

Your reference:
Our reference: [2804]JM /MPS/DH
15 June 2022



Southway Devco Limited
Southern Gate
729 Princess Road
Didsbury
Manchester
M20 2LT

The Old Post Office
63 Newton Street
Manchester
M1 1ET

By email only: L.Hampson@southwayhousing.co.uk

Dear Sirs

**Development of Chorlton Irish Club – Daylight & Sunlight Amenity Impact Assessment
Supplementary Advice Following a Change in the Massing of the Proposed Development**

Gray Scanlan Hill are the authors of the Daylight & Sunlight Amenity Impact Assessment Report dated 06 January 2022 (“the Report”), submitted as part of Planning Application Reference 132708/FO/2022.

This Report appraised the impact that the Proposed Development would have on the daylight and sunlight amenity impact of certain residential properties in the vicinity of the Site.

The assessment was measured against the provisions of the of the Building Research Establishment Design Guidance Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. We advised that the Proposed Development will have a non-significant daylight and sunlight impact.

We are, however, advised that the massing of the Proposed Development has changed. Our understanding of the massing change is based on the following drawings prepared by View Architects:

- (PL)001 Rev. B – Proposed Site Plan & Location Plan;
- (PL)002 Rev. B – Proposed Plan 01;
- (PL)003 Rev. B – Proposed Plan 02;
- (PL)004 Rev. B – Proposed Elevations 01;
- (PL)005 Rev. B – Proposed Elevations 02;
- (PL)006 – Proposed Section AA;
- 3D model.

The massing changes can be summarily described as follows:

- An alteration to the footprint of the Proposed Development, including the introduction of a “chamfer” to a corner of the building at its Cross Road end;
- An alteration to the upper level roof profile and massing associated with the above described change in footprint; and
- A marginal repositioning of the Proposed Development towards the north east.

Overall, in general terms, the Proposed Development can be described as being of reduced or reduced massing than the Proposed Development for which the Planning Application has been submitted.

Directors:
Simon C Hill BSc MRICS
Michael P Scanlan BSc (Hons) MRICS
Darren S Hughes BSc (Hons) MRICS



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We have remodelled the Proposed Development to acknowledge the above massing changes and have remeasured the daylight and sunlight amenity impact. The results of this assessment are enclosed.

This supplementary advice should be read in conjunction with the Report – the scope of assessment, assessment methodology, assumptions and clarifications communicated therein continue to apply.

Based on the revised massing, all windows and rooms would continue to achieve the BRE's daylight targets, or retain values of at least 0.8x baseline values (acceptable to the BRE on the basis that reductions are unlikely to be noticeable to room occupants).

All habitable rooms appraised in all receptors would also pass the BRE's NSL test, the majority experiencing no reduction in daylight distribution.

Based on the revised massing, all rooms appraised would continue to achieve the BRE's Winter and Annual sunlight targets, or retain values of at least 0.8x baseline values (acceptable to the BRE on the basis that reductions are unlikely to be noticeable to room occupants).

Based on the revised massing, all gardens appraised, bar the front garden of 12 Thornbridge Avenue, would comfortably achieve the BRE target for time in sun. These gardens would therefore continue to appear adequately sunlit throughout the year.

The front garden of 12 Thornbridge Avenue would experience a small reduction in the extent to which it receives 2 hours of direct sunlight. This garden does not, however, achieve the BRE target in the baseline condition, and as a front garden is not the main / primary external amenity area of this neighbouring dwelling house. The impact on this front garden is comparable to that of the previous massing proposal.

In conclusion, the revised massing will have no more adverse an effect than the former development proposal, which itself was considered to have a non-significant impact on the daylight and sunlight amenity of the neighbouring buildings. The difference between the former and revised massing on the daylight and sunlight amenity of neighbouring receptors is negligible.

The revised massing of the Proposed Development will have a non-significant impact on the daylight and sunlight amenity of the neighbouring receptors appraised.

Yours faithfully



Jerome Muir

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e-mail: jerome@grayscanlanhill.com

cc. Lucy Furber, Icen Projects

Plan View
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
3D photogrametric model produced by Accuities is used for existing site and surrounding contextual detail.

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

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "Cross Road - Proposed - 211029.dwg"

Supplied by Harry Harrison of VIEW Associates on 17/08/2021.

Massing Legend

Existing

Proposed

All heights in m AOD

REV:	NOTES:	DRWN:	DATE:



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CLIENT:
Southway Devco Limited

PROJECT:
Chorlton Irish Club
Chorlton-cum-Hardy

DRAWING TITLE:
Plan View
Existing Site

SCALE @ A2: 1:500	DATE: 27.05.2022	DRAWN: GSH
CHECKED: DMH		

DRAWING NUMBER: 2804_MA-01	REV: .
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3D View 1
Existing Site



1:500

NOTES:

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Proposed Model
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Massing Legend

Existing
Proposed

All heights in m AOD

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DRAWING TITLE:
3D View 1
Existing Site

SCALE @ A2: NTS	DATE: 27.05.2022	DRAWN: GSH
CHECKED: DMH		REV: .

DRAWING NUMBER:
2804_MA-02

3D View 2
Existing Site



NOTES:

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Proposed Model
Proposed scheme massing - "Cross Road - Proposed - 211029.dwg"

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Massing Legend

Existing

Proposed

All heights in m AOD

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DRAWING TITLE:
3D View 2
Existing Site

SCALE @ A2: NTS	DATE: 27.05.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 2804_MA-02	REV: .
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1:500



Plan View
Proposed Site



1:500

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Analysis
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Existing Model & Surrounding Model
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Proposed Model
Proposed scheme massing - "Cross Road - Proposed - 211029.dwg"

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Massing Legend

Existing

Proposed

All heights in m AOD

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DRAWING TITLE:
Plan View
Proposed Site

SCALE @ A2: 1:500	DATE: 27.05.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 2804_MA-04	REV: .
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3D View 1
Proposed Site



1:500

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Massing Legend

Existing
Proposed

All heights in m AOD

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DRAWING TITLE:
3D View 1
Proposed Site

SCALE @ A2: NTS	DATE: 27.05.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 2804_MA-05	REV: .
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3D View 2
Proposed Site

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Massing Legend

Existing
Proposed

All heights in m AOD

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PROJECT:
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Chorlton-cum-Hardy

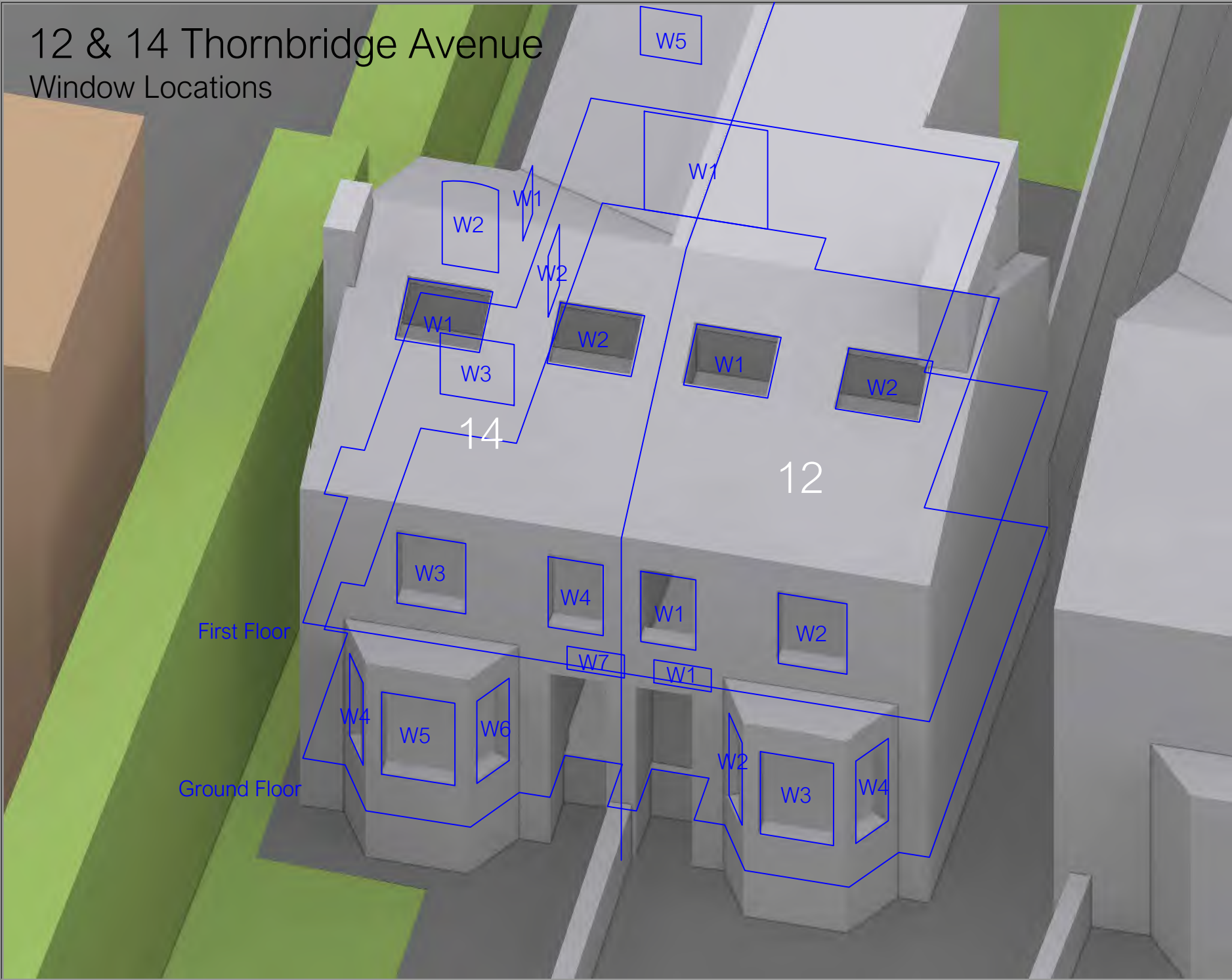
DRAWING TITLE:
3D View 2
Proposed Site

SCALE @ A2: NTS	DATE: 27.05.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 2804_MA-06	REV: .
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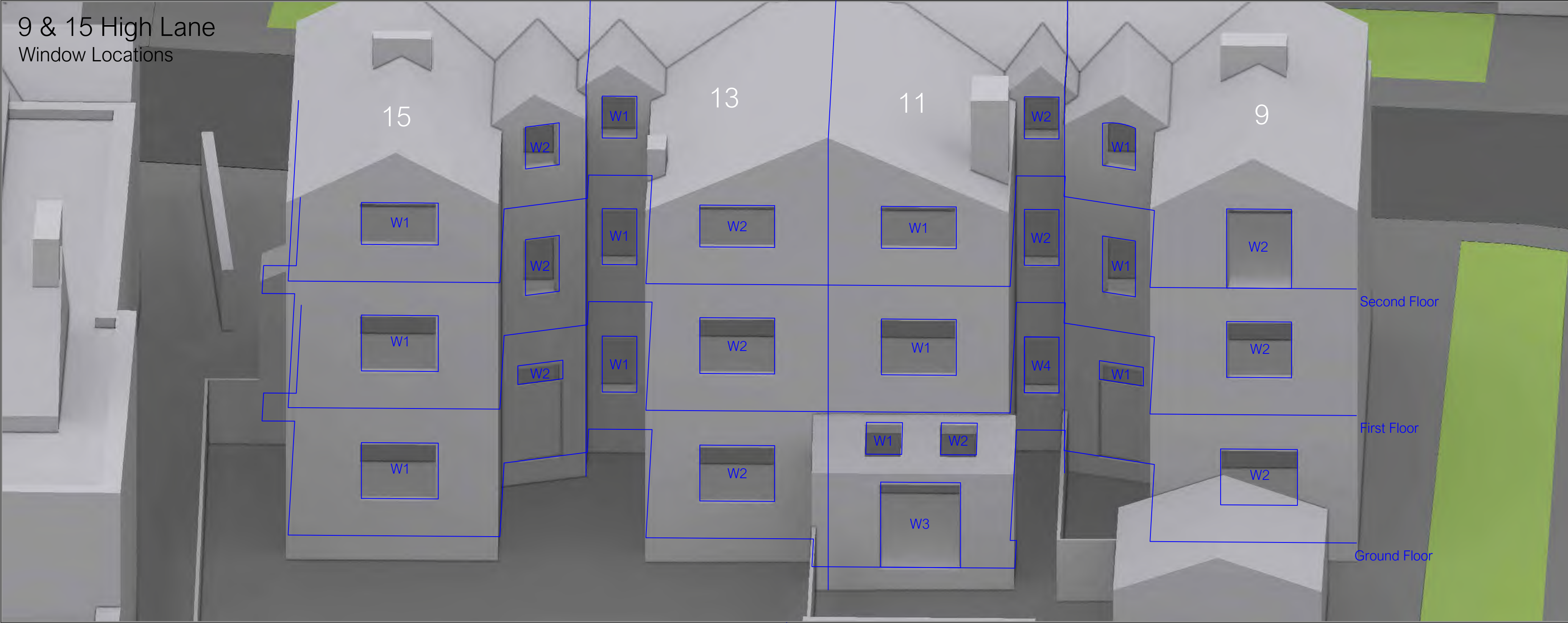
12 & 14 Thornbridge Avenue
Window Locations



11 & 13 Thornbridge Avenue
Window Locations



9 & 15 High Lane
Window Locations



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Massing Legend

Existing
Proposed

All heights in m AOD

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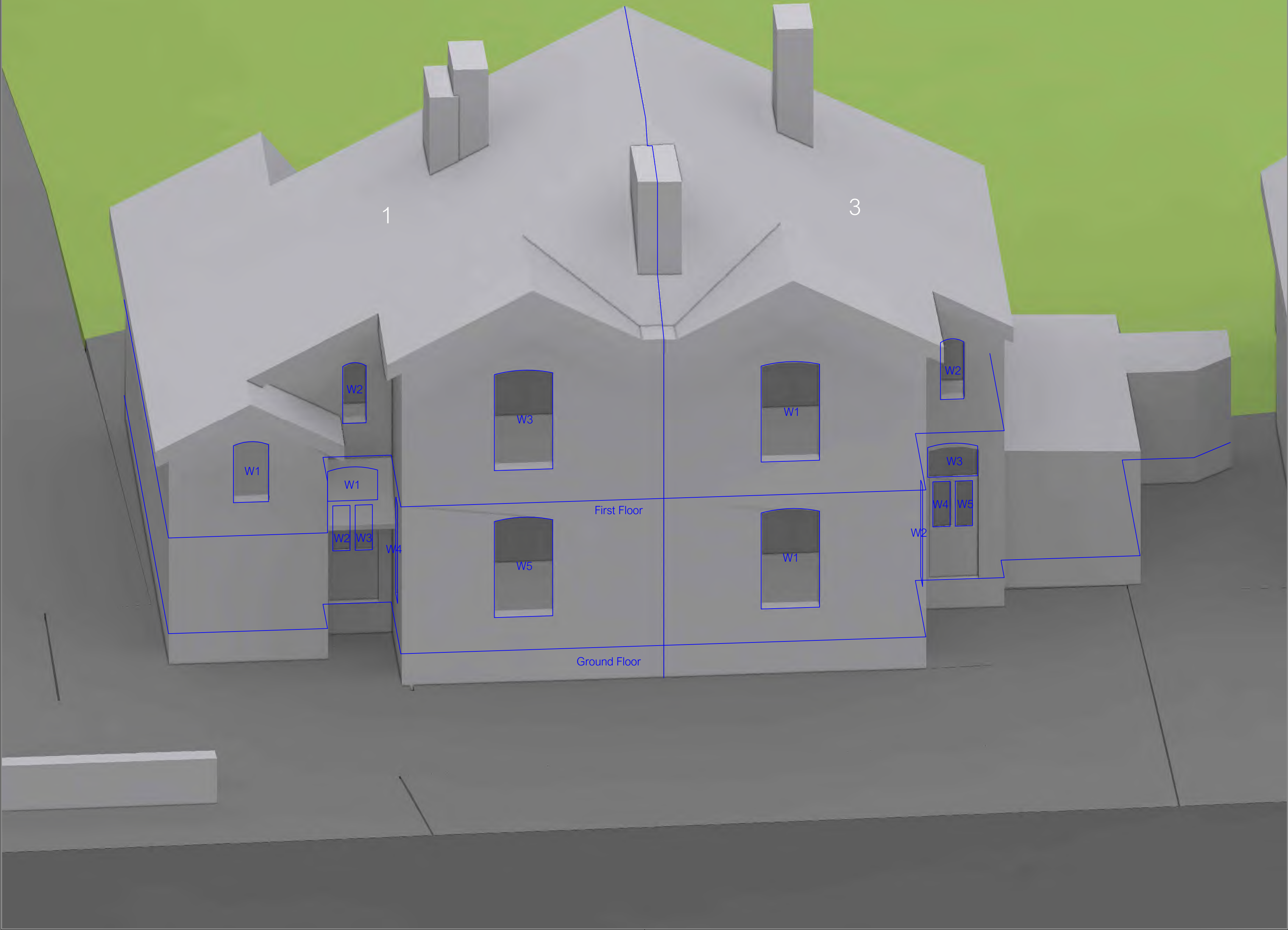
PROJECT:
Chorlton Irish Club
Chorlton-cum-Hardy

DRAWING TITLE:
Window Locations

SCALE @ A2:	DATE:	DRAWN:	GSH
NTS	27.05.2022	CHECKED:	DMH

DRAWING NUMBER: 2804_MA-17	REV: .
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1 & 3 Cross Road
Window Locations



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Massing Legend

Existing
Proposed

All heights in m AOD

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PROJECT:
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DRAWING TITLE:
Window Locations

SCALE @ A2: NTS	DATE: 27.05.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 2804_MA-18	REV: .
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5 & 7 Cross Road
Window Locations



NOTES:
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Proposed Model
Proposed scheme massing - "Cross Road - Proposed - 211029.dwg"

Supplied by Harry Harrison of VIEW Associates on 17/08/2021.

Massing Legend

Existing
Proposed

All heights in m AOD

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PROJECT:
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Chorlton-cum-Hardy

DRAWING TITLE:
Window Locations

SCALE @ A2: NTS	DATE: 27.05.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 2804_MA-19	REV: .
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9 & 11 Cross Road
Window Locations

Second Floor

First Floor

Ground Floor



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Massing Legend

Existing
Proposed

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PROJECT:
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Chorlton-cum-Hardy

DRAWING TITLE:
Window Locations

SCALE @ A2:	DATE:	DRAWN:	GSH
NTS	27.05.2022	CHECKED:	DMH

DRAWING NUMBER:	REV:
2804_MA-20	.

Project Name: Chorlton Irish Club
Project No.: 2804_MA
Report Title: Daylight & Sunlight - Neighbour Analysis

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
1 Cross Road										
Ground	R2		Residential	Living Room	W4		18.07	18.07	0.00	1.00
					W5		35.47	33.53	1.94	0.95
First	R1		Residential	Unknown	W1		32.45	31.18	1.27	0.96
	R3		Residential	Bedroom	W3		36.55	35.18	1.37	0.96
3 Cross Road										
Ground	R1		Residential	Living Room	W1		35.86	33.37	2.49	0.93
					W2		26.02	24.47	1.55	0.94
First	R1		Residential	Bedroom	W1		36.81	35.11	1.70	0.95
5 Cross Road										
Ground	R2		Residential	Living Room	W4		20.97	20.87	0.10	1.00
					W5		36.69	31.72	4.97	0.86
First	R2		Residential	Bedroom	W2		37.35	33.97	3.38	0.91
7 Cross Road										
Ground	R1		Residential	Living Room	W1		36.88	31.87	5.01	0.86
					W2		23.68	23.51	0.17	0.99
First	R1		Residential	Bedroom	W1		37.47	34.04	3.43	0.91
9 Cross Road										
Ground	R1		Residential	Living Room	W1		2.15	2.15	0.00	1.00
					W2		16.00	15.49	0.51	0.97
					W3		16.26	15.48	0.78	0.95
					W4		22.82	20.10	2.72	0.88
	R3		Residential	Living Room	W8		24.37	22.91	1.46	0.94
					W9		37.23	34.10	3.13	0.92
First	R1		Residential	Bedroom	W1		29.31	28.74	0.57	0.98
	R3		Residential	Bedroom	W3		37.71	35.46	2.25	0.94
Second	R1		Residential	Bedroom	W1		30.16	30.16	0.00	1.00
					W3		37.41	37.20	0.21	0.99
					W4		36.13	35.83	0.30	0.99
11 Cross Road										
Ground	R1		Residential	Living Room	W1		37.31	34.77	2.54	0.93
					W2		22.75	22.75	0.00	1.00
First	R1		Residential	Bedroom	W1		37.76	35.92	1.84	0.95
9 High Lane										
Ground	R1		Residential	Unknown	W1		9.57	7.80	1.77	0.82
	R2		Residential	Unknown	W2		31.88	31.74	0.14	1.00
First	R1		Residential	Unknown	W1		15.66	14.27	1.39	0.91
	R2		Residential	Unknown	W2		38.05	35.65	2.40	0.94
Second	R1		Residential	Unknown	W1		30.53	29.76	0.77	0.97
	R2		Residential	Unknown	W2		39.07	37.64	1.43	0.96
11 High Lane										
Ground	R1		Residential	Unknown	W1		66.49	64.29	2.20	0.97

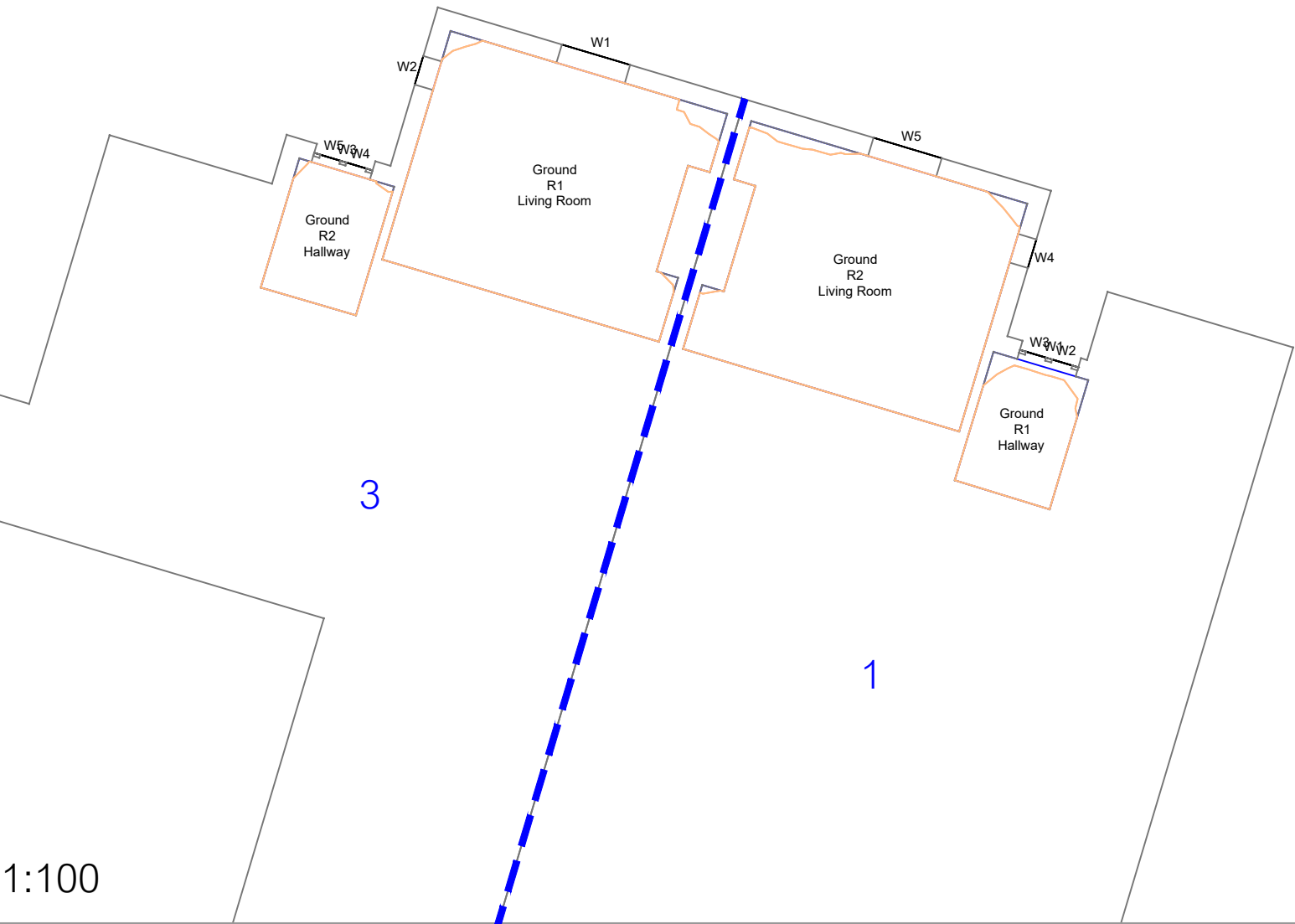
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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	Window Attribute	VSC Existing	VSC Proposed	VSC Lost	Pr/Ex
	R2	Residential	Unknown	W2	W3		68.21	66.05	2.16	0.97
							34.94	30.72	4.22	0.88
							8.85	7.72	1.13	0.87
First	R1	Residential	Unknown	W1			37.81	34.96	2.85	0.92
	R2	Residential	Unknown	W2			10.20	9.43	0.77	0.92
Second	R1	Residential	Unknown	W1			38.81	37.32	1.49	0.96
	R2	Residential	Unknown	W2			26.63	26.24	0.39	0.99
13 High Lane										
Ground	R1	Residential	Unknown	W1			9.89	8.28	1.61	0.84
	R2	Residential	Unknown	W2			33.43	29.02	4.41	0.87
First	R1	Residential	Unknown	W1			11.78	10.70	1.08	0.91
	R2	Residential	Unknown	W2			37.44	34.50	2.94	0.92
Second	R1	Residential	Unknown	W1			29.28	28.65	0.63	0.98
	R2	Residential	Unknown	W2			38.64	37.10	1.54	0.96
15 High Lane										
Ground	R1	Residential	Unknown	W1			31.28	27.26	4.02	0.87
	R2	Residential	Unknown	W2			10.48	8.42	2.06	0.80
First	R1	Residential	Unknown	W1			35.06	32.35	2.71	0.92
	R2	Residential	Unknown	W2			17.16	15.67	1.49	0.91
Second	R1	Residential	Unknown	W1			38.01	36.52	1.49	0.96
	R2	Residential	Unknown	W2			33.01	32.16	0.85	0.97
11 Thornbridge Avenue										
Ground	R1	Residential	Living Room	W1			29.75	29.70	0.05	1.00
				W2			30.99	30.74	0.25	0.99
				W3			24.12	23.99	0.13	0.99
First	R1	Residential	Bedroom	W1			36.68	35.39	1.29	0.96
				W2			36.47	35.13	1.34	0.96
Second	R1	Residential	Bedroom	W1			89.53	89.03	0.50	0.99
12 Thornbridge Avenue										
Ground	R2	Residential	Living Room	W2			22.97	22.28	0.69	0.97
				W3			30.08	30.02	0.06	1.00
				W4			26.47	26.47	0.00	1.00
First	R1	Residential	Bedroom	W1			34.15	33.67	0.48	0.99
				W2			34.41	34.01	0.40	0.99
Second	R1	Residential	Unknown	W1			89.81	89.21	0.60	0.99
				W2			84.49	84.06	0.43	0.99
13 Thornbridge Avenue										
Ground	R2	Residential	Living Room	W7			28.26	28.26	0.00	1.00
				W8			24.92	24.92	0.00	1.00
				W9			10.34	10.34	0.00	1.00

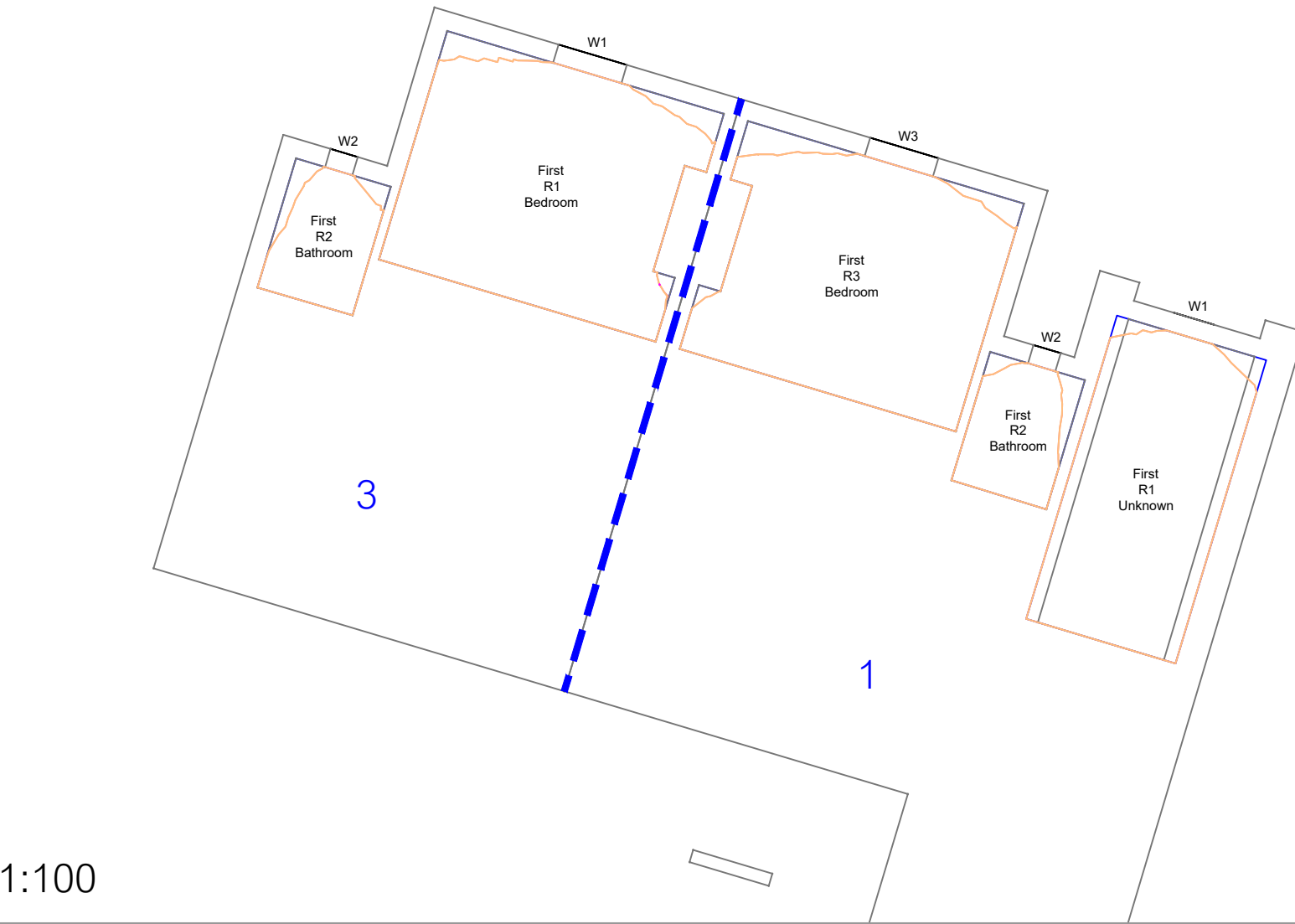
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First	R1		Residential	Bedroom	W1		36.16	34.89	1.27	0.96
					W2		34.55	33.99	0.56	0.98
Second	R1		Residential	Bedroom	W1		89.88	89.14	0.74	0.99
					W2		36.47	34.85	1.62	0.96
14 Thornbridge Avenue										
Ground	R1		Residential	KD	W1		31.06	31.06	0.00	1.00
					W2		24.29	23.10	1.19	0.95
	R2		Residential	Living Room	W3		21.63	21.63	0.00	1.00
					R3		Residential	Living Room	W4	
	W5		25.24	25.24					0.00	1.00
	W6		25.83	25.83					0.00	1.00
First	R2		Residential	Bedroom	W2		34.99	34.99	0.00	1.00
	R3		Residential	Bedroom	W3		32.73	32.48	0.25	0.99
					W4		33.85	33.37	0.48	0.99
	R4		Residential	Bedroom	W5		38.62	38.62	0.00	1.00
Second	R1		Residential	Unknown	W1		90.46	89.23	1.23	0.99
					W2		90.34	89.51	0.83	0.99

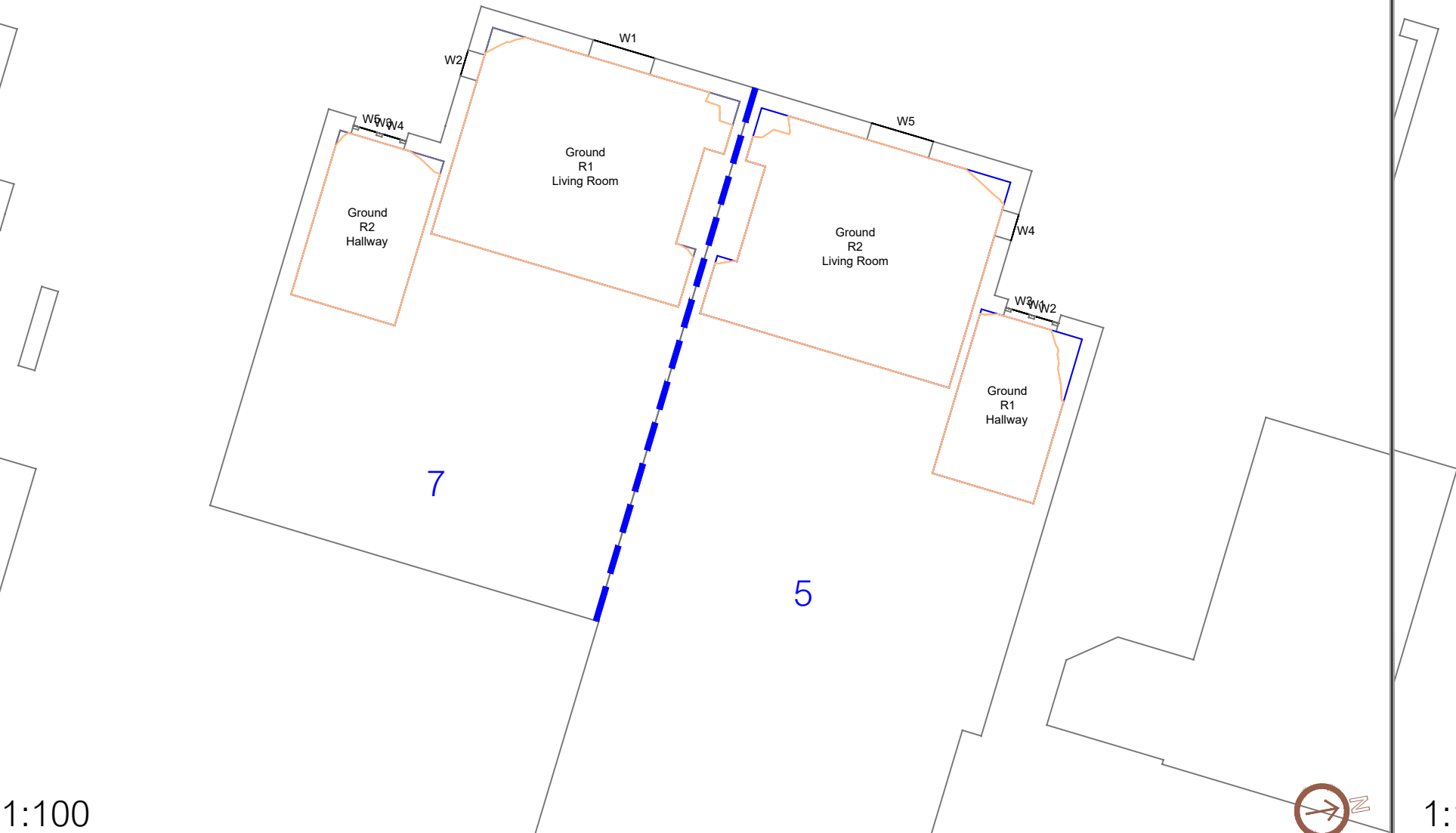
1 & 3 Cross Road
Ground Floor



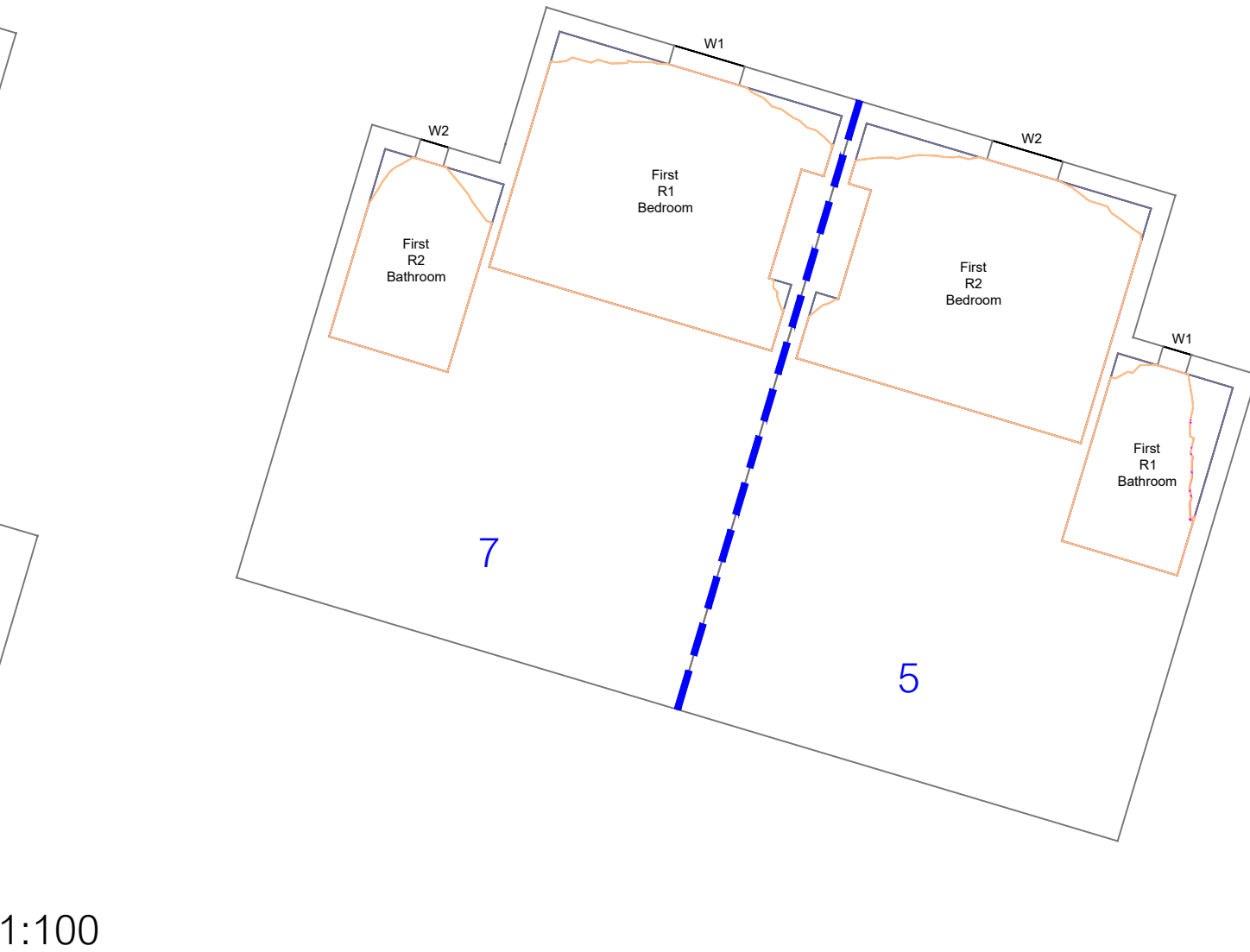
1 & 3 Cross Road
First Floor



5 & 7 Cross Road
Ground Floor



5 & 7 Cross Road
First Floor



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
3D photogrammetric model produced by Accuities is used for existing site and surrounding contextual detail.

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

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "Cross Road - Proposed - 211029.dwg"

Supplied by Harry Harrison of VIEW Associates on 17/08/2021.

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:

grayscanlanhill
chartered building surveyors

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Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:
Southway Devco Limited

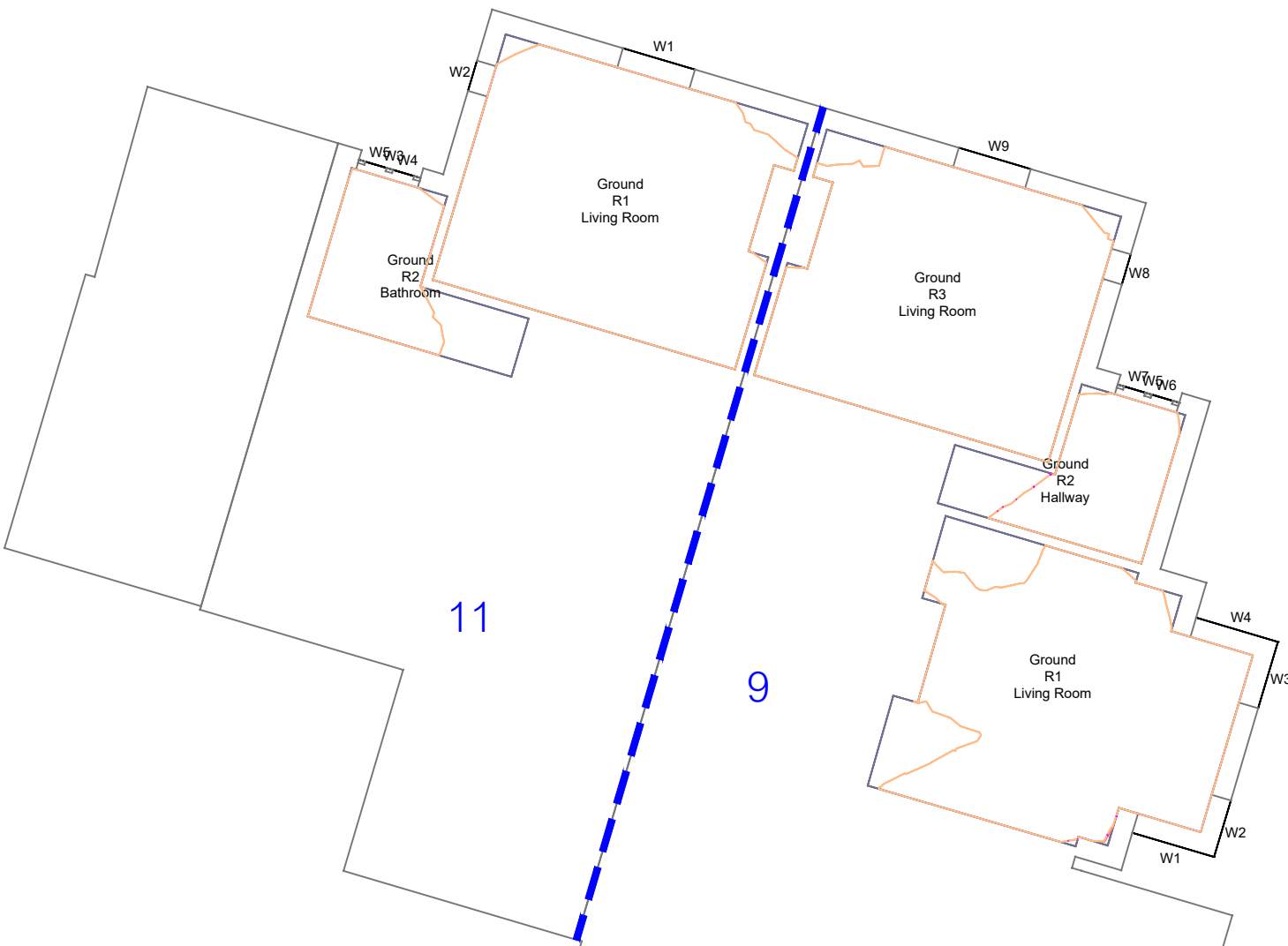
PROJECT:
Chorlton Irish Club
Chorlton-cum-Hardy

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	GSH
1:100	27.05.2022	CHECKED:	DMH

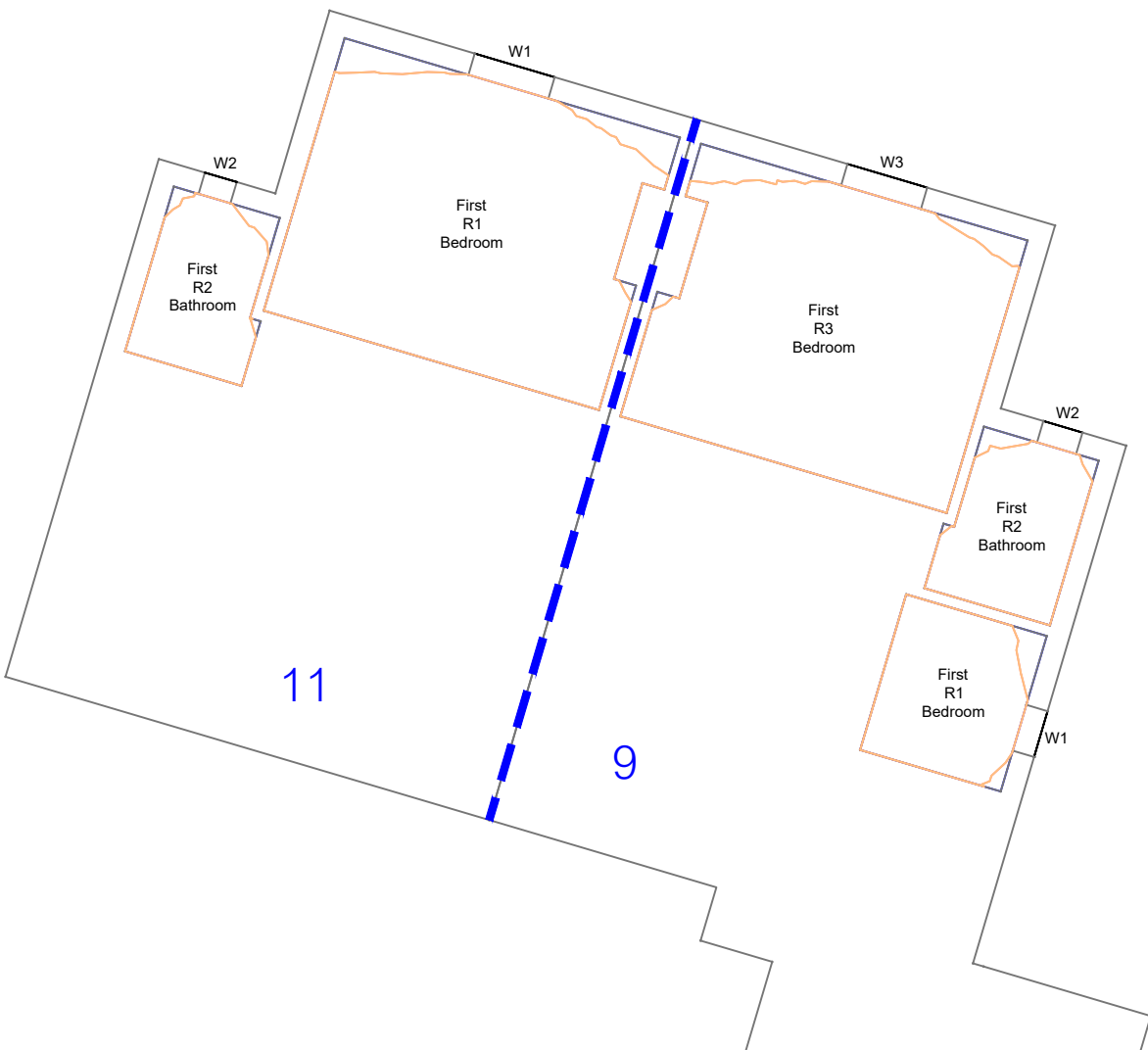
DRAWING NUMBER:	REV:
2804_MA-07	.

9 & 11 Cross Road
Ground Floor



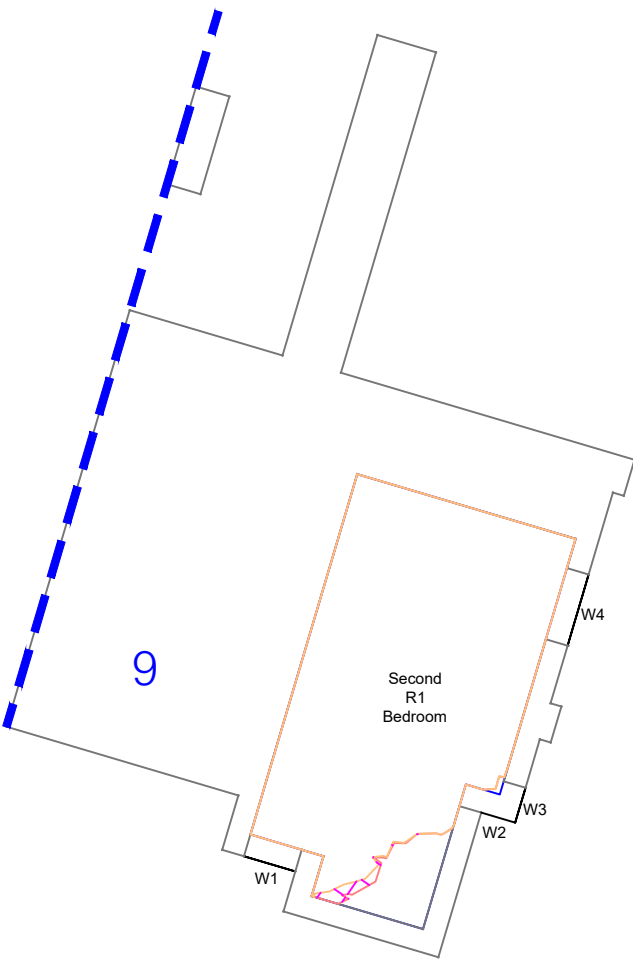
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9 & 11 Cross Road
First Floor



1:100

9 Cross Road
Second Floor



1:100

NOTES:
No dimensions are to be scaled from this drawing.
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Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model
3D photogrametric model produced by Accuities is used for existing site and surrounding contextual detail.

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

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "Cross Road - Proposed - 211029.dwg"

Supplied by Harry Harrison of VIEW Associates on 17/08/2021.

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:

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chartered building surveyors

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CLIENT:
Southway Devco Limited

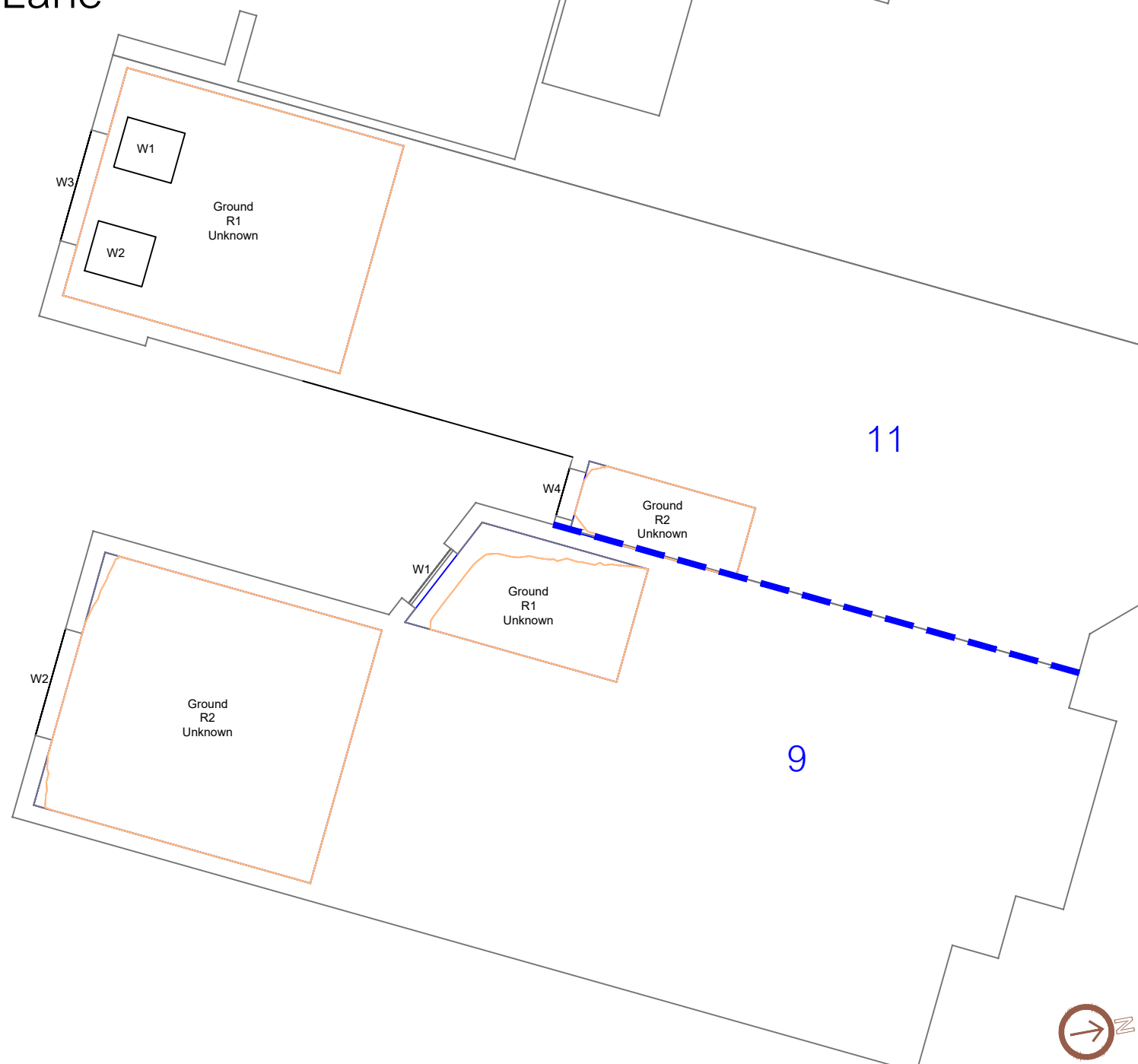
PROJECT:
Chorlton Irish Club
Chorlton-cum-Hardy

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	GSH
1:100	27.05.2022	CHECKED:	DMH

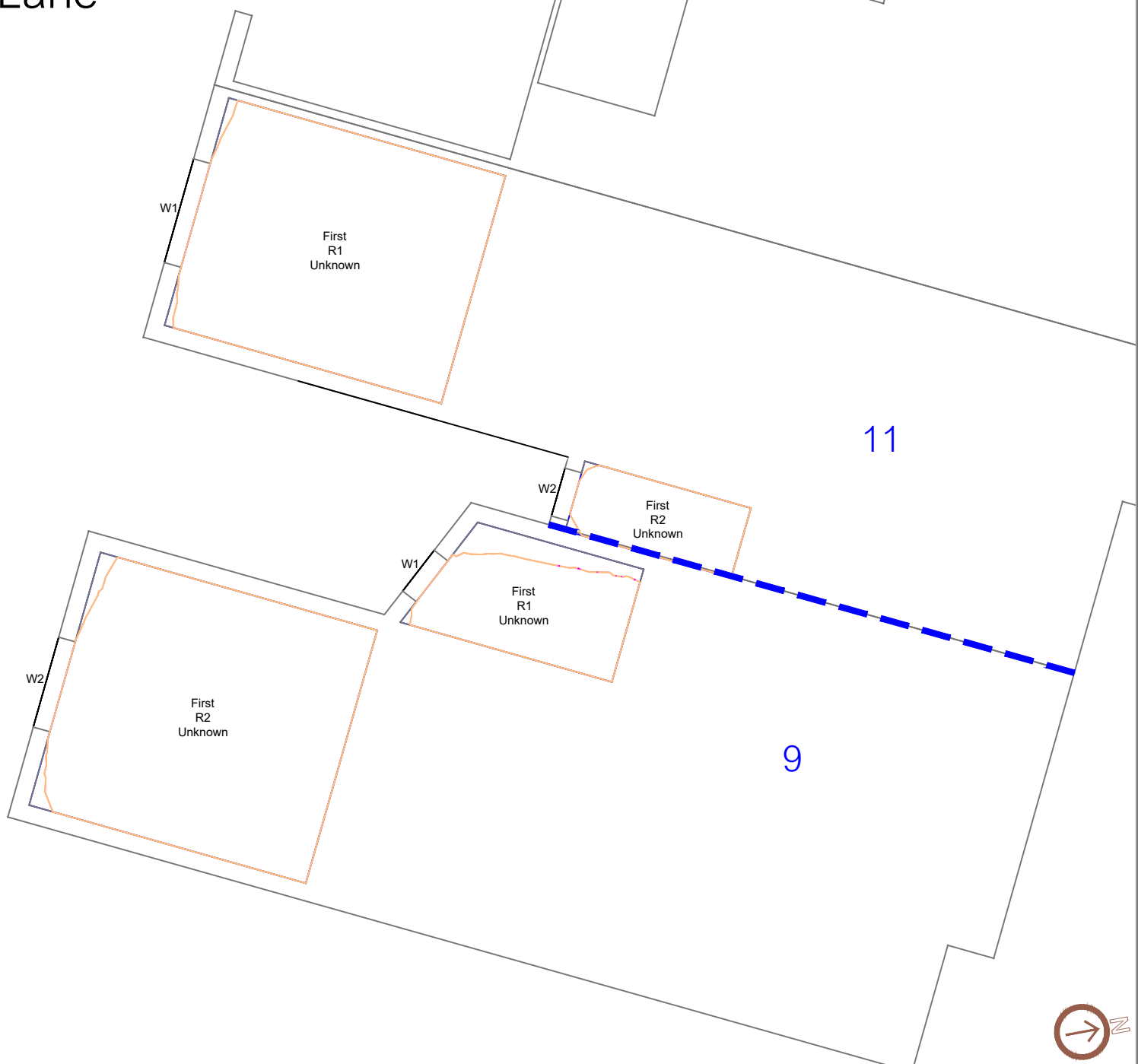
DRAWING NUMBER:	REV:
2804_MA-08	.

9 & 11 High Lane
Ground Floor



1:100

9 & 11 High Lane
First Floor



1:100

9 & 11 High 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
3D photogrammetric model produced by Accuities is used for existing site and surrounding contextual detail.

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

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "Cross Road - Proposed - 211029.dwg"

Supplied by Harry Harrison of VIEW Associates on 17/08/2021.

- 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:



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CLIENT:
Southway Devco Limited

PROJECT:
Chorlton Irish Club
Chorlton-cum-Hardy

DRAWING TITLE:
Contour Plots
Daylight Distribution

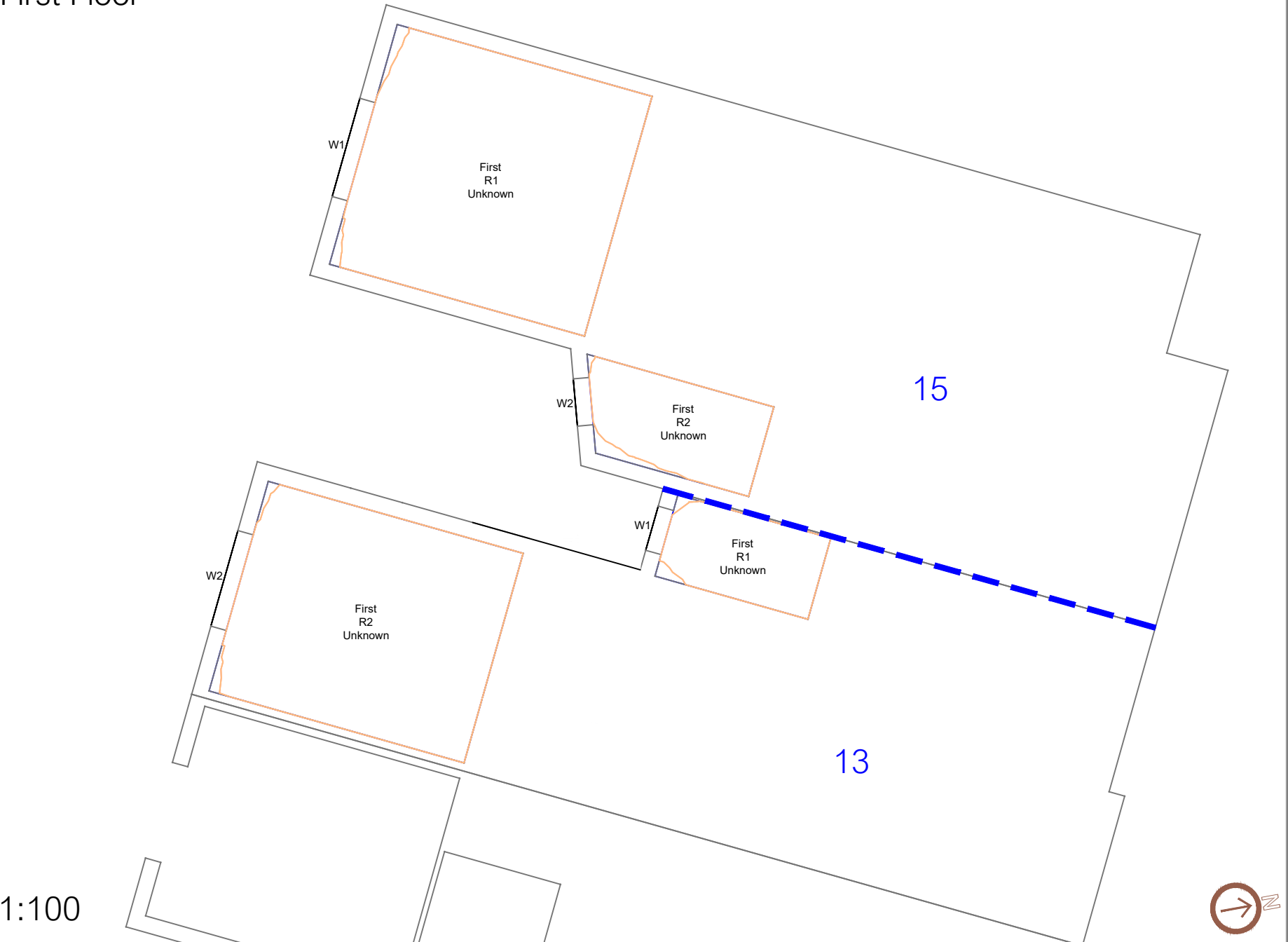
SCALE @ A2:	DATE:	DRAWN:	GSH
1:100	27.05.2022	CHECKED:	DMH

DRAWING NUMBER:	REV:
2804_MA-09	.

13 & 15 High Lane
Ground Floor



13 & 15 High Lane
First Floor



13 & 15 High Lane
Second Floor



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
3D photogrammetric model produced by Accuties is used for existing site and surrounding contextual detail.

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

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "Cross Road - Proposed - 211029.dwg"

Supplied by Harry Harrison of VIEW Associates on 17/08/2021.

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:

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chartered building surveyors

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CLIENT:
Southway Devco Limited

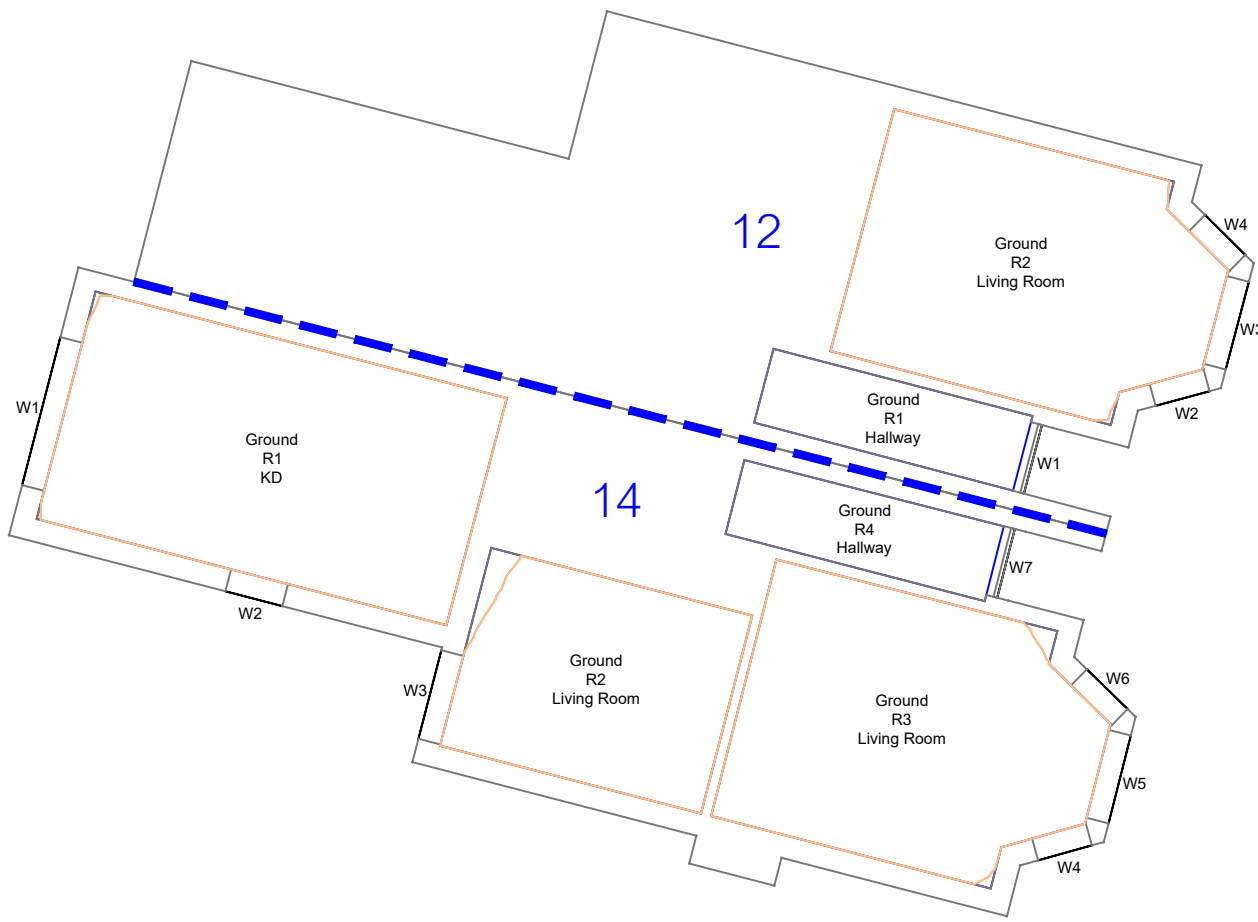
PROJECT:
Chorlton Irish Club
Chorlton-cum-Hardy

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	GSH
1:100	27.05.2022	CHECKED:	DMH

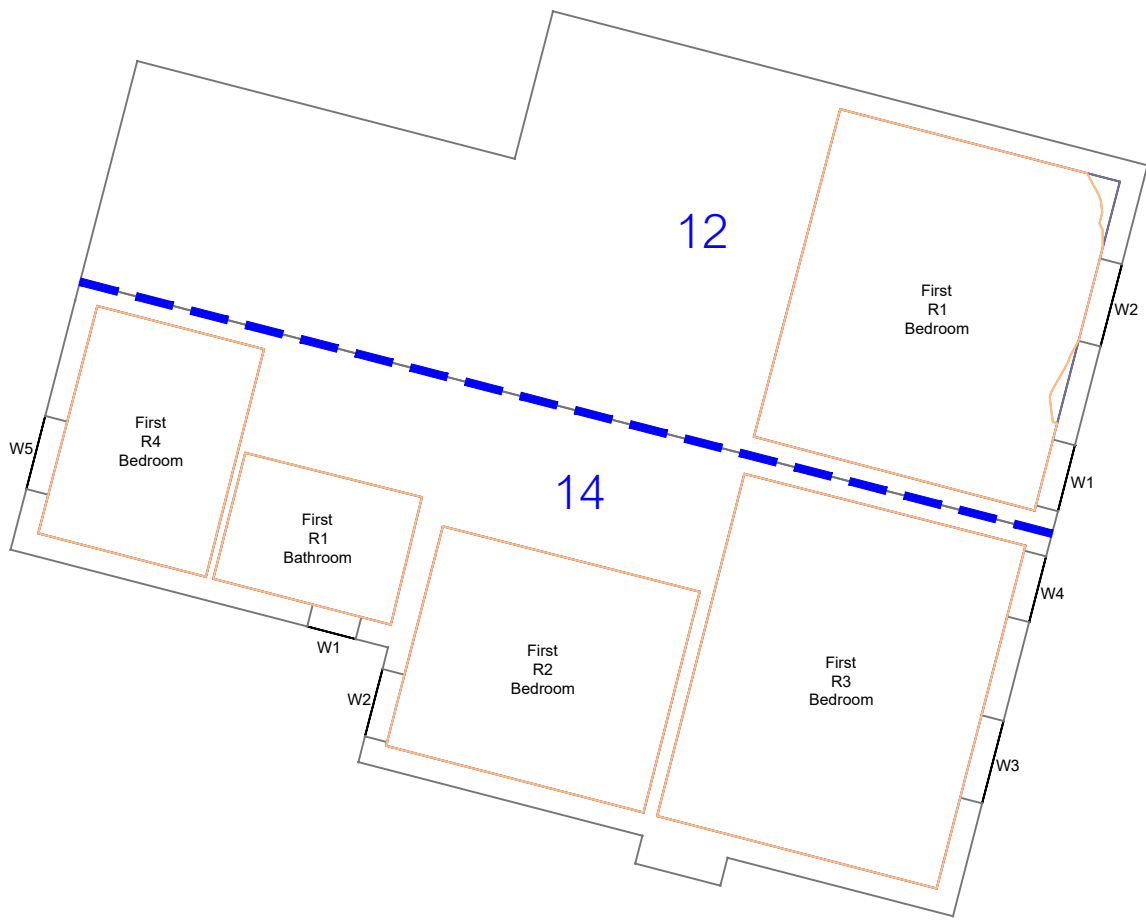
DRAWING NUMBER: 2804_MA-10	REV: .
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12 & 14 Thornbridge Avenue
Ground Floor



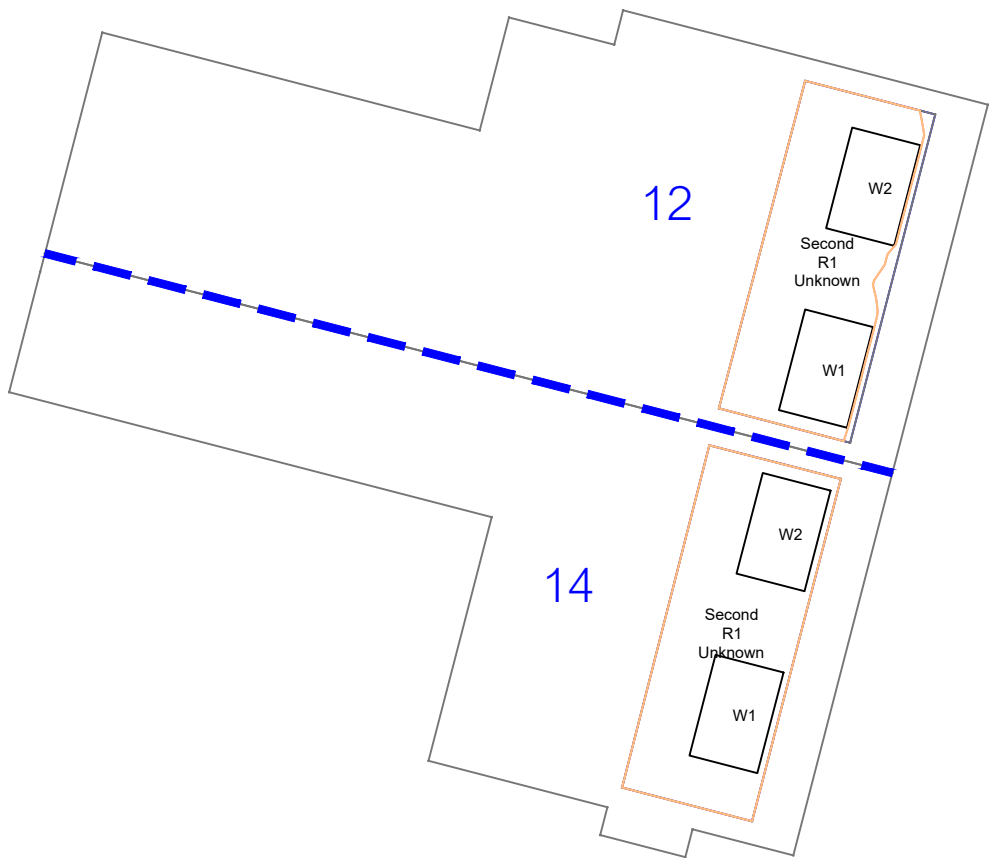
1:100

12 & 14 Thornbridge Avenue
First Floor



1:100

12 & 14 Thornbridge Avenue
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
3D photogrametric model produced by Accuities is used for existing site and surrounding contextual detail.

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

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "Cross Road - Proposed - 211029.dwg"

Supplied by Harry Harrison of VIEW Associates on 17/08/2021.

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:



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Southway Devco Limited

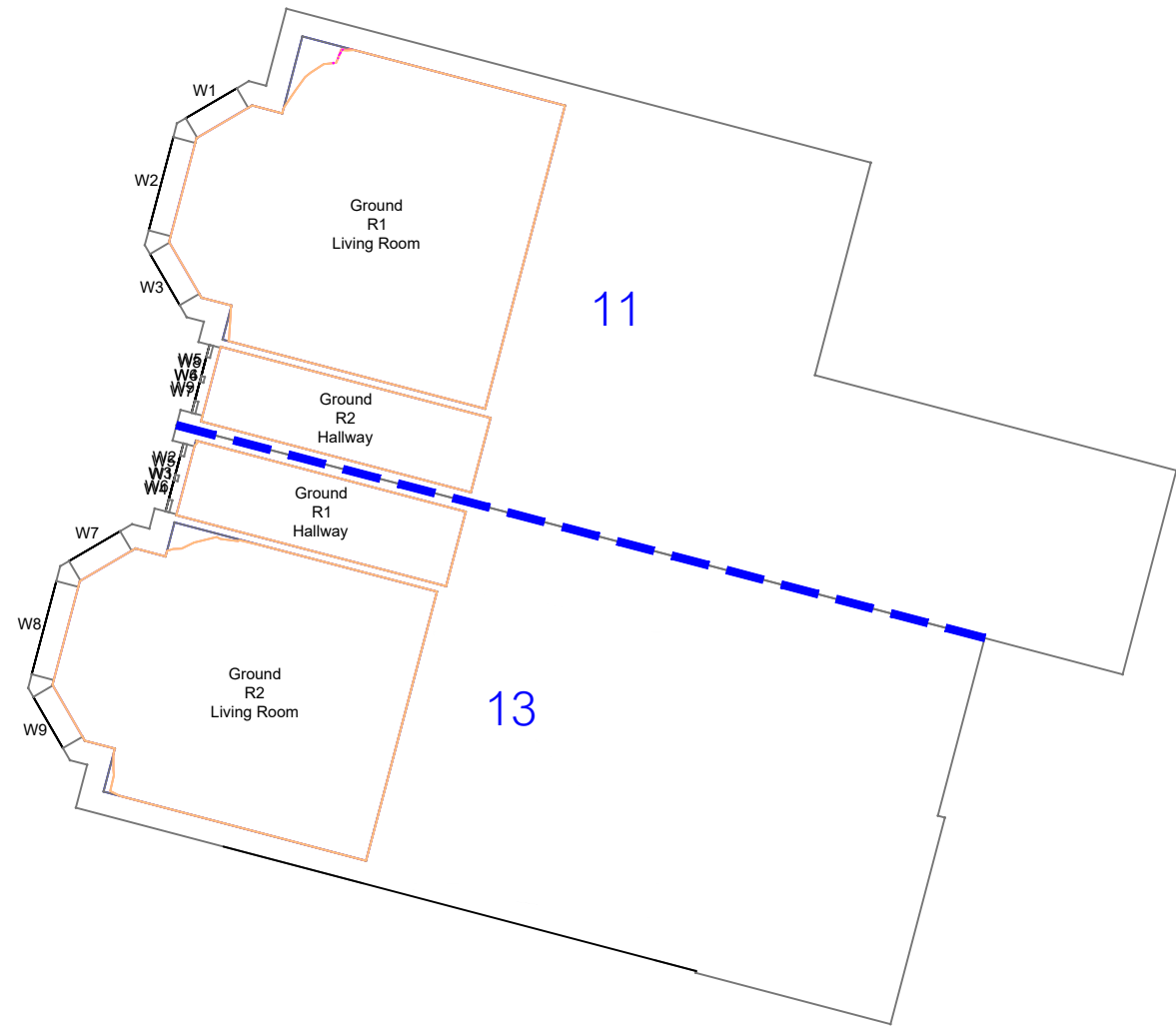
PROJECT:
Chorlton Irish Club
Chorlton-cum-Hardy

DRAWING TITLE:
Contour Plots
Daylight Distribution

SCALE @ A2:	DATE:	DRAWN:	GSH
1:100	27.05.2022	CHECKED:	DMH

DRAWING NUMBER:	REV:
2804_MA-11	.

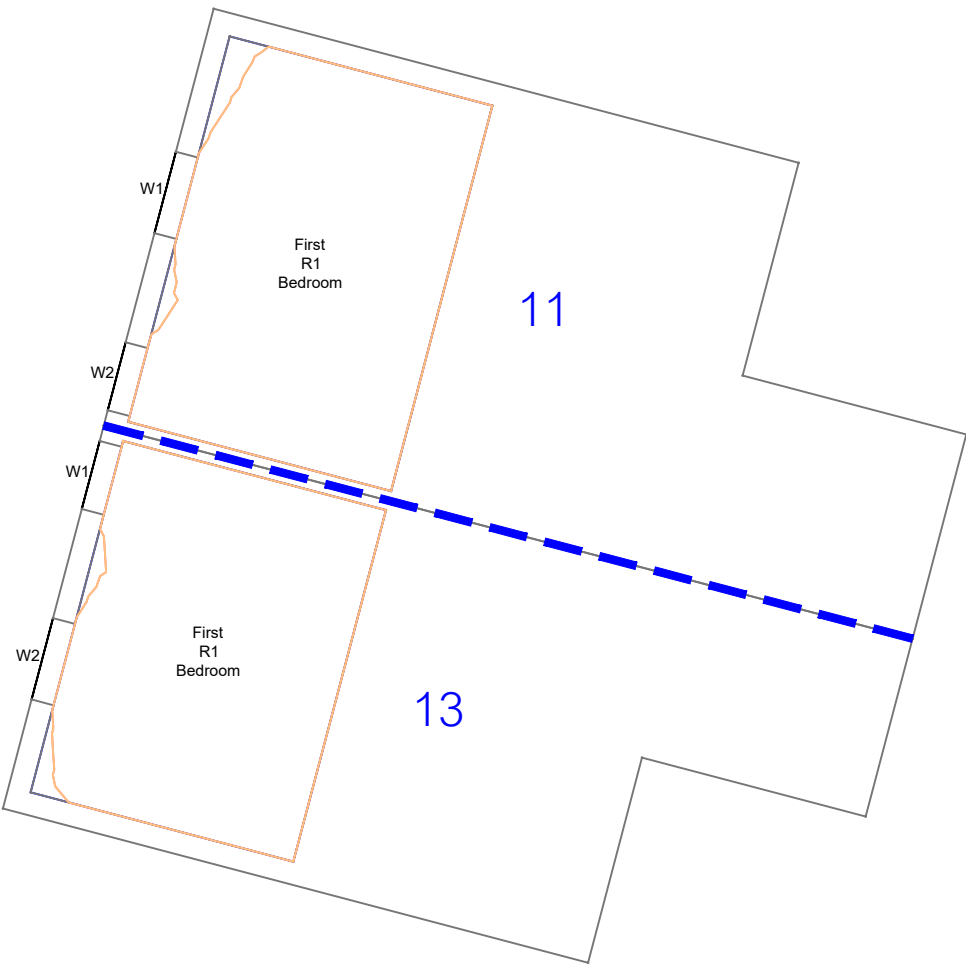
11 & 13 Thornbridge Avenue
Ground Floor



1:100



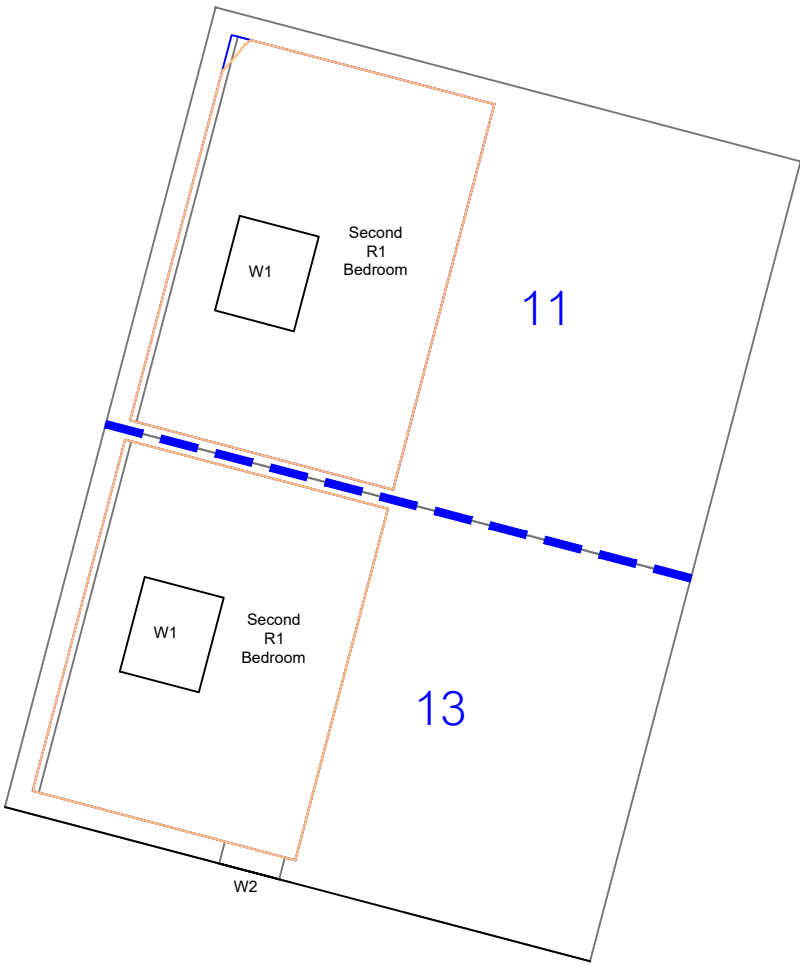
11 & 13 Thornbridge Avenue
First Floor



1:100



11 & 13 Thornbridge Avenue
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
3D photogrammetric model produced by Accuties is used for existing site and surrounding contextual detail.

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

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "Cross Road - Proposed - 211029.dwg"

Supplied by Harry Harrison of VIEW Associates on 17/08/2021.

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:

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Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:
Southway Devco Limited

PROJECT:
Chorlton Irish Club
Chorlton-cum-Hardy

DRAWING TITLE:
Contour Plots
Daylight Distribution

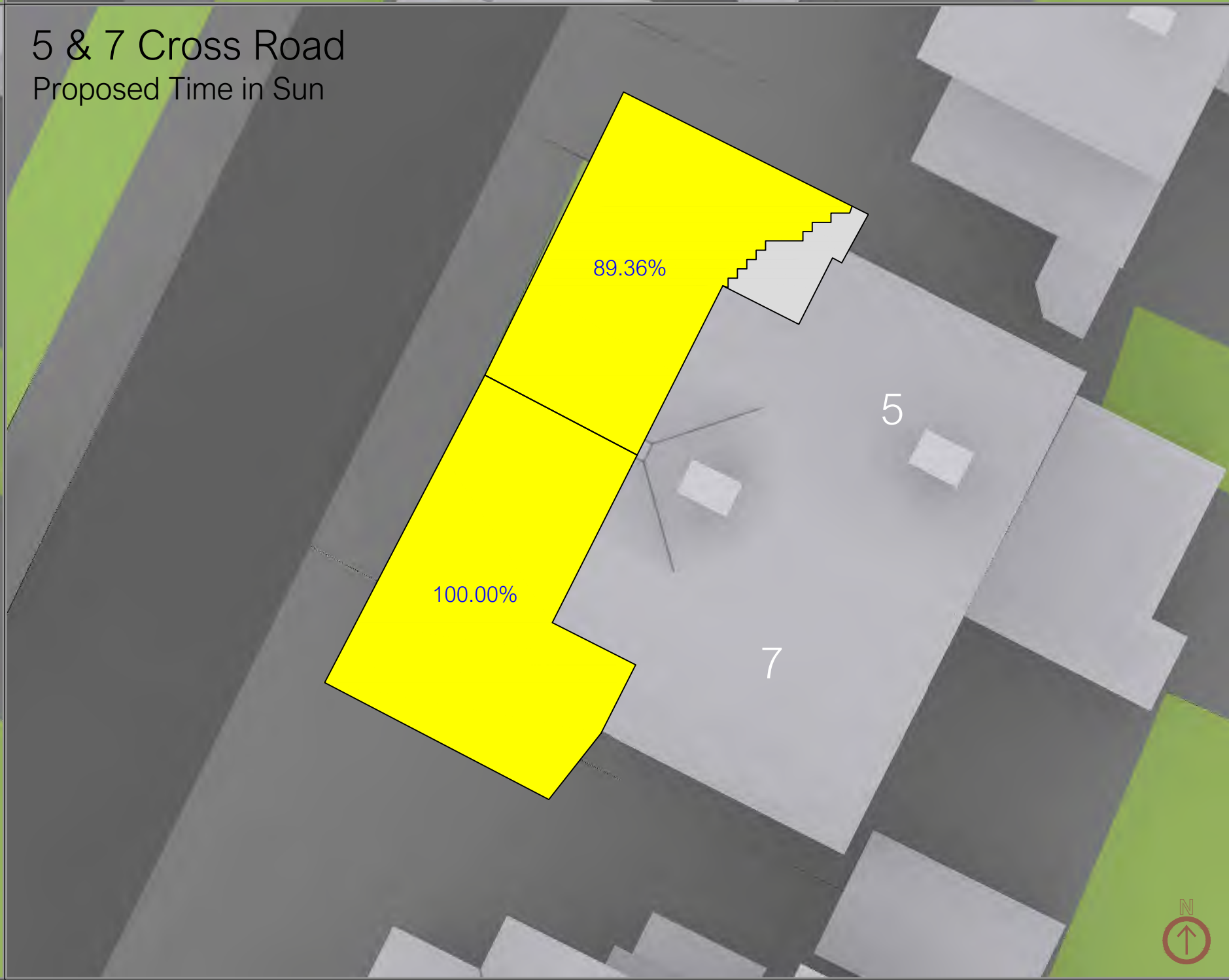
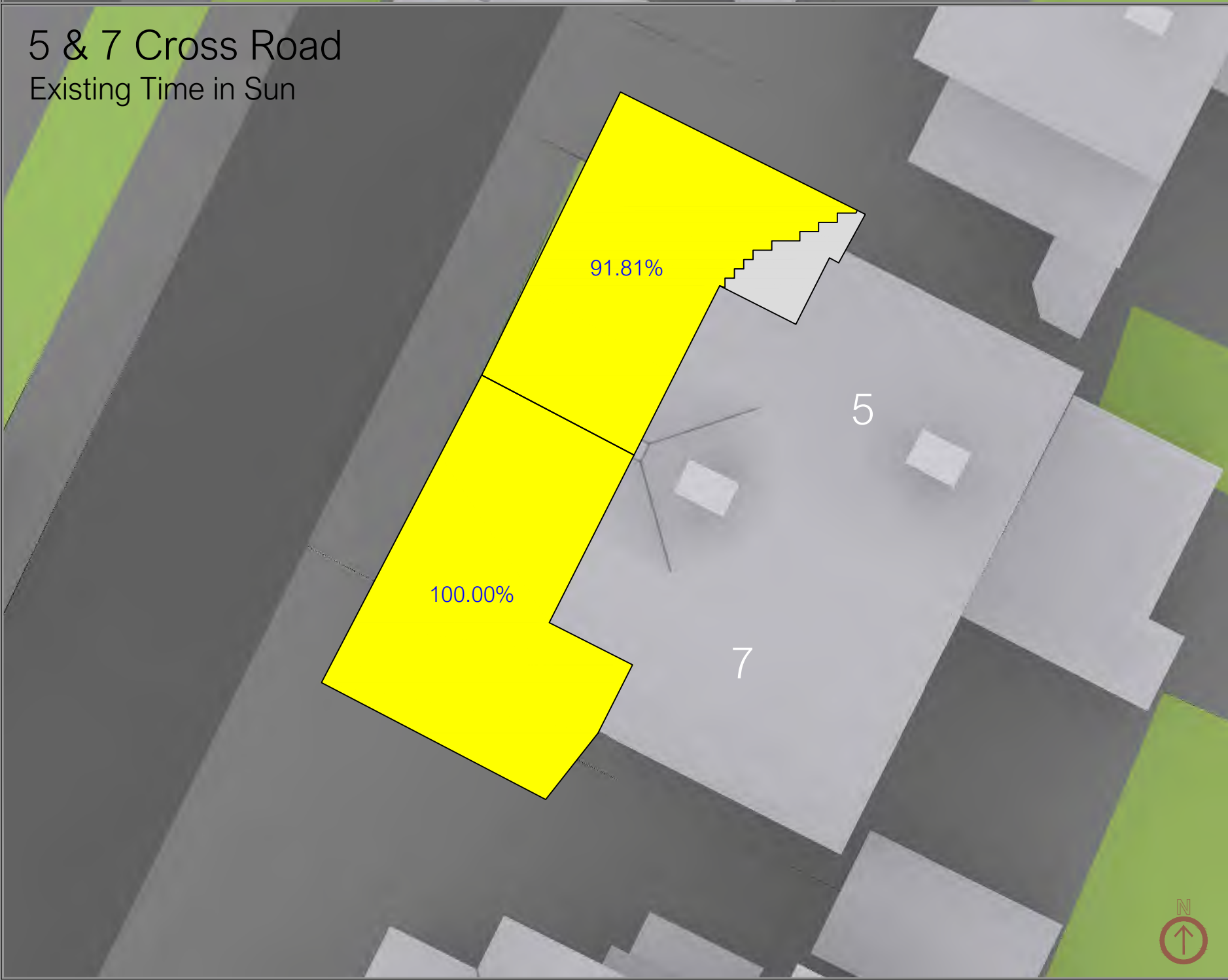
SCALE @ A2:	DATE:	DRAWN:	GSH
1:100	27.05.2022	CHECKED:	DMH

DRAWING NUMBER: 2804_MA-12	REV: .
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Project Name: Chorlton Irish Club
Project No.: 2804_MA
Report Title: Daylight Distribution - Neighbour Analysis

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
1 Cross Road											
Ground	R2	Living Room	16.47	177.29	16.08	173.06	0.98	16.08	0.00	0.00	1.00
First	R1	Unknown	12.30	132.43	11.96	128.73	0.97	11.96	0.00	0.00	1.00
	R3	Bedroom	16.47	177.29	15.63	168.21	0.95	15.63	0.00	0.00	1.00
3 Cross Road											
Ground	R1	Living Room	16.53	177.89	16.15	173.84	0.98	16.15	0.00	0.00	1.00
First	R1	Bedroom	16.53	177.89	15.72	169.22	0.95	15.72	0.00	0.01	1.00
5 Cross Road											
Ground	R2	Living Room	16.47	177.29	16.07	173.02	0.98	16.07	0.00	0.00	1.00
First	R2	Bedroom	16.47	177.29	15.63	168.21	0.95	15.63	0.00	0.00	1.00
7 Cross Road											
Ground	R1	Living Room	16.35	176.04	16.05	172.75	0.98	16.05	0.00	0.00	1.00
First	R1	Bedroom	16.35	176.04	15.56	167.46	0.95	15.56	0.00	0.00	1.00
9 Cross Road											
Ground	R1	Living Room	18.41	198.14	15.94	171.62	0.87	15.94	0.01	0.08	1.00
	R3	Living Room	17.23	185.42	16.71	179.91	0.97	16.71	0.00	0.00	1.00
First	R1	Bedroom	4.33	46.66	4.05	43.60	0.93	4.05	0.00	0.00	1.00
	R3	Bedroom	17.23	185.42	16.42	176.75	0.95	16.42	0.00	0.00	1.00
Second	R1	Bedroom	15.15	163.06	14.15	152.27	0.93	14.01	0.13	1.45	0.99
11 Cross Road											
Ground	R1	Living Room	17.71	190.61	17.22	185.32	0.97	17.22	0.00	0.00	1.00
First	R1	Bedroom	17.71	190.61	16.83	181.18	0.95	16.83	0.00	0.00	1.00
9 High Lane											
Ground	R1	Unknown	6.94	74.73	5.55	59.77	0.80	5.55	0.00	0.00	1.00
	R2	Unknown	22.85	245.93	22.60	243.23	0.99	22.60	0.00	0.00	1.00
First	R1	Unknown	6.94	74.73	5.80	62.46	0.84	5.80	0.00	0.01	1.00
	R2	Unknown	22.85	245.93	22.44	241.56	0.98	22.44	0.00	0.00	1.00
Second	R1	Unknown	6.94	74.73	6.81	73.29	0.98	6.81	0.00	0.00	1.00
	R2	Unknown	22.85	245.93	22.44	241.54	0.98	22.44	0.00	0.00	1.00
11 High Lane											
Ground	R1	Unknown	20.56	221.27	20.56	221.25	1.00	20.56	0.00	0.00	1.00
	R2	Unknown	3.78	40.66	3.65	39.29	0.97	3.65	0.00	0.01	1.00
First	R1	Unknown	20.56	221.27	20.38	219.38	0.99	20.38	0.00	0.00	1.00
	R2	Unknown	3.78	40.66	3.69	39.76	0.98	3.69	0.00	0.00	1.00
Second	R1	Unknown	20.56	221.27	20.38	219.32	0.99	20.38	0.00	0.00	1.00
	R2	Unknown	3.78	40.66	3.73	40.10	0.99	3.73	0.00	0.00	1.00
13 High Lane											
Ground	R1	Unknown	4.78	51.43	4.42	47.59	0.93	4.42	0.00	0.00	1.00
	R2	Unknown	20.56	221.27	20.34	218.93	0.99	20.34	0.00	0.00	1.00
First	R1	Unknown	4.78	51.43	4.61	49.58	0.96	4.61	0.00	0.00	1.00
	R2	Unknown	20.56	221.27	20.37	219.25	0.99	20.37	0.00	0.00	1.00
Second	R1	Unknown	4.78	51.43	4.74	51.04	0.99	4.74	0.00	0.00	1.00
	R2	Unknown	20.56	221.27	20.36	219.18	0.99	20.36	0.00	0.00	1.00
15 High Lane											
Ground	R1	Unknown	23.51	253.04	23.10	248.70	0.98	23.10	0.00	0.00	1.00
	R2	Unknown	5.85	62.94	5.06	54.48	0.87	5.06	0.00	0.00	1.00
First	R1	Unknown	23.51	253.04	23.22	249.91	0.99	23.22	0.00	0.00	1.00
	R2	Unknown	5.85	62.94	5.55	59.79	0.95	5.55	0.00	0.00	1.00
Second	R1	Unknown	23.51	253.04	23.22	249.88	0.99	23.22	0.00	0.00	1.00
	R2	Unknown	5.85	62.94	5.74	61.83	0.98	5.74	0.00	0.00	1.00
11 Thornbridge Avenue											
Ground	R1	Living Room	17.23	185.41	16.96	182.55	0.98	16.96	0.00	0.04	1.00
First	R1	Bedroom	18.95	203.98	18.44	198.54	0.97	18.44	0.00	0.00	1.00
Second	R1	Bedroom	18.95	203.98	18.89	203.31	1.00	18.89	0.00	0.00	1.00
12 Thornbridge Avenue											
Ground	R2	Living Room	14.61	157.31	14.59	156.99	1.00	14.58	0.00	0.00	1.00
First	R1	Bedroom	17.19	185.00	16.92	182.16	0.98	16.92	0.00	0.01	1.00
Second	R1	Unknown	8.01	86.21	7.58	81.58	0.95	7.58	0.00	0.01	1.00
13 Thornbridge Avenue											
Ground	R2	Living Room	15.55	167.40	15.38	165.52	0.99	15.38	0.00	0.00	1.00
First	R1	Bedroom	17.28	185.98	16.94	182.33	0.98	16.94	0.00	0.00	1.00
Second	R1	Bedroom	17.28	185.98	17.28	185.97	1.00	17.28	0.00	0.00	1.00
14 Thornbridge Avenue											
Ground	R1	KD	17.43	187.64	17.40	187.35	1.00	17.40	0.00	0.00	1.00
	R2	Living Room	9.64	103.80	9.36	100.79	0.97	9.36	0.00	0.00	1.00
	R3	Living Room	15.35	165.20	15.23	163.92	0.99	15.23	0.00	0.00	1.00
First	R2	Bedroom	10.56	113.66	10.56	113.66	1.00	10.56	0.00	0.00	1.00
	R3	Bedroom	17.92	192.89	17.92	192.89	1.00	17.92	0.00	0.00	1.00
	R4	Bedroom	7.10	76.42	7.10	76.42	1.00	7.10	0.00	0.00	1.00
Second	R1	Unknown	8.35	89.88	8.35	89.88	1.00	8.35	0.00	0.00	1.00

Project Name: Chorlton Irish Club Project No.: 2804_MA Report Title: Daylight & Sunlight - Neighbour Analysis														
Floor Ref.	Room Ref.	Room Attribute	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	Winter Suns Lost	Winter Pr/Ex
3 Cross Road														
Ground	R1		Residential	Living Room	W1 W2	297°N 207°	50	47	3.00	0.94	10	10	0.00	1.00
7 Cross Road														
Ground	R1		Residential	Living Room	W1 W2	297°N 207°	46	43	3.00	0.93	7	7	0.00	1.00
11 Cross Road														
Ground	R1		Residential	Living Room	W1 W2	297°N 207°	46	46	0.00	1.00	6	6	0.00	1.00
9 High Lane														
Ground	R1		Residential	Unknown	W1	228°	17	15	2.00	0.88	7	5	2.00	0.71
	R2		Residential	Unknown	W2	206°	75	75	0.00	1.00	22	22	0.00	1.00
First	R1		Residential	Unknown	W1	228°	23	21	2.00	0.91	8	6	2.00	0.75
	R2		Residential	Unknown	W2	206°	84	81	3.00	0.96	28	25	3.00	0.89
Second	R1		Residential	Unknown	W1	228°	60	60	0.00	1.00	19	19	0.00	1.00
	R2		Residential	Unknown	W2	206°	85	84	1.00	0.99	28	27	1.00	0.96
11 High Lane														
Ground	R1		Residential	Unknown	W1 W2 W3	206° Inc 206° Inc 206°	84	80	4.00	0.95	29	25	4.00	0.86
	R2		Residential	Unknown	W4	206°	15	14	1.00	0.93	6	5	1.00	0.83
First	R1		Residential	Unknown	W1	206°	82	79	3.00	0.96	28	25	3.00	0.89
	R2		Residential	Unknown	W2	206°	16	16	0.00	1.00	6	6	0.00	1.00
Second	R1		Residential	Unknown	W1	206°	83	82	1.00	0.99	28	27	1.00	0.96
	R2		Residential	Unknown	W2	206°	53	53	0.00	1.00	12	12	0.00	1.00
13 High Lane														
Ground	R1		Residential	Unknown	W1	206°	17	15	2.00	0.88	7	5	2.00	0.71
	R2		Residential	Unknown	W2	206°	64	58	6.00	0.91	20	14	6.00	0.70
First	R1		Residential	Unknown	W1	206°	19	18	1.00	0.95	7	6	1.00	0.86
	R2		Residential	Unknown	W2	206°	80	76	4.00	0.95	28	24	4.00	0.86
Second	R1		Residential	Unknown	W1	206°	62	62	0.00	1.00	18	18	0.00	1.00
	R2		Residential	Unknown	W2	206°	81	80	1.00	0.99	28	27	1.00	0.96
15 High Lane														
Ground	R1		Residential	Unknown	W1	206°	64	60	4.00	0.94	25	21	4.00	0.84
	R2		Residential	Unknown	W2	185°	22	20	2.00	0.91	10	8	2.00	0.80
First	R1		Residential	Unknown	W1	206°	73	72	1.00	0.99	26	25	1.00	0.96
	R2		Residential	Unknown	W2	185°	28	28	0.00	1.00	10	10	0.00	1.00
Second	R1		Residential	Unknown	W1	206°	81	80	1.00	0.99	28	27	1.00	0.96
	R2		Residential	Unknown	W2	185°	70	70	0.00	1.00	17	17	0.00	1.00
11 Thornbridge Avenue														
Ground	R1		Residential	Living Room	W1 W2 W3	250° 205° 160°	74	74	0.00	1.00	16	16	0.00	1.00
First	R1		Residential	Bedroom	W1 W2	205° 205°	82	80	2.00	0.98	25	23	2.00	0.92
Second	R1		Residential	Bedroom	W1	205° Inc	95	95	0.00	1.00	29	29	0.00	1.00
13 Thornbridge Avenue														
Ground	R2		Residential	Living Room	W7 W8 W9	250° 205° 160°	56	56	0.00	1.00	11	11	0.00	1.00
First	R1		Residential	Bedroom	W1 W2	205° 205°	84	81	3.00	0.96	27	24	3.00	0.89
Second	R1		Residential	Bedroom	W1 W2	205° Inc 115°	98	98	0.00	1.00	29	29	0.00	1.00
14 Thornbridge Avenue														
Ground	R1		Residential	KD	W1 W2	205° 115°	76	74	2.00	0.97	20	20	0.00	1.00
	R2		Residential	Living Room	W3	205°	49	49	0.00	1.00	15	15	0.00	1.00
First	R2		Residential	Bedroom	W2	205°	72	72	0.00	1.00	28	28	0.00	1.00
	R4		Residential	Bedroom	W5	205°	85	85	0.00	1.00	28	28	0.00	1.00



NOTES:

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

Existing Model & Surrounding Model
3D photogrametric model produced by Accuties is used for existing site and surrounding contextual detail.

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

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "Cross Road - Proposed - 211029.dwg"

Supplied by Harry Harrison of VIEW Associates on 17/08/2021.

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:

grayscanlanhill
chartered building surveyors

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Email: info@grayscanlanhill.com Web: www.grayscanlanhill.com

CLIENT:
Southway Devco Limited

PROJECT:
Chorlton Irish Club
Chorlton-cum-Hardy

DRAWING TITLE:
Time in Sun

SCALE @ A2: NTS	DATE: 27.05.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 2804_MA-13	REV: .
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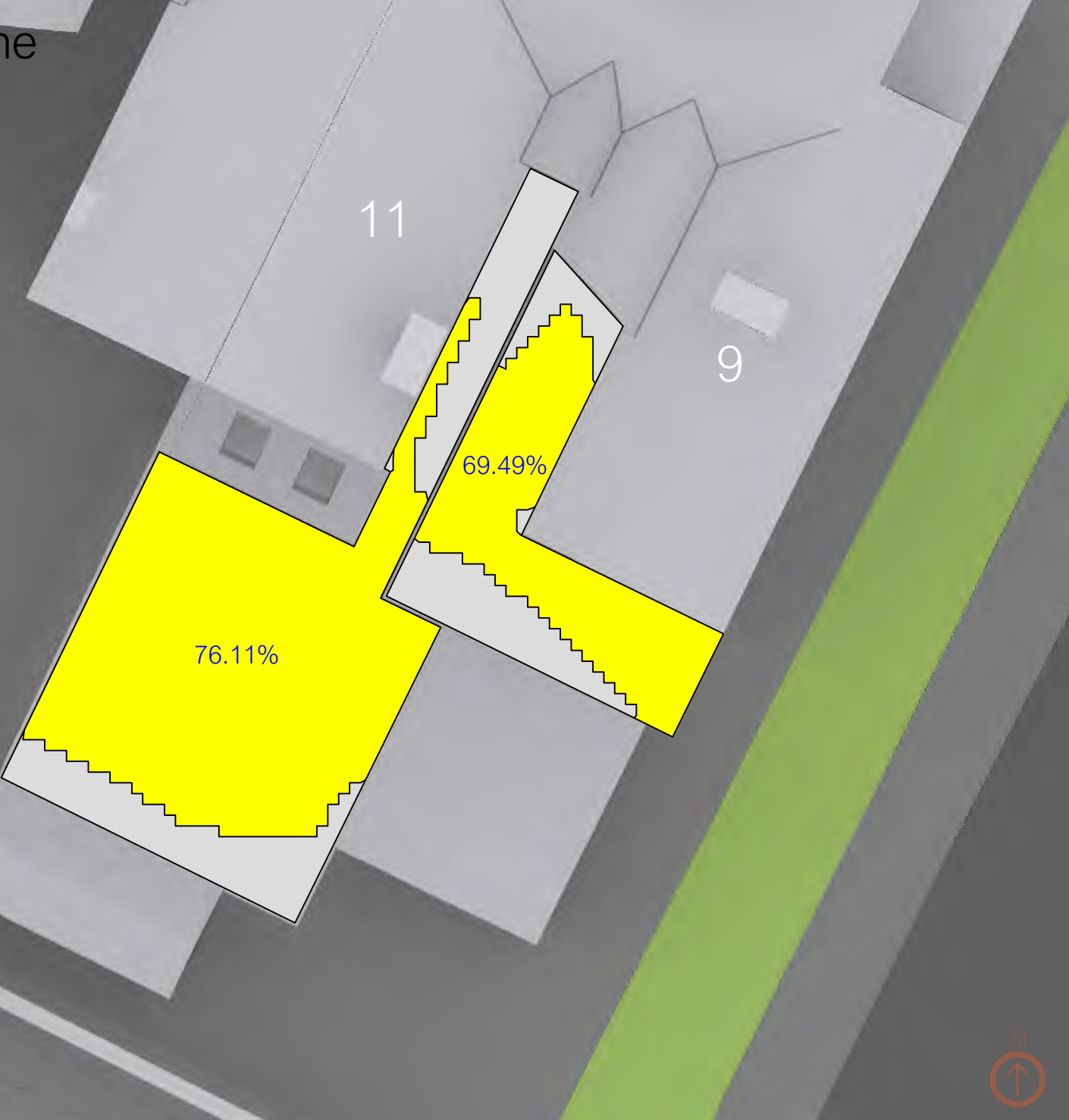
9 & 11 Cross Road
Existing Time in Sun



9 & 11 Cross Road
Proposed Time in Sun



9 & 11 High Lane
Existing Time in Sun



9 & 11 High Lane
Proposed Time in Sun



NOTES:
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Proposed Model
Proposed scheme massing - "Cross Road - Proposed - 211029.dwg"

Supplied by Harry Harrison of VIEW Associates on 17/08/2021.

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:

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CLIENT:
Southway Devco Limited

PROJECT:
Chorlton Irish Club
Chorlton-cum-Hardy

DRAWING TITLE:
Time in Sun

SCALE @ A2: NTS	DATE: 27.05.2022	DRAWN: GSH
	CHECKED: DMH	

DRAWING NUMBER: 2804_MA-14	REV: .
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13 & 15 High Lane
Existing Time in Sun



13 & 15 High Lane
Proposed Time in Sun



12 & 14 Thornbridge Avenue
Existing Time in Sun



12 & 14 Thornbridge Avenue
Proposed Time in Sun



NOTES:

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

Existing Model & Surrounding Model
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Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal.

Where plans/elevations were unavailable assumptions have been made based on site photography, Bing Maps and Google Earth.

Proposed Model
Proposed scheme massing - "Cross Road - Proposed - 211029.dwg"

Supplied by Harry Harrison of VIEW Associates on 17/08/2021.

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:

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CLIENT:
Southway Devco Limited

PROJECT:
Chorlton Irish Club
Chorlton-cum-Hardy

DRAWING TITLE:
Time in Sun

SCALE @ A2:	DATE:	DRAWN:	GSH
1:100	27.05.2022	CHECKED:	DMH

DRAWING NUMBER:	REV:
2804_MA-15	.

11 & 13 Thornbridge Avenue
Existing Time in Sun



11 & 13 Thornbridge Avenue
Proposed Time in Sun



NOTES:
No dimensions are to be scaled from this drawing.
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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
3D photogrammetric model produced by Accuties is
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detail.
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Maps and Google Earth.
Proposed Model
Proposed scheme massing - "Cross Road -
Proposed - 211029.dwg"
Supplied by Harry Harrison of VIEW Associates on
17/08/2021.

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:



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CLIENT:
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PROJECT:
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Chorlton-cum-Hardy

DRAWING TITLE:
Time in Sun

SCALE @ A2:	DATE:	DRAWN:	GSH
1:100	27.05.2022	CHECKED:	DMH

DRAWING NUMBER: 2804_MA-16	REV: .
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