Unlocking potential for a better built environment

DAYLIGHT AND SUNLIGHT

IMPACT ON NEIGHBOURING PROPERTIES REPORT

Holiday Inn Express, Manchester

Manchester Property Holdings Ltd

30 January 2026

GIA No: **20826**

PROJECT DATA:

Client	**Manchester Property Holdings Ltd**
Architect	**Heeton Group**
Project Title	**Holiday Inn Express, Manchester**
Project Number	**20826**

REPORT DATA:

Report Title	**Impact on Neighbouring Properties Report**
GIA Department	**Daylight Department**
Dated	**30 January 2026**
Prepared by	**RJ**
Checked by	**EP**
Type	**Final**

Revisions	No:	Date:	Notes:	Signed:

SOURCES OF INFORMATION:

Information Received	**IR05-20240307-Heeton**
Release Number	**Rel_01**
Issue Number	**02**
Site Photos	**GIA**
3D models	**VU.CITY**
OS Data	**FIND Maps**

DISCLAIMER:

N.B This report has been prepared for Manchester Property Holdings Ltd by GIA as their appointed Daylight & Sunlight consultants. This report is intended solely for Manchester Property Holdings Ltd and may contain confidential information. No part or whole of its contents may be disclosed to or relied upon by any Third Parties without the express written consent of GIA. It is accurate as at the time of publication and based upon the information we have been provided with as set out in the report. It does not take into account changes that have taken place since the report was written nor does it take into account private information on internal layouts and room uses of adjoining properties unless this information is publicly available.

Map data
© Crown copyright and database rights 2018.
OS 100047514

CONTENTS

1 EXECUTIVE SUMMARY 2

2 THE SITE & PROPOSED DEVELOPMENT 4

3 POLICY & GUIDANCE 6

4 BRE GUIDELINES & CONTEXT METHODOLOGY 7

5 DAYLIGHT & SUNLIGHT IMPACTS TO NEIGHBOURING PROPERTIES 9

6 CONCLUSIONS 17

APPENDICES (BOUND SEPARATELY)

APPENDIX 01
ASSUMPTIONS

APPENDIX 02
PRINCIPLES OF DAYLIGHT, SUNLIGHT & OVERSHADOWING

APPENDIX 03
DRAWINGS

APPENDIX 04
RESULTS & CONTOURS

A. VSC, NSL & APSH

B. NSL CONTOURS

1 EXECUTIVE SUMMARY

GIA have assessed the Heeton Group scheme at Holiday Inn Express, Manchester to understand the potential changes in light to the relevant sensitive receptors.

1.1 GIA has been instructed by Manchester Property Holdings Ltd to advise on impacts to daylight and sunlight in relation to the proposal at Holiday Inn Express, Manchester.

1.2 A detailed description of the Site and surrounding area is provided within the Design and Access Statement and Planning Statement and not repeated herein.

1.3 GIA have undertaken technical assessments on daylight and sunlight to understand the potential effect of the development on the amenity of the relevant neighbouring receptors.

1.4 The technical analysis has been considered by reference to the criteria and methodology within the Building Research Establishment Guidance (BR209, 2022) which when published, recognised that it *"is advisory and the numerical target values within it may be varied to meet the needs of the development and its location"*[1].

1.5 The approach to be taken to daylight and sunlight issues has been considered carefully by a number of recent appeal decisions from the Inspectorate. A two-stage process is to be adopted. This was examined more recently at the appeal at Goldsworth Road, Woking with the Inspector fully endorsing the two stage approach (PINS Ref: APP/A3655/W/21/3276474) which stems from the High Court decision on the application of Melanie Rainbird and The Council of the London Borough of Tower Hamlets[2].

1.6 The key headlines from the relevant policy documents are summarised in Section 3 of this report.

1.7 Upon completion of the Proposed Development, 215/215 (100%) rooms across 10 residential properties will fully accord with the published guidelines for APSH sunlight. For NSL daylight, 276/289 (96%) rooms will fully accord with the published targets and for VSC daylight, 671/834 (81%) windows will meet the BRE target criteria.

1.8 Where transgressions from guidance occur, these are predominately focused on the Artisan Heights student building. Given the minor additional massing of the proposed scheme compared with the existing building, coupled with the close proximity to Artisan Heights, there are noticeable percentage losses between the 8th to 10th floors. However, when considering the retained VSC levels to the windows on these floors, these are comparable with the existing VSC values on the lower levels of the Artisan Heights building.

1.9 Therefore, having considered the relevant local policies and the Government's recognition of increased flexibility on daylight and sunlight matters, it is our view that the proposal does not result in a material worsening of the daylight and sunlight amenity of relevant neighbouring receptors,

1.10 The resulting daylight conditions are consistent with, and to be expected in, a densely developed urban environment.

1.11 This report is supported by several documents, drawings and results which are all enclosed within the Appendices as listed on the Contents Page. All assumptions used in collating this report can be found in Appendix 03.

1 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 85 para F1

2 Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets [2018] EWHC 657 (Admin) (28 March 2018)

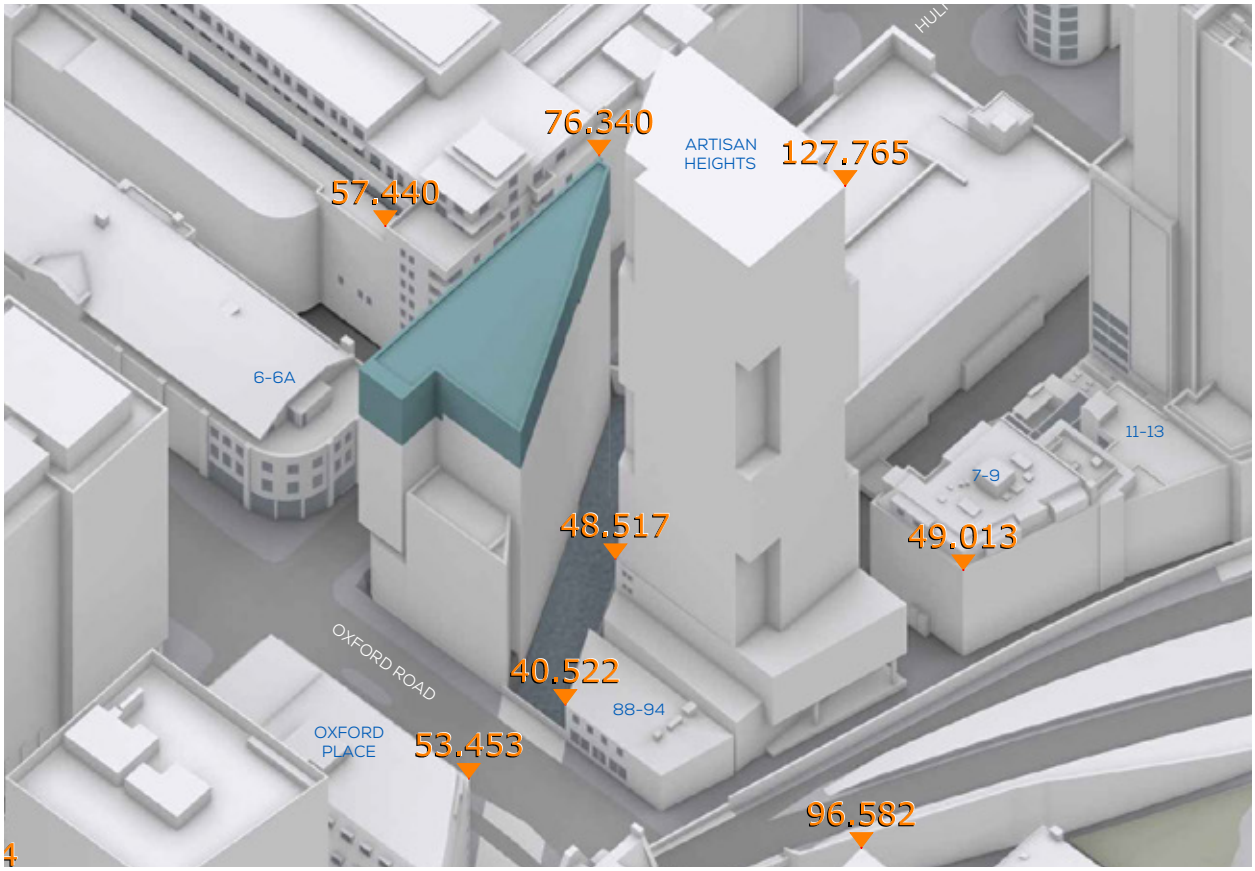

Figure 01: 3D model of the Proposed Development

Name/Address of Building	Percentage of Windows Compliant for VSC Daylight	Percentage of Rooms Compliant for NSL Daylight	Percentage of Rooms Compliant for APSH Sunlight
The Quadrangle	66/83 (80%)	26/27 (96%)	5/5 (100%)
Oxford Place	94/94 (100%)	36/36 (100%)	36/36 (100%)
John Dalton Building	37/37 (100%)	N/A	N/A
7-9 New Wakefield Street	28/28 (100%)	18/18 (100%)	18/18 (100%)
Artisan Heights	169/315 (54%)	55/66 (83%)	66/66 (100%)
8 Great Marlborough St	6/6 (100%)	2/2 (100%)	1/1 (100%)
Lockes Yard	70/70 (100%)	10/10 (100%)	5/5 (100%)
2 Lower Ormond St	39/39 (100%)	24/24 (100%)	N/A
Wakefield Heights	8/8 (100%)	8/8 (100%)	N/A
Circle Square	154/154 (100%)	98/98 (100%)	84/84 (100%)

Table 01 - Existing vs Proposed Daylight & Sunlight Results

2 THE SITE & PROPOSED DEVELOPMENT

GIA have been instructed to review and advise on the daylight and sunlight impacts associated with the implementation of the proposed development at Holiday Inn Express, Manchester.

THE SITE

2.1 The site is bound by the railway tracks to the north, Great Marlborough Street to the west, Oxford Road to the east and Hulme Street to the south.

2.2 Figure 02 below illustrates the existing site. Further drawings are enclosed at Appendix 03 of this report.

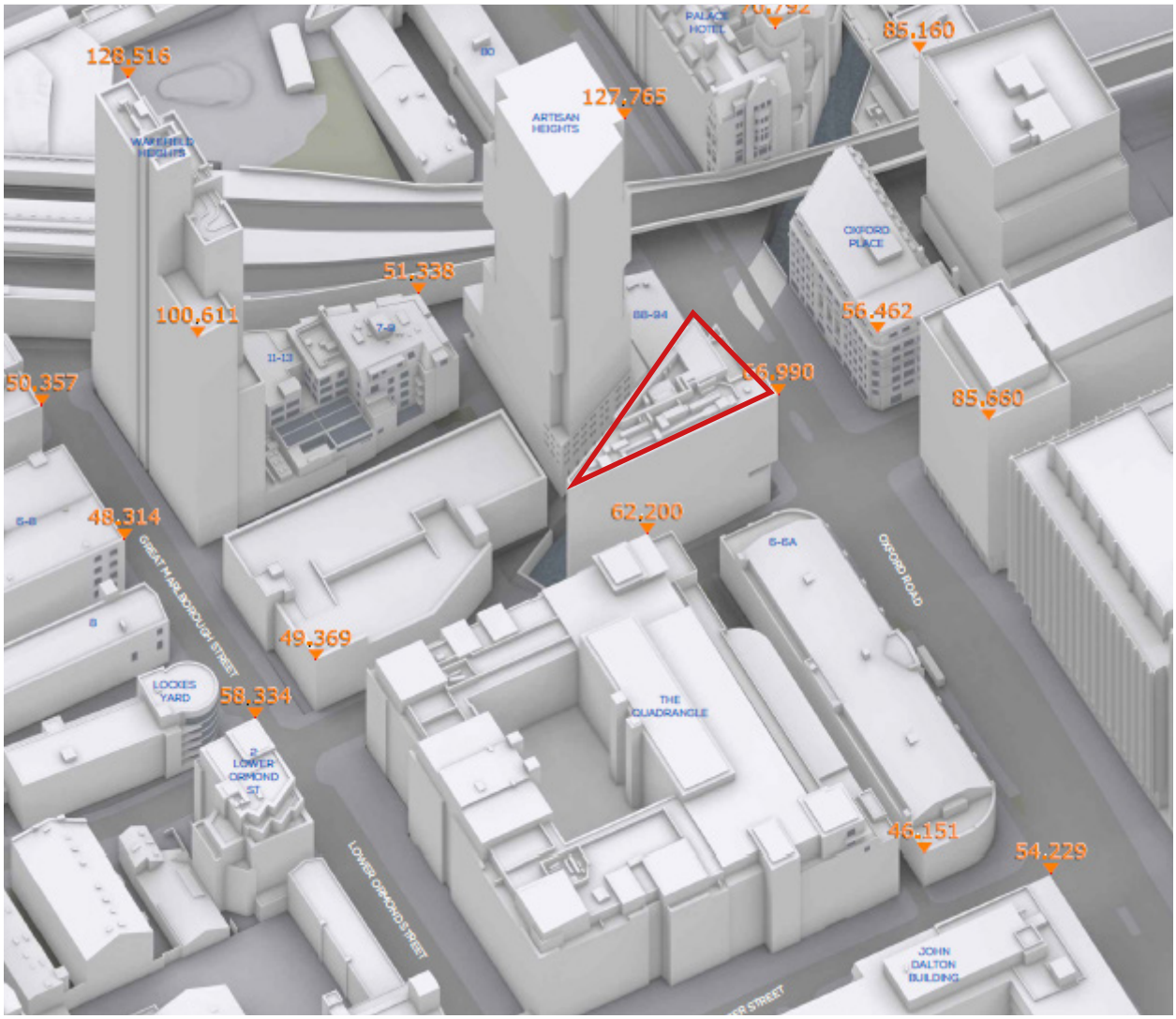

Figure 02: 3D model of existing site

PROPOSED DEVELOPMENT

2.3 Our analysis is based on the Proposed Development massing models produced by Heeton Group, issued on 07 March 2024.

2.4 GIA's understanding of the Proposed Development is illustrated in Figure 03 and further drawings are enclosed at Appendix 03.

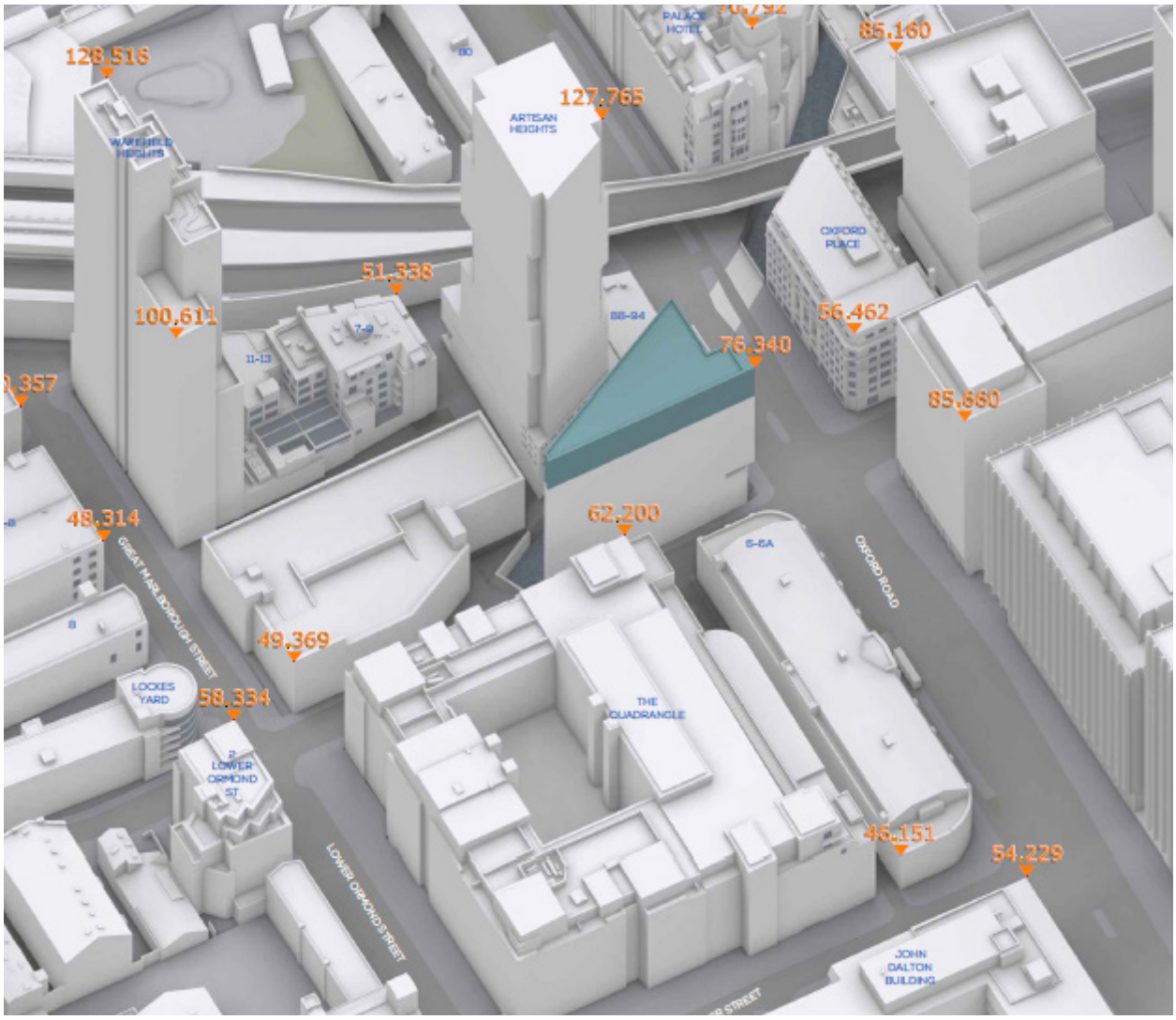

Figure 03: 3D model of the Proposed Development

3 POLICY & GUIDANCE

This section details the relevant policy and guidance for daylight and sunlight amenity.

3.1 Outlined below are sections from the following documents which are considered to be the most pertinent in relation to daylight and sunlight matters and how the effects of the Proposed Development on relevant neighbouring properties have been approached:

- National Planning Policy Framework (2024);
- Planning Practice Guidance (2019 and regularly updated as a 'live' resource);
- Manchester Core Strategy (2012 – 2027); and
- BRE Guidelines (2022).

3.2 The key headlines from the above policy documents can be summarised as follows:

NATIONAL PLANNING POLICY FRAMEWORK

3.3 Paragraph 130 (c) of the NPPF highlights the Government's recognition that increased flexibility is required on daylight and sunlight in response to the requirement for higher density development by stating that *"when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)"* (our emphasis).

PLANNING PRACTICE GUIDANCE

3.4 Paragraph 007 Reference ID: 66-007-20190722 of the PPG states that *"All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings."*

MANCHESTER CORE STRATEGY

3.5 Policy DM1 – Development Management – States that all developments should have regard to the effects on amenity including privacy, light, noise, vibration, air quality and odours.

BRE GUIDELINES

3.6 Finally, the BRE Guidelines 2022 offer a numerical methodology to calculate changes in daylight and sunlight condition and are widely used in the industry. The key criteria within the BRE (Vertical Sky Component "VSC" and Annual Probable Sunlight Hours "APSH") have been used to understand and compare the existing and retained levels of light once the Proposed Development has been implemented. A summary of the BRE Guidelines 2022 are provided within Appendix 01.

3.7 In accordance with BRE guidelines, where room layouts are not available, no No Sky Line "NSL" assessment has been undertaken.

4 BRE GUIDELINES & CONTEXT METHODOLOGY

The Building Research Establishment (BRE) have set out in their handbook *'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (BR209, 2022)'*, guidelines and methodology for the measurement and assessment of daylight and sunlight.

BUILDING RESEARCH ESTABLISHMENT GUIDELINES (BR209, 2022)

4.1 The BRE Guidelines note that the document is intended to be used in conjunction with the interior daylight recommendations found within the British Standard BS EN 17037 Daylighting in Buildings and the Chartered Institution of Building Services Engineers (CIBSE) LG 10 Daylighting – a guide for designers.

4.2 The BRE handbook *"is intended for use in rooms in adjoining dwellings where daylight is required, including living rooms, kitchens, and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops, and some offices."*

4.3 The BRE Guidelines provides two methodologies for daylight assessment of neighbouring properties, namely;

- The Vertical Sky Component (VSC); and
- The No Sky Line (NSL).

4.4 There is one methodology provided by the BRE Guidelines for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).

4.5 It is an inevitable consequence of the built-up urban environment that daylight and sunlight will be more limited in dense urban areas. It is well acknowledged that in such situations there may be many planning and urban design matters to consider other than daylight and sunlight.

4.6 Paragraph 4.5.10 notes that *"numerical values given are purely advisory. Different criteria may be used based on the requirements for solar energy in an area viewed against other site layout constraints. Another important issue is whether the existing solar panels are reasonably sited, at a sensible height and distance from the boundary. A greater loss of solar radiation may be inevitable if panels are mounted close to the ground and near to the site boundary."*[1]

4.7 Appendix 02 of this report elaborates on the mechanics of each of the above assessment criteria, explains the appropriateness of their use and the parameters of each specific recommendation.

4.8 The table below (Table 02) provides a summary of the criteria set out within the BRE Guidelines for daylight and sunlight. For daylight and sunlight, the BRE Guidelines outline the approach within the accompanying Appendix I, in terms of assigning criteria to assess the effects:

"Adverse impacts occur when there is a significant decrease in the amount of skylight and sunlight reaching an existing building where it is required…The assessment of impact will depend on a combination of factors, and there is no simple rule of thumb that can be applied."

"Where the loss of skylight or sunlight fully meets the guidelines, the impact is assessed as negligible or minor adverse. Where the loss of light is well within the guidelines, or only a small number of windows or limited area of open space lose light (within the guidelines), a classification of negligible impact is more appropriate. Where the loss of light is only just within the guidelines and a larger number of windows or open space are affected, a minor adverse impact would be more appropriate, especially if there is a particularly strong requirement for daylight and sunlight in the affected building or open space."

"Where the loss of skylight or sunlight does not meet the guidelines in this book, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- *Only a small number of windows are affected;*
- *The loss of light is only marginally outside the guidelines;*
- *An affected room has other sources of skylight or sunlight; and*
- *The affected building only has a low level of requirement for skylight or sunlight."*

1 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 29 para 3.3.17

4.9 The classification of major adverse is documented within Paragraph 7 of the BRE Guidelines:

"Factors tending towards a major adverse impact include:

- *a large number of windows are affected;*
- *the loss of light is substantially outside the guidelines;*
- *all the windows in a particular property are affected; and*
- *the affected indoor spaces have a particular strong requirement for skylight or sunlight, e.g. a living room in a dwelling".*

Beneficial impacts occur when there is a significant increase in the amount of skylight and sunlight reaching an existing building. Beneficial impacts should be worked out on the same principals as adverse impacts."

4.10 The BRE Guidelines do not provide any Guidance on what constitutes a moderate adverse impact.

4.11 The initial numerical criteria for determining the magnitude of effect is based on percentage alterations, as follows:

Magnitude of Effect	Percentage Alteration
Negligible	0-20%
Minor	20-29.9%
Moderate	30-39.9%
Major	40%+

Table 02

4.12 When considering the significance of daylight and sunlight effects, professional judgement has been used. Consideration has been given to the proportion of rooms/windows affected, as well as the percentage alterations, absolute changes, retained daylight and sunlight levels and sensitivity of the receptor. This is in addition to any other relevant factors, including mitigating factors such as location and nature of the development, balconies, overhangs or design features which may also affect the determination of assigning the criteria.

5 DAYLIGHT & SUNLIGHT IMPACTS TO NEIGHBOURING PROPERTIES

This section details the daylight and sunlight impacts in relation to the relevant properties neighbouring the Site.

MODELLING

5.1 A three-dimensional computer model of the Site and surrounding properties was produced based on photogrammetric modelling techniques. Where available, floor plans of the relevant properties have been included and this context model has been used to carry out the technical assessments. All relevant assumptions made in producing this model can be found in Appendix 03.

TWO-STAGE APPROACH

5.2 The impacts to relevant neighbouring properties have been considered in two stages:

Stage 1 - Is there a strict compliance with the BRE Guidelines?

- The national numerical assessments for daylight and sunlight as outlined in the BRE Guidelines are applied. Where properties, windows and/or rooms meet the recommendations of the BRE Guidelines, these are not discussed further.

Stage 2 - Is there unacceptable harm to daylight and sunlight amenity?

- Where properties, windows and rooms do not meet the recommendations of the BRE Guidelines, wider material considerations are examined and applied.

RELEVANT NEIGHBOURING PROPERTIES

5.3 GIA have identified the following properties as relevant for daylight and sunlight assessment. All results can be found in Appendix 04.:

- The Quadrangle
- Oxford Place
- John Dalton Building
- 7-9 New Wakefield Street
- Artisan Heights
- 8 Great Marlborough Street
- Lockes Yard
- 2 Lower Ormond Street
- Wakefield Heights
- Circle Square

5.4 The following properties will meet the numerical recommendations set out within the BRE Guidelines (Stage 1) and are not discussed further:

- John Dalton Building
- 7-9 New Wakefield Street
- 8 Great Marlborough Street
- Lockes Yard
- 2 Lower Ormond Street
- Wakefield Heights
- Circle Square

5.5 The properties which do not meet the numerical recommendations set out within the BRE Guidelines are considered in further detail. These properties are identified in Figure 04 overleaf.

DISCUSSION OF RESULTS

5.6 In order to establish whether the Proposed Development will result in unacceptable harm (Stage 2), the following material considerations have been examined and applied (where relevant):

1. If room layouts are unknown, then only the VSC methodology will be considered in line with paragraph 2.2.10 and Appendix D of the BRE Guidelines;
2. If architectural features (e.g. inset / overhanging balconies or protruding side returns) exist which would restrict daylight or sunlight to rooms lit by windows beneath them in accordance with paragraph 2.2.17 of the BRE Guidelines;
3. If habitable windows have been placed on the boundary thereby taking more than its fair share of light;
4. If the change in sunlight is to a bedroom or kitchen; the BRE Guidelines note that the receipt of sunlight is "less important" in bedrooms and kitchens in line with paragraph 3.1.2 of the BRE Guidelines
5. The BRE guidance notes that where a room is served by two or more windows, the mean Vertical Sky Component (VSC) may be calculated to provide a more accurate representation of the available daylight. Paragraph 2.2.6

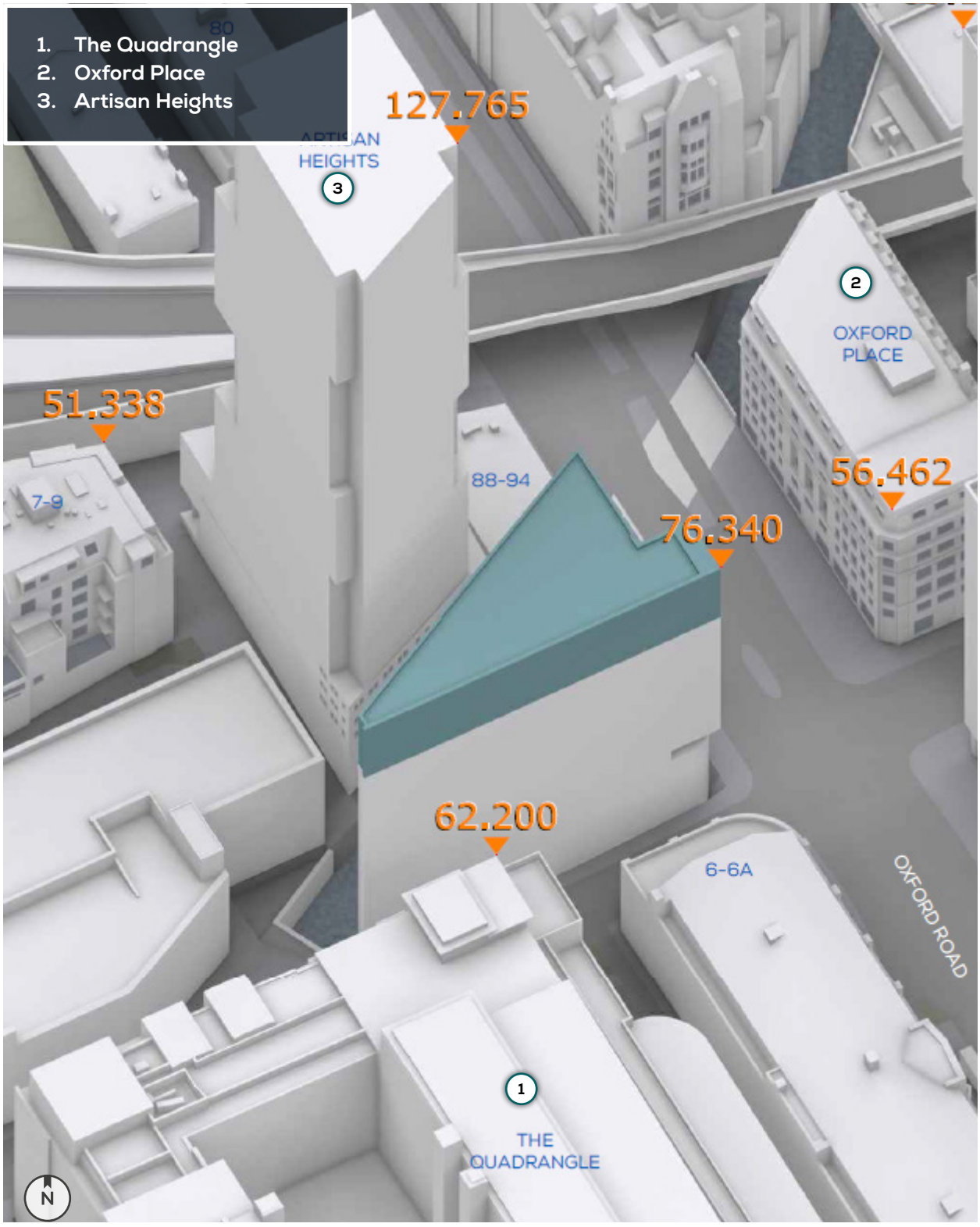

Figure 04: Location of properties to be discussed in detail (Stage 2)

THE QUADRANGLE

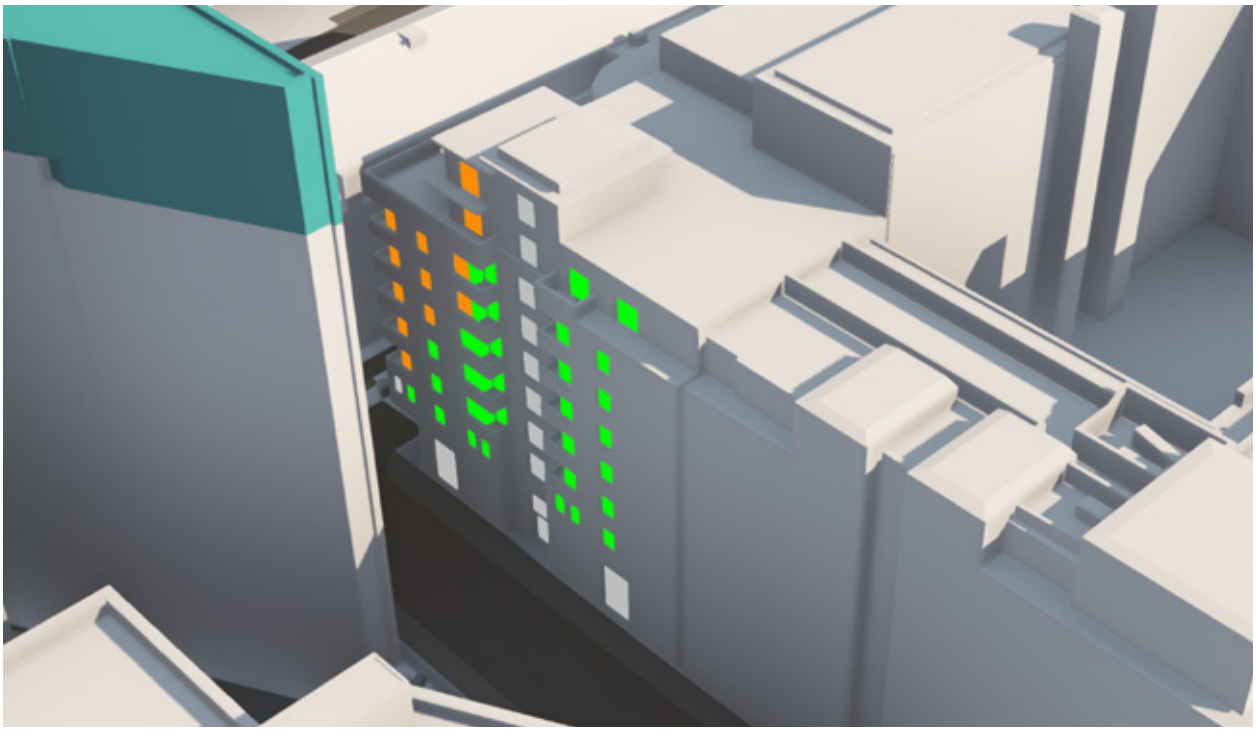

Figure 05: Rendered Image of The Quadrangle showing VSC Results

VERTICAL SKY COMPONENT					NO SKY LINE				
WINDOW					ROOM				
TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
		20-30	30-40	40+			20-30	30-40	40+
83	66	8	6	3	27	26	0	0	1

Table 02 - VSC & NSL Results -The Quadrangle

ANNUAL PROBABLE SUNLIGHT HOURS							
ROOM							
TOTAL	PASS	ANNUAL (%)			WINTER (%)		
		20-30	30-40	40+	20-30	30-40	40+
5	5	0	0	0	0	0	0

Table 03 - APSH Window Results - The Quadrangle

5.7 We have assessed APSH sunlight for windows facing within 90 degrees of due south. Against the proposed scheme 5/5 (100%) rooms assessed would meet the APSH criteria.

5.8 For NSL daylight, 26/27 (96%) rooms would meet the NSL criteria. The remaining room experiences a reduction exceeding 40%; however, the existing NSL contour indicates that this room already receives limited daylight and the low magnitude of absolute change would likely be imperceptible to the occupier.

5.9 In addition, the affected room is a bedroom, which is typically identified as a low sensitivity daylight receptor. As such, the level of impact is considered acceptable within the context of the BRE guidance.

5.10 For VSC daylight, 66/83 (80%) windows would meet the VSC criteria. Of the remaining 17 windows, Eight experience transgressions between 20.1-29.9% which is considered minor. Six experience reductions of between 30.1-39.9%, and 3 windows experience reductions in excess of 40%.

5.11 Of the 17 windows that do not meet the BRE criteria, 10 serve bedrooms, which, as noted above, are typically classified as low sensitivity daylight receptors. The remaining 7 serve LKDs.

5.12 The BRE states that where a room is served by two or more windows, the mean VSC can be calculated to understand the true picture of the daylight to that room. Paragraph 2.2.6 states: *"For a bay window, the centre window facing directly outwards can be taken as the main window. If a room has two or more windows of equal size, the mean of their VSCs may be taken."*

5.13 Taking this into consideration, the seven remaining windows serve seven LKDs all lit by three or more windows which are unaffected by the development. When considering VSC to the room all rooms will meet the VSC criteria.

5.14 Many of the windows to The Quadrangle are set behind recessed balconies. The BRE guidance notes that *"existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight."* The recessed configuration further accentuates this effect. As such, the recorded daylight performance reflects the inherent limitations of The Quadrangle's architectural design in terms of its ability to receive daylight.

5.15 Overall, whilst there would be isolated reductions to the levels of daylight currently received by The Quadrangle, its recessed balcony design inherently restricts access to daylight. When considered alongside the building's close proximity to the site boundary, the resulting daylight conditions are consistent with, and to be expected in, a densely developed urban context.

OXFORD PLACE

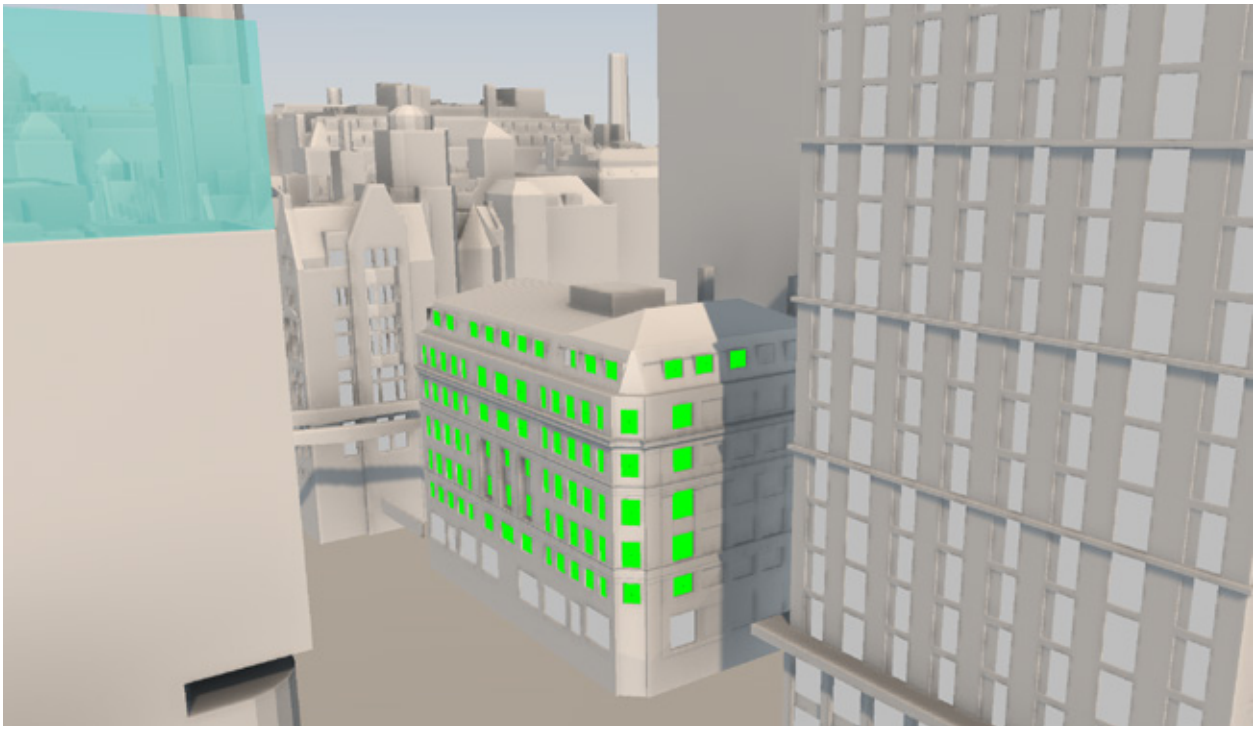

Figure 06: Rendered Image of Oxford Place showing VSC Results

VERTICAL SKY COMPONENT					NO SKY LINE				
WINDOW					ROOM				
TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
		20-30	30-40	40+			20-30	30-40	40+
94	94	0	0	0	36	35	1	0	0

Table 04 - VSC & NSL Results -Oxford Place

ANNUAL PROBABLE SUNLIGHT HOURS							
ROOM							
TOTAL	PASS	ANNUAL (%)			WINTER (%)		
		20-30	30-40	40+	20-30	30-40	40+
36	36	0	0	0	0	0	0

Table 05 - APSH Window Results - Oxford Place

5.16 We have assessed APSH sunlight for windows facing within 90 degrees of due south, and 36/36 (100%) rooms served by them would meet the APSH criteria.

5.17 For VSC daylight, 94/94 (100%) windows would meet the VSC criteria.

5.18 In terms of NSL daylight, 35 of the 36 rooms (97%) would meet the NSL criteria. The remaining room experiences a reduction of 21.3%, which is considered minor against a BRE guideline threshold of 20%.In addition, the affected room is a bedroom, which is typically identified as a low sensitivity daylight receptor.

5.19 Overall, the daylight and sunlight effects of the Proposed Development on Oxford Place are considered wholly acceptable.

ARTISAN HEIGHTS

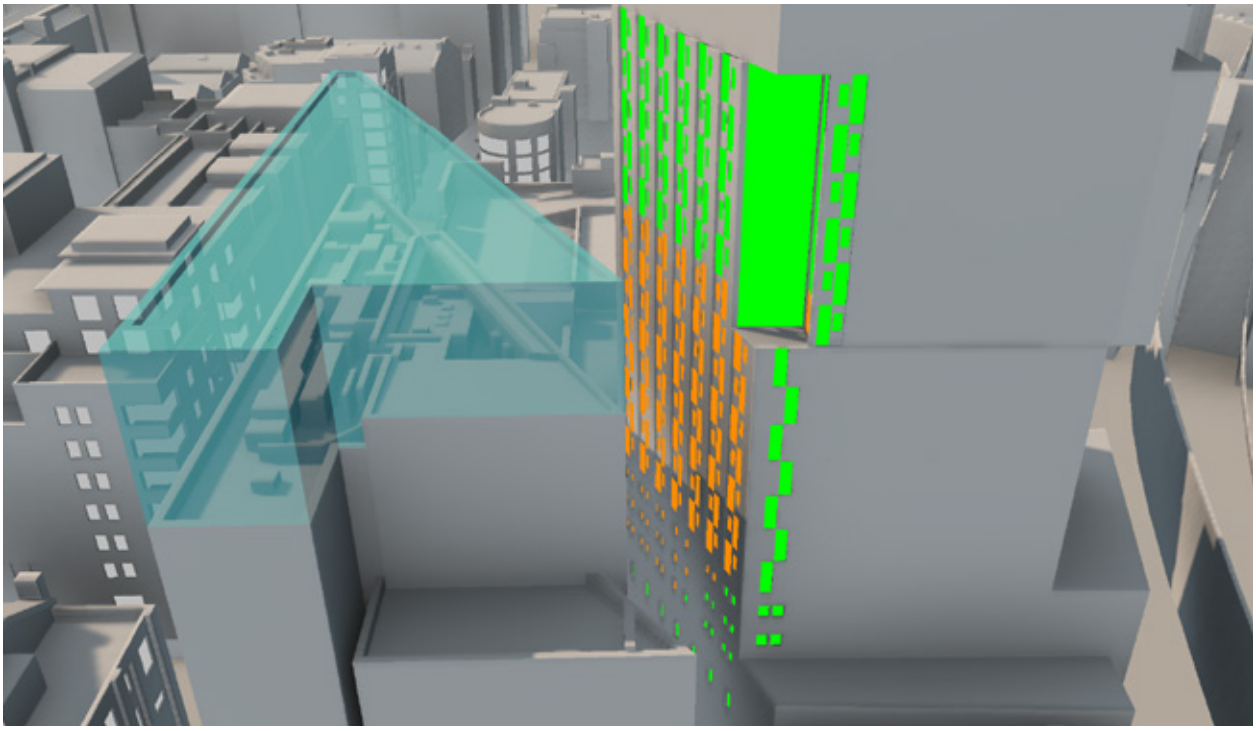

Figure 07: Rendered Image of Artisan Heights showing VSC Results

VERTICAL SKY COMPONENT					NO SKY LINE				
WINDOW					ROOM				
TOTAL	PASS	LOSS			TOTAL	PASS	LOSS		
		20-30	30-40	40+			20-30	30-40	40+
315	169	47	47	52	66	55	3	0	8

Table 06 - VSC & NSL Results -Artisan Heights

ANNUAL PROBABLE SUNLIGHT HOURS							
ROOM							
TOTAL	PASS	ANNUAL (%)			WINTER (%)		
		20-30	30-40	40+	20-30	30-40	40+
66	66	0	0	0	0	0	0

Table 06 - APSH Window Results - Artisan Heights

5.20 Artisan Heights is a student accommodation block and not full time residential. The proposed three-storey roof extension reaches the height of the 15th floor of Artisan Heights. Our assessment covers up to the 17th floor to ensure thoroughness. Floors above this, up to the 32nd, are well above the extension and would receive unobstructed daylight, therefore have not been included for our assessments.

5.21 We have assessed APSH sunlight for windows facing within 90 degrees of due south, and 66/66 (100%) rooms meet the APSH criteria.

5.22 For NSL daylight, 55/66 (83%) rooms would fully accord with the recommended numerical criteria. Of the remaining rooms, three experience between 20.1-29.9% which is considered minor. The remaining eight rooms experience reductions of more than 40%.

5.23 Of the 11 affected rooms, seven are either bedrooms or student amenity spaces such as dining areas, which are generally considered low sensitivity daylight receptors. The four remaining rooms are studio apartments, which are primary habitable spaces with a higher requirement for daylight and sunlight for occupant comfort and enjoyment.

5.24 For VSC daylight, 169/315 (54%) windows would fully accord with the recommended numerical criteria. Of the remaining windows, 47 experience alterations between 20.1%-29.9% which is considered minor, 47 experience reductions of between 30-39.9% which is considered moderate. The remaining 52 windows experience reductions of more than 40%.

5.25 When considering the retained VSC levels to impacted windows, 30 will retain in excess of 15% VSC, 37 will retain between 10% and 14.9%. The remaining 79 will retain VSC between 4.3% and 9.8%.

5.26 79 windows in Artisan Heights already experience low VSC values under the baseline condition (less than 15% VSC). Any reduction in daylight resulting from the proposed development will appear proportionally greater when expressed as a percentage. Although the absolute VSC reductions may be relatively small, the low baseline values mean that even minor decreases can translate into seemingly large percentage changes.

5.27 It is also key to note that there are 65 windows from the first to fifth floors of Artisan Heights which have existing VSC levels in single figures (between 4.3% and 9.5%). Whilst it is appreciated that there are some noticeable percentage alterations to the windows on the upper levels as a result of the increased massing on the development site, the retained daylight levels are comparable to the existing lower level rooms.

5.28 It is generally recognised that the occupants of the student accommodation are transient in nature, so any changes to daylight and sunlight are unlikely to have a meaningful long-term effect.

5.29 Constructed after the Holiday Inn and located immediately on the site boundary, Artisan Heights rising approximately 18 storeys above the Holiday Inn has a notable impact on the daylight and sunlight received by the hotel and may reasonably be regarded as an unsympathetic neighbouring development.

5.30 Overall, whilst there are notable alterations in daylight, given the close proximity to the existing building, the daylight and sunlight effects of the Proposed Development are considered in context. The resulting daylight conditions are consistent with, and to be expected in, a densely developed urban environment.

6 CONCLUSIONS

GIA have undertaken a daylight & sunlight assessment in relation to the Proposed Development at Holiday Inn Express, Manchester. The technical analysis has been undertaken in accordance with the BRE Guidelines.

7.1 GIA have completed a comprehensive technical analysis of the impact to daylight and sunlight produced by the Proposed Development at Holiday Inn Express, Manchester.

7.2 When constructing buildings alterations in light to adjoining properties are often unavoidable and the numerical guidance given in the BRE document can be treated flexibly in consideration of site specifics.

7.3 Our technical analysis demonstrates that the overall compliance rates for the surrounding properties are 81% for VSC and 96% for NSL (daylight).

7.4 Where breaches of guidance occur, these are predominately focused on the Artisan Heights student building. Given the minor additional massing of the proposed scheme compared with the existing building, coupled with the close proximity to Artisan Heights, there are noticeable percentage losses between the 8th to 10th floors. However, when considering the retained VSC levels to the windows on these floors, these are comparable with the existing VSC values on the lower levels of the Artisan Heights building.

7.5 When assessed against the APSH methodology, 215/215 (100%) rooms assessed would meet the BRE criteria.

7.6 It is worth reiterating that the BRE's numerical guidance should be treated flexibly in an urban environment. Furthermore, Section 1.6 of the BRE suggests that*; "Although, it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design".*

7.7 It is GIAs opinion that the impacts to the neighbouring properties is considered to be within the intention and flexible application of the BRE Guidelines.

7.8 Having considered the relevant local policies and the Governments recognition for increased flexibility on daylight and sunlight matters, it is our view that the daylight and sunlight impacts rising from the proposal do not result in a material worsening of the daylight and sunlight amenity of the relevant neighbouring receptors.

gia

What we do:

Building Surveying
Daylight & Sunlight
Light Obstruction Notices
Measured Surveys
Party Wall & Neighbourly Matters
Rights of Light
Solar PV
Wind Analysis

Where we are:

Belfast
Birmingham
Bristol
Dublin
London
Manchester

GIA SURVEYORS LIMITED incorporated and registered in England and Wales with company number **14032506** whose registered office is at **The Whitehouse, Belvedere Road, London SE1 8GA**