

PROJECT: VELVET CUTTERS, MANCHESTER
REPORT: ADDENDUM DAYLIGHT & SUNLIGHT
DATE: 19/12/2025

PLANNING REF. 143678/FO/2025

Introduction

- 1.1 GIA have been instructed to undertake additional daylight and sunlight assessments in respect of the properties neighbouring the development site. The additional assessments are as follows:
 - No-Sky Line (NSL) assessment to 10a Little Peter Street/1 Constance Street; and
 - Cumulative assessment including the live application on the neighbouring site (planning ref. 144334/FO/2025)
- 1.2 This addendum is prepared supplementally to the daylight and sunlight report submitted with the application dated 29 July 2025 ("the Original Report"), and should be read in conjunction with that document.
- 1.3 The assessments have been undertaken using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)'.
- 1.4 Full results and contour diagrams are appended to this note and the pertinent points are discussed below.

No Sky Line (NSL) Assessment

- 1.5 No information relating to the layouts of 10a Little Peter Street/1 Constance Street could be found at the time GIA produced the Original Report. Where such information is unavailable, the BRE states that undertaking an NSL assessment is not recommended, as doing so can lead to inaccurate results. As such, this assessment was omitted from the Original Report.
- 1.6 Following subsequent discussions with the residents of 10a Little Peter Street/1 Constance Street and Manchester City Council, GIA were instructed to undertake a measured survey of the properties facing the site to obtain accurate measurements of the layouts for use in our assessment. An inspection of all rooms facing the development site was undertaken on 16 December 2025. Commercial spaces do not require assessment under the BRE guidelines, but the lower ground floor which is commercial in use was also inspected at the request of the residents. GIA have incorporated these measurements into our assessment model to run an NSL assessment, the results of which are discussed below.
- 1.7 The results of the assessment show that all of the rooms which face the site meet the NSL target criteria set out in the BRE guidelines. The rooms assessed are all served by windows on the alternative facade, which do not face the development site, and daylight distribution within these rooms therefore remains compliant with BRE targets.

Cumulative Assessment

- 1.8 At the time of producing the Original Report, the planning application for the neighbouring site (planning ref. 144334/FO/2025) had not been submitted, and the previously consented scheme on the site (planning ref. 128433/FO/2020) had lapsed. As such, as there was no extant consent on the site, and no cumulative assessment was undertaken.
- 1.9 Following subsequent discussions with Manchester City Council, GIA were instructed to undertake a cumulative assessment of the currently live application on the neighbouring site (planning ref. 144334/FO/2025), the results of which are discussed below.
- 1.10 This additional assessment scenario also incorporates the layouts from the inspection undertaken on 16 December 2025. The Original Report was based on conservative assumptions as to the depth of the reveals of the glazed doors leading out to the Juliet balconies and second floor balcony. Our inspection identified that the reveals on these doors are shallower than originally assumed, meaning existing levels of VSC daylight to these glazed doors is actually greater than that identified in our original assessment.
- 1.11 As such, whilst these windows do not meet the BRE target criteria, they are left with higher VSC daylight levels than originally reported, even when the live application on the neighbouring site is considered.

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- 1.12 For VSC daylight, the results of the cumulative assessment show that the same windows facing the site do not meet the target criteria as those set out in the Original Report. The reductions to these windows and levels of retained daylight are comparable or, in respect of the glazed doors serving the main living spaces, improved, when compared to the results given in our Original Report.
- 1.13 Additionally, all rooms assessed will meet the NSL daylight criteria in the cumulative scenario.
- 1.14 As such, the cumulative assessment does not result in a materially greater impact to 10a Little Peter Street/1 Constance Street.

APPENDIX 01:

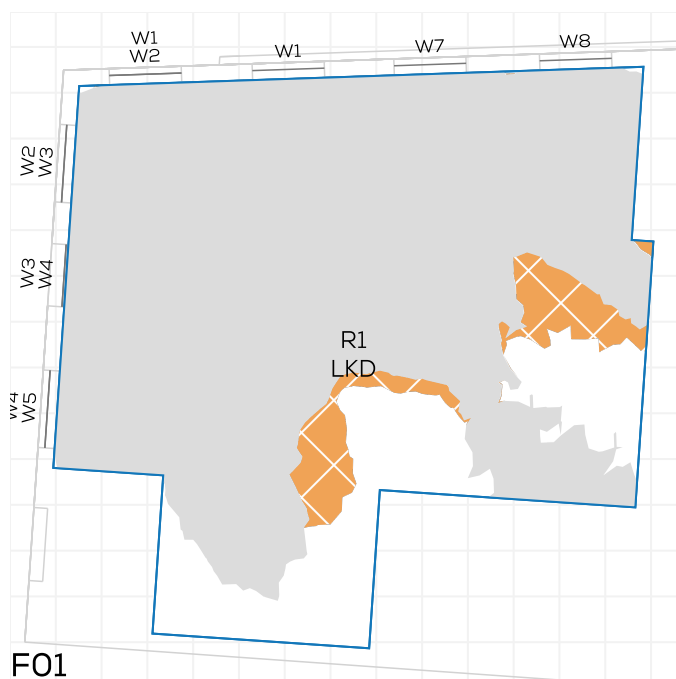
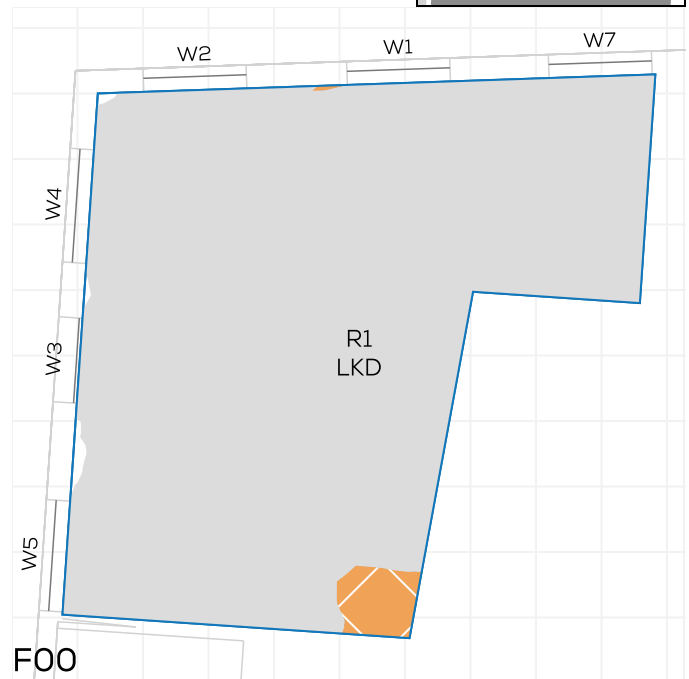
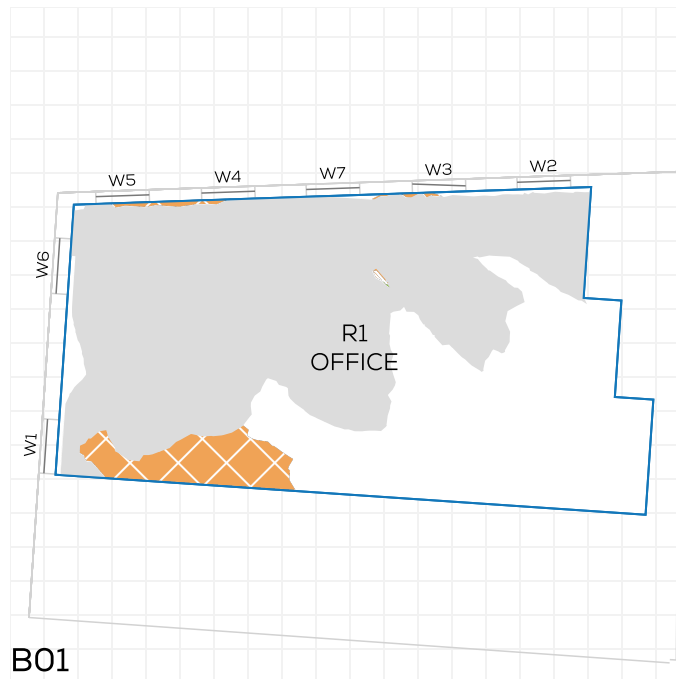
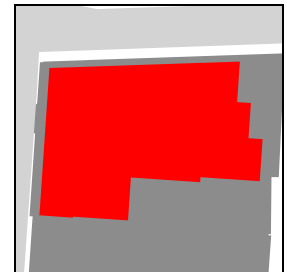
NSL DAYLIGHT

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA (SQM)	EX %	PR %	LOSS (SQM)	LOSS %	MEETS CRITERIA	WINDOWS ATTACHED TO THE ROOM
1 CONSTANCE STREET										
B01	R1	Commercial	Office	143.1	64	59	7.7	8.4	YES	W1-W7/B01
F00	R1	Residential	LKD	56	100	98	1.2	2.2	YES	W1-W5, W7/F00
F01	R1	Residential	LKD	129.4	83	78	7.1	6.6	YES	W1-W5, W7-W8/F01, W1-W4/F02
F02	R1	Residential	Bedroom	24.6	99	99	0	0	YES	W1-W4, W6/F02

NSL CONTOURS

PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
 REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
 ADDRESS: 1 CONSTANCE STREET
 DATE: 19/12/2025
 DRAWING No.: 22777-REL01-IS07-NSL1
 SCHEME IR: IR01

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID



APPENDIX 02:

CUMULATIVE ASSESSMENT

PROJECT NO: 22777
PROJECT NAME: VELVET CUTTERS

DAYLIGHT SUNLIGHT ANALYSIS
CUMULATIVE - RELEASE 1 ISSUE 8

ITERATION NO.: IR01
ARCHITECT: OLLIER SMURTHWAITE

[illegible]

NSL CONTOURS

PROJECT: 22777 - VELVET CUTTERS, LITTLE PETEF
 REPORT TITLE: FUTURE BASELINE (FB) VS. PROPOSED (PR)
 ADDRESS: 1 CONSTANCE STREET
 DATE: 19/12/2025
 DRAWING No.: 22777-REL01-IS08-NSL1
 SCHEME IR: IR01

KEY:
 GAIN
 LOSS
 MAINTAINED LIT AREA
 1 METRE GRID

