SMITH MARSTON

Building Surveyors

Daylight and Sunlight Study (Neighbouring Properties)

84-86 Tib Street, Manchester, M1 1LG

27 April 2026 – Revision A

RICS

Regulated by RICS

CONTENTS

1 EXECUTIVE SUMMARY 1
1.1 Overview 1

2 INFORMATION SOURCES 2
2.1 Drawings 2
2.2 Daylight Distribution Room Layout Information 2

3 METHODOLOGY OF THE STUDY 3
3.1 Local Planning Policy 3
3.2 National Planning Policy Framework 3
3.3 National Planning Practice Guidance 4
3.4 Daylight to Windows 4
3.5 Sunlight Availability to Windows 6

4 RESULTS OF THE STUDY 7
4.1 Windows Considered 7
4.2 Daylight to Windows 7
4.3 Sunlight to Windows 15
4.4 Conclusion 16

5 CLARIFICATIONS 17
5.1 General 17

APPENDICES

APPENDIX 1 WINDOW KEY
APPENDIX 2 DAYLIGHT AND SUNLIGHT RESULTS
APPENDIX 3 NO SKY LINE CONTOURS
APPENDIX 4 ALTERNATIVE RESULTS

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Smith Marston Building Surveyors have been commissioned by Bainprop Ltd to undertake a daylight and sunlight study of the proposed development at 84-86 Tib Street, Manchester, M1 1LG.

1.1.2 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' 2022.

1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties, these being the flats above 35, 37 and 39 Tib Street, flats at 41 to 43 Tib Street, and 105, 107 and 109 Oldham Street. These are mainly residential in nature, the exception being the upper rooms and windows to 109 Oldham Street which appear to serve non-domestic rooms above a public house. The windows to the upper floors of 109 Oldham Street appear to be non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight.

1.1.4 The images in Appendix 1 identify the windows we have assessed. Appendix 2 gives the numerical results of the various daylight and sunlight tests. No sky line contours illustrating daylight distribution are provided in Appendix 3. Alternative results that consider mitigation when excluding certain balconies and projecting wings, as permitted in the BRE Guide are included Appendix 4.

1.1.5 The proposed development design achieves an overall high level of compliance with the BRE recommendations. Whilst a small number of windows/rooms do not meet the standard numerical recommendations, the results are not unusual in the context of the urban location. The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

1.1.6 Having regard to the overall high level of compliance with the BRE recommendations, planning policy, the development context and the mitigating factors discussed in section 4 of this report, we are of the opinion that there are no daylight, sunlight and overshadowing reason for which planning permission should be refused.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Urbane Forms Architects Designers Project Managers

25001,(0-)08A	Location plan	Rev A
25001,(0-)09A	Existing site plan	Rev A
25001,(0-)10A	Existing G.F. plan	Rev A
25001,(0-)12A	Existing tib st elevations	Rev A
25001,(0-)13A	Existing side elevations	Rev A
25001,(0-)19A	Proposed site plan	Rev A
25001,(0-)20D	Proposed G.F. & F.F plans	Rev D
25001,(0-)21D	Proposed S.F & T.F. plans	Rev D
25001,(0-)22D	Proposed F.F & roof plans	Rev D
25001,(0-)24B	Proposed sections and external work	Rev B
25001,(0-)25C	Proposed elevations	Rev C
25001,(0-)26B	Proposed rear and whittle street elevations	Rev B
25001,(0-)27A	Section AA	Rev A

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

35 Tib Street:

KDSTS01	Plans as existing & proposed	Rev A

39 Tib Street:

KC-047-001	Proposed plan of ground and basement floors	Rev -
KC-047-002	Proposed plan of first and second floors	Rev -
KC-047-003	Proposed plans of third and fourth floors	Rev -
KC-047-004	Proposed roof plan	Rev -

41 to 43 Tib Street:

A.03.2	Proposed floor plans	Rev B

109 Oldham Street:

12695/10	Existing & proposed ground floor plan	Rev -

107 Oldham Street:

1040-02	Proposed plans	Rev B

105 Oldham Street:

	Proposed plans & elevations	Rev A

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair 2011. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:

3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide 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, since natural lighting is only one of many factors in site layout design."

3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:

3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

3.2.1 The BRE numerical guidelines should be considered in the context of the revised National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, 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)."

3.3 National Planning Practice Guidance

3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.

3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.4.4 “The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity.”

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.7 Whilst the BRE guide states that daylight may be adversely affected if the above targets are not met, when setting targets, both the BRE guide and National Planning Policy Guidance (NPPG) recognise that it is necessary to have regard to the development context and site location (see paragraph 3.3.1 above). Following a number of appeal decisions, it is generally accepted that in cities or densely populated town centre locations, a retained Vertical Sky Component of 20% or more represents a reasonably good level of daylight, and a retained Vertical Sky Component in the mid-teens (15% and above) is acceptable.

3.4.8 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.9 The distribution of daylight within a room can be calculated by plotting the ‘no sky line’. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.10 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don't endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight Availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees due north, but a secondary window faces within 90 degrees due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the 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 and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

4 RESULTS OF THE STUDY

4.1 Windows Considered

4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties, these being the flats above 35, 37 and 39 Tib Street, flats at 41 to 43 Tib Street, and 105, 107 and 109 Oldham Street. These are mainly residential in nature, the exception being the upper rooms and windows to 109 Oldham Street which appear to serve non-domestic rooms above a public house. The windows to the upper floors of 109 Oldham Street appear to be non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight.

4.1.2 Appendix 1 provides a plan and images to indicate the positions of the windows analysed in this study. Appendix 2 lists the detailed numerical daylight and sunlight test results. Appendix 3 provides No Sky Line contours illustrating daylight distribution to neighbouring properties where layouts are known. Alternative results that consider mitigation when excluding certain balconies and projecting wings, as permitted in the BRE Guide are included Appendix 4.

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 We have assessed 46 windows to all properties. 17 of these windows appear to serve non-habitable rooms, and so can be discounted as the BRE Guide only requires daylight to habitable rooms to be considered. This leaves 29 relevant windows.

4.2.2 19 relevant windows pass the BRE VSC criteria. 10 windows do not meet the BRE VSC targets. A summary of the assessed properties is below.

Flats above 35 Tib Street

4.2.3 All relevant windows pass the BRE VSC daylight test.

Flats above 37 Tib Street

4.2.4 All relevant windows pass the BRE VSC daylight test.

Flats above 39 Tib Street

4.2.5 Window 13 serving the first floor lounge/kitchen/dining room, will have a retained VSC of 13.1% after the development, and will experience a 40% reduction in its VSC. This is more than the 20% threshold in the BRE Guide that the BRE consider light reduction may be significantly affected.

4.2.6 Window 14 serving the second floor lounge/kitchen/dining room, will have a retained VSC of 18.6% after the development, and will experience a 30% reduction in its VSC. This is more than the 20% threshold in the BRE Guide that the BRE consider light reduction may be significantly affected.

4.2.7 Whilst the above two windows do exceed the 20% reduction in VSC values, their retained VSCs are in line with standards often accepted in city centres. . It is often generally accepted that in cities or densely populated town centre locations, a retained Vertical Sky Component of 20% or more represents a reasonably good level of daylight, and a retained Vertical Sky Component in the mid-teens (15% and above) is acceptable.

4.2.8 Furthermore, it should be noted that both Windows 13 and 14 have overhanging projections from balconies.

4.2.9 The BRE guide explains that one way to demonstrate that overhangs such as balconies (or projecting wings) are a contributing factor in loss of light is to carry out an additional calculation without these existing obstructions in place, as projecting balconies will naturally self-obstruct light to window below them, as the view of the sky is reduced. We have carried out this exercise for Windows 13 and 14 and our alternative results are included in Appendix 4.

4.2.10 If we re-run the calculations without the balconies above Windows 13 and 14 then the VSC reductions to these windows would be better and would be 36% and 27% respectively. This shows that the projecting balconies contribute a little towards the lower levels of light to these windows. Without the projecting balconies, the retained VSC of 15.5% (Window 13) and 20.9% (Window 14), whilst not entirely meeting the BRE criteria, would still leave these windows in the mid to late teens. As above, it is often generally accepted that in cities or densely populated town centre locations, a retained Vertical Sky Component of 20% or more represents a reasonably good level

of daylight, and a retained Vertical Sky Component in the mid-teens (15% and above) is acceptable.

4.2.11 Overall, only two windows/rooms do not meet the standard numerical recommendations. These results are not unusual in the context of the urban location. The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

41 to 43 Tib Street

4.2.12 Four windows out of 8 do not meet the BRE VSC criteria.

4.2.13 At first floor level, Window 19 serving the lounge/kitchen/dining room, will have a retained VSC of 18.5% after the development, and will experience a 32% reduction in its VSC. This is more than the 20% threshold in the BRE Guide that the BRE consider light reduction may be significantly affected. However, the retained VSC here is in line with standards often accepted in city centres.

4.2.14 At first floor level, Window 20 serving the lounge/kitchen/dining room, will have a retained VSC of 20.2% after the development, and will experience a 28% reduction in its VSC. This is a little more than the 20% threshold in the BRE Guide that the BRE consider light reduction may be significantly affected. However, again the retained VSC here is in line with standards often accepted in city centres.

4.2.15 At second floor level, Window 23 serving the bedroom, will have a retained VSC of 22.2% after the development, and will experience a 26% reduction in its VSC. This is a little more than the 20% threshold in the BRE Guide that the BRE consider light reduction may be significantly affected. However, the retained VSC here is in line with standards often accepted in city centres. Furthermore, this room is a bedroom. The BRE considers natural light to bedrooms less important than light to main living rooms.

4.2.16 At second floor level, Window 24 serving the bedroom, will have a retained VSC of 23.9% after the development, and will experience a 22% reduction in its VSC. This is marginally more than the 20% threshold in the BRE Guide that the BRE consider light reduction may be significantly affected. However, again the retained VSC here is in line with standards often accepted in city centres, and again this room is a bedroom.

The BRE considers natural light to bedrooms less important than light to main living rooms.

4.2.17 Whilst four windows do not meet the BRE standard VSC targets, it should be noted that the is a city centre site, where impacts often do exceed the standard BRE targets. This is recognised in the BRE Guide, whereby the Guide states in the introduction at paragraph 1.6, the following (we have underlined parts of the following text to highlight relevant matters):

4.2.18 "The guide is intended for building designers and their clients, consultants, and planning officials. The advice given here is not mandatory and the guide 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 since natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".

4.2.19 Based upon the above, we consider that the impacts to the four windows in question (Windows 19, 20, 23 and 24) are commensurate with losses that are not out of the ordinary when considering inner city developments.

107 Oldham Street

4.2.20 This is located to the rear of the site and accommodates The Mancunian Bar public house at ground floor level. Planning records suggest the upper floors have gained permission for conversion to residential flats, although no plans were available on the planning portal.

4.2.21 Two rear windows, Window 34 (first floor) and Window 36 (second floor) will experience 29% and 22% reductions in their VSCs respectively and will have retained VSCs of 11.8% and 17.3% respectively.



4.2.22 It should also be noted that these windows, Window 36 especially, are partially self-obstructed by its own projecting offshoot as shown below.



4.2.23 The BRE guide explains that one way to demonstrate that or projecting wings (or overhangs such as balconies) are a contributing factor in loss of light is to carry out an additional calculation without these existing obstructions in place, as projecting wings will naturally self-obstruct light to window beside them, as the view of the sky is reduced. We have carried out this exercise for Windows 34 and 36 and our alternative results are included in Appendix 4.

4.2.24 If we re-run the calculations without the projection highlighted above (that partly block Windows 34 and 36), then the VSC to Window 34 would be reduced by only 22% (rather than 29%). This shows that the projecting wing contributes to lower levels of light to this window. The VSC to Window 36 would be reduced by only 20% (rather than 22%) and would so pass the BRE test. This again shows that the projecting wing contributes to lower levels of light to this window.

4.2.25 In summary. without the projecting wing, W36 would pass the BRE VSC test. The VSC reduction to W34 would only be 22%, marginally more than the 20% threshold, and the retained VSC of Window 34 (15%) whilst not quite meeting the BRE criteria, would still leave this window in the mid to late teens. It is often generally accepted that in cities or densely populated town centre locations, a retained Vertical Sky Component of 20% or more represents a reasonably good level of daylight, and a retained Vertical Sky Component in the mid-teens (15% and above) is acceptable.

4.2.26 Furthermore, regarding the above two windows, we are not certain what rooms these two windows serve. We would expect that these are most likely to accommodate bedrooms with the rooms being at the rear of the premises (although this cannot be confirmed). We do not expect they will be main living rooms. It should be noted that the losses are marginally above the BRE standard threshold in respect of losses beyond the 20% mark, but, again, this is not unusual in a city centre development site. Likewise, if these rear rooms were to serve bedrooms, then again, the BRE acknowledges that natural light to bedrooms is less important than to main living rooms.

4.2.27 Given the low impacts to these two rooms, especially when considering the partial self-obstruction from the projecting wing and given that these rear facing rooms are likely to be bedrooms rather than main living rooms, we consider these losses in line with impacts normally associated with city centre development schemes.

105 Oldham Street

4.2.28 Windows 40 to 46 serve the rear rooms of upper floors of this property. The planning portal infers these upper floors accommodate 3 flats, but again, no drawings were available on the public access database.

4.2.29 Two rear first floor windows, Window 40 and Window 44 will experience 30% and 74% reductions in their VSCs respectively and will have retained VSCs of 13.8% and 5% respectively. We are not certain what rooms these two windows serve. The windows in question are shown below.







Window 40 Window 44

4.2.30 We expect that these are most likely to accommodate bedrooms with the rooms being at the rear of the premises (although this cannot be confirmed). We do not expect they will be main living rooms.

4.2.31 It should be noted that the losses are above the BRE standard threshold in respect of losses beyond the 20% mark, but, again, this is not unusual in a city centre development site. Likewise, if these rear rooms were to serve bedrooms, then again, the BRE acknowledges that natural light to bedrooms is less important than to main living rooms.

4.2.32 These results are not unusual in the context of the urban location. The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

Daylight Distribution

4.2.33 We have undertaken the Daylight Distribution test where room layouts are known. Only two rooms have been identified as not meeting the standard BRE targets for daylight distribution.

4.2.34 The combined living/dining/kitchen served by Window 13 to the first floor flat above 39 Tib Street will experience a 25% reduction in the parts of the room that can see sky, slightly more than the 20% threshold in the BRE Guide. The result would be the same here if we omitted the balcony above.

4.2.35 The combined living/dining/kitchen served by Windows 19 and 20 to the first floor flat at 41-43 Tib Street will experience a 46% reduction in the parts of the room that can see sky, again, more than the 20% threshold in the BRE Guide.

4.2.36 Whilst these two rooms do not meet the BRE standard daylight distribution targets, it should be noted that this is a city centre site, where impacts often do exceed the standard BRE targets. This is recognised in the BRE Guide, whereby the Guide states in the introduction at paragraph 1.6, the following (we have underlined parts of the following text to highlight relevant matters):

4.2.37 "The guide is intended for building designers and their clients, consultants, and planning officials. The advice given here is not mandatory and the guide 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 since natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".

4.2.38 Based upon the above, we consider that the impacts to these two rooms are commensurate with losses that are not out of the ordinary when considering inner city developments.

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All relevant windows to the flats above 35 and 37 Tib Street, 41 to 43 Tib Street, and 107 and 109 Oldham Street, with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements with regards these properties.

4.3.2 Only one window, Window 13, to 39 Tib Street, serving a living/dining/kitchen, does not meet the BRE standard sunlight targets. This window will experience a reduction in total annual sunlight hours of 47% and winter sunlight hours of 25%, hence more

than the 20% threshold in the BRE Guide. Again, this is just one window to one flat and is not untypical in a city centre situation.

4.4 Conclusion

4.4.1 In summary, the proposed development design achieves an overall high level of compliance with the BRE recommendations. Whilst a small number of windows do not meet the standard numerical recommendations, the results are not unusual in the context of the urban location. The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

4.4.2 In our opinion, the proposed development is consistent with the local, national and regional planning policy, which seeks to ensure the efficient use of land whilst ensuring that acceptable living standards will be maintained.

5 CLARIFICATIONS

5.1 General

5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.

5.1.2 The assessment is limited to assessing daylight and sunlight to neighbouring windows as set out in section 2.2 and 3.2 of the BRE Guide.

5.1.3 The study is based on the information listed in section 2 of this report and a site visit undertaken on 26 March 2026. We have not had access to neighbouring properties.

5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.

5.1.5 We have undertaken the study following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.

5.1.6 This report is based upon and subject to the scope of work set out in Smith Marston Building Surveyor's quotation and standard terms and conditions.

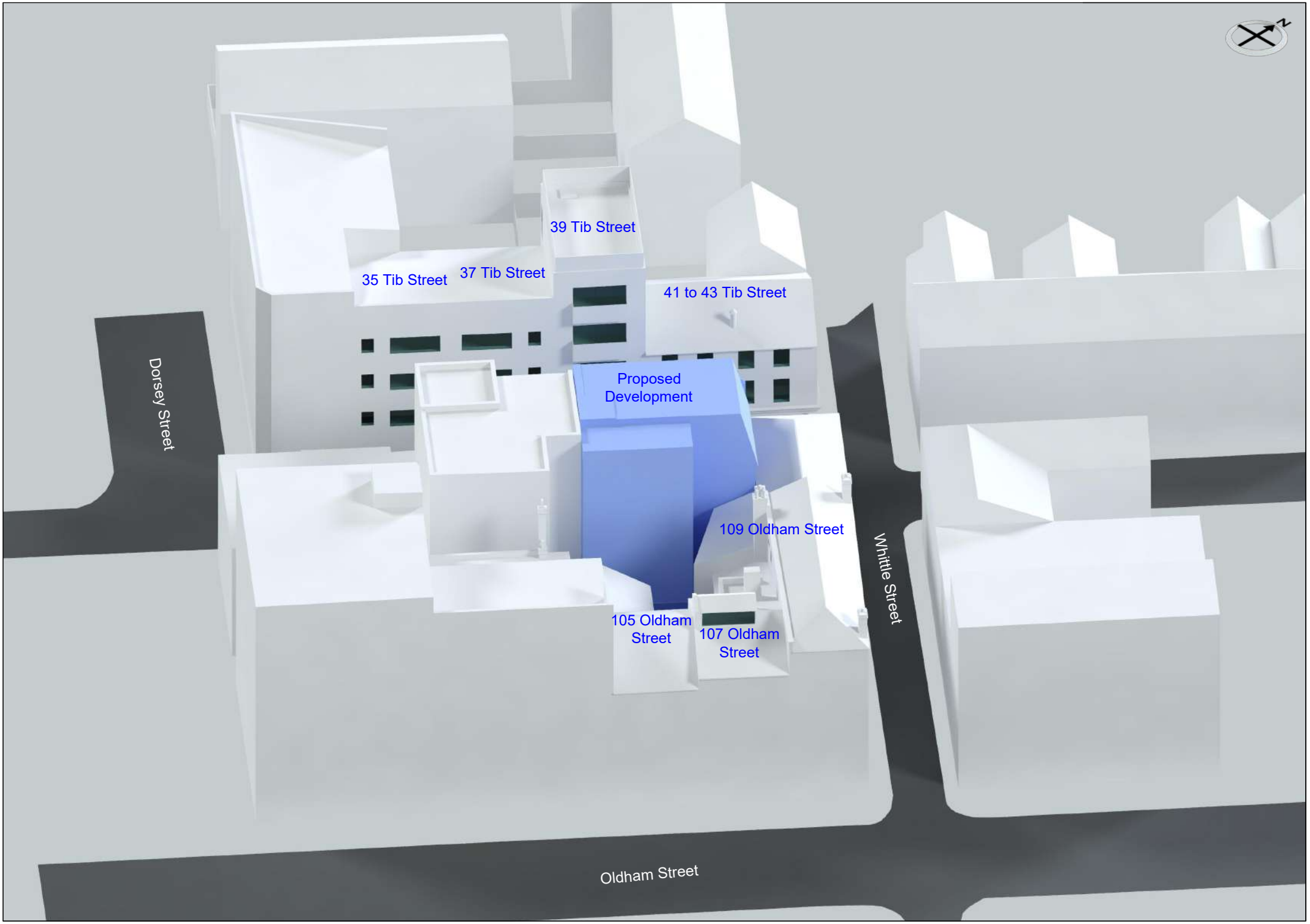
APPENDICES

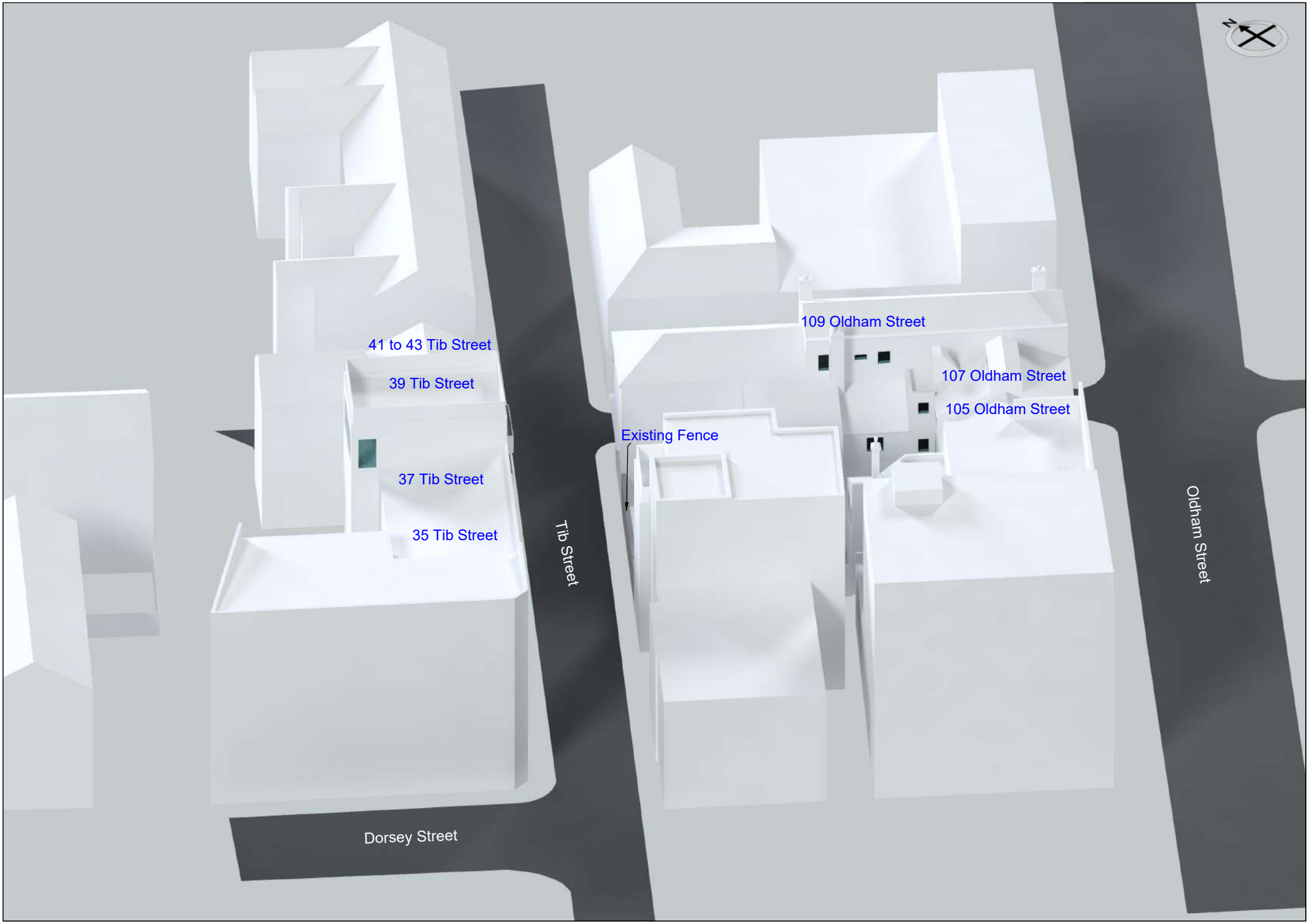
APPENDIX 1
WINDOW KEY

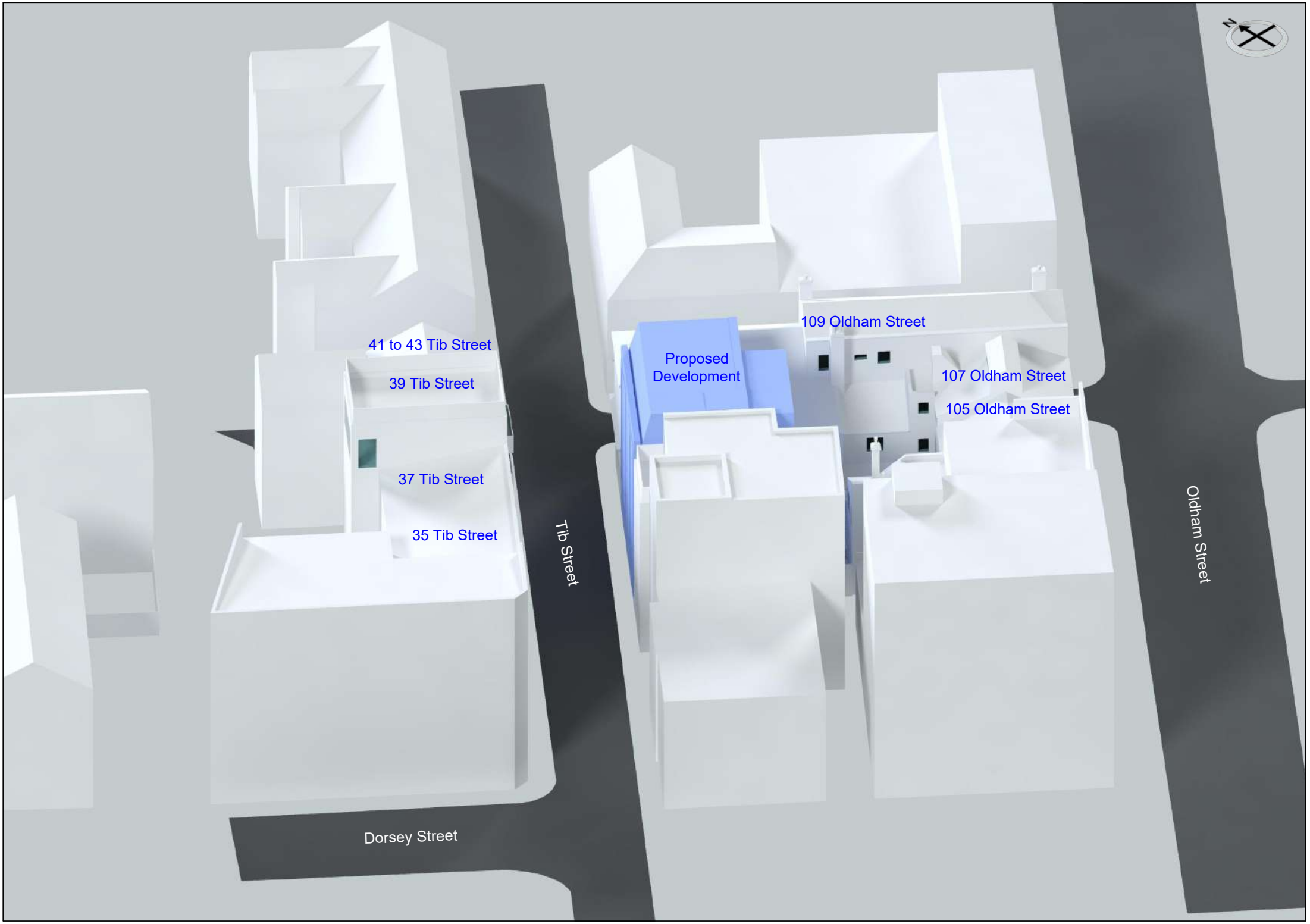

N
41 to 43 Tib Street
39 Tib Street
37 Tib Street
35 Tib Street
Existing Fence
109 Oldham Street
107 Oldham Street
105 Oldham Street
Whittle Street
Tib Street
Dorsey Street
Oldham Street

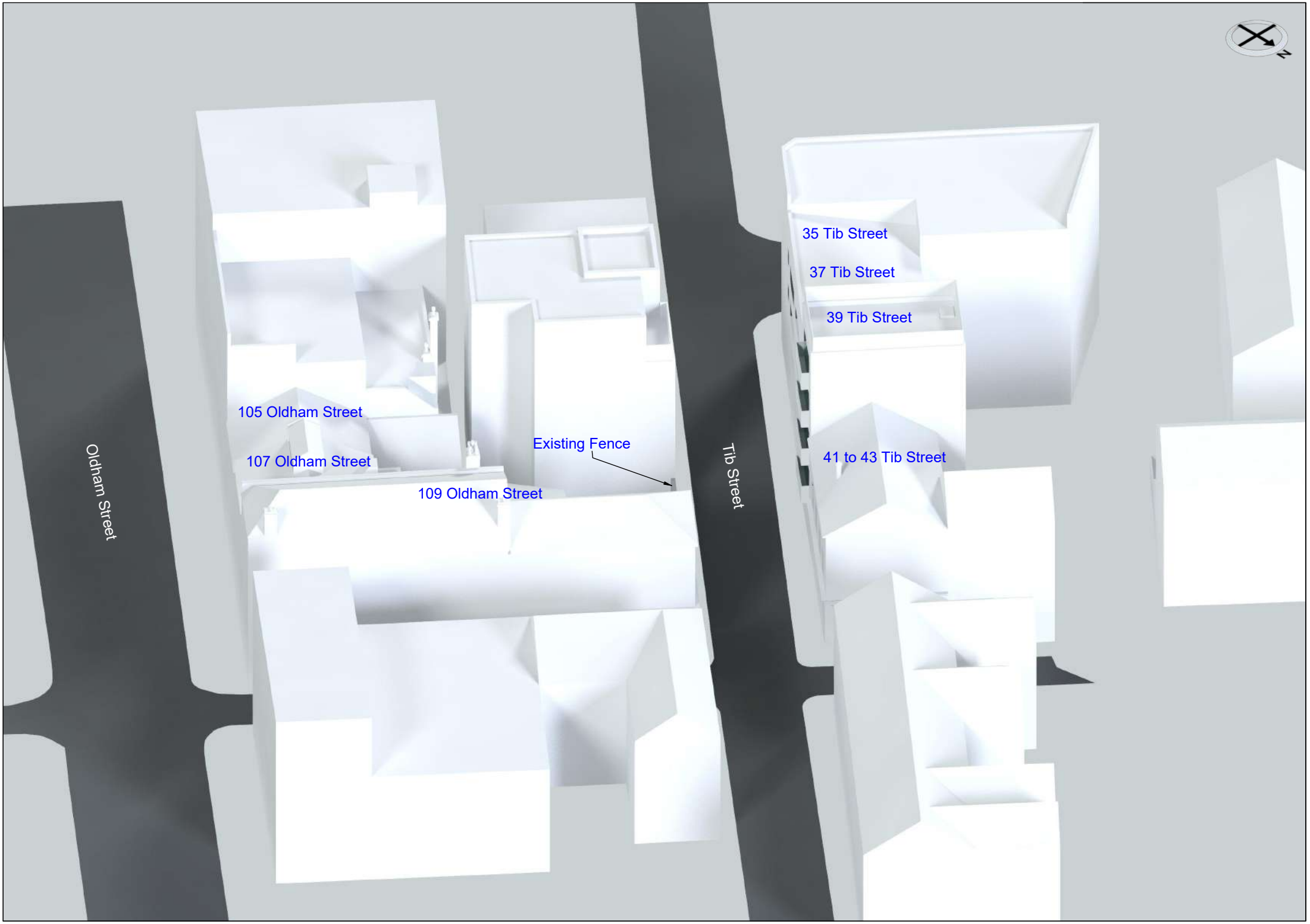

N
41 to 43 Tib Street
39 Tib Street
37 Tib Street
35 Tib Street
Proposed Development
109 Oldham Street
107 Oldham Street
105 Oldham Street
Whittle Street
Tib Street
Dorsey Street
Oldham Street

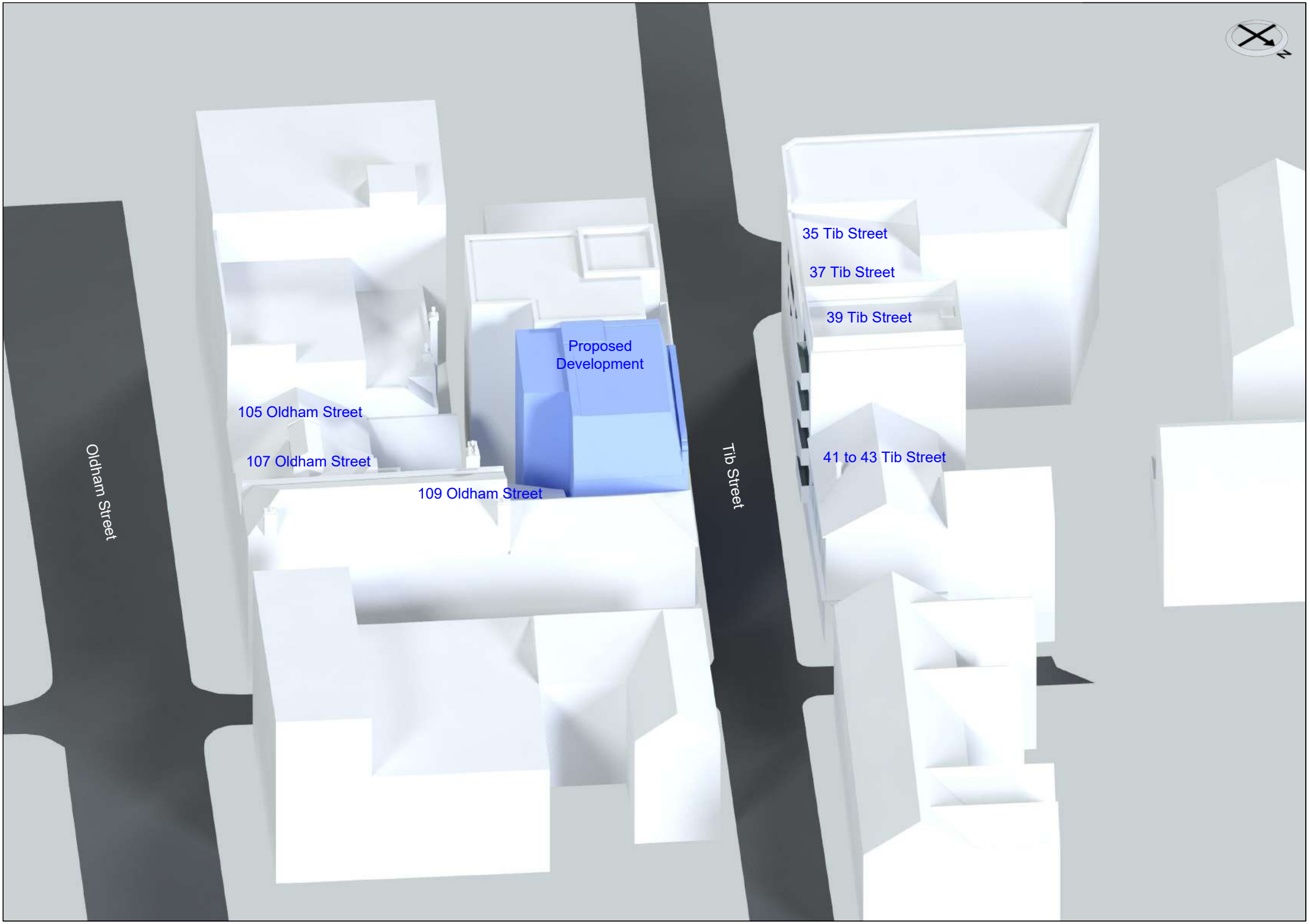

39 Tib Street
35 Tib Street
37 Tib Street
41 to 43 Tib Street
Dorsey Street
Existing Fence
109 Oldham Street
Whittle Street
105 Oldham Street
107 Oldham Street
Oldham Street

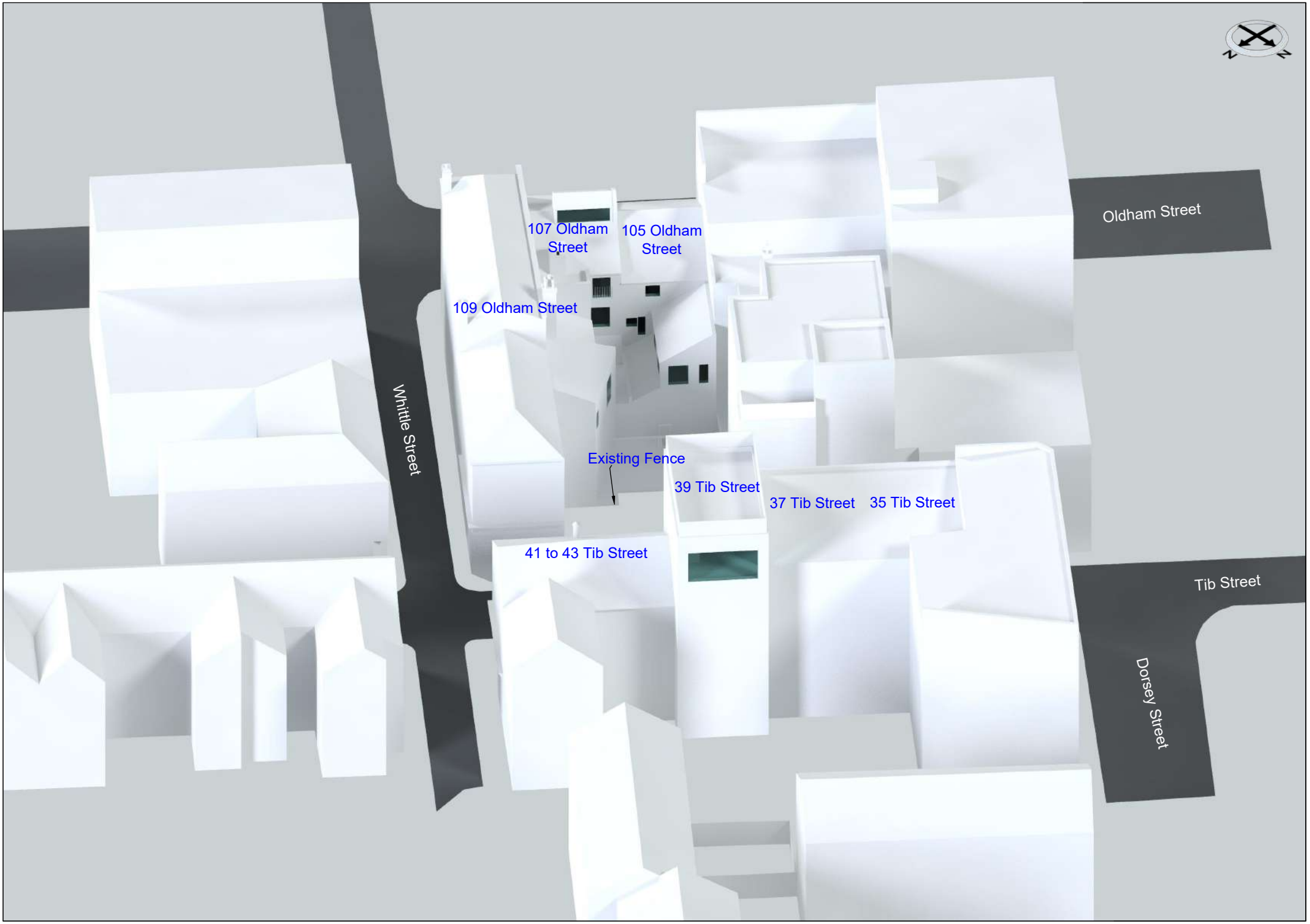

N
39 Tib Street
35 Tib Street
37 Tib Street
41 to 43 Tib Street
Proposed Development
Dorsey Street
109 Oldham Street
Whittle Street
105 Oldham Street
107 Oldham Street
Oldham Street

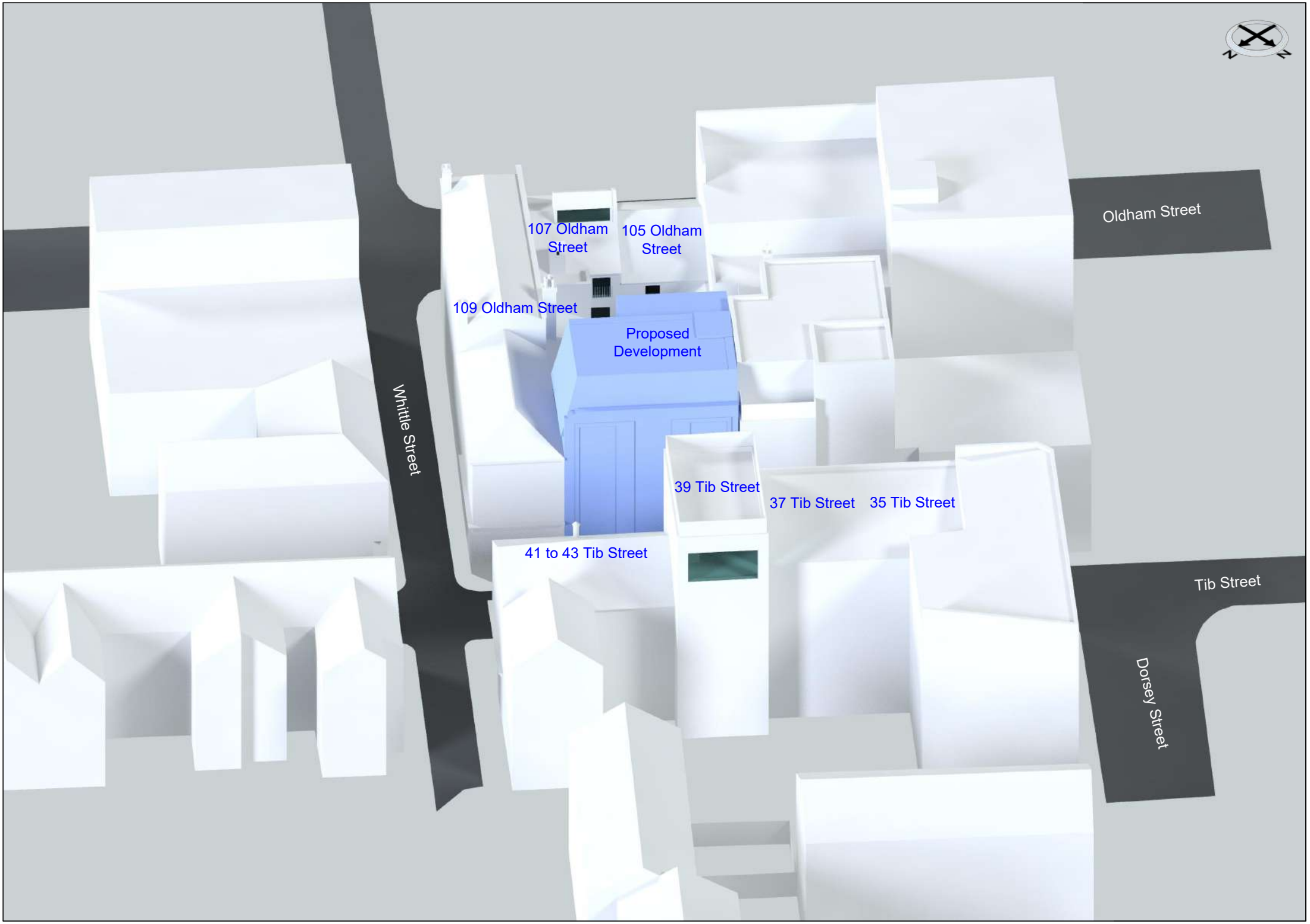

41 to 43 Tib Street
39 Tib Street
37 Tib Street
35 Tib Street
Tib Street
Dorsey Street
109 Oldham Street
107 Oldham Street
105 Oldham Street
Existing Fence
Oldham Street

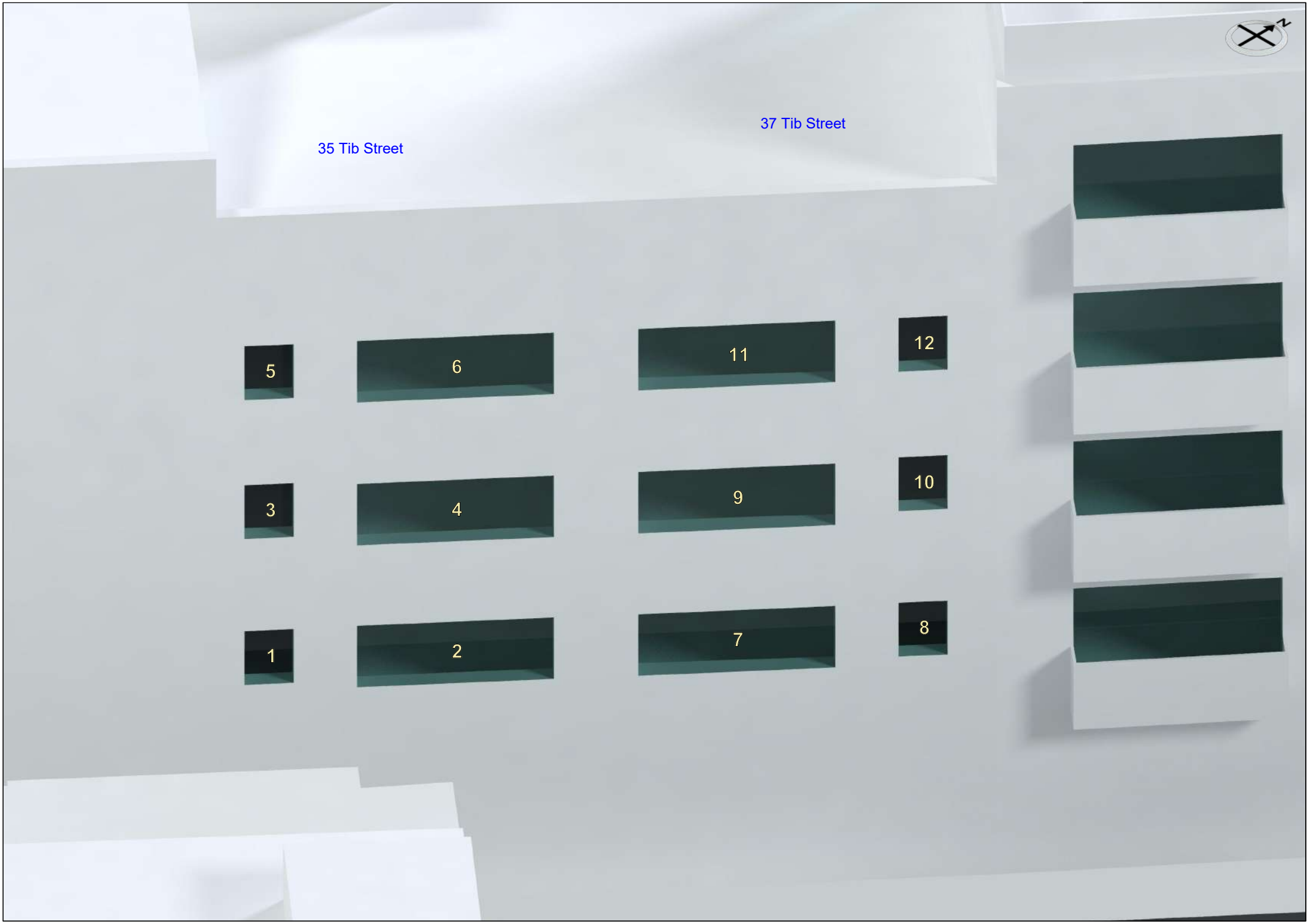

41 to 43 Tib Street
39 Tib Street
37 Tib Street
35 Tib Street
Proposed Development
109 Oldham Street
107 Oldham Street
105 Oldham Street
Tib Street
Oldham Street
Dorsey Street


35 Tib Street
37 Tib Street
39 Tib Street
105 Oldham Street
107 Oldham Street
109 Oldham Street
Existing Fence
41 to 43 Tib Street
Oldham Street
Tib Street

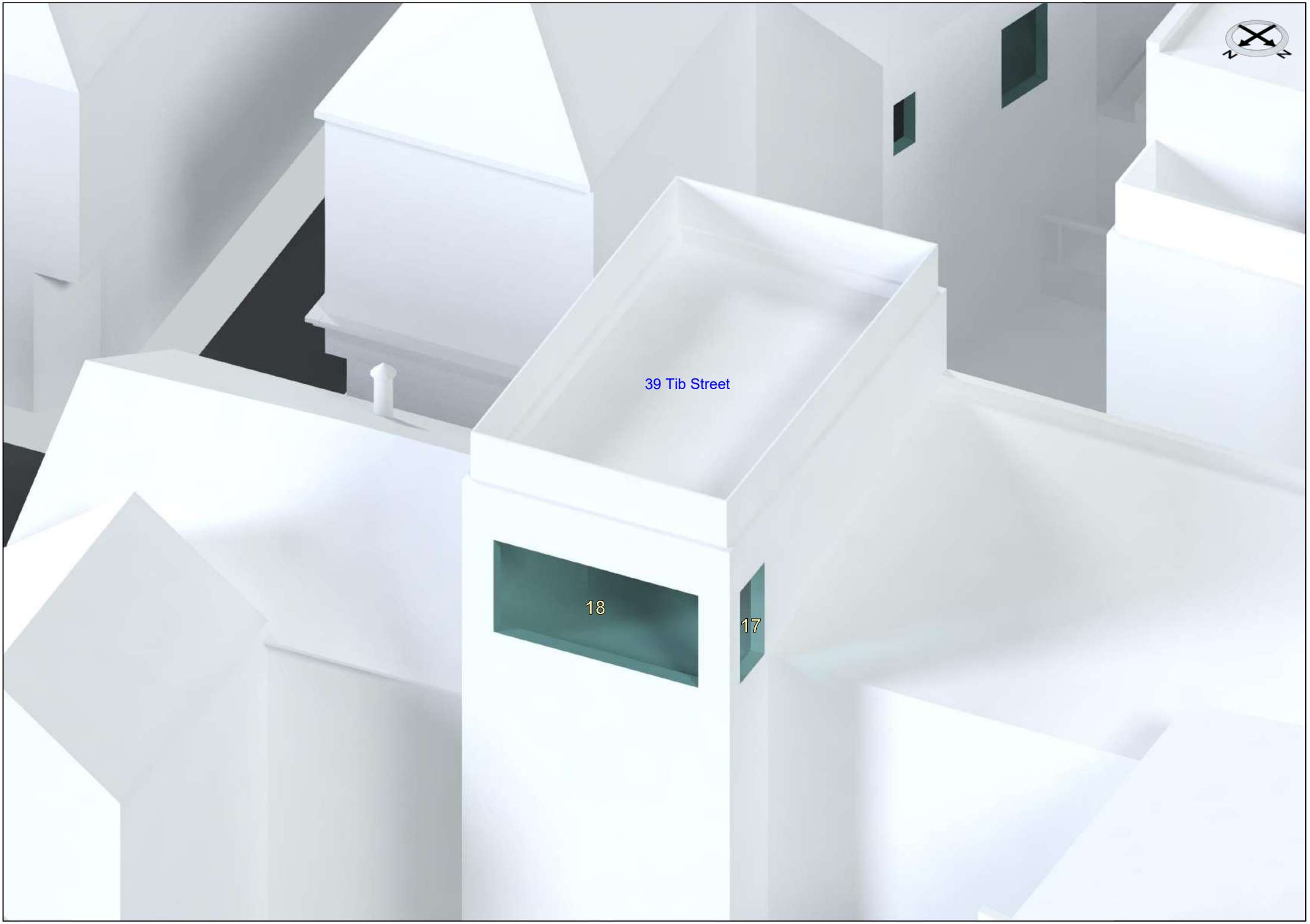

35 Tib Street
37 Tib Street
39 Tib Street
Proposed Development
105 Oldham Street
107 Oldham Street
109 Oldham Street
41 to 43 Tib Street
Oldham Street
Tib Street


Oldham Street
107 Oldham Street
105 Oldham Street
109 Oldham Street
Whittle Street
Existing Fence
39 Tib Street
37 Tib Street
35 Tib Street
41 to 43 Tib Street
Tib Street
Dorsey Street

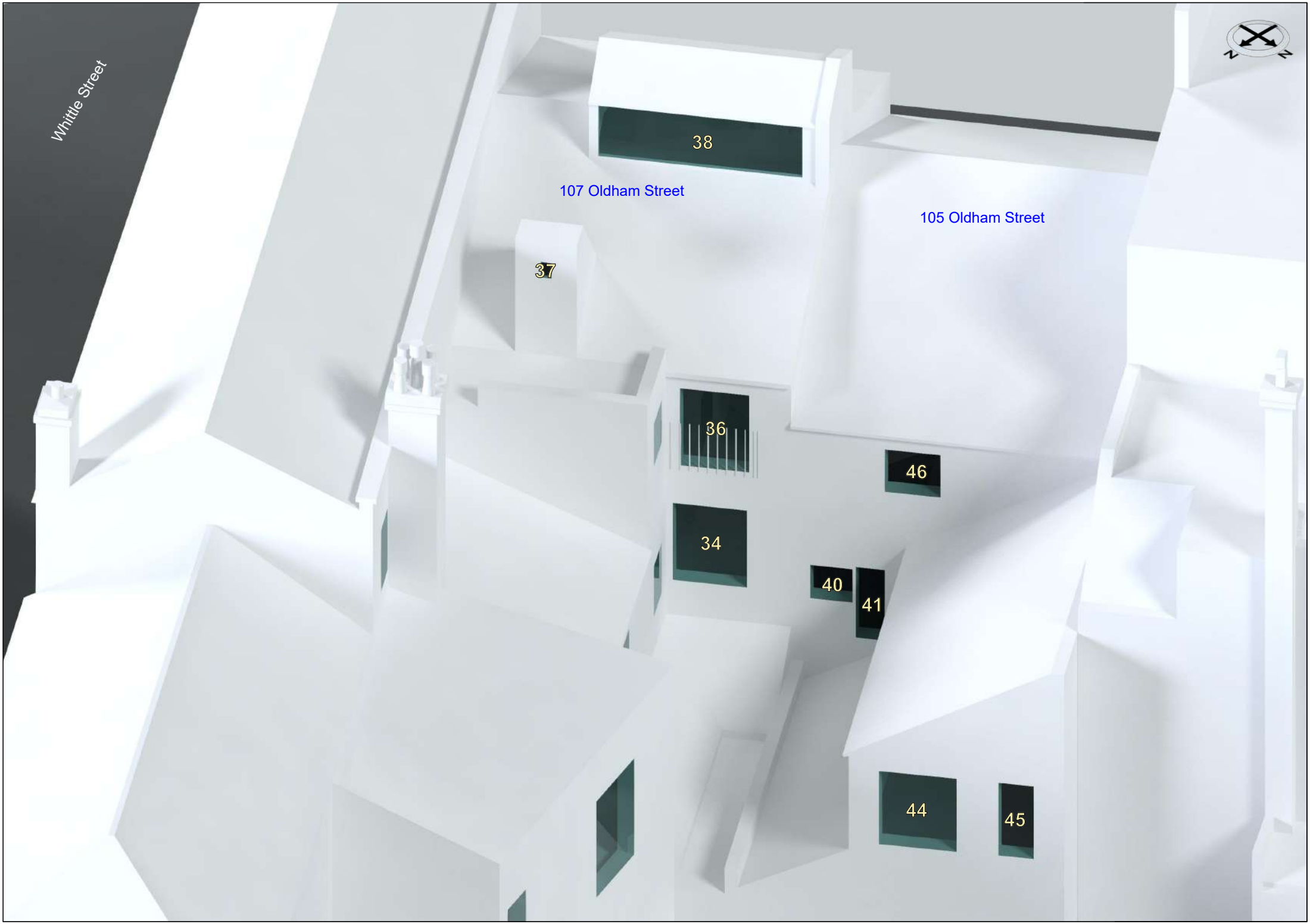

Oldham Street
107 Oldham Street
105 Oldham Street
109 Oldham Street
Proposed Development
Whittle Street
39 Tib Street
37 Tib Street
35 Tib Street
41 to 43 Tib Street
Tib Street
Dorsey Street


35 Tib Street
37 Tib Street
5
6
11
12
3
4
9
10
1
2
7
8


39 Tib Street
41 to 43 Tib Street
16
15
14
13
23
24
25
26
19
20
21
22


39 Tib Street
18
17


109 Oldham Street
107 Oldham Street
105 Oldham Street
38
37
32
31
30
35
36
33
29
27
28
44
45


Whittle Street
38
107 Oldham Street
105 Oldham Street
37
36
46
34
40
41
44
45


39
107 Oldham Street


Oldham Street
107 Oldham Street
105 Oldham Street
38
46
40
41
42
43
44
45

APPENDIX 2
DAYLIGHT AND SUNLIGHT CALCULATIONS

Appendix 2 - Vertical Sky Component
84 to 86 Tib Street, M1 1LG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
35 Tib Street					
First Floor					
Window 1	Domestic - assumed bathroom/WC - n/a	22.7%	22.1%	0.6%	0.97
Window 2	Domestic	21.1%	19.9%	1.2%	0.94
Second Floor					
Window 3	Domestic - assumed bathroom/WC - n/a	28.0%	27.4%	0.6%	0.98
Window 4	Domestic	26.1%	25.0%	1.1%	0.96
Third Floor					
Window 5	Domestic - assumed bathroom/WC - n/a	32.3%	31.9%	0.4%	0.99
Window 6	Domestic	31.1%	30.3%	0.8%	0.97
37 Tib Street					
First Floor					
Window 7	Domestic	20.2%	17.2%	3.0%	0.85
Window 8	Domestic - assumed bathroom/WC - n/a	22.2%	16.2%	6.0%	0.73
Second Floor					
Window 9	Domestic	25.3%	22.5%	2.8%	0.89
Window 10	Domestic - assumed bathroom/WC - n/a	27.2%	21.9%	5.3%	0.81
Third Floor					
Window 11	Domestic	30.9%	28.9%	2.0%	0.94
Window 12	Domestic - assumed bathroom/WC - n/a	32.3%	28.6%	3.7%	0.89
39 Tib Street					
First Floor					
Window 13	Lounge/Dining/Kitchen	22.0%	13.1%	8.9%	0.6
Second Floor					
Window 14	Lounge/Dining/Kitchen	26.7%	18.6%	8.1%	0.7
Third Floor					
Window 15	Bedroom	31.7%	25.8%	5.9%	0.81
Fourth Floor					
Window 16	Lounge/Dining/Kitchen	37.9%	35.8%	2.1%	0.94
Window 17	Lounge/Dining/Kitchen	37.6%	37.6%	0.0%	1.0
Window 18	Lounge/Dining/Kitchen	39.4%	39.4%	0.0%	1.0
41 to 43 Tib Street					
First Floor					
Window 19	Lounge/Dining/Kitchen	27.4%	18.5%	8.9%	0.68
Window 20	Lounge/Dining/Kitchen	27.9%	20.2%	7.7%	0.72
Window 21	Living Room	28.0%	22.5%	5.5%	0.8
Window 22	Living Room	28.0%	24.4%	3.6%	0.87
Second Floor					
Window 23	Bedroom	29.8%	22.1%	7.7%	0.74
Window 24	Bedroom	30.5%	23.9%	6.6%	0.78
Window 25	Bedroom	31.0%	26.4%	4.6%	0.85
Window 26	Bedroom	31.3%	27.9%	3.4%	0.89

Appendix 2 - Vertical Sky Component
84 to 86 Tib Street, M1 1LG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
109 Oldham Street					
First Floor					
Window 27	Non Domestic - WC (obscure glazing and soikl pipes below) - n/a	18.0%	0.9%	17.1%	0.05
Window 28	Non Domestic - storage - n/a	17.9%	9.4%	8.5%	0.53
Window 29	Non Domestic	16.6%	15.3%	1.3%	0.92
Second Floor					
Window 30	Non Domestic - WC (obscure glazing and vent) - n/a	21.4%	16.7%	4.7%	0.78
Window 31	Non Domestic	28.2%	27.0%	1.2%	0.96
Window 32	Non Domestic	29.9%	28.5%	1.4%	0.95
107 Oldham Street					
First Floor					
Window 33	Domestic - WC (soil pipe to room) - n/a	11.7%	10.6%	1.1%	0.91
Window 34	Domestic	16.6%	11.8%	4.8%	0.71
Second Floor					
Window 35	Domestic - WC (soil pipe to room) - n/a	21.3%	20.4%	0.9%	0.96
Window 36	Domestic	22.2%	17.3%	4.9%	0.78
Third Floor					
Window 37	Non Domestic - stair	31.5%	29.4%	2.1%	0.93
Window 38	Domestic	34.7%	33.4%	1.3%	0.96
Window 39	Domestic	37.9%	37.9%	0.0%	1.0
105 Oldham Street					
First Floor					
Window 40	Domestic	19.8%	13.8%	6.0%	0.7
Window 41	Domestic - non-habitable (blocked by security bars) - n/a	17.7%	11.6%	6.1%	0.66
Window 42	Domestic - non-habitable (blocked by security bars) - n/a	12.3%	10.8%	1.5%	0.88
Window 43	Domestic - non-habitable (blocked by security bars) - n/a	15.8%	13.1%	2.7%	0.83
Window 44	Domestic	19.1%	5.0%	14.1%	0.26
Window 45	Bathroom/WC - n/a	17.2%	4.3%	12.9%	0.25
Second Floor					
Window 46	Domestic - non-habitable (blocked by security bars) - n/a	25.7%	20.0%	5.7%	0.78

Appendix 2 - Daylight Distribution
84 to 86 Tib Street, M1 1LG

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
39 Tib Street					
First Floor					
Window 13	Lounge/Dining/Kitchen	99%	74%	25.0%	0.75
Second Floor					
Window 14	Lounge/Dining/Kitchen	99%	85%	14.0%	0.86
Third Floor					
Window 15	Bedroom	99%	99%	0.0%	1.0
Fourth Floor					
Windows 16 to 18	Lounge/Dining/Kitchen	100%	100%	0.0%	1.0
41 to 43 Tib Street					
First Floor					
Windows 19 & 20	Lounge/Dining/Kitchen	98%	53%	45.0%	0.54
Windows 21 & 22	Living Room	96%	77%	19.0%	0.8
Second Floor					
Windows 23 & 24	Bedroom	97%	87%	10.0%	0.9
Windows 25 & 26	Bedroom	96%	89%	7.0%	0.93

Appendix 2 - Sunlight to Windows
84 to 86 Tib Street, M1 1LG

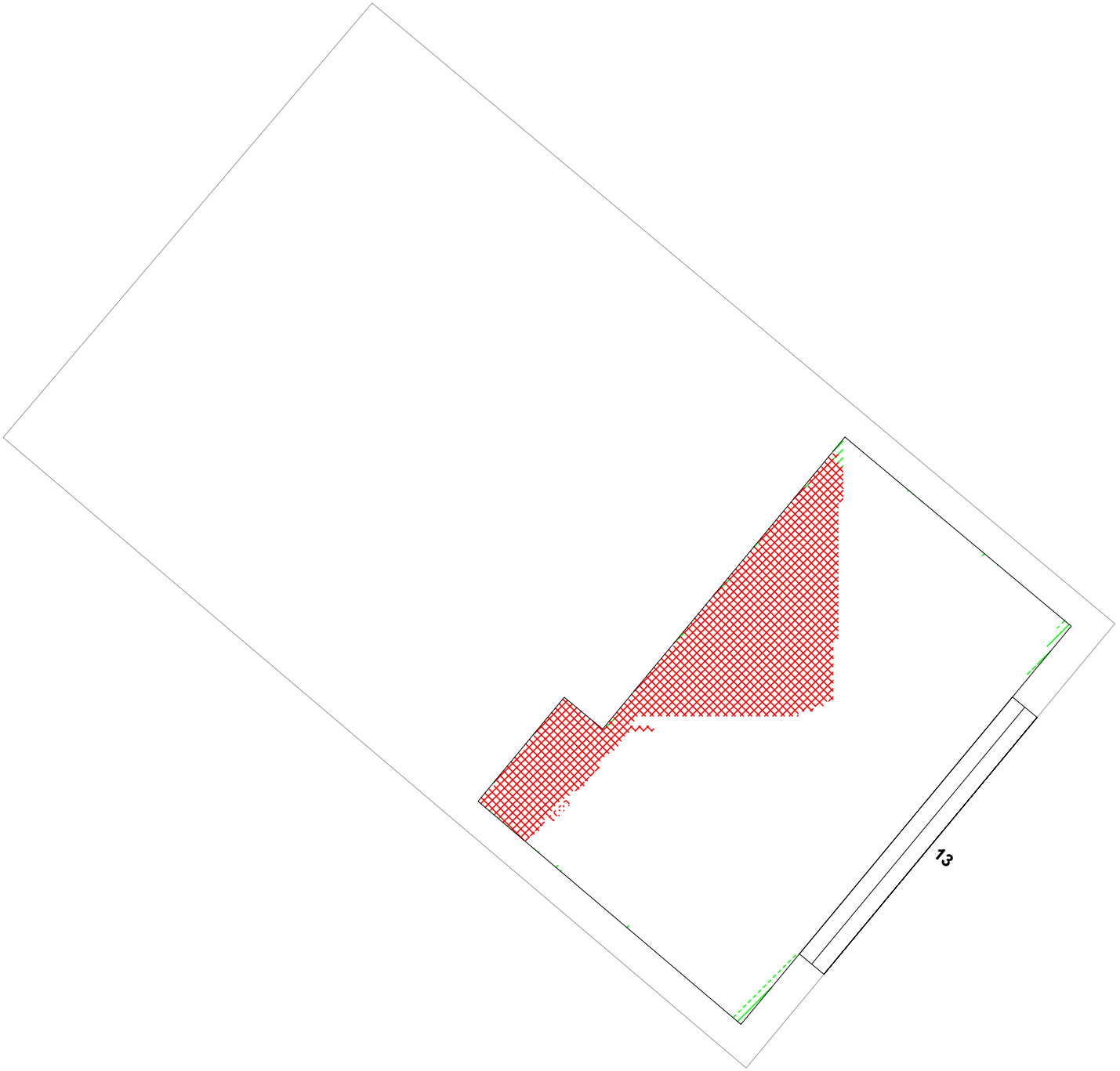
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
35 Tib Street									
First Floor									
Window 1	Domestic - assumed bathroom/WC - n/a	47%	46%	1%	0.98	14%	14%	0%	1.0
Window 2	Domestic	42%	40%	2%	0.95	13%	13%	0%	1.0
Second Floor									
Window 3	Domestic - assumed bathroom/WC - n/a	56%	55%	1%	0.98	20%	20%	0%	1.0
Window 4	Domestic	54%	51%	3%	0.94	18%	18%	0%	1.0
Third Floor									
Window 5	Domestic - assumed bathroom/WC - n/a	64%	63%	1%	0.98	21%	21%	0%	1.0
Window 6	Domestic	65%	63%	2%	0.97	20%	20%	0%	1.0
37 Tib Street									
First Floor									
Window 7	Domestic	40%	35%	5%	0.88	12%	12%	0%	1.0
Window 8	Domestic - assumed bathroom/WC - n/a	44%	33%	11%	0.75	10%	10%	0%	1.0
Second Floor									
Window 9	Domestic	54%	48%	6%	0.89	15%	15%	0%	1.0
Window 10	Domestic - assumed bathroom/WC - n/a	56%	47%	9%	0.84	12%	12%	0%	1.0
Third Floor									
Window 11	Domestic	62%	57%	5%	0.92	15%	15%	0%	1.0
Window 12	Domestic - assumed bathroom/WC - n/a	66%	59%	7%	0.89	18%	16%	2%	0.89
39 Tib Street									
First Floor									
Window 13	Lounge/Dining/Kitchen	40%	21%	19%	0.53	8%	6%	2%	0.75
Second Floor									
Window 14	Lounge/Dining/Kitchen	48%	35%	13%	0.73	10%	8%	2%	0.8
Third Floor									
Window 15	Bedroom	58%	50%	8%	0.86	17%	13%	4%	0.76
Fourth Floor									
Window 16	Lounge/Dining/Kitchen	71%	68%	3%	0.96	24%	22%	2%	0.92
Window 17	Lounge/Dining/Kitchen	77%	77%	0%	1.0	25%	25%	0%	1.0
41 to 43 Tib Street									
First Floor									
Window 19	Lounge/Dining/Kitchen	48%	31%	17%	0.65	9%	5%	4%	0.56
Window 20	Lounge/Dining/Kitchen	51%	37%	14%	0.73	10%	5%	5%	0.5
Window 21	Living Room	53%	41%	12%	0.77	12%	5%	7%	0.42
Window 22	Living Room	53%	45%	8%	0.85	12%	7%	5%	0.58
Second Floor									
Window 23	Bedroom	53%	42%	11%	0.79	14%	7%	7%	0.5
Window 24	Bedroom	53%	46%	7%	0.87	14%	8%	6%	0.57
Window 25	Bedroom	57%	50%	7%	0.88	17%	10%	7%	0.59
Window 26	Bedroom	58%	50%	8%	0.86	18%	10%	8%	0.56

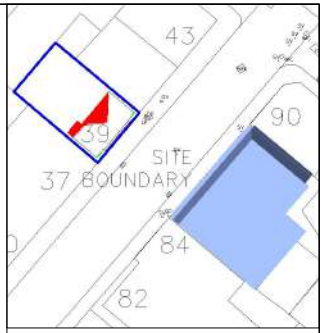
Appendix 2 - Sunlight to Windows
84 to 86 Tib Street, M1 1LG

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
109 Oldham Street									
First Floor									
Window 27	Non Domestic - WC (obscure glazing and soikl pipes below) - n/a	34%	8%	26%	0.24	4%	2%	2%	0.5
Window 28	Non Domestic - storage - n/a	30%	27%	3%	0.9	4%	4%	0%	1.0
Window 29	Non Domestic	32%	32%	0%	1.0	1%	1%	0%	1.0
Second Floor									
Window 30	Non Domestic - WC (obscure glazing and vent) - n/a	34%	22%	12%	0.65	5%	5%	0%	1.0
Window 31	Non Domestic	66%	61%	5%	0.92	20%	20%	0%	1.0
Window 32	Non Domestic	62%	57%	5%	0.92	14%	14%	0%	1.0
107 Oldham Street									
First Floor									
Window 33	Domestic - WC (soil pipe to room) - n/a	12%	12%	0%	1.0	0%	0%	0%	1.0
Second Floor									
Window 35	Domestic - WC (soil pipe to room) - n/a	38%	37%	1%	0.97	2%	2%	0%	1.0
Third Floor									
Window 39	Domestic	63%	63%	0%	1.0	20%	20%	0%	1.0

APPENDIX 3
NO SKY LINE CONTOURS

39 Tib Street (First Floor)





Area that does not receive visible sky both before and after the development.

Area that can receive visible sky as a result of the development.

Area that cannot receive visible sky as a result of the development.

Area that can recieve visible sky both before and after the development.

Rev	Date	Description

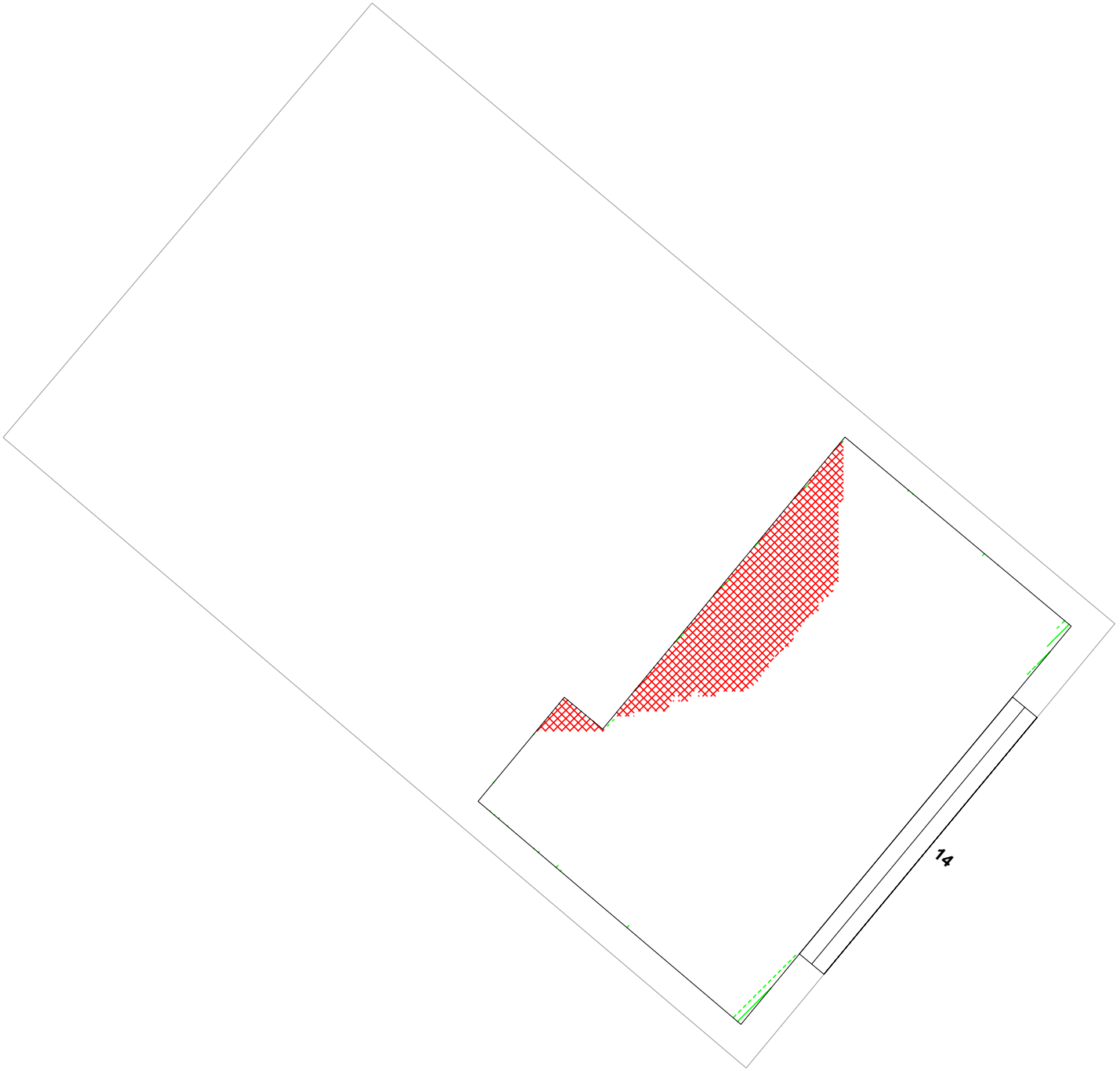
SMITH MARSTON
Building Surveyors

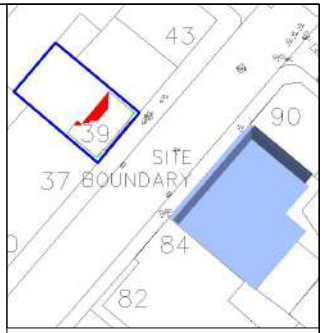
CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

39 Tib Street (Second Floor)





Area that does not receive visible sky both before and after the development.

Area that can receive visible sky as a result of the development.

Area that cannot receive visible sky as a result of the development.

Area that can recieve visible sky both before and after the development.

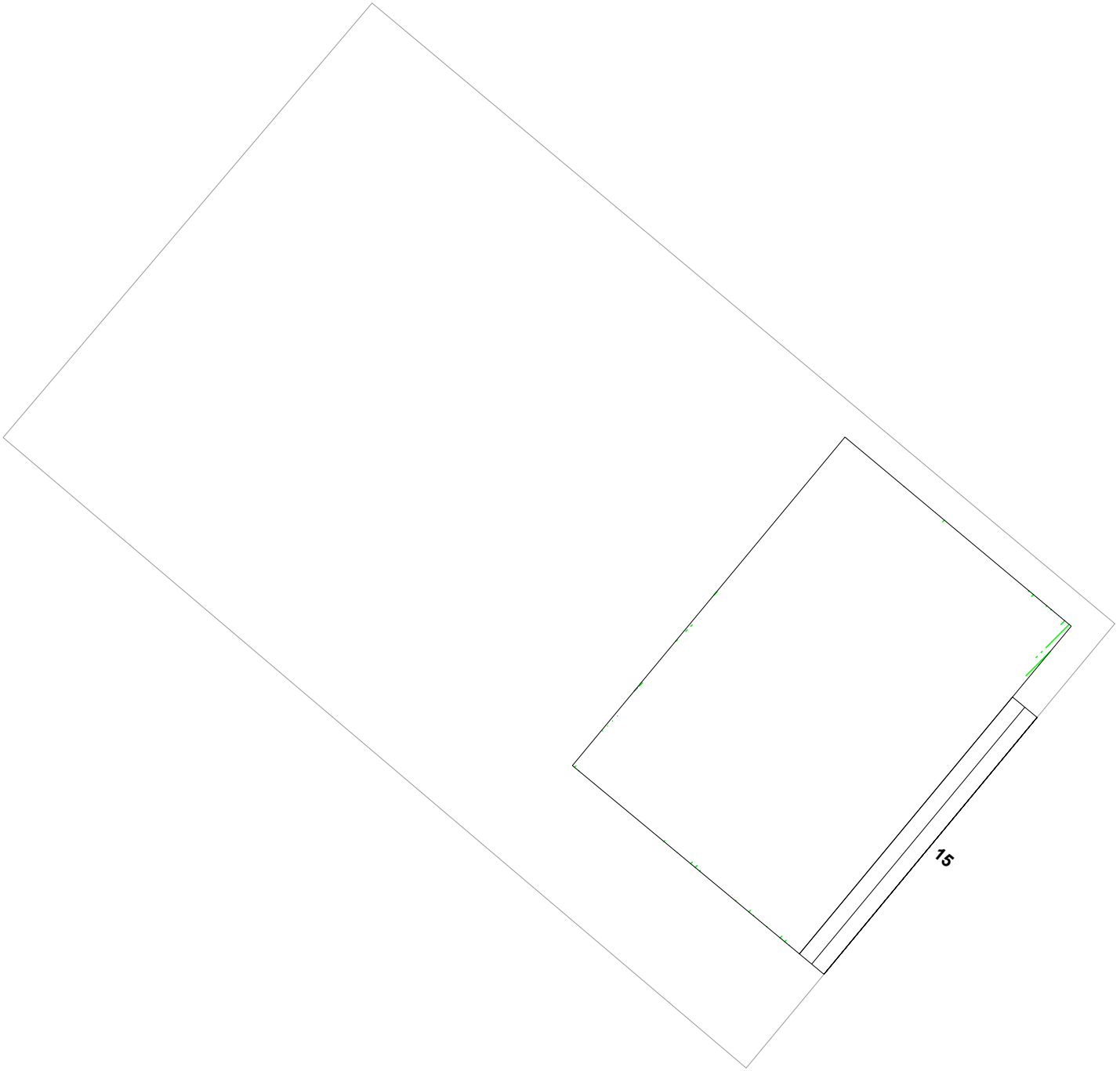
Rev	Date	Description

SMITH MARSTON
Building Surveyors
CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

39 Tib Street (Third Floor)





Area that does not receive visible sky both before and after the development.

Area that can receive visible sky as a result of the development.

Area that cannot receive visible sky as a result of the development.

Area that can recieve visible sky both before and after the development.

Rev	Date	Description

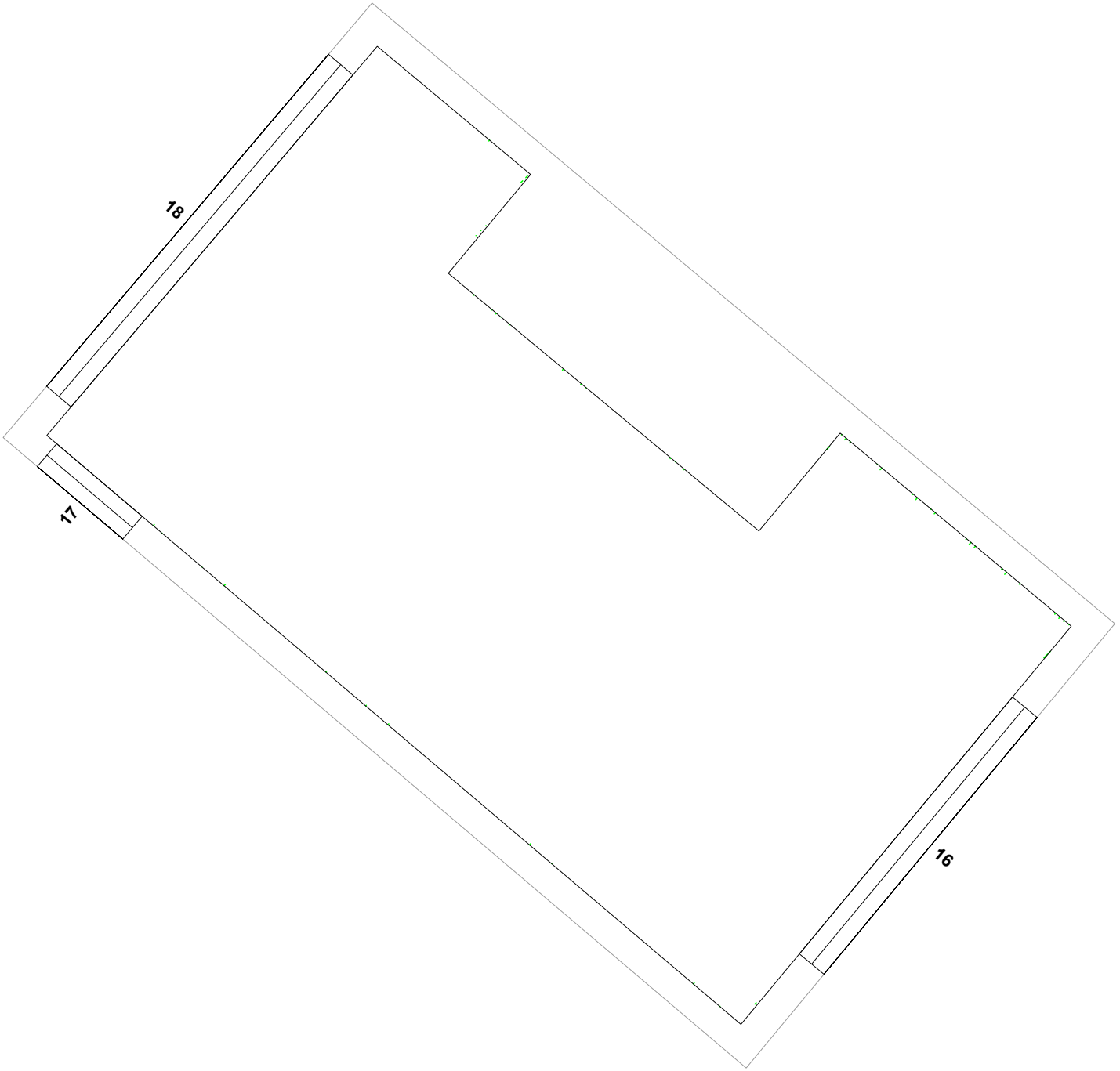
SMITH MARSTON
Building Surveyors

CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

39 Tib Street (Fourth Floor)





Area that does not receive visible sky both before and after the development.

Area that can receive visible sky as a result of the development.

Area that cannot receive visible sky as a result of the development.

Area that can recieve visible sky both before and after the development.

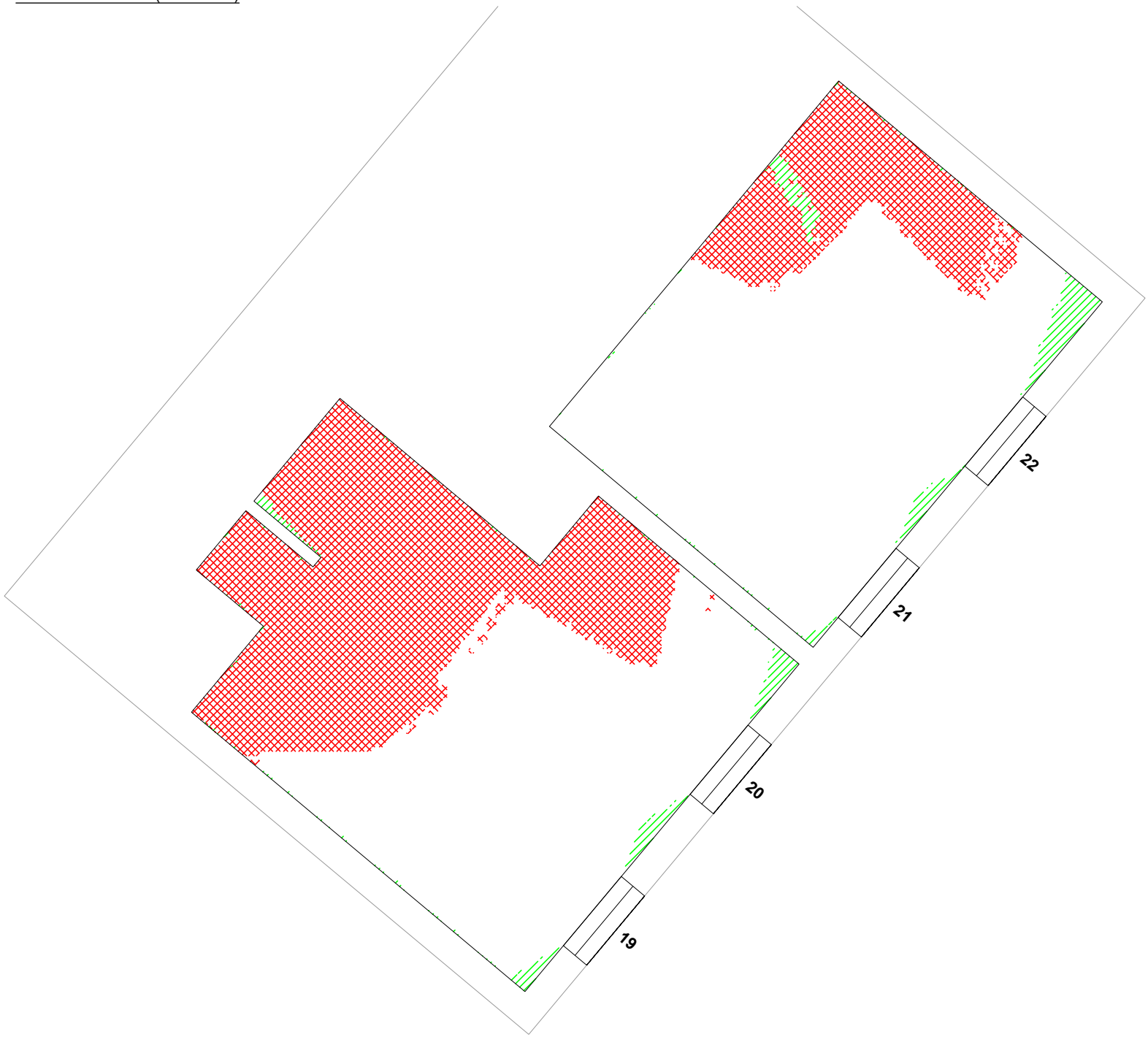
Rev	Date	Description

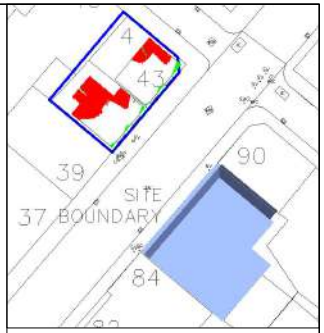
SMITH MARSTON
Building Surveyors
CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

41 to 43 Tib Street (First Floor)





Area that does not receive visible sky both before and after the development.

Area that can receive visible sky as a result of the development.

Area that cannot receive visible sky as a result of the development.

Area that can recieve visible sky both before and after the development.

Rev	Date	Description

SMITH MARSTON

Building Surveyors

CHARTERED BUILDING SURVEYORS

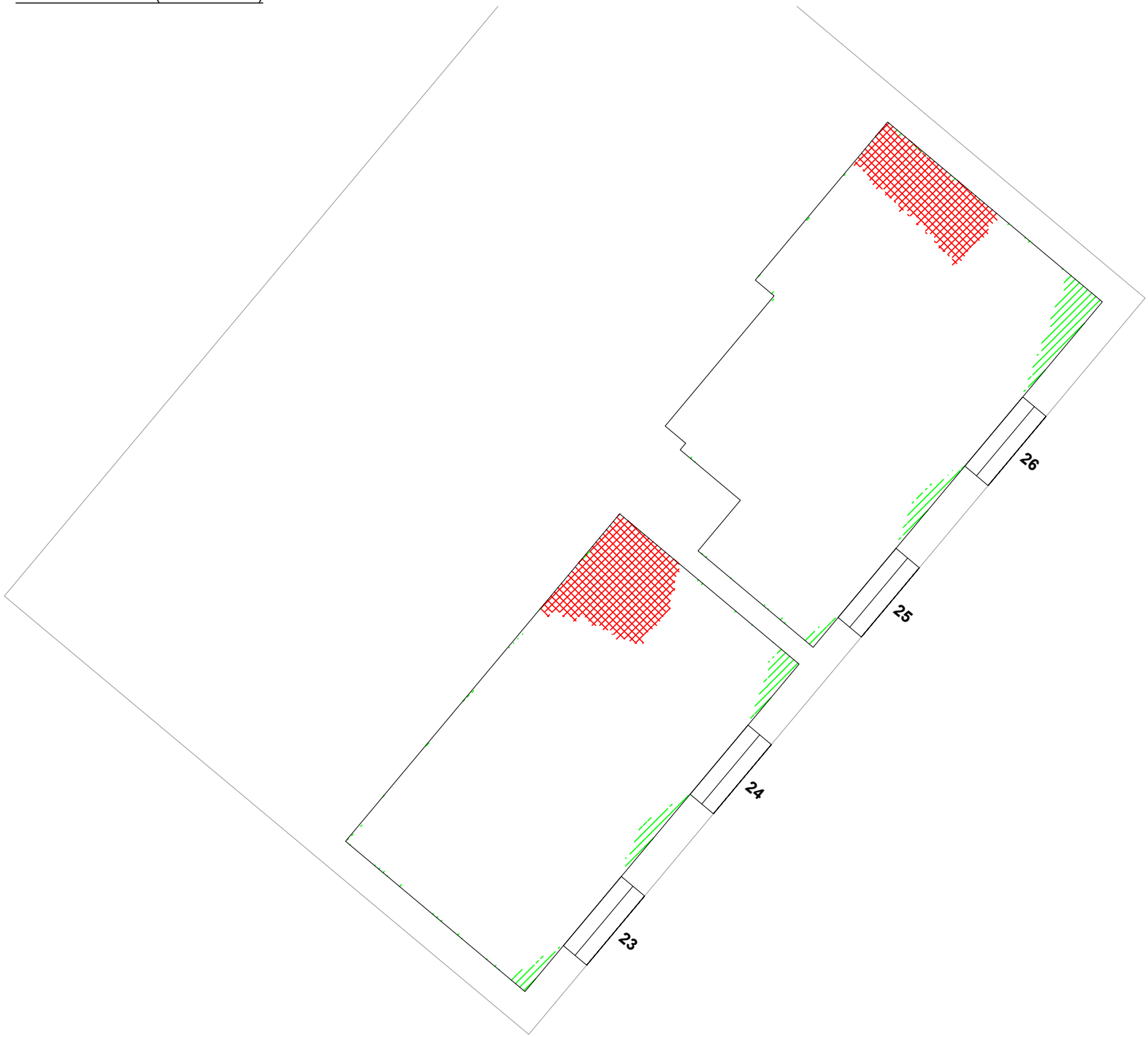
email: info@smithmarston.co.uk

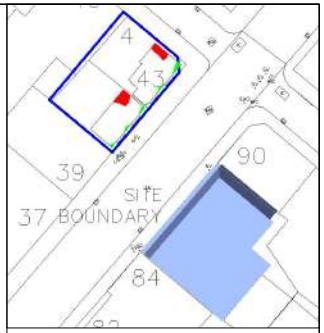
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

41 to 43 Tib Street (Second Floor)





Area that does not receive visible sky both before and after the development.

Area that can receive visible sky as a result of the development.

Area that cannot receive visible sky as a result of the development.

Area that can recieve visible sky both before and after the development.

Rev	Date	Description

SMITH MARSTON
Building Surveyors
CHARTERED BUILDING SURVEYORS
email: info@smithmarston.co.uk
RICS

Drawing Title: No Sky Line Contours

Scale: Do not scale

APPENDIX 4
ALTERNATIVE RESULTS

Appendix 4 - Vertical Sky Component - Alternative Results - No Balconies
84 to 86 Tib Street, M1 1LG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
39 Tib Street					
First Floor					
Window 13	Lounge/Dining/Kitchen	24.4%	15.5%	8.9%	0.64
Second Floor					
Window 14	Lounge/Dining/Kitchen	29.0%	20.9%	8.1%	0.72

Appendix 4 - Vertical Sky Component - Alternaticve Results - No Projecting Wing
84 to 86 Tib Street, M1 1LG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
107 Oldham Street					
First Floor					
Window 34	Domestic	19.3%	15.0%	4.3%	0.78
Second Floor					
Window 36	Domestic	25.3%	20.3%	5.0%	0.8