:
Southway Housing

PROJECT:
Pellow House
Francis Road, Withington

DRAWING TITLE:
24-30 Cotton Lane
Window Locations

SCALE @ A2: NTS	DATE: 16.11.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 3066_MA-10	REV: 03
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Appendix 3: Block Spacing Test Section

Section A-A
Proposed Amenity

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 point cloud survey data supplied by ND Oliver.
Contextual massing supplied by Accucities.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales 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 -
*wetransfer_a20045-sasa-20101-ground-floor-plan1-pdf_2022-10-12_1421.zip"

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

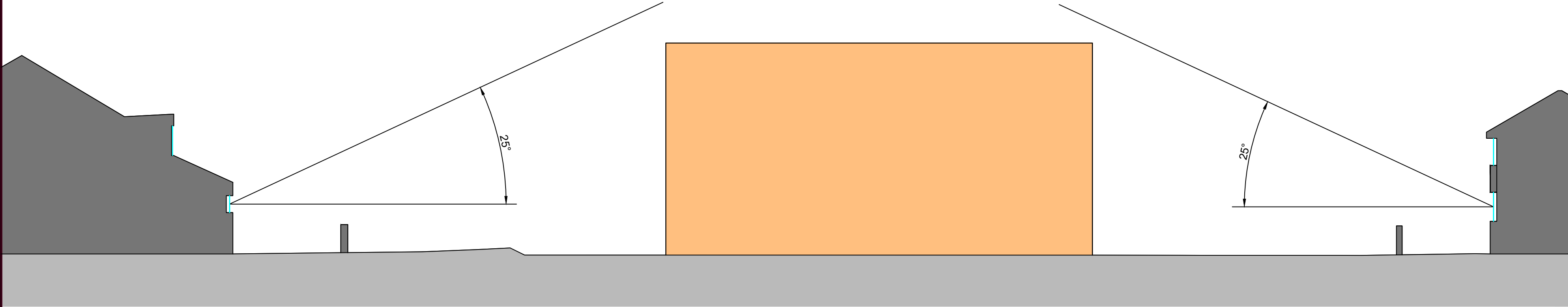
CLIENT:
Southway Housing

PROJECT:
Pellow House
Francis Road, Withington

DRAWING TITLE:
Section AA
25 Degree Angle Study

SCALE @ A2:	DATE:	DRAWN:	GSH
NTS	14.11.2022	CHECKED:	DMH

DRAWING NUMBER: 3066_MA-11	REV: 03
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23 Henwood Road

Proposed Development

13 Francis Road



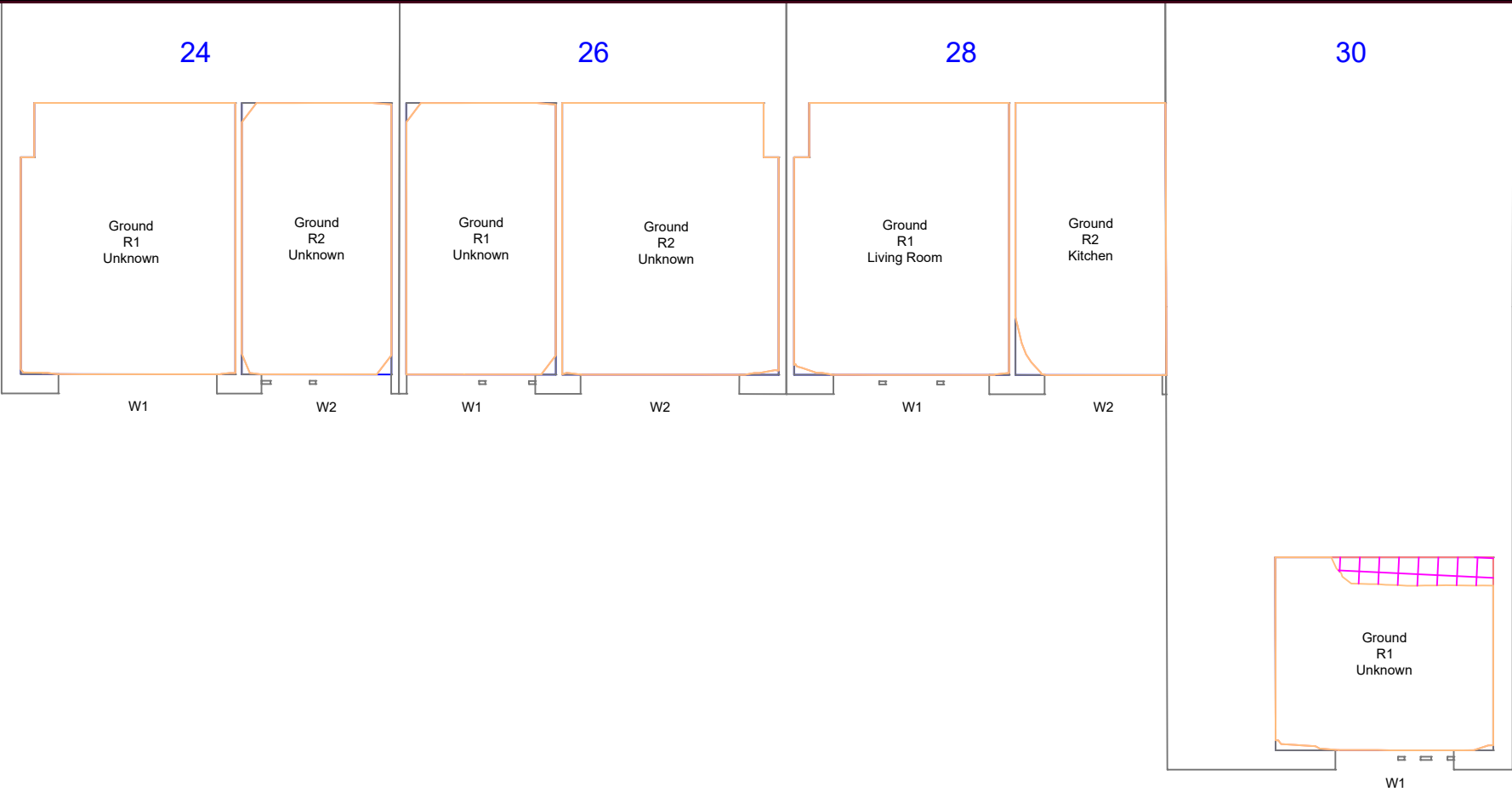
Appendix 4: Baseline vs Proposed VSC Results

Project Name: Pellow House, Francis Road
Project No.: 3066
Report Title: Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 21/11/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex	Meets BRE Criteria	Window Orientation
24 Cotton Lane												
Ground	R1		Residential	Unknown	W1		33.71	33.68	0.03	1.00	YES	222°
	R2		Residential	Unknown	W2		33.13	33.12	0.01	1.00	YES	222°
First	R1		Residential	Unknown	W1		37.11	36.01	1.10	0.97	YES	222°
	R2		Residential	Unknown	W2		37.07	35.83	1.24	0.97	YES	222°
26 Cotton Lane												
Ground	R1		Residential	Unknown	W1		32.71	32.55	0.16	1.00	YES	222°
	R2		Residential	Unknown	W2		31.91	31.07	0.84	0.97	YES	222°
First	R1		Residential	Unknown	W1		36.99	35.60	1.39	0.96	YES	222°
	R2		Residential	Unknown	W2		36.68	34.98	1.70	0.95	YES	222°
28 Cotton Lane												
Ground	R1		Residential	Living Room	W1		28.43	27.01	1.42	0.95	YES	222°
	R2		Residential	Kitchen	W2		19.59	18.44	1.15	0.94	YES	222°
First	R1		Residential	Bedroom	W1		35.12	33.18	1.94	0.94	YES	222°
	R2		Residential	Bathroom	W2		27.53	26.15	1.38	0.95	YES	222°
30 Cotton Lane												
Ground	R1		Residential	Unknown	W1		30.37	27.13	3.24	0.89	YES	222°
First	R1		Residential	Circulation	W1		19.42	19.08	0.34	0.98	YES	312°N
					W2		26.28	25.84	0.44	0.98	YES	312°N
	R2		Residential	Bathroom	W3		38.17	34.70	3.47	0.91	YES	222°
Second	R1		Residential	Bathroom	W1		37.54	37.15	0.39	0.99	YES	222°
	R2		Residential	Unknown	W2		37.27	37.07	0.20	0.99	YES	222°

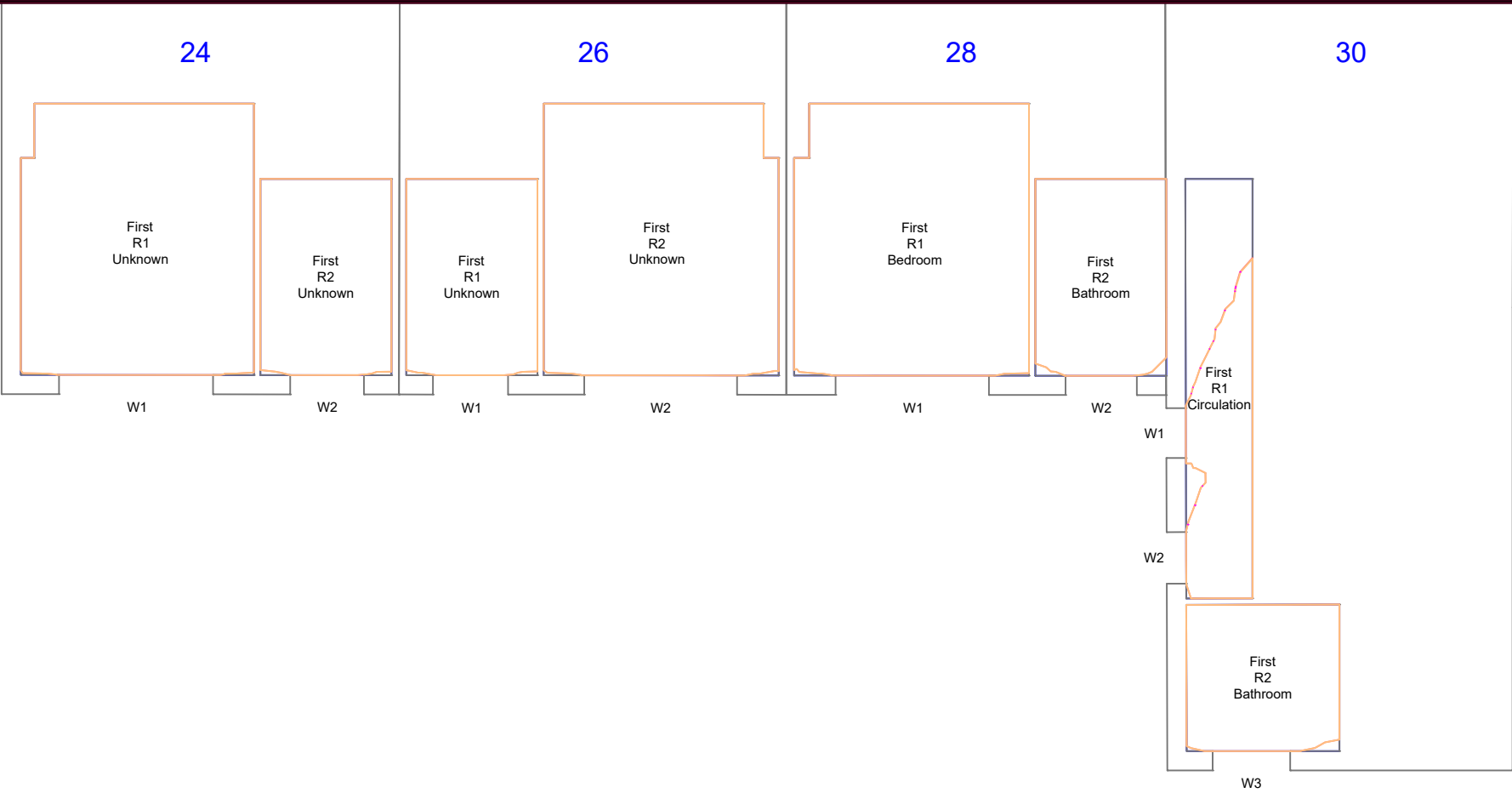
Appendix 5: Baseline vs Proposed NSL Contour Plots

24-30 Cotton Lane
Ground Floor



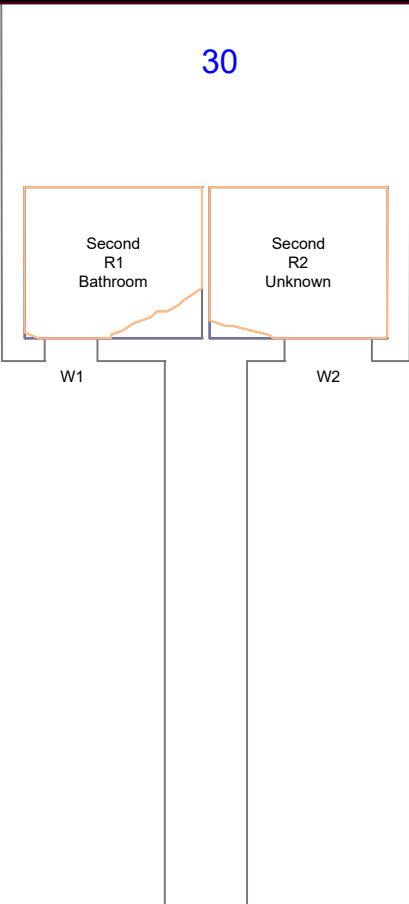
1:100

24-30 Cotton Lane
First Floor



1:100

24-30 Cotton Lane
Second 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 point cloud survey data supplied by ND Oliver.
Contextual massing supplied by Accucities.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing derived
from plans found on the planning portal/sales
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 -
*weitransfer_a20045-sasa-20101-ground
-floor-plan1-pdf_2022-10-12_1421.zip"

Massing Legend

Existing
Proposed

All heights in m AOD

DD Legend

Room Area (Measured Layout)
Existing No Sky Area
Proposed No Sky Area
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:
Southway Housing

PROJECT:
Pellow House
Francis Road, Withington

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	GSH
1:100	14.11.2022	CHECKED:	DMH

DRAWING NUMBER:	REV:
3066_MA-07	03

Appendix 6: Baseline vs Proposed APSH Results

Project Name: Pellow House, Francis Road
Project No.: 3066
Report Title: Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 21/11/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	Total Suns per Room Annual Existing	Total Suns per Room Annual Proposed	Annual Suns Lost	Annual Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter Existing	Total Suns per Room Winter Proposed	Wnter Suns Lost	Winter Pr/Ex	Meets BRE Criteria
24 Cotton Lane																
Ground	R1		Residential	Unknown	W1		68.00	68.00	0.00	1.00	YES	21.00	21.00	0.00	1.00	YES
	R2		Residential	Unknown	W2		68.00	68.00	0.00	1.00	YES	21.00	21.00	0.00	1.00	YES
First	R1		Residential	Unknown	W1		74.00	74.00	0.00	1.00	YES	25.00	25.00	0.00	1.00	YES
	R2		Residential	Unknown	W2		75.00	75.00	0.00	1.00	YES	25.00	25.00	0.00	1.00	YES
26 Cotton Lane																
Ground	R1		Residential	Unknown	W1		67.00	66.00	1.00	0.99	YES	19.00	18.00	1.00	0.95	YES
	R2		Residential	Unknown	W2		64.00	60.00	4.00	0.94	YES	15.00	11.00	4.00	0.73	YES
First	R1		Residential	Unknown	W1		75.00	74.00	1.00	0.99	YES	25.00	24.00	1.00	0.96	YES
	R2		Residential	Unknown	W2		73.00	70.00	3.00	0.96	YES	23.00	20.00	3.00	0.87	YES
28 Cotton Lane																
Ground	R1		Residential	Living Room	W1		51.00	47.00	4.00	0.92	YES	8.00	4.00	4.00	0.50	NO
	R2		Residential	Kitchen	W2		29.00	27.00	2.00	0.93	YES	3.00	1.00	2.00	0.33	NO
First	R1		Residential	Bedroom	W1		70.00	67.00	3.00	0.96	YES	20.00	17.00	3.00	0.85	YES
	R2		Residential	Bathroom	W2		46.00	43.00	3.00	0.93	YES	6.00	3.00	3.00	0.50	YES
30 Cotton Lane																
Ground	R1		Residential	Unknown	W1		66.00	62.00	4.00	0.94	YES	16.00	15.00	1.00	0.94	YES
First	R1		Residential	Circulation	W1 W2		21.00	19.00	2.00	0.90	YES	3.00	1.00	2.00	0.33	NO
	R2		Residential	Bathroom	W3		77.00	73.00	4.00	0.95	YES	25.00	21.00	4.00	0.84	YES
Second	R1		Residential	Bathroom	W1		73.00	73.00	0.00	1.00	YES	25.00	25.00	0.00	1.00	YES
	R2		Residential	Unknown	W2		76.00	76.00	0.00	1.00	YES	25.00	25.00	0.00	1.00	YES

Appendix 7: Cotton Lane - Time in Sun Plots

24-30 Cotton Lane
Existing Amenity



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 point cloud survey data supplied by ND Oliver.
Contextual massing supplied by Accucities.
Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history 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 -
*weitransfer_a20045-sasa-20101-ground-floor-plan1-pdf_2022-10-12_1421.zip"

Massing Legend

Existing
Proposed

All heights in m AOD

Amenity Legend

Area analysed
Area with more than 1 Hours direct sunlight
Area with less than 1 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:
Southway Housing

PROJECT:
Pellow House
Francis Road, Withington

DRAWING TITLE:
24-30 Cotton Lane
Existing Amenity

SCALE @ A2: NTS	DATE: 14.11.2022	DRAWN: GSH
CHECKED: DMH		

DRAWING NUMBER: 3066_MA-08	REV: 03
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24-30 Cotton Lane
Proposed Amenity



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 point cloud survey data supplied by ND Oliver.
Contextual massing supplied by Accucities.
Neighbouring Buildings internal room layouts,
window positions/dimensions and massing derived
from plans found on the planning portal/sales
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 -
"wetransfer_a20045-sasa-20101-ground
-floor-plan1-pdf_2022-10-12_1421.zip"

Massing Legend

Existing

Proposed

All heights in m AOD

Amenity Legend

Area analysed

Area with more than 1
Hours direct sunlight

Area with less than 1
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:
Southway Housing

PROJECT:
Pellow House
Francis Road, Withington

DRAWING TITLE:
24-30 Cotton Lane
Proposed Amenity

SCALE @ A2:	DATE:	DRAWN:	GSH
NTS	14.11.2022	CHECKED:	DMH

DRAWING NUMBER: 3066_MA-09	REV: 03
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