Colony
5 Piccadilly Place
Manchester
M1 3BR

Mr P Sheridan
Views
Adullam
London Road
Macclesfield
SK10 4DU

Our ref: 26029

Your ref:

Date: 19.8.26

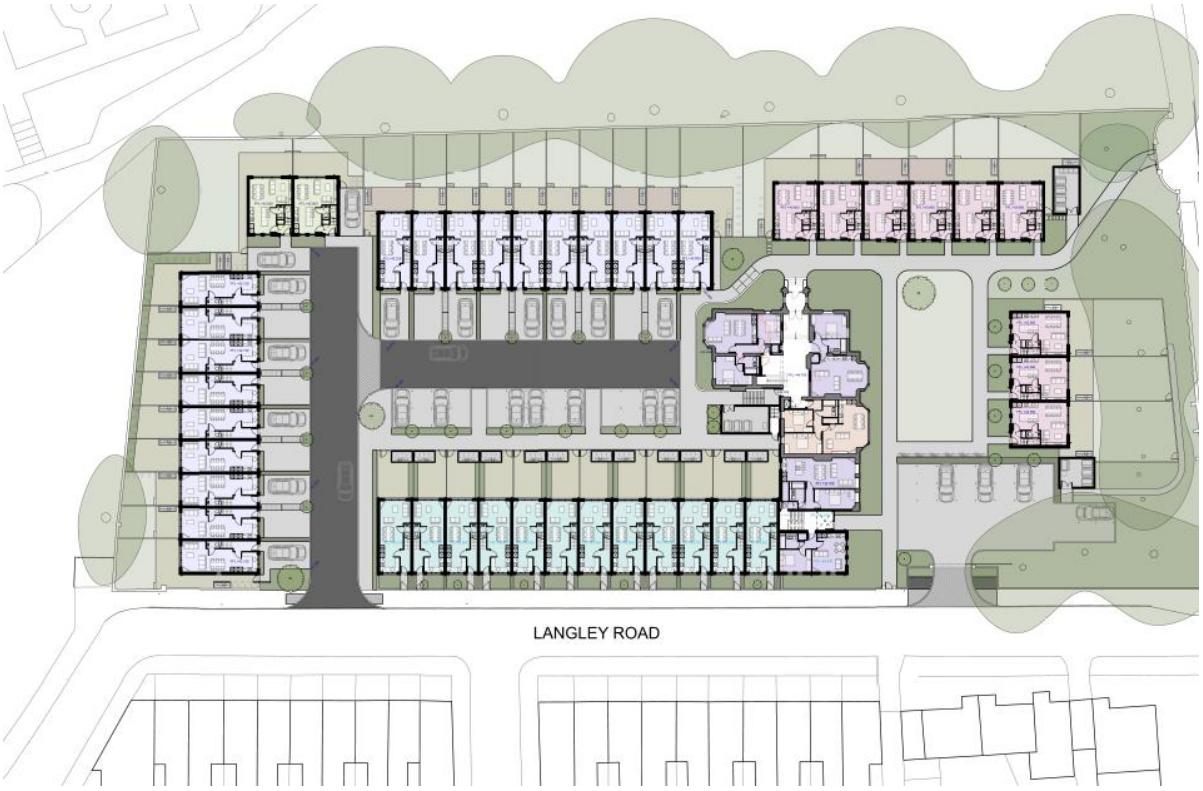
Dear Patrick

RE: 188 Wilmslow Road, Manchester, M14 6LJ

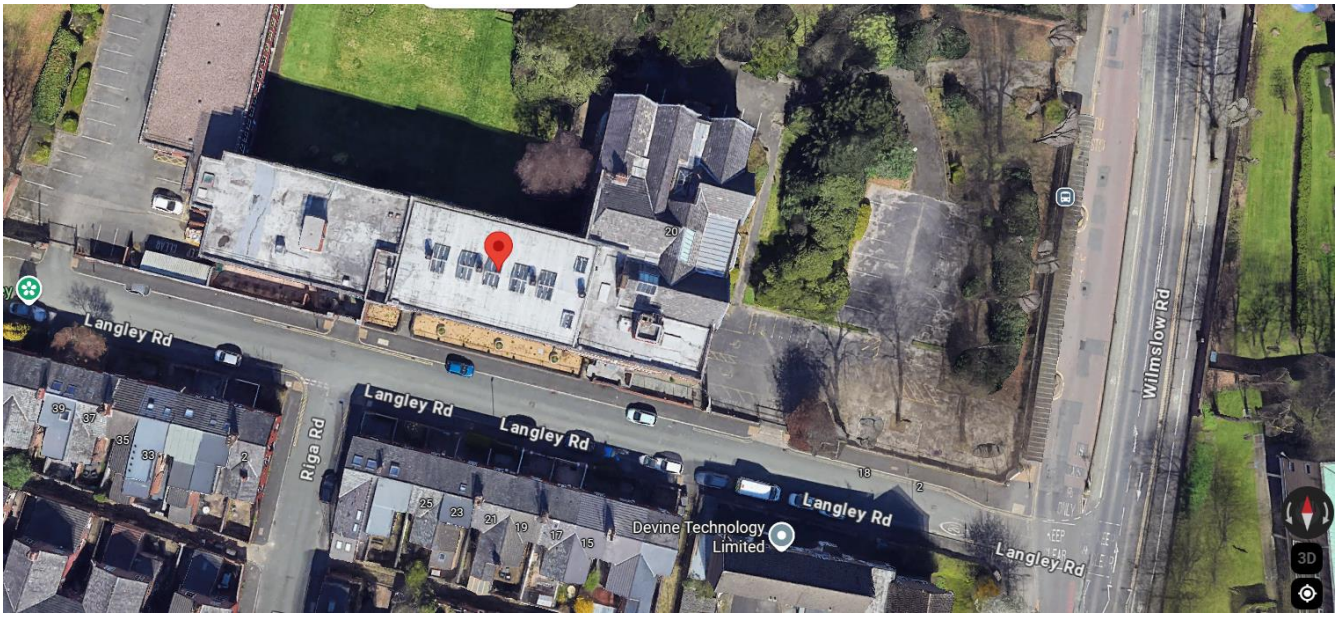
Thank you for sending me your updated site plan and sectional drawings for your scheme at the above address.

You have asked me to comment upon the risk the new development might have upon the daylight and sunlight receivable to the houses located on the south side of Langley Road (that face towards the site).

I have shown the proposed development below:



Below is an aerial image of the site and neighbouring houses – the image shows north indicated by the red arrow in the lower right of the image.



Sunlight
All of the front windows to the houses on Langley Road face within 90 degrees of due north. As such, in accordance with the BRE Guide, these properties need not be considered for sunlight impact due to their orientation. It stands to reason therefore that there will be no sunlight related impacts to these houses.

Daylight
Regarding daylight provision to these windows, the BRE Guide contains a rule of thumb test to see if the daylight to windows will need further consideration or not.

This often termed the '25-degree' rule of thumb test.

The test is that if the new development cuts through a line drawn at 25 degrees from the horizontal, taken from the centre of the neighbours' habitable room window(s), then there is potential for adverse impact and further analysis is required. This is illustrated by the following image (Figure 14) from the BRE Guide:

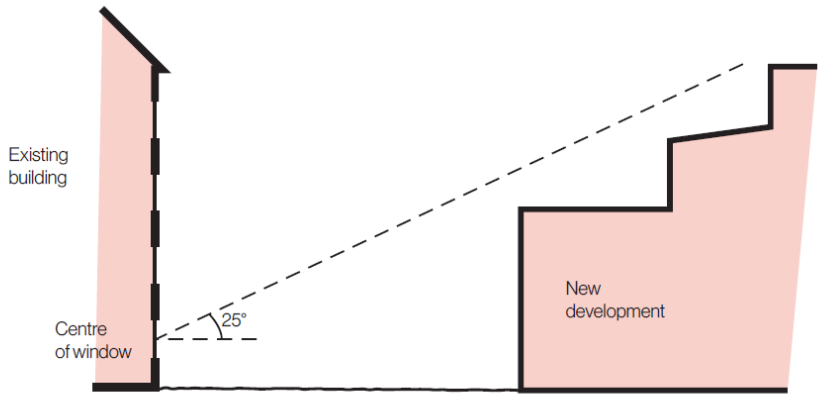


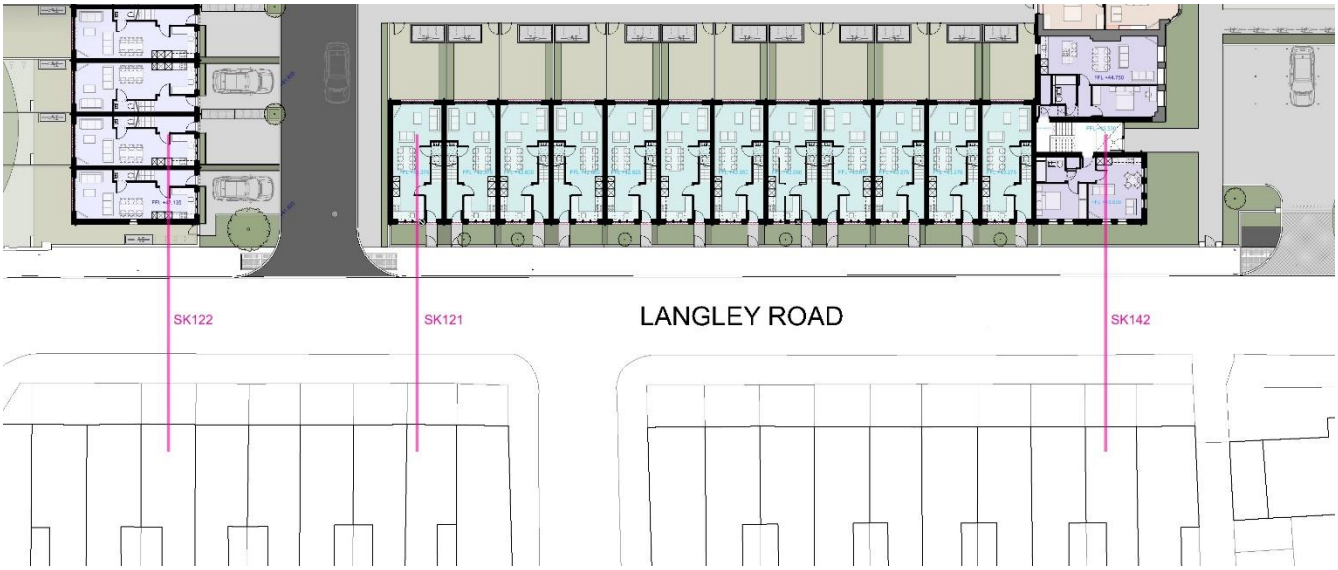
Figure 14: Section in plane perpendicular to the affected window wall

In the image on the last page, as the 25-degree line is not cut through by the new development, the test does not fail this rule of thumb test, and therefore the new development is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. As such, this passes the BRE test, and no further analysis is necessary.

We have been provided with your latest site plan, and sectional drawings from your architect. They have shown the 25-degree lines from neighbouring houses in three locations, to show the relationship with your scheme.

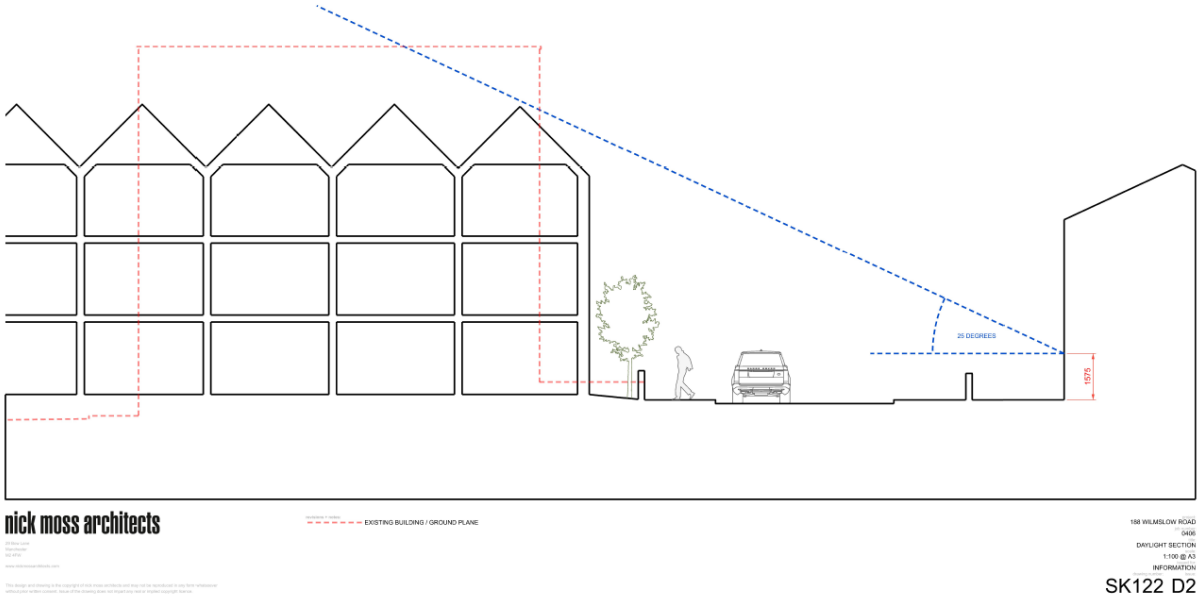
These are discussed below:

Below is a snapshot of the units fronting Langley Road. Three sections are shown; SK122, SK121 and SK142:



SK122

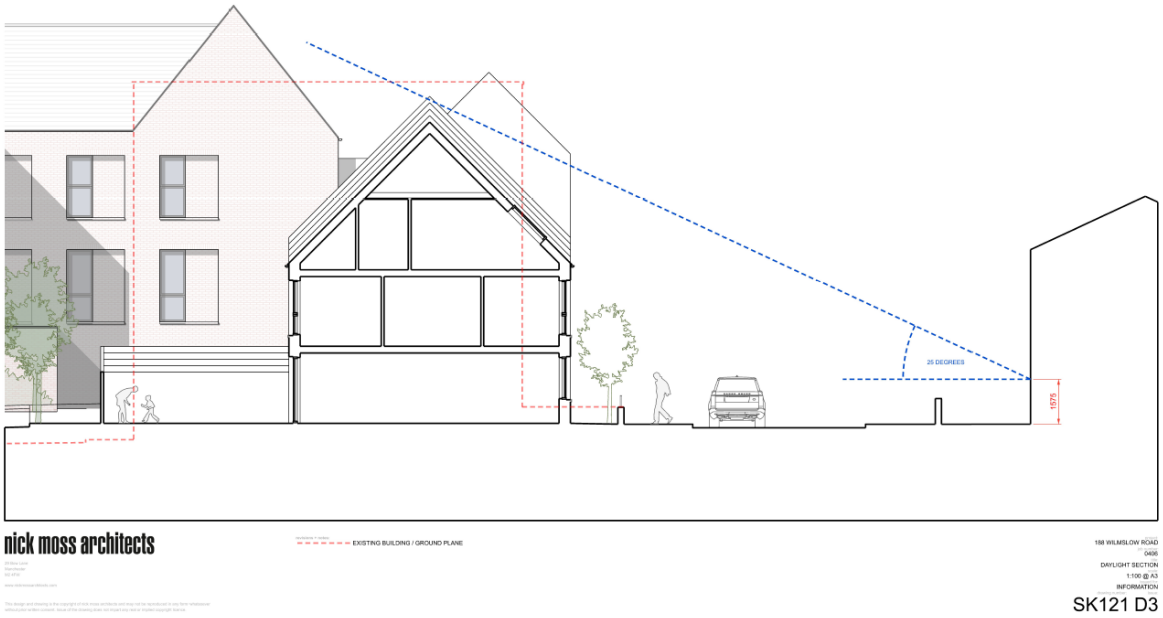
This section is drawn to the west of the development and is shown below:



As can be seen, the new development does not cut through the 25-degree line. As such, the daylight to the windows in this location will not be adversely affected, and, as such no further analysis is required.

SK121

This section is shown below:



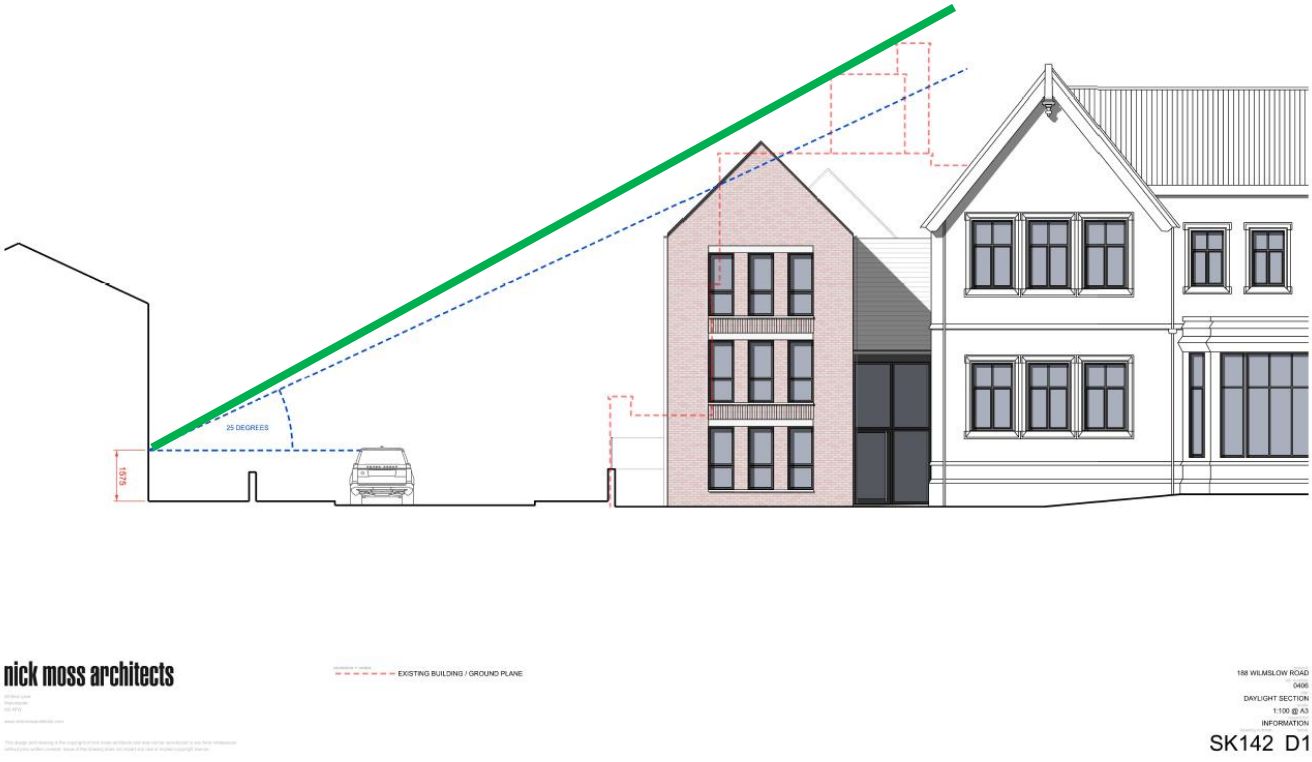
As can be seen above, the new development does not cut through the 25-degree line. As such, the daylight to the windows in this location will not be adversely affected, and as such no further analysis is required.

Furthermore, and importantly, the section shows clearly that the new development is built to a lower height than the existing building on site which is indicated by the red dashed lines.

As a result of this, there will an improvement in sky view to these neighbouring rooms due to the reduced blockage, and correspondingly there will be an improvement to the daylight to these neighbouring residents.

SK142

This section is shown below:



As can be seen above, the new development does cut through the 25-degree line ever so slightly. However, despite this, the site line (green) to the position of the former building indicated by red dashed lines shows that the new development will be smaller than the former mass on site.

Given that the new development will be lower than the existing building on site, the impact to neighbouring daylight will naturally be less and nearby houses will experience an improvement in daylight.

Based upon the above, we confirm that the proposed development will not cause any negative impacts upon daylight to neighbouring houses. Indeed, several houses will experience improvements in daylight where the new scheme is to be lower than the buildings currently on site. Additionally, there will be no adverse sunlight impacts due to the neighbouring houses facing within 90 degrees of due north.

Yours sincerely

[redacted]

Adrian Marston BSc (Hons) MRICS
Director, Smith Marston Building Surveyors