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Your ref:

Sunlight Assessment

Sunlight Assessment - Residential development consisting of 9no' 4-bedroom dwellings with associated parking and landscaping: Land At , Schofield St, Heywood, Rochdale, OL10 1DH.

Introduction

This assessment evaluates the potential sunlight exposure for a proposed development of nine dwellings arranged linearly parallel to Schofield Street, Heywood. The dwellings feature predominantly northeast-facing rear gardens. Notable surrounding structures include a three-storey mill to the northwest and a single-storey industrial building approximately 25 meters to the northeast of the rear gardens of a block of five mews houses.

Methodology

A sun path study was conducted during key solar events:

- **Spring Equinox (March 21)**
- **Summer Solstice (June 21)**
- **Autumn Equinox (September 21)**
- **Winter Solstice (December 21)**

These dates provide insights into sunlight patterns throughout the year.

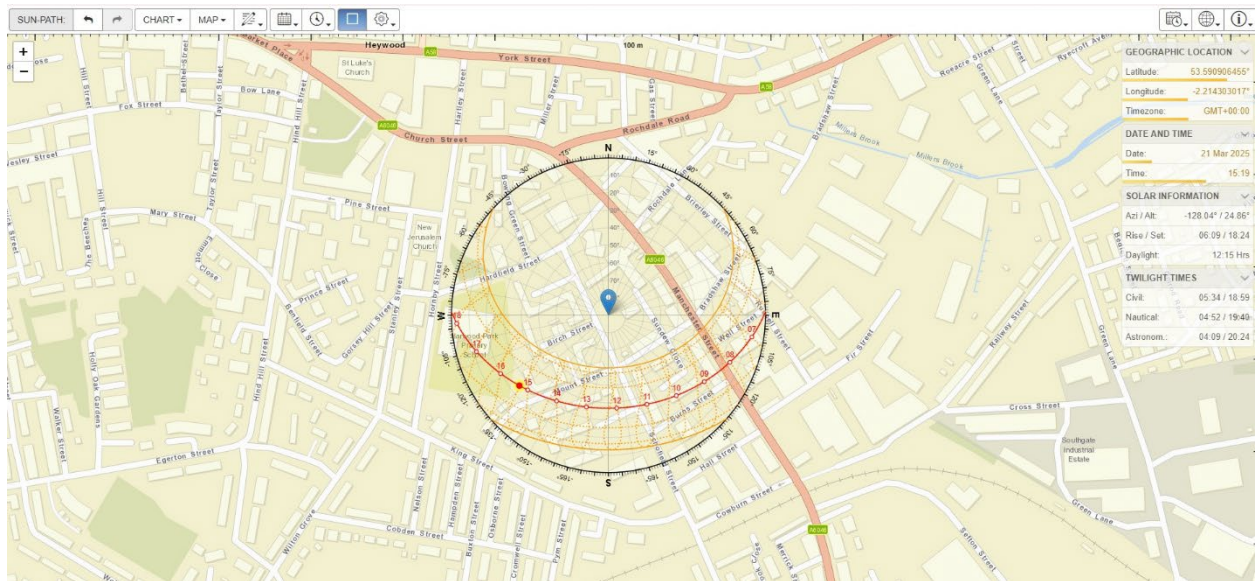
Findings

- **Impact of Adjacent Structures:** The sun path study indicates that neither the three-storey mill nor the single-storey industrial building casts shadows on the proposed dwellings or their gardens during any part of the year.
- **Sunlight Exposure in Rear Gardens:** Despite their northeast orientation, the rear gardens receive ample sunlight during morning to noon and mid to late afternoon periods. This ensures several hours of natural sunlight daily without interruption.
- **Shadowing on Adjacent Properties:** The proposed dwellings cast minimal shadows on neighbouring properties, including those on Sundew Close, throughout the year.

Compliance with Standards

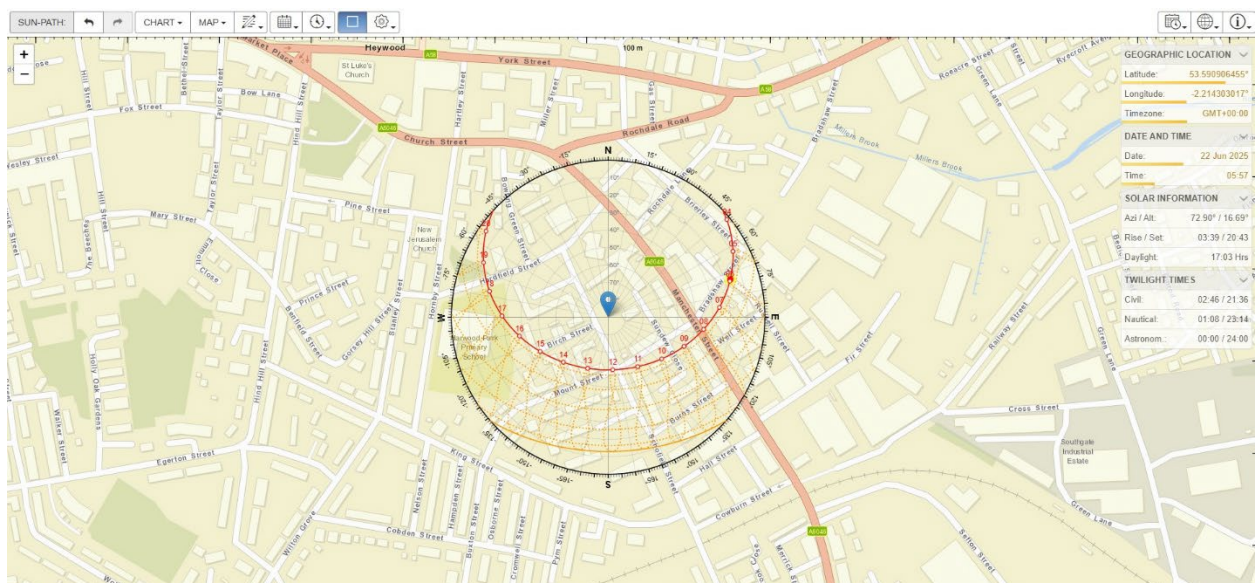
The assessment aligns with the guidelines set forth in the **Building Research Establishment (BRE) Report 209** and **British Standard BS EN 17037**, which provide criteria for daylight and sunlight in residential developments. The findings demonstrate that the proposed development meets the recommended levels of sunlight exposure for outdoor amenity spaces.

DIAGRAM 1



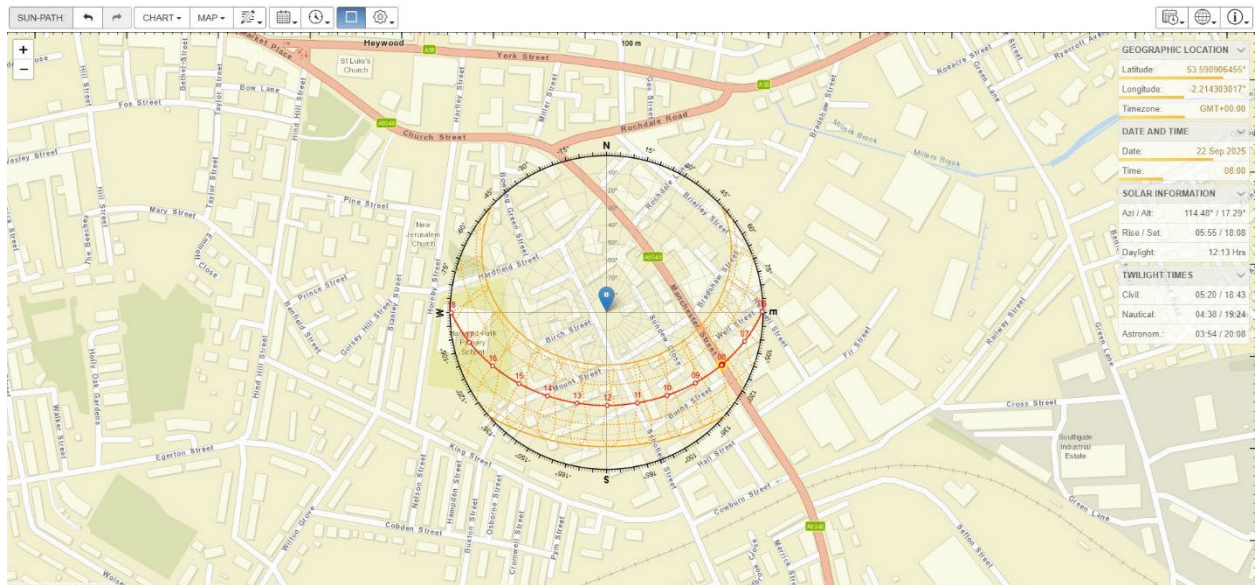
SPRING / VERNAL EQUINOX – MARCH (CENTRED ON THE APPLICATION SITE)

DIAGRAM 2



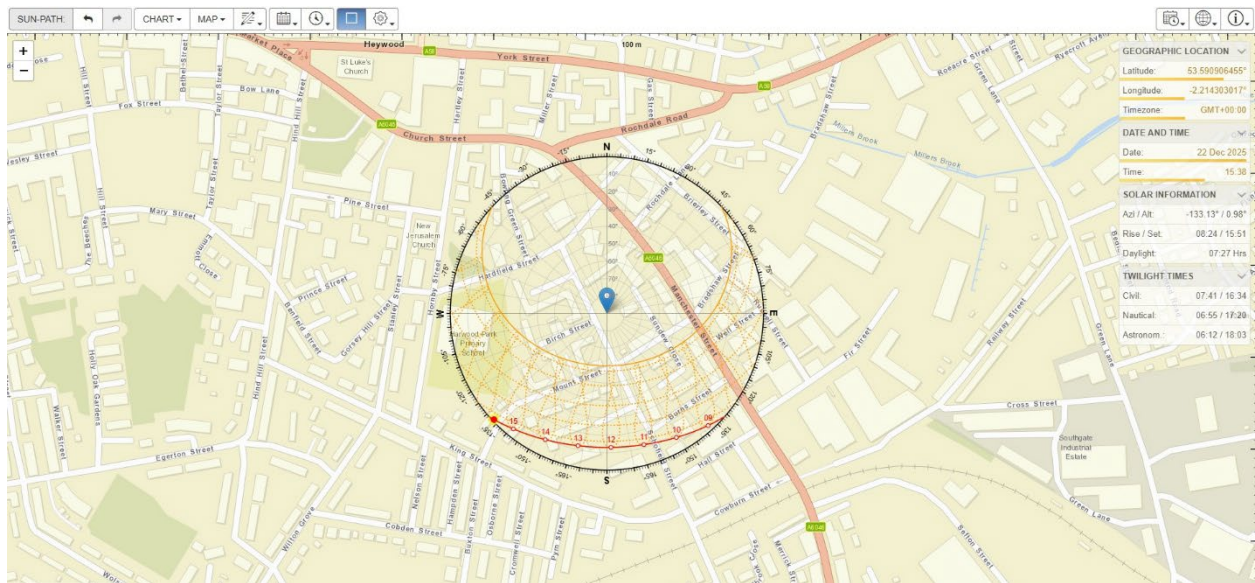
SUMMER SOLSTICE – JUNE (CENTRED ON THE APPLICATION SITE)

DIAGRAM 3



AUTUMN EQUINOX – SEPTEMBER (CENTRED ON THE APPLICATION SITE)

DIAGRAM 4



WINTER SOLSTICE - DECEMBER (CENTRED ON THE APPLICATION SITE)

Conclusion

The proposed residential development on Schofield Street will provide adequate sunlight to the dwellings and their associated private gardens. The design ensures minimal impact on adjacent properties, maintaining acceptable sunlight standards as per BRE and BS EN 17037 guidelines.

The proposed development of nine houses on land off Schofield Street, Heywood, features east-facing rear gardens. It's essential to assess how these gardens will receive adequate sunlight across all seasons to ensure a comfortable living environment for future occupants.

Sunlight Exposure in East-Facing Gardens

East-facing gardens benefit from morning sunlight as the sun rises in the east. This exposure provides gentle illumination during the early hours, which is advantageous for both residents and plant life. As the day progresses, these gardens transition into shade during the afternoon. The duration and intensity of sunlight vary with the seasons:

- **Spring and Autumn:** During these transitional seasons, east-facing gardens typically receive approximately 4 to 6 hours of direct morning sunlight. This period supports the growth of various plants and offers residents pleasant outdoor conditions.
- **Summer:** In the summer months, the gardens can enjoy up to 6 to 8 hours of sunlight from sunrise until early afternoon. The morning sun provides sufficient warmth and light, while the afternoon shade offers a cooler retreat during the hottest part of the day.
- **Winter:** During winter, sunlight exposure decreases due to the sun's lower position in the sky and shorter daylight hours. East-facing gardens may receive around 2 to 4 hours of morning sunlight. While limited, this light is valuable for certain hardy plant species and contributes to the overall brightness of the living spaces.

Advantages of East-Facing Gardens for Residents

1. **Comfortable Morning Environment:** Morning sunlight is generally softer and less intense, creating a pleasant atmosphere for outdoor activities such as breakfast or gardening. The afternoon shade ensures that outdoor spaces remain comfortable even during warmer months.
2. **Energy Efficiency:** Homes with east-facing gardens can benefit from natural heating during the morning, potentially reducing the need for artificial heating. The afternoon shade helps in maintaining cooler indoor temperatures, decreasing reliance on air conditioning.
3. **Diverse Plant Cultivation:** The specific light conditions of east-facing gardens support a variety of plant species. Plants like roses, lavender, camellias, clematis, and bergenia thrive with morning sun and afternoon shade, allowing residents to cultivate a vibrant and diverse garden.

The design of the proposed development ensures that the east-facing gardens will receive adequate sunlight throughout the year. Morning sun exposure across all seasons provides a bright and welcoming environment for residents, while the afternoon shade offers comfort during hotter periods. This balance of light and shade enhances the livability of the dwellings and supports a diverse range of plant life, contributing positively to the overall residential experience.