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18/06/2026
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FAO: Alex Haddow
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Dear Alex

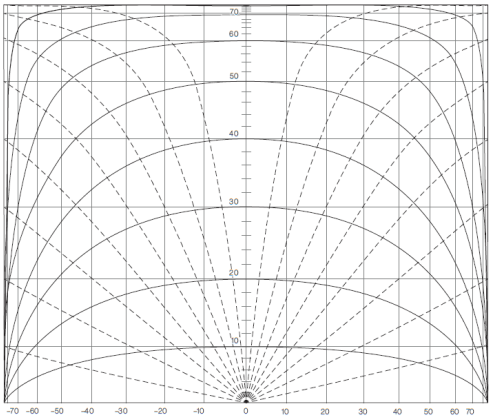
RE: PROPOSED DEVELOPMENT OF 10-12 WHITWORTH STREET, MANCHESTER (the Proposed Development)

GIA are instructed to respond to the queries raised by Manchester City Council (MCC) regarding the assessment methodology used to establish the existing and proposed Vertical Sky Component (VSC) results that inform the content of the Daylight, Sunlight & Overshadowing ES Chapter (the DSO Chapter) in support of the current application.

The author of this response, Nicola Hensey, is a Director at GIA, has a LLB (Hons) degree in Law and has been specialising in daylight and sunlight matters for over 18 years, for nine of which, Nicola was also a Director at another large daylight and sunlight practice. GIA are the largest specialist daylight and sunlight advisor in the UK, with over 30 years of expertise in the discipline. Specifically, GIA have been operating in Manchester for over 10 years and have advised on numerous large scale, complex developments in the city in that time.

As confirmed at paragraph 9.3.27 of the DSO Chapter, *"The 3D model uses Waldram Diagrams to establish the VSC..."*

As shown below and described in paragraph B2 of the Building Research Establishment (BRE) *"Each cm2 on the Waldram diagram corresponds to 0.1% sky component. Its total area is just under 400 cm2 corresponding to the sky component of just under 40% on an unobstructed vertical plane."*



Rather than providing existing and proposed Waldram diagrams for each window assessed, the industry standard output of the VSC analysis is a tabulated sheet detailing the property, the references of the windows assessed, the existing and proposed VSCs and the difference between the two expressed as both an absolute and a percentage of baseline change. This infomration can be found in Appendix 9.2 of the DSO Chapter.

Yours sincerely

[redacted]

Nicola Hensey

Director

For and on behalf of GIA Surveyors Ltd

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

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