



185 Manchester Road, Rochdale, OL11 3QY

Daylight & Sunlight Impact Assessment

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I Introduction

I.1 Introduction

- I.1.1 Daylight & Sunlight Solutions Ltd was instructed to prepare a Daylight and Sunlight Impact Assessment on the proposed development at 185 Manchester Road, Rochdale, OL11 3QY.
- I.1.2 The purpose of this report is to assess the daylight and sunlight levels of the proposed care home, and the impact that the proposed development may have on the daylight and sunlight levels to the existing surrounding residential buildings, in accordance with guidance set out in *BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice, Third Edition, 2022* (BR 209).
- I.1.3 This report is not to be used to determine any right to light for existing building windows. This report has been carried out using guidelines set out in BR 209 and cannot be used to replace or satisfy the legal requirements surrounding the right to light. The assessment of loss of light in rights to light cases is carried out in a different way to the methods used in BR 209 and this report. It should not be assumed that if the guidelines in BR 209 are satisfied within this report that a proposed development will not infringe rights to light.

I.2 Development Description

- I.2.1 The proposed development comprises of the demolition of the existing dwelling, Sparth House, 185 Manchester Road and the erection of a 74-bed care home development.

I.3 3D Models

- I.3.1 Two 3D models have been developed. The first model is of the existing development and existing nearby buildings. The second model is of the proposed development with existing nearby buildings. These are shown in Figures 1 and 2.
- I.3.2 MBS Software Daylight for SketchUp, a program developed to calculate daylight and sunlight levels in accordance with guidance provided in BR 209, has been used. Boundary fences have been excluded from the assessment.

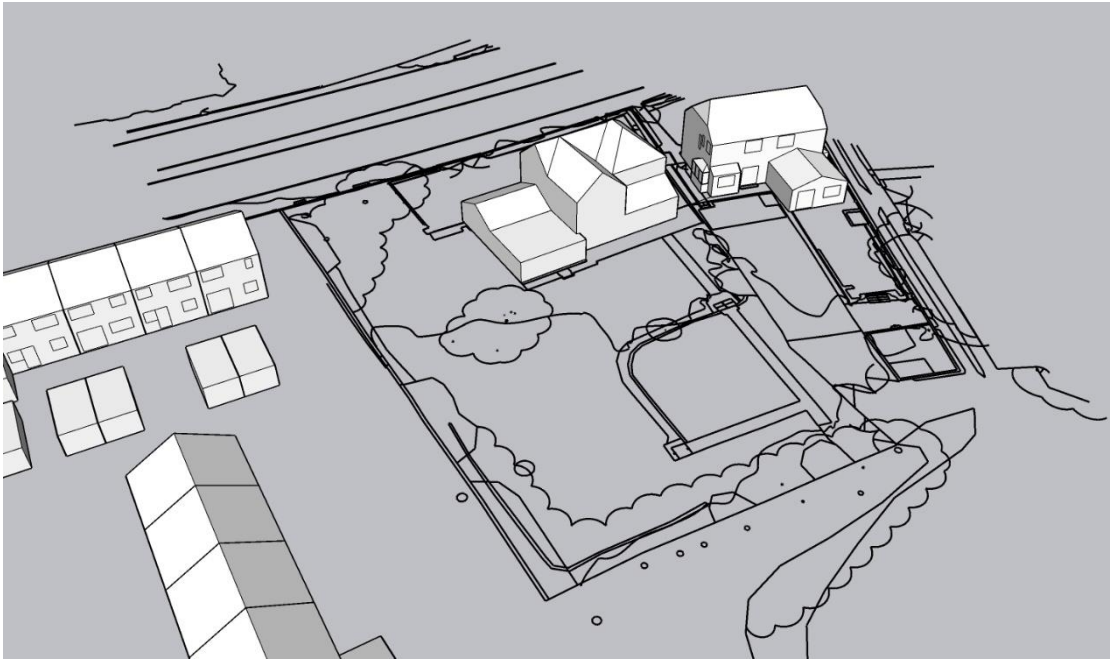


Figure 1 – Development area as existing

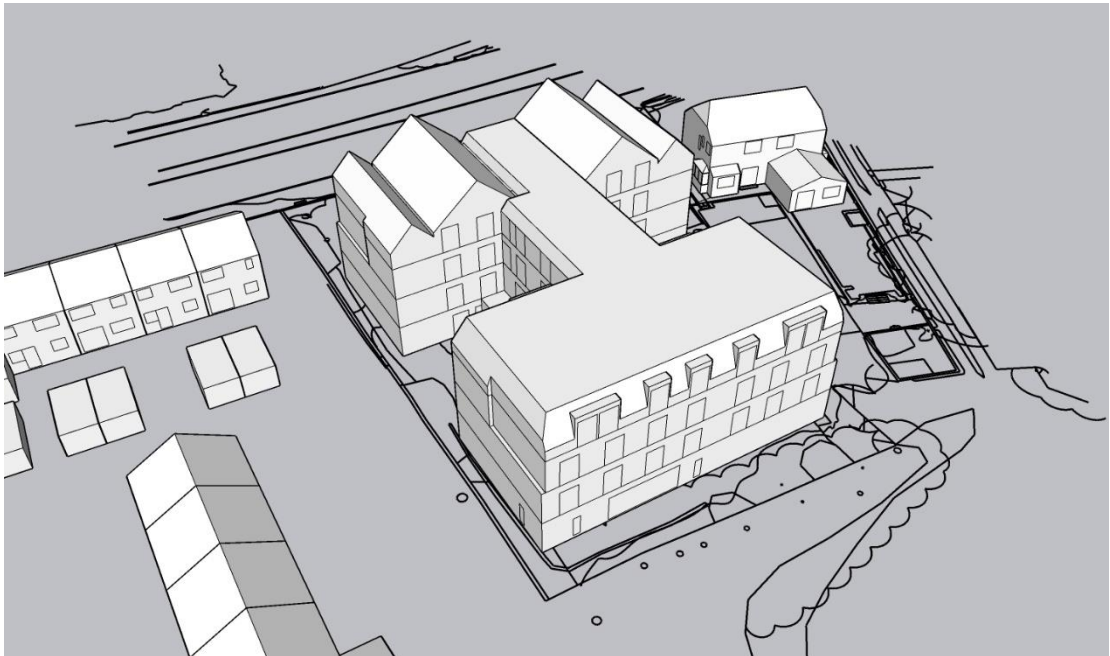


Figure 2 – Development area with proposal

2 Policies

2.1.1 The following policies from the National Planning Policy Framework (NPPF), Dec 2024, and Rochdale Adopted Core Strategy, Oct 2026 are of relevance to this report:

2.1.2 NPPF:

11. Making effective use of land

130. c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the 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).

12. Achieving well-designed places

135. f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.1.3 Rochdale Adopted Core Strategy:

G9 – Reducing the impact of pollution, contamination and land instability

b. Requiring that development does not have impacts that led to an unacceptable increase in air, water, noise, light or other pollution

10.65 Lighting schemes for new developments will need to have full regard to minimising negative impact on residential area, the character of the area, biodiversity and the night sky.

DMI – General development requirements

c. Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy

3 Assessment

3.1 Daylight –Habitable Rooms – New Development

3.1.1 The criteria for the daylight factor is provided in BR 209 paragraph C16:

The UK National Annex gives illuminance recommendations of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens. These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours. The recommended levels over 95% of a reference plane need not apply to dwellings in the UK.

3.1.2 BR 209 paragraph C17 to C19 further states that:

Where a room has a shared use, the highest target should apply. [...]. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design. The kitchen space would still need to be included in the assessment area.

The UK National Annex gives the latitude, median external diffuse and global illuminances for various UK locations, as well the daylight factor targets corresponding to the target illuminance as shown in Table C3. The targets for the latitude nearest to the assessment site should be used.

Table C3 shows the daylight factor targets to be achieved over at least 50% of the assessment grid in domestic habitable rooms with vertical and/or inclined daylight apertures.

Table C3 – Target daylight factors (D_T) to achieve over at least 50% of the assessment grid in UK domestic habitable rooms with vertical and/or inclined daylight apertures			
Location	D_T for 100 lx (Bedroom)	D_T for 150 lx (Living room)	D_T for 200 lx (Kitchen)
St Peter (Jersey)	0.6%	0.9%	1.2%
London (Gatwick Airport)	0.7%	1.1%	1.4%
Birmingham	0.6%	0.9%	1.2%
Hemsby (Norfolk)	0.6%	0.9%	1.3%
Finningley (Yorkshire)	0.7%	1.0%	1.3%
Aughton (Lancashire)	0.7%	1.1%	1.4%
Belfast	0.7%	1.0%	1.4%
Leuchars (Fife)	0.7%	1.1%	1.4%
Oban	0.8%	1.1%	1.5%
Aberdeen	0.7%	1.1%	1.4%

- 3.1.3 The closest location Aughton (Lancashire) has been used for target daylight factors. As this is a care home, occupants are likely to spend longer in the dementia and nursing rooms, therefore a target value of 1.1% has been set as if a living space rather than 0.7% for a normal bedroom.
- 3.1.4 Table 1 provides a numerical record of the assessment of the daylight factors of all habitable rooms of the proposed development. For room reference please refer to Appendix A of this report.

Table 1 – Daylight Factor of proposed development

Floor	Room	Habitable Room	Target Daylight Factor (D_T)	Daylight Factor achieved (D)	Complies with BR 209 recommendations
Ground	1	Respite Room	1.1%	1.6%	✓
	2	Respite Room	1.1%	1.9%	✓
	3	Respite Room	1.1%	1.9%	✓
	4	Respite Room	1.1%	1.3%	✓
	5	Respite Room	1.1%	1.2%	✓
	6	Multifunction Room	1.1%	2.2%	✓
	7	Main Dining Room	1.1%	2.3%	✓
	8	Visitor Lounge	1.1%	5.3%	✓
First	9	Dementia Room	1.1%	1.6%	✓
	10	Dementia Room	1.1%	1.8%	✓
	11	Dementia Room	1.1%	1.7%	✓
	12	Dementia Room	1.1%	1.6%	✓
	13	Dementia Room	1.1%	1.8%	✓
	14	Dementia Lounge	1.1%	2.9%	✓
	15	Dementia Room	1.1%	1.9%	✓
	16	Dementia Room	1.1%	1.5%	✓
	17	Dementia Room	1.1%	1.9%	✓
	18	Dementia Room	1.1%	2.0%	✓
	19	Dementia Room	1.1%	1.8%	✓
	20	Dementia Room	1.1%	1.9%	✓
	21	Dementia Room	1.1%	2.0%	✓
	22	Dementia Room	1.1%	1.7%	✓
	23	Dementia Room	1.1%	2.1%	✓

Flat	Room	Habitable Room	Target Daylight Factor (D_T)	Daylight Factor achieved (D)	Complies with BR 209 recommendations
First	24	Dementia Room	1.1%	2.2%	✓
	25	Dementia Room	1.1%	1.3%	✓
	26	Dementia Room	1.1%	2.1%	✓
	27	Dementia Room	1.1%	1.7%	✓
	28	Dementia Room	1.1%	1.8%	✓
	29	Dementia Room	1.1%	2.0%	✓
	30	Dementia Room	1.1%	2.1%	✓
	31	Staff Room	1.1%	2.6%	✓
Second	32	Nursing Room	1.1%	1.7%	✓
	33	Nursing Room	1.1%	1.9%	✓
	34	Nursing Room	1.1%	1.8%	✓
	35	Nursing Room	1.1%	1.9%	✓
	36	Nursing Room	1.1%	1.8%	✓
	37	Nursing Room	1.1%	1.1%	✓
	38	Nursing Room	1.1%	1.8%	✓
	39	Nursing Room	1.1%	1.8%	✓
	40	Nursing Room	1.1%	1.9%	✓
	41	Nursing Room	1.1%	1.8%	✓
	42	Nursing Room	1.1%	2.0%	✓
	43	Nursing Room	1.1%	1.8%	✓
	44	Nursing Room	1.1%	2.0%	✓
	45	Nursing Room	1.1%	1.7%	✓
	46	Nursing Room	1.1%	1.8%	✓
	47	Nursing Room	1.1%	1.9%	✓
	48	Nursing Room	1.1%	1.8%	✓
	49	Nursing Room	1.1%	2.2%	✓
	50	Nursing Room	1.1%	1.2%	✓
	51	Nursing Room	1.1%	1.9%	✓
	52	Nursing Room	1.1%	1.9%	✓
	53	Nursing Room	1.1%	1.7%	✓
	54	Nursing Room	1.1%	1.8%	✓
	55	Nursing Room	1.1%	1.8%	✓
	56	Nursing Lounge	1.1%	1.3%	✓

Flat	Room	Habitable Room	Target Daylight Factor (D_T)	Daylight Factor achieved (D)	Complies with BR 209 recommendations
Third	57	Nursing Room	1.1%	1.5%	✓
	58	Nursing Room	1.1%	2.0%	✓
	59	Nursing Room	1.1%	1.8%	✓
	60	Nursing Room	1.1%	2.2%	✓
	61	Nursing Room	1.1%	2.0%	✓
	62	Nursing Room	1.1%	1.1%	✓
	63	Nursing Room	1.1%	2.0%	✓
	64	Nursing Room	1.1%	2.0%	✓
	65	Nursing Room	1.1%	1.8%	✓
	66	Nursing Room	1.1%	1.8%	✓
	67	Nursing Room	1.1%	1.4%	✓
	68	Nursing Room	1.1%	1.5%	✓
	69	Nursing Room	1.1%	1.8%	✓
	70	Nursing Room	1.1%	1.7%	✓
	71	Nursing Room	1.1%	1.8%	✓
	72	Nursing Room	1.1%	1.6%	✓
	73	Nursing Room	1.1%	1.6%	✓
	74	Nursing Room	1.1%	1.4%	✓
	75	Nursing Room	1.1%	1.3%	✓
	76	Nursing Room	1.1%	2.1%	✓
	77	Nursing Room	1.1%	2.2%	✓
	78	Nursing Room	1.1%	1.3%	✓
	79	Nursing Room	1.1%	1.8%	✓
	80	Nursing Room	1.1%	1.9%	✓
	81	Nursing Lounge	1.1%	1.4%	✓

3.1.5 All 81 habitable rooms assessed of the proposed development exceed the minimum daylight factor recommended in BR 209, complying with BR 209 guidance.

3.2 Sunlight – Habitable Rooms – New Development

3.2.1 BR 209 paragraph 3.1.15 states:

In general a dwelling, or non-domestic building that has a particular requirement for sunlight, will appear reasonably sunlit provided:

- at least one main window wall faces within 90° of due south and;
- a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted.

3.2.2 Table 2 provides a numerical record of the assessment of sunlight hours of the windows of main habitable rooms of the proposed development. The closest Weather data has been used from BREEAM Location: Manchester (53.5° N).

Table 2: Sunlight Hours of proposed development

Floor	Main Habitable Room	Target Sunlight Hours on 21 March	Sunlight hours received on 21 March	Complies with BR 209 guidance
Ground	Multifunction Room	1.5h	5.8h	✓
	Main Dining Room	1.5h	9.4h	✓
	Visitor Lounge	1.5h	3.2h	✓
First	Dementia Lounge	1.5h	3.9h	✓
Second	Nursing Lounge	1.5h	2.3h	✓
Third	Nursing Lounge	1.5h	3.2h	✓

3.2.3 All 6 main habitable rooms assessed exceeds the minimum sunlight hours, recommended in BR 209, complying with BR 209 guidance.

3.3 Daylight – Vertical Sky Component (VSC) – Existing Buildings

3.3.1 BR 209 paragraph 2.2.7 states:

If the VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. This value of VSC typically supplies enough daylight to a standard room when combined with a window of normal dimensions, with glass area around 10% or more of the floor area. Any reduction below this level should be kept to a minimum. If the VSC, with the new development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight.

3.3.2 Figures 3 to 6 provides a record of the assessment to nearby existing residential windows that may be affected by the proposed development. If the VSC indicator is green then it pass' BR 209 guidance, if the indicator is orange then it is only marginally outside BR 209 guidance, and if the indicator is red it does not meet BR 209 guidance.

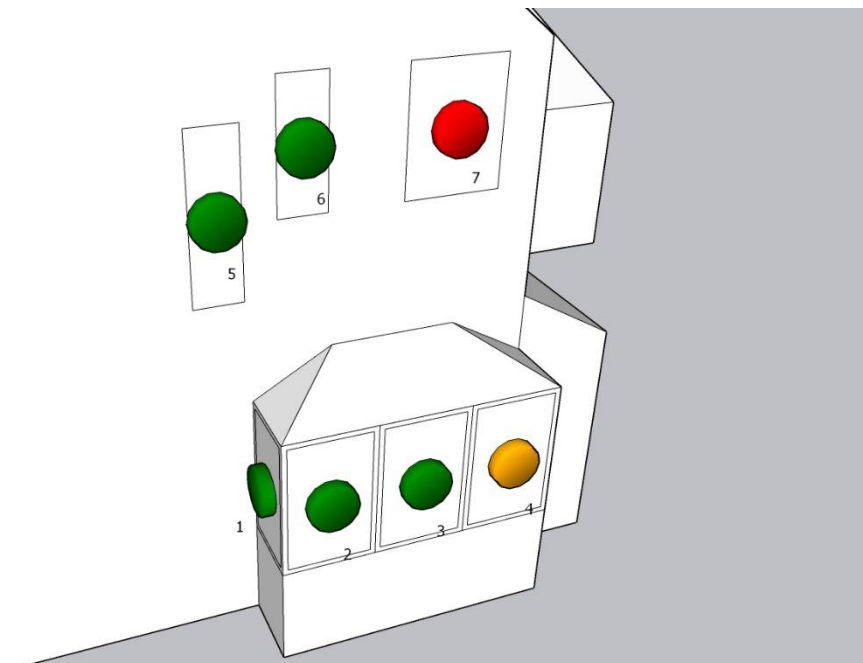


Figure 3 – VSC of the side elevation of 183 Manchester Road

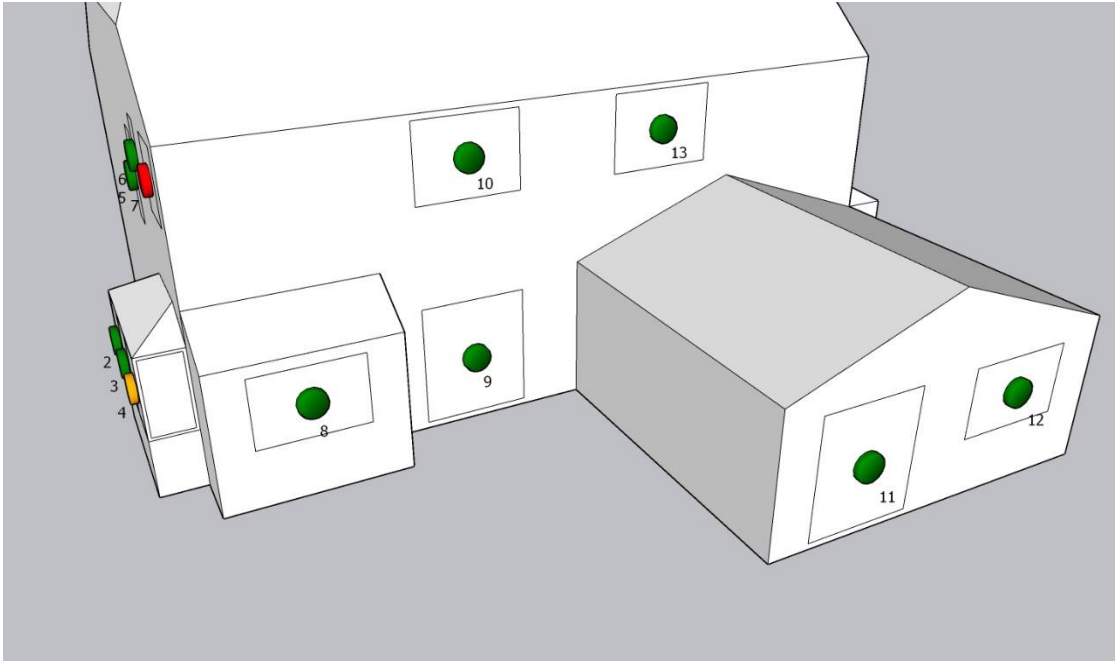


Figure 4 – VSC of the rear of 183 & 181 Manchester Road

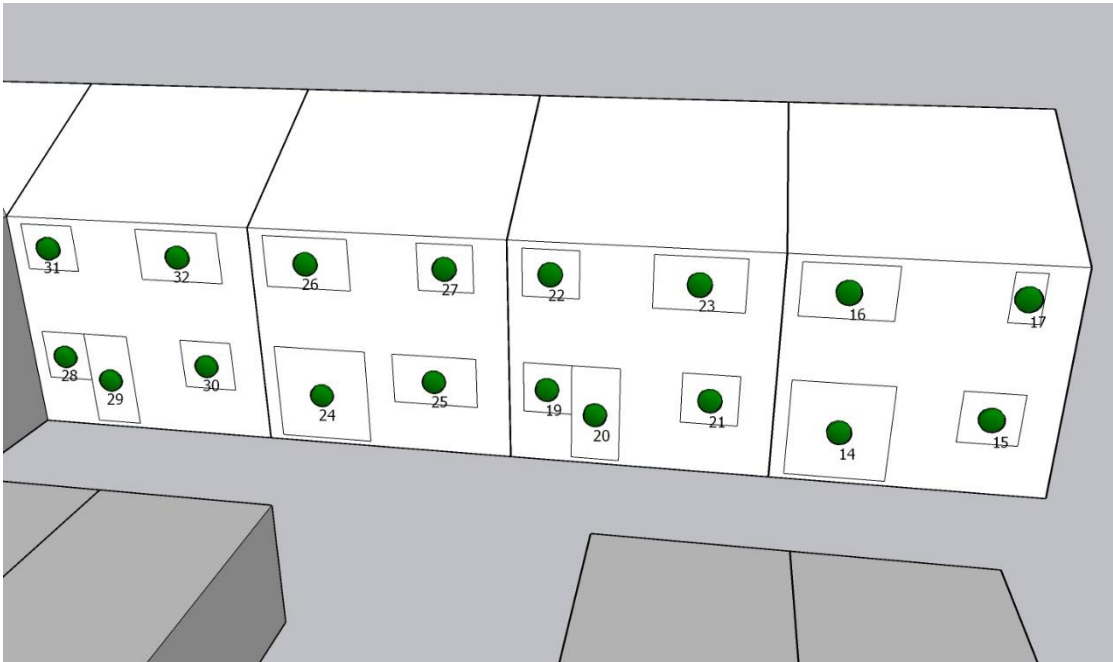


Figure 5 – VSC of the rear elevations of 189-195 Manchester Road

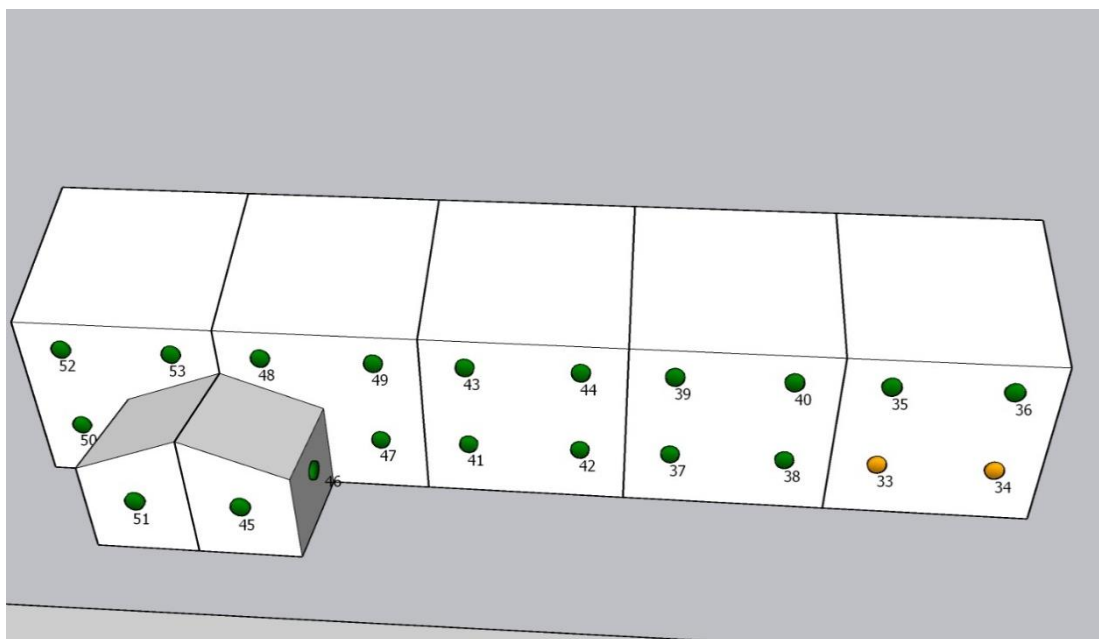


Figure 6 – VSC of the rear elevations of 15-23 Sparthfield Avenue

- 3.3.3 Table 3 provides a numerical record of the assessment of the VSC to the nearby existing residential buildings, that may be affected by the proposed development.
- 3.3.4 The proposed development would have a noticeable impact on the daylight levels to 4 out of the 52 windows assessed. All other windows assessed comply with BR 209 guidance.
- 3.3.5 The 4 windows that may be affected by the proposed development are W4 and W7 of 183 Manchester Road and the potential openings of W33 and W34 of 15 Sparthfield Avenue.
- 3.3.6 W4 of 183 Manchester Road serves a kitchen space with other additional windows unaffected by the proposal. Based on the size of the kitchen, this may be considered a non-habitable space and only used for food preparation. W7 located on the first floor of 183 Manchester Road serves a bathroom. Therefore the reduction of daylight to these non-habitable spaces could be considered an acceptable loss.
- 3.3.7 The potential window/opening locations on 15 Sparthfield Avenue are likely to serve habitable spaces, like a kitchen/dining room. The results indicate that the VSC values with the proposed development in place just fall outside BR 209 recommended VSC levels of 27%, with W33 achieving 26.94% VSC and W34 achieving 26.72% VSC. It is contested that the likely size of the openings and levels they receive with the proposal in place, that the rooms are likely to still achieve good levels of daylight.

Table 3: VSC of nearby existing residential buildings

Building	Window	Existing VSC	Proposed VSC	Fraction of former value	Complies with BR 209 recommendations
183 Manchester Road	1	20.48	21.66	1.06	✓
	2	25.58	23.55	0.92	✓
	3	25.55	21.90	0.86	✓
	4	25.93	20.37	0.79	✗
	5	33.41	28.08	0.84	✓
	6	34.48	27.66	0.80	✓
	7	34.43	25.88	0.75	✗
	8	38.01	30.61	0.81	✓
	9	32.06	27.85	0.87	✓
	10	39.35	35.10	0.89	✓
181 Manchester Road	11	39.31	35.06	0.89	✓
	12	39.37	36.11	0.92	✓
	13	39.43	36.30	0.92	✓
189 Manchester Road	14	36.67	30.96	0.84	✓
	15	38.05	30.89	0.81	✓
	16	39.07	34.80	0.89	✓
	17	39.05	33.15	0.85	✓
191 Manchester Road	19	36.99	33.93	0.92	✓
	20	35.62	32.43	0.91	✓
	21	37.33	33.14	0.89	✓
	22	39.10	36.51	0.93	✓
	23	39.12	35.81	0.92	✓
193 Manchester Road	24	35.15	33.18	0.94	✓
	25	36.86	34.35	0.93	✓
	26	38.94	37.13	0.95	✓
	27	39.07	36.86	0.94	✓
195 Manchester Road	28	24.47	23.05	0.94	✓
	29	28.52	27.14	0.95	✓
	30	35.32	33.49	0.95	✓
	31	33.61	32.36	0.96	✓
	32	38.42	36.91	0.96	✓
15 Sparthfield Avenue	33	38.65	26.94	0.70	✗
	34	38.54	26.72	0.69	✗
	35	39.14	29.86	0.76	✓
	36	39.10	29.72	0.76	✓

Building	Window	Existing VSC	Proposed VSC	Fraction of former value	Complies with BR 209 recommendations
17 Sparthfield Avenue	37	38.72	27.96	0.72	✓
	38	38.70	27.26	0.70	✓
	39	39.20	30.63	0.78	✓
	40	39.17	30.07	0.77	✓
19 Sparthfield Avenue	41	38.12	29.78	0.78	✓
	42	38.65	28.80	0.75	✓
	43	39.26	32.59	0.83	✓
	44	39.23	31.37	0.80	✓
21 Sparthfield Avenue	45	39.02	31.70	0.81	✓
	46	25.84	21.37	0.83	✓
	47	34.94	27.86	0.80	✓
	48	39.31	34.43	0.88	✓
	49	39.29	33.62	0.86	✓
23 Sparthfield Avenue	50	35.60	33.44	0.94	✓
	51	39.07	32.89	0.84	✓
	52	39.36	35.78	0.91	✓
	53	39.33	35.06	0.89	✓

3.4 Sunlight – Annual Probable Sunlight Hours – Existing Buildings

3.4.1 BR 209 paragraph 3.2.3 states:

To assess the loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south.

3.4.2 BR 209 paragraph 3.2.13 states:

If a living room of an existing dwelling has a main window facing within 90° of due south [...] then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- Receives less than 25% of annual probable sunlight hours, and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.8 times its former value during that period;
- And also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.4.3 Table 4 provides a numerical record of the assessment of the annual probable sunlight hours (APSH) and the APSH in the winter months (WPSH) to windows of nearby existing residential buildings, that may be affected by the proposed development. Only windows facing within 90 degrees due south should be assessed. The closest Weather data has been used from BREEAM Location Manchester.

3.4.4 Only 30 windows face within 90 degrees due south. The proposed development would have a imperceptible impact on 27 out of the 30 windows assessed, that face within 90 degrees due south during APSH and WPSH, complying with BR 209 guidance.

3.4.5 The 3 affected windows belong to 183 Manchester Road, and only fall outside BR 209 guidance during the winter months. W2, W3 and W4 all serve the same room, a kitchen space and not a main living area. The room has access to additional windows unaffected by the proposal and should still receive good levels of direct sunlight.

Table 4: APSH and WPSH of nearby existing residential windows

Window	APSH before development (%)	APSH after development (%)	Fraction of former value	WPSH before development (%)	WPSH after development (%)	Fraction of former value	Complies with BR 209 recommendations
W2	60	46	0.77	12	4	0.33	✗
W3	60	45	0.75	14	3	0.21	✗
W4	60	40	0.67	15	2	0.13	✗
W5	70	60	0.86	18	9	0.50	✓
W6	72	59	0.82	20	8	0.40	✓
W7	71	58	0.82	19	8	0.42	✓
W8	70	49	0.7	23	8	0.35	✓
W9	54	46	0.85	17	9	0.53	✓
W10	72	62	0.86	24	14	0.58	✓
W11	72	60	0.83	24	13	0.54	✓
W12	73	63	0.86	25	15	0.60	✓
W13	72	66	0.92	24	18	0.75	✓
W14	65	59	0.91	21	21	1.00	✓
W15	67	60	0.9	23	23	1.00	✓
W16	67	63	0.94	23	23	1.00	✓

Window	APSH before development (%)	APSH after development (%)	Fraction of former value	WPSH before development (%)	WPSH after development (%)	Fraction of former value	Complies with BR 209 recommendations
W17	67	61	0.91	23	23	1.00	✓
W18	64	58	0.91	20	20	1.00	✓
W19	62	57	0.92	19	19	1.00	✓
W20	66	60	0.91	22	22	1.00	✓
W21	66	63	0.95	22	22	1.00	✓
W22	67	63	0.94	23	23	1.00	✓
W23	61	59	0.97	17	17	1.00	✓
W24	62	59	0.95	18	18	1.00	✓
W25	65	64	0.98	21	21	1.00	✓
W26	67	65	0.97	23	23	1.00	✓
W27	24	22	0.92	4	4	1.00	✓
W28	32	30	0.94	6	6	1.00	✓
W29	56	54	0.96	12	12	1.00	✓
W30	52	51	0.98	8	8	1.00	✓
W31	64	63	0.98	20	20	1.00	✓

3.5 Sunlight - Existing Gardens

3.5.1 BR 209 paragraph 3.3.17 states:

It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area that can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

3.5.2 An assessment of the % of direct sunlight to the existing amenity spaces of 183, 189 Manchester Road, and 15-23 Sparthfield Avenue has been carried out both as existing and with the proposal in place.

3.5.3 Figures 7 and 8 show the areas of amenity that would most likely enjoy direct sunlight on March 21 (equinox). Areas in yellow meet BR 209 guidance. Areas in darker colours fall outside BR 209 guidance and are more shaded throughout the day.



Figure 7 – Amenity areas as existing



Figure 8 – Amenity areas with the proposal in place

3.5.4 Table 5 provides a numerical record of the amenity spaces that may be affected by the proposed development.

Table 5: % of Amenity Space that receives direct sunlight

Building	Existing amenity space that receives 2 or more hours of direct sunlight on March 21	Proposed amenity space that receives 2 or more hours of direct sunlight on March 21	Fraction of former value	Complies with BR 209 recommendations
183 Manchester Road	100%	100%	1.00	✓
189 Manchester Road (Front)	95%	93%	0.97	✓
189 Manchester Road (Rear)	98%	98%	1.00	✓
15 Sparthfield Avenue	87%	87%	1.00	✓
17 Sparthfield Avenue	83%	83%	1.00	✓
19 Sparthfield Avenue	75%	75%	1.00	✓
21 Sparthfield Avenue	78%	78%	1.00	✓
23 Sparthfield Avenue	97%	97%	1.00	✓

3.5.5 The proposed development would have an imperceptible impact on sunlight levels of the existing amenity areas to all gardens assessed, complying with BR 209 guidance.

4 Conclusions

4.1.1 An assessment of the impact that the proposed development may have on the daylight and sunlight levels of nearby neighbouring residential buildings, has been undertaken in accordance with guidance set out in *BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice, Third Edition, 2022* (BR 209).

4.1.2 The following conclusions have been drawn:

- 1) All 81 habitable rooms assessed of the proposed development exceed the minimum daylight factor recommended in BR 209, complying with BR 209 guidance.
- 2) All 6 main habitable rooms assessed exceeds the minimum sunlight hours, recommended in BR 209, complying with BR 209 guidance.
- 3) The proposed development would have a noticeable impact on the daylight levels to 4 out of the 52 windows assessed. All other windows assessed comply with BR 209 guidance.

The 4 windows that may be affected by the proposed development are W4 and W7 of 183 Manchester Road and the potential openings of W33 and W34 of 15 Sparthfield Avenue.

W4 of 183 Manchester Road serves a kitchen space with other additional windows unaffected by the proposal. Based on the size of the kitchen, this may be considered a non-habitable space and only used for food preparation. W7 located on the first floor of 183 Manchester Road serves a bathroom. Therefore the reduction of daylight to these non-habitable spaces could be considered an acceptable loss.

The potential window/opening locations on 15 Sparthfield Avenue are likely to serve habitable spaces, like a kitchen/dining room. The results indicate that the VSC values with the proposed development in place just fall outside BR 209 recommended VSC levels of 27%, with W33 achieving 26.94% VSC and W34 achieving 26.72% VSC. It is contested that the likely size of the openings and levels they receive with the proposal in place, that the rooms are likely to still achieve good levels of daylight.

- 4) Only 30 windows face within 90 degrees due south. The proposed development would have a imperceptible impact on 27 out of the 30 windows assessed, that face within 90 degrees due south during APSH and WPSH, complying with BR 209 guidance.

The 3 affected windows belong to 183 Manchester Road, and only fall outside BR 209 guidance during the winter months. W2, W3 and W4 all serve the same room, a kitchen space and not a main living area. The room has access to additional windows unaffected by the proposal and should still receive good levels of direct sunlight.

- 5) The proposed development would have an imperceptible impact on sunlight levels of the existing amenity areas to all gardens assessed, complying with BR 209 guidance.

Appendix A

Proposed Floor Plans

By Department Legend

- Amenity
- Facilities Management
- Respite
- Staff Facilities
- Circulation
- Kitchen
- Respite Circulation
- Visitor

Car Parking
(8 Spaces, 3 Disabled Spaces)

3.5m x 8.5m Abundance
Parking Area

Sub-Station

183

15090
Distance to neighbouring property

15150
Distance to neighbouring property

EV Parking
(2 Spaces)

Mobility Scooter
Store
(3 Lockers)

Sheltered Bike Rack
(24 spaces)

Euro Bin Store

Visitor Cafe
12 m²

Room 8
Visitor Lounge
42 m²

Stair
12 m²

Staff/Security Office
21 m²

Shower/Changing
3 m²

Visitor WC
5 m²

Shower/Changing
3 m²

Lift
4 m²

Lift
4 m²

Reception
38 m²

Staff Room
29 m²

Bin Store
27 m²

Main Kitchen
50 m²

Store
7 m²

WC
3 m²

WC
4 m²

Sluice
5 m²

Laundry Room
22 m²

Hairdressers
11 m²

Medical Room
10 m²

Room 3

Respite Room
12 m²

en-suite
3 m²

Respite Room
13 m²

en-suite
3 m²

Room 2

Respite Room
13 m²

en-suite
3 m²

Room 1

Respite Room
13 m²

en-suite
3 m²

Cleaners
Cupboard
6 m²

en-suite
4 m²

en-suite
3 m²

en-suite
3 m²

en-suite
3 m²

en-suite
3 m²

Stair
12 m²

Stair
12 m²

Prayer/Multifunction Room
37 m²

Room 6

Plant
49 m²

Plant
49 m²

Plant
49 m²

Plant
49 m²

Plant
49 m²

Plant
49 m²

Plant
49 m²

Plant
49 m²

Plant
49 m²

Plant
49 m²

Plant
49 m²

Plant
49 m²

Plant
49 m²

Plant
49 m²

Plant
49 m²

By Department Legend

- Circulation
- Staff Facilities
- Dementia



