

Proximity

Daylight & Sunlight
Amenity Impact
Assessment Report

Corner Plot,
33-41 Maclure Road
Rochdale
OL11 1DN



Project Particulars

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Revision	Date	Details	By	Check
00	XX/11/23	Draft Issue	TK	JM

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1.0 Executive Summary

- 1.1.1 Rochdale Development Agency (“RDA”) propose the redevelopment of the Site of 29-31 and 33-41 Maclure Road, Rochdale OL11 1DN (the “Proposed Development”).
- 1.1.2 Proximity is appointed to evaluate the daylight and sunlight amenity impact of this Proposed Development on the surrounding built environment.
- 1.1.3 Our appraisal is based on the provisions of the Building Research Establishment’s (“BRE”) Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. Whilst not Planning Policy, the BRE Guidance provides an objective means for evaluating daylight and sunlight amenity impact in the built environment.
- 1.1.4 The BRE Guidance primarily seeks to promote the daylight and sunlight impact assessment of neighbouring buildings of residential use; it highlights the consideration of daylight and sunlight to living rooms and daylight to bedrooms and family kitchens.
- 1.1.5 A detailed computerised assessment of daylight and sunlight amenity impact of the Proposed Development has been undertaken of the neighbouring residential windows that overlook the Site and serve habitable room uses.
- 1.1.6 We have assessed 8 neighbouring properties on Fire Station Yard and 2 neighbouring properties on Richard Street which, according to our research, are in residential use and have windows that overlook the Proposed Development.
- 1.1.7 Based on the BRE Guidance our assessment shows that the Proposed Development does not have a significant impact on either the daylight or sunlight amenity of the neighbouring properties at 48 & 50 Richard Street or 3-8 (inclusive) Fire Station Yard.
- 1.1.8 Based on the BRE Guidance our assessment shows that the Proposed Development will have a minor impact on the daylight of the rear and outrigger elevation windows of 9 Fire Station Yard and the rear elevation windows of 10 Fire Station Yard. The living rooms to the front of these properties are unaffected.
- 1.1.9 Based on the BRE Guidance our assessment shows that the Proposed Development does not have a significant impact the sunlight amenity of the neighbouring properties at 9 & 10 Fire Station Yard.

- 1.1.10 The rear gardens of 3-10 (inclusive) Fire Station Yard are external amenity spaces in the vicinity of the Site that would merit assessment with reference to the BRE's 2 Hour Time in Sun Test. These external areas have been assessed and 3-9 Fire Station Yard meet the BRE Guidance. We do not consider that there is a significant impact on the overshadowing of these spaces because of the Proposed Development.
- 1.1.11 The external area to 10 Fire Station Yard has been assessed and is unable to meet the BRE Guidance. There is an impact on the overshadowing of this property's external amenity because of the Proposed Development.
- 1.1.12 Based on the localised minor impact on daylight and sunlight amenity that our analysis confirms, we see no technical justification why planning permission for the Proposed Development would be denied on daylight and sunlight amenity impact grounds.

2.0 Introduction

Background and Instructions

- 2.1.1 Rochdale Development Agency (“RDA”) propose the redevelopment of the Site of 29-31 and 33-41 Maclure Road, Rochdale OL11 1DN (the “Proposed Development”).
- 2.1.2 Proximity is appointed to evaluate the daylight and sunlight amenity impact of this Proposed Development on the surrounding built environment.
- 2.1.3 This Report confirms our assessment methodology, findings and opinions.

2.2 Scope of this Report

- 2.2.1 Our daylight and sunlight amenity impact assessment revolves around the provisions of the Building Research Establishment’s (“BRE”) Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. The Guide provides an objective means for evaluating daylight and sunlight amenity impacts in the built environment.
- 2.2.2 The Site facing windows of the habitable rooms within the following neighbouring buildings are identified as key receptors and have been daylight and sunlight amenity impact appraised:
 - > 10 Fire Station Yard
 - > 9 Fire Station Yard
 - > 8 Fire Station Yard
 - > 7 Fire Station Yard
 - > 6 Fire Station Yard
 - > 5 Fire Station Yard
 - > 4 Fire Station Yard
 - > 3 Fire Station Yard
 - > 48 Richard Street
 - > 50 Richard Street

- 2.2.3 We have identified external amenity spaces surrounding the site that require 'time in sun' appraisal. These are the gardens of the Fire Station Yard properties adjacent to the Site.
- 2.2.4 We have undertaken a daylight and sunlight technical analysis and have measured, using computerised 3D massing simulations of the Site and its surroundings and specialist computer software, the amount of daylight and/or sunlight that is available to the abovementioned receptors, both as existing / baseline and as proposed.

2.3 Professional Experience

- 2.3.1 This appraisal has been overseen by Tom Kibblewhite, who is a Director at Proximity.
- 2.3.2 He has, over the course of the last 17 years, specialised in advising and representing his clients on various third-party development issues, including rights of light (common law), daylight and sunlight and overshadowing amenity assessments (for Town & Country Planning), the Party Wall etc Act 1996 and access to land / airspace negotiations.
- 2.3.3 He commenced his training at building surveying Consultancy, Watts Group Limited in July 2003 and became a Director specialising providing third party development consultancy advice to his clients.
- 2.3.4 In November 2022 he established Proximity, a new firm of Chartered Surveyors specialising in the assessment, management, and mitigation of the "Proximity Risk" associated with rights of light, daylight and sunlight amenity / solar glare amenity impacts, access to land / airspace and the administration of the Party Wall etc Act 1996.
- 2.3.5 He has advised both developers and neighbouring adjoining owners on the "light" impact of proposed property developments. He has also accepted instructions to advise Local Authorities on the practical application of the BRE Guidance.
- 2.3.6 A member of the Royal Institution of Chartered Surveyors ("RICS"), he has frequently lectured on third party development issues to fellow property professionals as part of numerous regional CPD programmes and conferences.

2.4 The Site

- 2.4.1 The Site is located on the corner of Maclure Road and Station Road, Rochdale. To the north, the Site is bounded by Fire Station Yard roadway and the rear access way behind 3-10 Fire Station Yard. It is bounded by Maclure Road to the west. To the east, the Site is bounded by Deen House, Station Road. To the south, the Site is bounded by Station Road.
- 2.4.2 The Site is currently occupied by the 3 storey 29-31 Maclure Road and single storey 33-41 Maclure Road.

2.5 The Proposed Development

- 2.5.1 The proposals for the Site consist of the refurbishment and conversion of 29-31 Maclure Road to residential apartments, the demolition of 33-41 Maclure Road and the construction of a 6 storey residential apartment building, connected to 29-31 Maclure Road.

2.6 Information Relied upon and Site-Specific Limitations

- 2.6.1 We have inspected the Site and walked its surroundings and in so doing have identified the window provision of the neighbouring buildings that overlook the Site (to the extent that such windows are capable of being observed from the adjacent public highways) and the use of these buildings.
- 2.6.2 To facilitate the running of the computerised technical analysis, we have constructed digital 3D massing models of the Site and its immediate surroundings, both in its existing or baseline configuration and as is proposed. In establishing the 3D massing models, we have relied on the following information, provided to us by others:
- > A photogrammetric model of the Site and its surroundings by AccuCities; and
 - > 3D model of the Proposed Building prepared by Leach Rhodes Walker Architects.
- 2.6.3 The interior of the neighbouring buildings considered as part of this Report has not been inspected. It has therefore been necessary to make assumptions regarding the use and arrangement of the neighbouring rooms. These assumptions can be observed from the No Sky Line Contour Plans at Appendix 4.

- 2.6.4 Further, the height between the internal floor level and the window cill in each room of the neighbouring buildings will influence the position of the working plane, which is the level at which the internal distribution of skylight is measured. We have had to assume the position of the working plane.
- 2.6.5 On the basis that the neighbouring buildings have not been inspected, we have also had to make assumptions as to their internal use and function. Our assumptions are primarily influenced by observations made during our Site inspection. We have also identified the neighbouring buildings of residential use by reference to Valuation Office Agency records – neighbouring buildings with a Council Tax Band being of residential use.
- 2.6.6 Our technical analysis only appraises the daylight and sunlight amenity impact that the massing of the Proposed Development will have on the of the surrounding built environment. It is not a cumulative assessment that considers other construction development proposed in the vicinity of the Site.

3.0 Standards

3.1 National Planning Policy

- 3.1.1 There are no national planning policy guidelines that directly govern daylight and sunlight amenity in terms of sufficiency and acceptable impacts.
- 3.1.2 It is, however, acknowledged that the National Planning Policy Framework (“NPPF”) 2021 confirms the Government’s objective to conserve and enhance the natural and local environment in the planning system.
- 3.1.3 The availability of daylight and sunlight are, of course, natural resources that can enhance an environment.
- 3.1.4 The NPPF promotes, where appropriate, an uplift in density for residential development in town and city centres, and notes that a flexible approach should be taken in applying guidance relating to daylight and sunlight in such areas of high density.

3.2 Local Planning Policy and Guidance

- 3.2.1 Rochdale Borough Council’s Planning Policy is contained within its Unitary Development Plan 2001-2016 and comprises a number of subsidiary documents.
- 3.2.2 Although the above-mentioned policies make some reference to daylight amenity, there is no bespoke “daylight and sunlight” policy. Further, no guidance is provided on how a daylight and sunlight amenity impact might be measured and evaluated in practice.
- 3.2.3 Accordingly, it is necessary to consider the design guidance available from the Building Research Establishment (BRE) and their Guidance Note “Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice”.

3.3 The BRE “Site Layout Planning for Daylight & Sunlight”

- 3.3.1 The BRE Guidance was produced following extensive consultation with architects, planning officers, consultants, professional institutions and Government officials.
- 3.3.2 The Guidance was first published in 1991 and superseded the Department of the Environment Guidance “Sunlight and Daylight Planning Criteria and Design of Buildings”.
- 3.3.3 The current edition (3rd) of the BRE Guidance was published in June 2022.

- 3.3.4 Its purpose is to assist in evaluating the relationship between new and existing buildings to ensure that each retains the potential to achieve a “fair share” of daylight and sunlight given their relative siting, height and mass.
- 3.3.5 The BRE Guidance is technically robust and has become the industry standard methodology for assessing daylight and sunlight amenity in the built environment. The provisions of the BRE Guidance are not mandatory and the BRE have taken steps to confirm that it should not be read as an instrument of planning policy:
- “The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document 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 because natural daylight is only one of many factors in site layout design”.*
- 3.3.6 It is important to note that the BRE Guidance was principally developed for use in the assessment of low-density suburban environments and should, therefore, be applied flexibly for developments in urban City or Town Centre sites, commercially influenced areas or areas where greater density is sought / encouraged.
- 3.3.7 The BRE targets should not, therefore, be seen as absolute and immovable targets when applied in built environments either of existing high density or where increased density is being sought / encouraged.

4.0 The BRE Tests

4.1 Daylight

- 4.1.1 The BRE Guidance confirms that its daylight provisions are intended for use for rooms in neighbouring dwellings where daylight is required, which would include living rooms, kitchens and bedrooms. It goes on to confirm that windows serving bathrooms, toilets, store rooms, circulation areas, and garages need not be analysed.
- 4.1.2 There are several different methods of measuring daylight amenity.
- 4.1.3 The BRE recommend that the Vertical Sky Component ("VSC") test is used when considering the impact that a new development will have on the daylight amenity of an existing neighbouring building.
- 4.1.4 The VSC is a unit of measurement that represents the amount of visible sky capable of being received at the external face of a window. Daylight is derived directly from the sky. On that basis, the more unobstructed sky or sky visibility available to a window, the potential daylighting capability of the room served by it will increase.
- 4.1.5 The unit is expressed as a percentage, as it is the ratio between the amount of visible sky available to the window being tested, compared to that available from a totally unobstructed sky.
- 4.1.6 To put this unit of measurement into perspective, the maximum percentage VSC value of a window located in a vertical plane is 50%, but in practice the VSC values do not typically exceed 40%, because of projecting window reveals and window heads which lessen / reduce the angles of measurement.
- 4.1.7 The BRE Guidance for daylight confirms that:
- "... daylighting of an existing building may be adversely affected ... if ... the VSC measured at the centre of an existing ... window is less than 27%, and less than 0.8 times its former value".*
- 4.1.8 In this regard, an aspirational target of 27% VSC is established for each window. However, if a window already receives less than 27% VSC, then a reduction in the existing value of up to 20% (i.e., to 0.8x baseline value) is accepted as permissible on the basis that such a reduction is unlikely to be noticed by the room's occupants.

- 4.1.9 We would stress that should a window's VSC value be reduced by more than 20%, this does not mean that the room will ordinarily be left with inadequate levels of daylight; it simply means that the reduction in light will be more noticeable to the occupants.
- 4.1.10 The BRE Guidance confirms that the daylight distribution of an existing building can be found by plotting the No Sky Line ("NSL") for each main room, which would include living rooms, dining rooms and kitchens (bedrooms are considered less important). The NSL is measured at an internal working plane within a room and divides those parts of it which can and cannot see the sky through its window provision. Those parts of a room beyond the NSL usually look dark and gloomy, compared with the rest of the room, because they receive no direct light.
- 4.1.11 The BRE Guidance confirms that the area of a room within the baseline NSL can be reduced by 20% (or to 0.8x baseline value) without being noticed by the room occupants.

4.2 Sunlight to Buildings

- 4.2.1 Unlike daylight, which is not influenced by orientation and assumes that light from the sky is uniform, the availability of sunlight is dependent upon compass orientation. As the United Kingdom is in the northern hemisphere, sun is only received from the south, rising in the east and setting in the west. The availability of sunlight is therefore dependent upon the orientation of the window being tested relative to due south.
- 4.2.2 The BRE Guidance for sunlight concludes that:
- "If a living room of an existing dwelling has a main window facing within 90° of due south and any part of the new development subtends an angle of more than 25° to the horizontal, measured from the centre of the window in a vertical section perpendicular to the window, the sunlighting of the existing dwelling may be adversely affected".*
- 4.2.3 Based on the wording of this provision, sunlight may only need to be considered for windows serving living rooms, which contrasts with the daylight test that applies equally to kitchens and bedrooms.

- 4.2.4 The BRE Guidance goes on to conclude that sunlight will be adversely affected if the living room 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”*. The period September–March is acknowledged as the “winter months”.
- 4.2.5 Again, the BRE confirms that where the APSH values are not met in the existing condition, a reduction of up to 20% (i.e., 0.8x) the existing value would be acceptable, on the basis that the reduction is unlikely to be noticed by the building occupants.
- 4.2.6 We would, again, stress that reductions of more than 20% should not ordinarily be interpreted as a window being left with insufficient levels of sunlight amenity; it simply means that the reduction is more likely to be noticed by the building occupants.

4.3 Sunlight to Open Spaces

- 4.3.1 As well as ensuring that living rooms receive a good level of sunlight, it is also important that open spaces between and around buildings such as gardens are suitably sunlit.
- 4.3.2 The BRE recommend that the availability of sunlight should be checked for all external spaces where it will be required, and this would normally include:
- > Gardens, usually the main back garden of a house;
 - > Parks and playing fields;
 - > Children’s playgrounds;
 - > Outdoor swimming pools and paddling pools;
 - > Sitting out areas, such as those between non-domestic buildings / public squares;
 - > Focal points such as monuments or fountains.
- 4.3.3 The BRE Guidance concludes that:
- “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 which 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”.

- 4.3.4 This ultimately means that 50% of any garden or external amenity space must be capable of receiving two hours of sunlight, and by implication be free from any permanent overshadowing, on 21 March. A reduction to 0.8x of the existing value is accepted by the BRE on the grounds that it is unlikely to be noticed by the users.

5.0 Assessment

5.1 Assessment Methodology

- 5.1.1 Our assessment follows the methodology set out in the BRE Guidance, which provides an objective means of measuring and evaluating daylight and sunlight amenity impacts.
- 5.1.2 To appraise the impact that the massing of the Proposed Development will have on the daylight and sunlight amenity of the surrounding built environment, a topographically accurate digital 3D model has been constructed that simulates the massing of the Site and its surroundings in both as it currently exists with 33-41 Maclure Road ("baseline condition") and after the completion of the Proposed Development ("proposed condition").
- 5.1.3 Specialist computer software (known as "Waldram Tools", a widely used and market leading simulated light measurement software) has been used to perform the BRE daylight and sunlight tests.
- 5.1.4 The information upon which the 3D model and technical analysis is based, has been extracted from the information referred to in Section 2.6 of this Report.

5.2 Receptor Identification

- 5.2.1 It is clear from reading the BRE Guidance that it seeks to consider daylight and sunlight amenity for neighbouring buildings of residential use; it emphasises the availability of daylight and sunlight to living rooms, and daylight to bedrooms and family kitchens. The relevant or sensitive daylight and sunlight receptors around the Site are therefore those windows that serve anticipated habitable room uses in the neighbouring buildings.
- 5.2.2 For the purposes of this Report, we have identified the Site facing windows and habitable rooms of the following neighbouring buildings as the relevant daylight and sunlight amenity impact receptors:
 - > 10 Fire Station Yard
 - > 9 Fire Station Yard
 - > 8 Fire Station Yard
 - > 7 Fire Station Yard
 - > 6 Fire Station Yard
 - > 5 Fire Station Yard
 - > 4 Fire Station Yard

- > 3 Fire Station Yard
- > 48 Richard Street
- > 50 Richard Street

5.2.3 Any windows in the above-mentioned building that are known to serve circulation space or welfare accommodation have not been analysed.

5.3 Baseline Condition

5.3.1 The baseline condition acknowledges the massing of the existing buildings of the Site and the current massing of its surroundings at the date of this Report. Baseline condition massing images of the Site are provided at Appendix 1.

5.4 The Measured Daylight & Sunlight Amenity Impact

5.4.1 The results of the VSC daylight and APSH Sunlight tests are tabulated in Appendix 2.

5.4.2 We have measured the daylight impact of the Proposed Development against the BRE's 27% VSC target.

5.4.3 The results of the NSL tests are presented at Appendix 4. To explain the NSL contour plots, the area of the room within the amber contour receives access to direct sky light. The hatched area of the room identifies each neighbouring room that will lose direct access to sky visibility, because of the Proposed Development.

5.4.4 As above, the BRE confirm that only windows facing within 90° of due south can have any real expectation of receiving sunlight and need to be technically appraised. This is because the sun rises in the east, sets in the west, passing through south. The Site facing windows / rooms of some neighbouring buildings considered as part of this Report are north facing. For this reason, they have not been sunlight amenity impact evaluated.

5.4.5 Results in the 'Pr/Ex' column show the proposed value as a proportion of the baseline value.

5.4.6 Proposed "Pr/Ex" results that are greater than 0.8x Baseline Values are coloured green and are considered acceptable to the BRE on the basis that any reduction in VSC, NSL or APSH would not be noticed by the room occupants.

- 5.4.7 A summary of the results of our technical study, and commentary confirming our opinion of them, is set out on a neighbouring property by property basis at Section 5 below.

6.0 The Neighbouring Receptors



10 Fire Station Yard

This is a two storey end of terrace residential property located to the north of the Site and separated from it by the rear access way.

The window provision to the gable elevation overlooks the 29-31 Maclure Road portion of the Site directly. The rear windows will partially face the eastern section of the Proposed Development.

Our research suggests that the property is in residential use.



9 Fire Station Yard

This is a two storey mid-terrace residential property located to the north of the Site and separated from it by the rear access way.

The window provision to the rear outrigger extension will directly face the Proposed Development.

Our research suggests that the property is in residential use.



8 Fire Station Yard

This is a two storey mid-terrace residential property located to the north of the Site and separated from it by the rear access way.

The window provision to the rear elevation and rear outrigger extension will not directly face the Proposed Development.

Our research suggests that the property is in residential use.



7 Fire Station Yard

This is a two storey end of terrace residential property located to the north of the Site and separated from it by the rear access way.

The window provision to the rear elevation and rear outrigger extension will not directly face the Proposed Development.

Our research suggests that the property is in residential use.



6 Fire Station Yard

This is a two storey end of terrace residential property located to the north of the Site and separated from it by the rear access way.

The window provision to the rear elevation will not directly face the Proposed Development.

Our research suggests that the property is in residential use.



5 Fire Station Yard

This is a two storey mid-terrace residential property located to the north east of the Site and separated from it by the rear access way.

The window provision to the rear outrigger extension will directly face the Proposed Development.

Our research suggests that the property is in residential use.



4 Fire Station Yard

This is a two storey mid-terrace residential property located to the north east of the Site and separated from it by the rear access way.

The window provision to the rear elevation and rear outrigger extension will not directly face the Proposed Development.

Our research suggests that the property is in residential use.



3 Fire Station Yard

This is a two storey end of terrace residential property located to the north of the Site and separated from it by the rear access way.

The window provision to the rear elevation will not directly face the Proposed Development.

Our research suggests that the property is in residential use.



48 Richard Street

48 Richard Steet is a semi-detached property located to the north east of the Site.

The rear elevation window provision overlooks the Site directly and will face the Proposed Development.

Our research suggests the property is in residential use.



50 Richard Street

50 Richard Steet is a semi-detached property located to the north east of the Site.

The rear elevation window provision overlooks the Site directly and will face the Proposed Development.

Our research suggests the property is in residential use.

10 Fire Station Yard

Daylight Amenity

10 windows, serving 3 individual rooms, have been appraised.

In the baseline condition, 1 window (10%) is unable to meet the BRE's target of 27% VSC. This window is to the ground floor and is one of 7 windows forming a larger window in the rear elevation of the property. The BRE guidance encourages that where a room is served by more than one window that the average VSC may be calculated. When taken as an average the windows serving the ground floor room achieve overall VSC of 28.99% which slightly exceeds the BRE's target of 27% VSC for a suburban setting.

Windows 1-7 inclusive are thought to serve a single room to the rear of the property. We assume that this is a Kitchen Diner. Our analysis shows that the average VSC for this room post development is 21.12%, and this represents a 0.73 (27%) reduction against the average VSC in the existing condition. The BRE guidance allows a 0.8 (20%) reduction in VSC as this level of reduction is unlikely to be noticeable to occupants.

Windows 1, 2 and 3 to the first floor serve two bedrooms. There are projecting roof eaves which has the effect of limiting the amount of daylight available from directly above the windows.

The BRE guidance states that light to bedrooms is of less importance. The average VSC in the proposed condition to bedroom 1 is 19.69%. In the context of a bedroom this level of daylight is considered acceptable.

The VSC in the proposed condition to bedroom 2 is 23.38%. In the context of a bedroom this level of daylight is considered acceptable.

All the rooms appraised (100%) would pass the BRE's NSL test, experiencing no conceivable reductions in daylight distribution that are likely to be noticed by room occupants. These rooms are the Kitchen / dinner and the two first floor bedrooms.

Overall, we consider that there is a minor impact on daylight amenity to this property. It should be noted that the primary habitable space of the lounge is not affected by the Proposed Development, this is located to the front of the property.

Sunlight to Buildings

3 habitable rooms served by 10 windows have been appraised.

In the baseline condition, all of the rooms appraised (100%) achieve the annual sunlight targets and winter sunlight targets.

In the proposed condition, all of the habitable rooms (100%) will either continue to achieve the BRE's sunlight targets for both annual and winter sunlight, or retain sunlight values that are at least 0.8x baseline values (acceptable to the BRE on the basis that such reductions are unlikely to be noticeable to rooms occupants).

The impact of the Proposed Development on sunlight amenity of this property is therefore not significant.

Sunlight to External Amenity Space

The rear garden of 10 Fire Station Yard has also been appraised for the "sun on ground" test to establish the impact of the Proposed Development on the use and overshadowing of the rear garden.

In the baseline condition, 86% of the rear garden receives more than two hours of continuous sunlight on 21 March.

In the proposed condition, 26% of the garden area will continue to receive at least two hours of continuous sunlight on 21 March.

The external amenity area lit in the proposed condition is below the 50% area recommended by the BRE guidance. Accordingly, we do consider that there is an impact on the rear garden amenity space as a result of the Proposed Development.

9 Fire Station Yard

Daylight Amenity

11 windows, serving 4 individual rooms, have been appraised.

In the baseline condition, 9 windows (81%) are unable to meet the BRE's target of 27% VSC.

The BRE guidance encourages that where a room is served by more than one window that the average VSC may be calculated. When taken as an average the windows serving the ground floor rooms achieve an average VSC 21.99% for Room 1 and 20.19% for Room 2. Both these ground floor rooms are unable to meet the BRE's target of 27% VSC for a suburban setting.

Bedroom 1 has a VSC of 26.58% in the existing condition, slightly below the BRE's target of 27%.

Bedroom 2 has an average VSC of 27.76% in the existing condition, meeting the BRE's target.

Windows 1-5 inclusive serve room 1 to the rear of the property. We assume that this is a Dining Room. Our analysis shows that the average VSC for this room post development is 14.30%, and this represents a 0.65 (35%) reduction against the average VSC in the existing condition.

The BRE guidance states that light to bedrooms is of less importance. The average VSC in the proposed condition to bedroom 1 is 18.48%. In the context of a bedroom this level of daylight is considered acceptable.

Windows 1, 2 and 3 to the first floor serve two bedrooms. There are projecting roof eaves which has the effect of limiting the amount of daylight available from directly above the windows.

The BRE guidance states that light to bedrooms is of less importance. The VSC in the proposed condition to bedroom 1 is 18.45%. In the context of a bedroom this level of daylight is considered acceptable.

The average VSC in the proposed condition to bedroom 2 is 20.20%. In the context of a bedroom this level of daylight is considered acceptable.

3 of the 4 rooms appraised (75%) would pass the BRE's NSL test, experiencing no conceivable reductions in daylight distribution that are likely to be noticed by room occupants. These rooms are the dining room and the two first floor bedrooms.

There is a reduction to the ground floor kitchen that would exceed the BRE's NSL recommendation of 0.80 x (20%) the former value.

Overall, we consider that there is a minor impact on daylight amenity to this property. It should be noted that the primary habitable space of the lounge is not affected by the Proposed Development, this is located to the front of the property.

Sunlight to Buildings

4 habitable rooms served by 11 windows have been appraised.

In the baseline condition, all of the rooms appraised (100%) achieve the annual sunlight targets and winter sunlight targets.

In the proposed condition, all of the habitable rooms (100%) will either continue to achieve the BRE's sunlight targets for both annual and winter sunlight, or retain sunlight values that are at least 0.8x baseline values (acceptable to the BRE on the basis that such reductions are unlikely to be noticeable to rooms occupants).

The impact of the Proposed Development on sunlight amenity of this property is therefore not significant.

Sunlight to External Amenity Space

The rear garden of 9 Fire Station Yard has also been appraised for the "sun on ground" test to establish the impact of the Proposed Development on the use and overshadowing of the rear garden.

In the baseline condition, 79% of the rear garden receives more than two hours of continuous sunlight on 21 March.

In the proposed condition, 58% of the garden area will continue to receive at least two hours of continuous sunlight on 21 March.

The external amenity area lit in the proposed condition is above the 50% area recommended by the BRE guidance. Accordingly, we do not consider that there is a significant impact on the rear garden amenity space as a result of the Proposed Development.

8 Fire Station Yard

Daylight Amenity

11 windows, serving 3 individual rooms, have been appraised.

In the baseline condition, 2 windows (18%) are able to meet the BRE's target of 27% VSC.

In the proposed condition, all windows (100%) will retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

Overall, the 3 rooms appraised (100%) would pass the BRE's NSL test, experiencing no conceivable reductions in daylight distribution that are likely to be noticed by the room occupants.

Overall, the impact on daylight amenity to these properties is not significant.

Sunlight to Buildings

3 habitable rooms served by 11 windows have been appraised.

In the baseline condition, all of the 3 rooms appraised (100%) achieve the BRE's annual and winter sunlight targets.

In the proposed condition, all 3 habitable rooms (100%) will either continue to achieve the BRE's sunlight targets for both annual and winter sunlight, or retain sunlight values that are at least 0.8x baseline values (acceptable to the BRE on the basis that such reductions are unlikely to be noticeable to rooms occupants).

The impact of the Proposed Development on the sunlight amenity of these properties is therefore not significant.

Sunlight to External Amenity Space

The rear garden of 8 Fire Station Yard has also been appraised for the "sun on ground" test to establish the impact of the Proposed Development on the use and overshadowing of the rear garden.

In the baseline condition, 80% of the rear garden receives more than two hours of continuous sunlight on 21 March.

In the proposed condition, 70% of the garden area will continue to receive at least two hours of continuous sunlight on 21 March.

The external amenity area lit in the proposed condition is well above the 50% area recommended by the BRE guidance. Accordingly, we do not consider that there is a significant impact on the rear garden amenity space as a result of the Proposed Development.

7 Fire Station Yard

Daylight Amenity

5 windows, serving 3 individual rooms, have been appraised.

In the baseline condition, all 5 windows (100%) are able to meet or exceed the BRE's target of 27% VSC.

In the proposed condition, all windows (100%) will retain an average VSC figure of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

Overall, the 3 rooms appraised (100%) would pass the BRE's NSL test, experiencing no conceivable reductions in daylight distribution that are likely to be noticed by the room occupants.

Overall, the impact on daylight amenity to these properties is not significant.

Sunlight to Buildings

3 habitable rooms served by 5 windows have been appraised.

In the baseline condition, all of the 3 rooms appraised (100%) achieve the BRE's annual and winter sunlight targets.

In the proposed condition, all 3 habitable rooms (100%) will either continue to achieve the BRE's sunlight targets for both annual and winter sunlight, or retain sunlight values that are at least 0.8x baseline values (acceptable to the BRE on the basis that such reductions are unlikely to be noticeable to rooms occupants).

The impact of the Proposed Development on the sunlight amenity of these properties is therefore not significant.

Sunlight to External Amenity Space

The rear garden of 7 Fire Station Yard has also been appraised for the "sun on ground" test to establish the impact of the Proposed Development on the use and overshadowing of the rear garden.

In the baseline condition, 74% of the rear garden receives more than two hours of continuous sunlight on 21 March.

In the proposed condition, 64% of the garden area will continue to receive at least two hours of continuous sunlight on 21 March.

The external amenity area lit in the proposed condition is well above the 50% area recommended by the BRE guidance. Accordingly, we do not consider that there is a significant impact on the rear garden amenity space as a result of the Proposed Development.

6 Fire Station Yard

Daylight Amenity

10 windows, serving 3 individual rooms, have been appraised.

In the baseline condition, 6 windows (54%) are able to meet or exceed the BRE's target of 27% VSC.

In the proposed condition, all 10 windows (100%) will either continue to achieve the BRE's 27% VSC target, or retain a VSC figure of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

Overall, the 3 rooms appraised (100%) would pass the BRE's NSL test, experiencing no conceivable reductions in daylight distribution that are likely to be noticed by the room occupants.

Overall, the impact on daylight amenity to these properties is not significant.

Sunlight to Buildings

3 habitable rooms served by 10 windows have been appraised.

In the baseline condition, all of the 3 rooms appraised (100%) achieve the BRE's annual and winter sunlight targets.

In the proposed condition, all 3 habitable rooms (100%) will either continue to achieve the BRE's sunlight targets for both annual and winter sunlight, or retain sunlight values that are at least 0.8x baseline values (acceptable to the BRE on the basis that such reductions are unlikely to be noticeable to rooms occupants).

The impact of the Proposed Development on the sunlight amenity of these properties is therefore not significant.

Sunlight to External Amenity Space

The rear garden of 6 Fire Station Yard has also been appraised for the "sun on ground" test to establish the impact of the Proposed Development on the use and overshadowing of the rear garden.

In the baseline condition, 87% of the rear garden receives more than two hours of continuous sunlight on 21 March.

In the proposed condition, 84% of the garden area will continue to receive at least two hours of continuous sunlight on 21 March.

The external amenity area lit in the proposed condition is well above the 50% area recommended by the BRE guidance. Accordingly, we do not consider that there is a significant impact on the rear garden amenity space as a result of the Proposed Development.

5 Fire Station Yard

Daylight Amenity

11 windows, serving 3 individual rooms, have been appraised.

In the baseline condition, 2 windows (18%) are able to meet the BRE's target of 27% VSC.

In the proposed condition, all windows (100%) will either continue to achieve the BRE's 27% VSC target, or retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

Overall, the 3 rooms appraised (100%) would pass the BRE's NSL test, experiencing no conceivable reductions in daylight distribution that are likely to be noticed by room occupants.

Overall, the impact on daylight amenity to this property is not significant.

Sunlight to Buildings

3 habitable rooms served by 11 windows have been appraised.

In the baseline condition, all of the 3 rooms appraised (100%) achieve the BRE's annual and winter targets.

In the proposed condition, all 3 habitable rooms (100%) will either continue to achieve the BRE's sunlight targets for both annual and winter sunlight, or retain sunlight values that are at least 0.8x baseline values (acceptable to the BRE on the basis that such reductions are unlikely to be noticeable to rooms occupants).

The impact of the Proposed Development on the sunlight amenity of this property is therefore not significant.

Sunlight to External Amenity Space

The rear garden of 5 Fire Station Yard has also been appraised for the "sun on ground" test to establish the impact of the Proposed Development on the use and overshadowing of the rear garden.

In the baseline condition, 77% of the rear garden receives more than two hours of continuous sunlight on 21 March.

In the proposed condition, 77% of the garden area will continue to receive at least two hours of continuous sunlight on 21 March.

The external amenity area lit in the proposed condition is well above the 50% area recommended by the BRE guidance. Accordingly, we do not consider that there is a significant impact on the rear garden amenity space as a result of the Proposed Development.

4 Fire Station Yard

Daylight Amenity

11 windows, serving 3 individual rooms, have been appraised.

In the baseline condition, 2 windows (18%) are able to meet the BRE's target of 27% VSC.

In the proposed condition, all windows (100%) will either continue to achieve the BRE's 27% VSC target, or retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

Overall, the 3 rooms appraised (100%) would pass the BRE's NSL test, experiencing no conceivable reductions in daylight distribution that are likely to be noticed by room occupants.

Overall, the impact on daylight amenity to this property is not significant.

Sunlight to Buildings

3 habitable rooms served by 11 windows have been appraised.

In the baseline condition, all of the 3 rooms appraised (100%) achieve the BRE's annual and winter targets.

In the proposed condition, all 3 habitable rooms (100%) will either continue to achieve the BRE's sunlight targets for both annual and winter sunlight, or retain sunlight values that are at least 0.8x baseline values (acceptable to the BRE on the basis that such reductions are unlikely to be noticeable to rooms occupants).

The impact of the Proposed Development on the sunlight amenity of this property is therefore not significant.

Sunlight to External Amenity Space

The rear garden of 4 Fire Station Yard has also been appraised for the "sun on ground" test to establish the impact of the Proposed Development on the use and overshadowing of the rear garden.

In the baseline condition, 80% of the rear garden receives more than two hours of continuous sunlight on 21 March.

In the proposed condition, 80% of the garden area will continue to receive at least two hours of continuous sunlight on 21 March.

The external amenity area lit in the proposed condition is well above the 50% area recommended by the BRE guidance. Accordingly, we do not consider that there is a significant impact on the rear garden amenity space as a result of the Proposed Development.

3 Fire Station Yard

Daylight Amenity

8 windows, serving 3 individual rooms, have been appraised.

In the baseline condition, all 8 windows (100%) are able to meet the BRE's target of 27% VSC.

In the proposed condition, all windows (100%) will either continue to achieve the BRE's 27% VSC target, or retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

Overall, the 3 rooms appraised (100%) would pass the BRE's NSL test, experiencing no conceivable reductions in daylight distribution that are likely to be noticed by room occupants.

Overall, the impact on daylight amenity to this property is not significant.

Sunlight to Buildings

3 habitable rooms served by 8 windows have been appraised.

In the baseline condition, all of the 3 rooms appraised (100%) achieve the BRE's annual and winter targets.

In the proposed condition, all 3 habitable rooms (100%) will either continue to achieve the BRE's sunlight targets for both annual and winter sunlight, or retain sunlight values that are at least 0.8x baseline values (acceptable to the BRE on the basis that such reductions are unlikely to be noticeable to rooms occupants).

The impact of the Proposed Development on the sunlight amenity of this property is therefore not significant.

Sunlight to External Amenity Space

The rear garden of 3 Fire Station Yard has also been appraised for the "sun on ground" test to establish the impact of the Proposed Development on the use and overshadowing of the rear garden.

In the baseline condition, 91% of the rear garden receives more than two hours of continuous sunlight on 21 March.

In the proposed condition, 91% of the garden area will continue to receive at least two hours of continuous sunlight on 21 March.

The external amenity area lit in the proposed condition is well above the 50% area recommended by the BRE guidance. Accordingly, we do not consider that there is a significant impact on the rear garden amenity space as a result of the Proposed Development.

48 Richard Street

Daylight Amenity

6 windows, serving 3 individual rooms, have been appraised.

In the baseline condition, 4 windows (66%) are able to meet the BRE's target of 27% VSC.

In the proposed condition, all windows (100%) will either continue to achieve the BRE's 27% VSC target, or retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

Overall, the 3 rooms appraised (100%) would pass the BRE's NSL test, experiencing no conceivable reductions in daylight distribution that are likely to be noticed by room occupants.

Overall, the impact on daylight amenity to this property is not significant.

Sunlight to Buildings

3 habitable rooms served by 6 windows have been appraised.

In the baseline condition, all of the 3 rooms appraised (100%) achieve the BRE's annual and winter targets.

In the proposed condition, all 3 habitable rooms (100%) will either continue to achieve the BRE's sunlight targets for both annual and winter sunlight, or retain sunlight values that are at least 0.8x baseline values (acceptable to the BRE on the basis that such reductions are unlikely to be noticeable to rooms occupants).

The impact of the Proposed Development on the sunlight amenity of this property is therefore not significant.

50 Richard Street

Daylight Amenity

6 windows, serving 4 individual rooms, have been appraised.

In the baseline condition, 4 windows (66%) are able to meet the BRE's target of 27% VSC.

In the proposed condition, all windows (100%) will either continue to achieve the BRE's 27% VSC target, or retain VSC figures of at least 0.8x baseline values – a reduction that is considered acceptable to the BRE on the grounds that it would not be noticed by the room occupants / users.

Overall, the 3 rooms appraised (100%) would pass the BRE's NSL test, experiencing no conceivable reductions in daylight distribution that are likely to be noticed by room occupants.

Overall, the impact on daylight amenity to this property is not significant.

Sunlight to Buildings

4 habitable rooms served by 6 windows have been appraised.

In the baseline condition, all of the 4 rooms appraised (100%) achieve the BRE's annual and winter targets.

In the proposed condition, all 4 habitable rooms (100%) will either continue to achieve the BRE's sunlight targets for both annual and winter sunlight, or retain sunlight values that are at least 0.8x baseline values (acceptable to the BRE on the basis that such reductions are unlikely to be noticeable to rooms occupants).

The impact of the Proposed Development on the sunlight amenity of this property is therefore not significant.

Appendix 1: Existing and Proposed Massing Images

Appendix 2: Baseline and Proposed VSC and APSH Results

Appendix 3: No Sky Line Contour Plots

Appendix 4: Baseline and Proposed DD Results

Appendix 5: Sun On Ground Results



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