



ANSTEYHORNE

DAYLIGHT & SUNLIGHT REPORT

Manchester Old Road,
Middleton, Manchester
M24 4QD

Zest Eco Ltd

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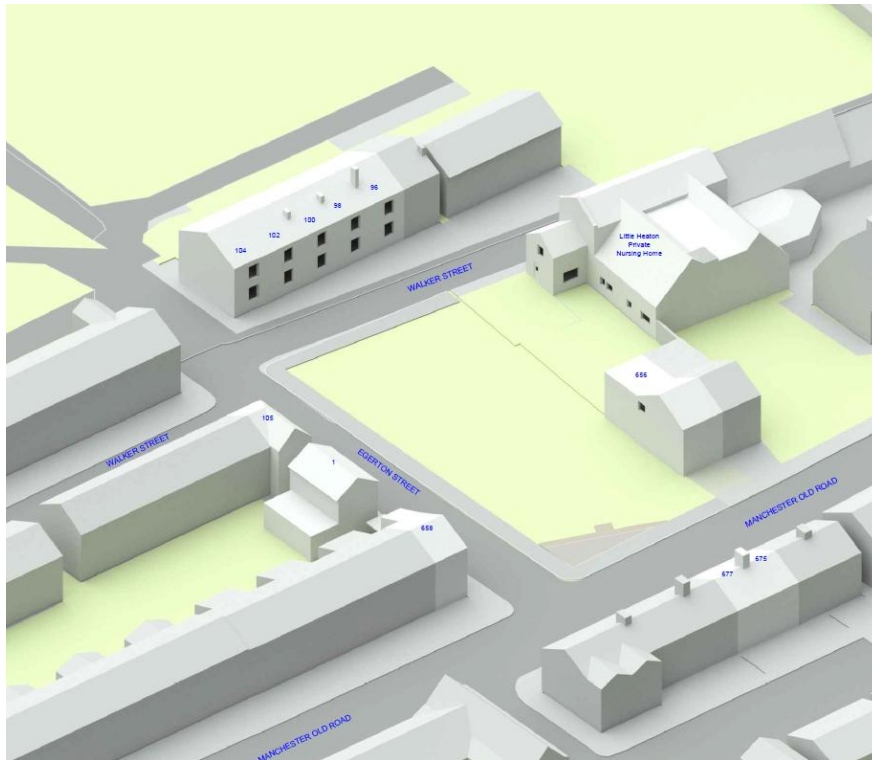


Figure 1: 3D view of computer model of the Site looking northwards

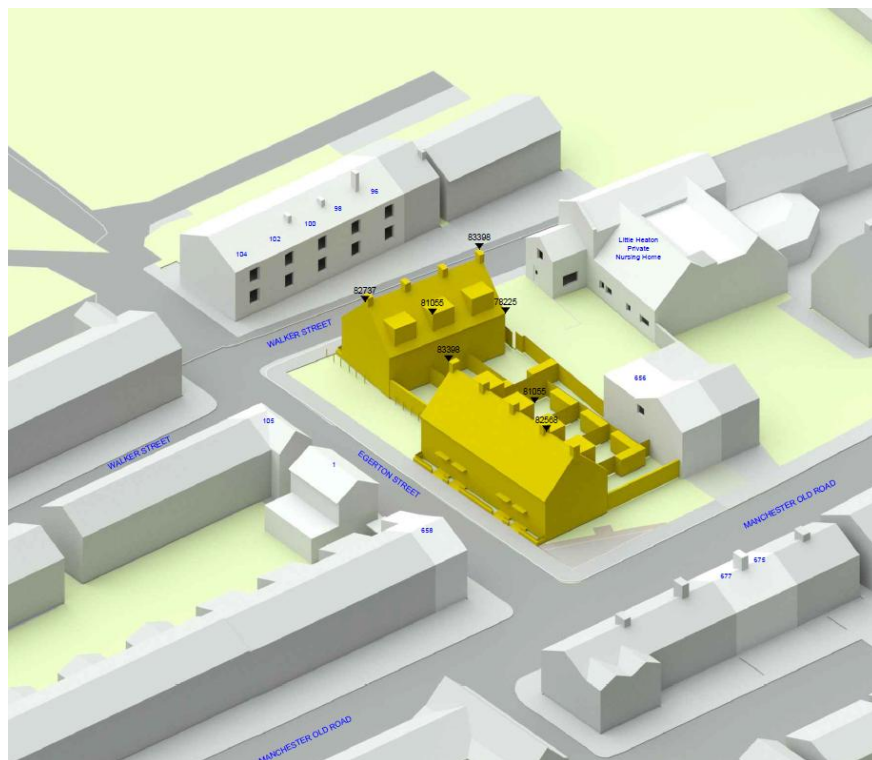


Figure 2: 3D view of computer model in the proposed condition (proposed development shaded gold)

1. INTRODUCTION

- 1.1 Zest Eco Ltd is proposing a development at Manchester Old Road, Middleton, Manchester, M24 4QD, which is located in the Rochdale Borough Council (RBC) and bounded by: Egerton Street to the west; Walker Street to the north; Little Heaton Care Home and 656 Manchester Old Road to the east; and Manchester Old Road to the south (“the Site”).
- 1.2 The applicant is conscious of the need to minimise the potential effect on the neighbouring properties and optimise the light levels within the new development. Therefore, Anstey Horne has been instructed to work closely with the project architect, Urban Edge Architects (UEA), to ensure that the proposed development is given due consideration in daylight and sunlight terms.
- 1.3 Anstey Horne has undertaken a formal technical assessment of the proposed development, both in terms of the potential effect on the existing light to the key surrounding properties, along with the potential light levels within the proposed accommodation. This study has been completed with reference to the recommendations in Building Research Establishment (BRE) Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice*, third edition, 2022 (“the BRE Guidelines”).
- 1.4 The technical analysis has been carried out using 3D computer modelling and our specialist computer simulation software. Our 3D model is shown on Figure 2 on page 3 and our drawings an Appendix A.
- 1.5 This report summarises the relevant guidance and key principles involved with daylighting and sunlighting, the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Full drawings and full tables of results of our technical assessment are attached in the appendices.

2. PLANNING POLICY AND GUIDANCE

National Planning Policy

National Planning Practice Guidance (NPPG)

- 2.1 The NPPG states the following under its 'Effective Use of Land' guidance (Paragraph 007, Reference ID: 66-007-20190722):

"All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.

In such situations good design (such as giving careful consideration to a building's massing and layout of habitable rooms) will be necessary to help make the best use of the site and maintain acceptable living standards."

National Planning Policy Framework (NPPF)

- 2.2 The NPPF sets out the government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.
- 2.3 Under section 11 'Making effective use of land', at paragraph 124 it states:

"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land..."

- 2.4 At paragraph 125, it notes that:

"Planning policies and decisions should ...

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure...”.

2.5 Paragraph 130 (c) goes on to state that:

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

The BRE Guidelines

Daylight to existing surrounding buildings

2.6 Section 2.2 of the BRE Guidelines make recommendations concerning the impact on daylight to existing buildings. In summary, the BRE report states that:

“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected”

2.7 So, where the angle to the horizontal subtended by the new development measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction) is less than 25° (see Figure 3 below), the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.

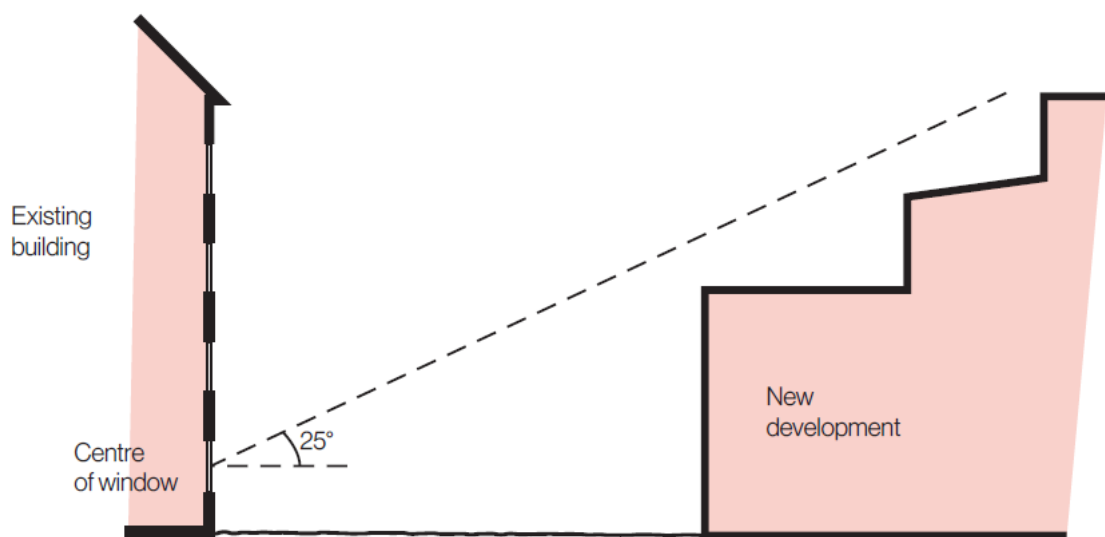


Figure 3: Section in plane perpendicular to a main window wall of an existing building (source: Figure 14 from the BRE Guidelines)

- 2.8 For the assessment of neighbouring windows located directly adjacent to proposed development, the BRE Guidelines suggest application of the '45°-line approach' instead:

"Take the elevation of the window wall and draw diagonally down at an angle of 45° away from the near top corner of the extension... Then take the plan and draw diagonally back at an angle of 45° towards the window wall from the end of the extension... If the centre of a main window of the next-door property lies on the extension side of both these 45° lines then the extension may well cause a significant reduction in the skylight received by the window."

- 2.9 If a proposed development does not meet the above preliminary tests, a more detailed technical assessment is likely to be required.
- 2.10 Where more detailed daylight tests are required, the vertical sky component ('VSC') at the window, and daylight distribution ('DD') on the working plane within the room, should be calculated. The BRE Guidelines suggest that existing daylight may be noticeable to the building's occupants if either: the window records a VSC below 27% and is reduced to less than 0.8 times their former value (i.e. more than a 20% relative loss); or the existing levels of DD within the room are reduced to less than 0.8 times their former value.
- 2.11 'Noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.
- 2.12 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely

unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be potentially misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.

- 2.13 The DD test calculates the area of the working plane inside a room that will have a direct view of the sky. This is done by plotting the 'no-sky line', i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not, as shown in Figure 4 below.

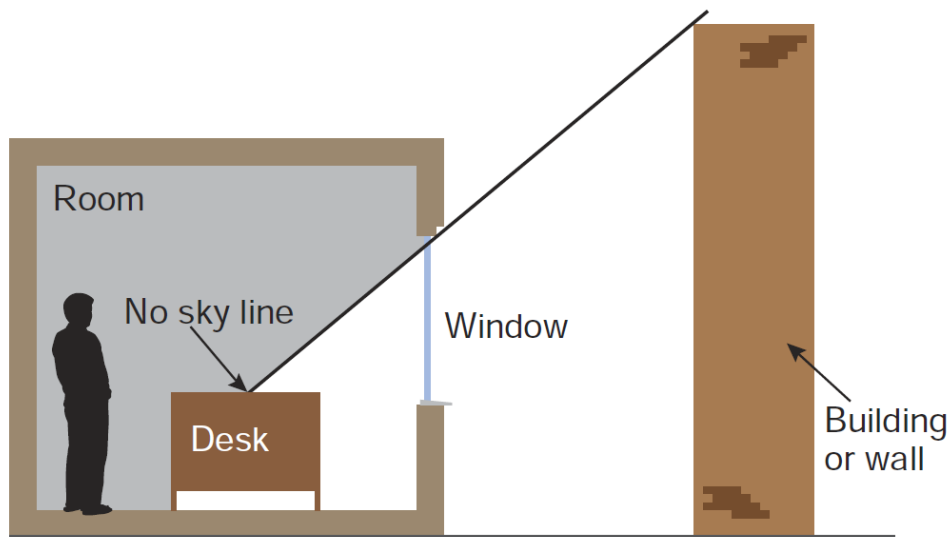


Figure 4: The 'no-sky line' divides areas of the working plan which can and cannot receive direct skylight.

(source: Figure 15 from BRE Guidelines)

- 2.14 The BRE Guidelines are intended for use for rooms in adjoining dwellings. They may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices. For dwellings it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.

Sunlight to existing surrounding buildings

- 2.15 Section 3.2 of the BRE Guidelines makes recommendations concerning the impact on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.2 that:

“obstruction to sunlight may become an issue if:

- some part of a new development is situated within 90° of due south of a main window wall of an existing building...; and*
- in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room...”*

2.16 If these angle criteria are not met, the guidance recommends a more detailed check to calculate the impact of the proposed development on the available sunlight. It states:

“all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway.”

2.17 The available sunlight is measured in terms of the percentage of annual probable sunlight hours ('APSH') at the centre point of the window. 'Probable sunlight hours' is defined as:

“the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account).”

2.18 Paragraph 3.2.13 of the BRE Guidelines summarises its sunlight guidance as follows:

“If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a 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, 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 0.80 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”.*

2.19 Therefore, if any of the above criteria are met, the BRE Guidelines are deemed to have been satisfied for the purposes of this report.

Sunlight to existing surrounding gardens and open spaces

- 2.20 Section 3.3 of the BRE Report makes recommendations concerning the impact of proposed development on sunlight to open spaces between buildings, such as main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains. The guide recommends that the level of overshadowing on such areas should be checked on the equinox (21 March). The BRE Report recognises that each of these spaces has different sunlighting requirements and that it is difficult to suggest a hard and fast rule. It recommends that at least half of the amenity area should receive at least two hours of sunlight on the equinox on 21 March.
- 2.21 When assessing the impact of a proposed development on the level of overshadowing of an existing open amenity, the BRE Guidelines recommends that:
- "if, as a result of new development the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss of sunlight is significant. The garden or amenity area will tend to look more heavily overshadowed".*
- 2.22 Sunlight at an altitude of 10° or less does not count, because it is likely to be blocked by planting anyway. Driveways and hard standing for cars is usually left out of the area calculation. Around housing, front gardens which are relatively small and visible from public footpaths can be omitted with only main back gardens needing to be analysed.
- 2.23 Fences or walls less than 1.5 metres high can be ignored. The guide notes that:
- "Normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building".*
- 2.24 This is especially the case for deciduous trees, which provide welcome shade in the summer whilst allowing sunlight to penetrate during the winter months.
- 2.25 Paragraph 3.3.13 of the BRE Guidelines notes that:
- "Where a large building is proposed that may affect a number of gardens or open spaces it is often illustrative to plot a shadow plan showing the location of shadows at different times of day and year."*

Daylight within new development

- 2.26 The BRE Guidelines give advice on minimum recommended Target Illuminance (TI) and Daylight Factor (DF) in habitable rooms in dwellings. They also make recommendations

for minimum levels of sunlight availability to interiors, Sunlight Exposure (SE) based on hours of direct sunlight.

- 2.27 For this assessment, we have used the TI method, which involves *“using climactic data for the location of the site... to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year”*.
- 2.28 We have applied the numerical targets of the UK National Annex (“UKNA”) of BS EN 17037, which are restated within the BRE Guidelines and provides recommendations for daylight provision in UK dwellings.
- 2.29 The UKNA provides minimum illuminance recommendations for daylight provision within dwellings as follows:
- Bedrooms: 100 lux
 - Living rooms: 150 lux
 - Living / Kitchen / Dining rooms: 200 lux
- 2.30 The above recommendations are based upon the median illuminances that should be achieved over at least 50% of the assessment grid for at least 50% of the daylight hours over the course of the calendar year.
- 2.31 The BRE Guidelines note that *“Where a room has a shared use, the highest target should apply. For example, in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. 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”*.
- 2.32 Regarding the target values used for the internal daylight levels, where we have multi-use rooms such as LKDs or studios within the proposed accommodation, we have used the suggested target values for a kitchen in strict accordance with the initial criteria. It is worth noting, however, that many of the kitchen and food preparation areas are located at the rear of the open plan spaces; they are consequently more reliant on artificial lighting due to their distant location away from the main window wall.
- 2.33 The above in mind, the use of 200 lux for the proposed LKDs may be considered less appropriate, while also factoring in the specific context and other potential constraints. E.g. where very large open plan spaces arise, where light-limiting external balconies are proposed above the windows, where there is a desire/need to reduce heat gain/loss etc. In that context, the adoption of a living room target for multi-use spaces of this nature (i.e. 150 lux) may be more appropriate.

Sunlight within new development

- 2.34 Section 3.1 of the BRE Guidelines make recommendations concerning sunlight in new buildings. It advises that *“In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the mornings rather than the afternoon”*.
- 2.35 The BRE Guidelines advise that site layout can be used to affect the duration of sunlight in buildings. It notes that *“A dwelling with no main window wall within 90° of due south is likely to be perceived as insufficiently sunlit. This is usually an issue only for flats. Sensitive layout design of flats will attempt to ensure that each individual dwelling has at least one main living room which can receive a reasonable amount of sunlight”*.
- 2.36 The BRE Guidelines note that *“The aim should be to minimise the number of dwellings whose living rooms face solely north, northeast or northwest, unless there is some corresponding factor such as an appealing view to the north.”* It also acknowledges that *“for larger developments of flats, especially those with constraints, it may not be possible to have every living room facing within 90° of due south”*.
- 2.37 The BRE Guidelines recommend an approach to measuring sunlight exposure (SE) setting out that internal spaces should be able to receive a minimum of 1.5 hours of direct sunlight on a selected date between 1st February and 21st March with cloudless conditions. The BRE recommend that the test date should be 21st March and that at least one habitable room, preferably a main living room, should achieve at least the minimum criterion. It further notes that the criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west, it is unlikely to be met.
- 2.38 The presence of balconies to provide private amenity within new developments does create challenges in relation to maximising sunlight potential as it limits the sky visibility from the centre point of the window. A flexible approach is therefore needed (particularly on large-scale developments where building heights tend to be greater and separation distances smaller) to strike a balance between the provision of balconies and achieving adequate levels of sunlight.
- 2.39 Whilst the BRE Guidelines intend to give good access to sunlight in a range of situations, it is noted that in some circumstances *“the designer or planning authority may wish to choose a different target value for hours of sunlight”*.
- 2.40 In summary, the BRE Guidelines state that a dwelling 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”*. Where groups of dwellings are planned, *“site layout design should aim to*

maximise the number of dwellings with a main living room that meets the above recommendations”.

Computer simulation

- 2.41 The information upon which our computer model was based is explained in section 5 of this report.

3. APPLICATION OF BRE GUIDELINES

Flexible application of the guidelines

3.1 In its introduction the BRE Guidelines note that:

- *(Its) "main aim is ... to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."*
- *"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 since natural lighting is only one of many factors in site layout design."*

3.2 As such, the BRE acknowledge that its guidelines are advisory and not a rigid set of rules. Care must therefore be taken to apply its recommendations in a manner fitting to the location of the proposed development.

Alternative target values

3.3 In theory the BRE report's numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes:

"In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings... The calculation methods ... are entirely flexible in this respect."

3.4 At paragraph 2.2.3 the guide states:

"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints."

- 3.5 Appendix F of the BRE Guidelines gives advice on setting alternative target values for skylight access, noting that *“different targets may be used, based on the special requirements of the proposed development or its location”*.
- 3.6 As noted earlier, the HSPG also emphasises that fully optimising housing potential on certain sites may necessitate departure from conventional guidelines and the adoption of different skylight levels.
- 3.7 Clearly, rigid application of the numerical guidelines could well give rise to an inappropriate answer and form of development for city centre sites, in which case it may be appropriate to adopt lower target values that are more appropriate to the location concerned.

Proximity of neighbouring building to the boundary

- 3.8 The BRE Guidelines permits the reasonableness or otherwise of the distance of the neighbouring building from the boundary to be taken into account. At paragraph 2.2.3 it states:

“Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light”.

Interpretation of relative impacts

- 3.9 Except where its specified minimum values will be retained in the proposed condition, the BRE Guidelines advises that a loss of light may be noticeable if the amount retained will be less than 0.8 times its former value. (We refer to this as the ‘BRE 0.8 guideline’.) Care must be taken when interpreting the ‘relative impact’ figures (in the columns marked “factor of former value” in the tables of results), because where an existing value is low even a small reduction in real terms can manifest itself as a large relative impact. For example a reduction from 4% VSC to 2% VSC will appear as a reduction to 0.5 times its former value thus translate into a significant deviation of the BRE 0.8 guidelines. However, an absolute loss of 2% VSC is only very small and may not in reality be noticeable to occupants.

Balconies, projecting wings and other self-obstructing projections

- 3.10 The BRE Guidelines acknowledges balconies and projecting wings to existing neighbouring buildings artificially limit the available daylight and sunlight and, as a consequence, larger relative reductions in light may be unavoidable. More specifically it states:

“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.”

“A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above.”

“Balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction opposite may result in a large relative impact on the sunlight received. One way to demonstrate this would be to carry out an additional calculation of the APSH, for both the existing and proposed situations, without the balcony in place. For example, if the proposed APSH with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of sunlight.”

- 3.11 Therefore, where windows are inset or self-obstructed by balconies or other projections, they will be unusually sensitive to changes in massing opposite and transgressions of the BRE’s numerical guidelines are more likely to arise. In such circumstances, a flexible application of the default values is very important.

Deep rooms

- 3.12 The BRE notes that light penetration into deep rooms lit from one side only may be unavoidably affected – at paragraph 2.2.12 it states:

“The guidelines ... need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard no sky lines in existing buildings. If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no sky line may be unavoidable.”

4. INFORMATION USED IN THE TECHNICAL STUDY

- 4.1 In order to carry out the tests recommended in the BRE Guidelines, we have generated a 3D computer model of the existing buildings on the Site, the existing surrounding buildings to be studied, other relevant background massing, and the proposed scheme. The model is illustrated on the drawings at Appendix A and based on the information listed below.

Proposals:

- UEA 2D drawings and 3D model of the proposed scheme received 07/01/2026 (“the Proposed Development”)

Existing building on the Site and existing surrounding buildings:

- OS map
 - Aerial photography from Google Earth
 - Laser scan drone survey undertaken by Anstey Horne 07/01/2026
- 4.2 Where specific layouts have not been obtained, photos obtained on site and from online research have also been used to assist our understanding on the internal arrangements.
- 4.3 Where we have had to estimate internal arrangements and room uses, this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window. It is relevant to the daylight distribution assessment.
- 4.4 In calculating the daylight availability to the proposed habitable rooms within the Proposed Development, the following values were applied:
- Diffuse glass transmission – 0.68 for clear double glazing with a low emissivity coating;
 - Maintenance factor for dirt on glass – 0.92 (i.e. 8% loss);
 - Surface reflectance’s of each room based on the following surface finishes and reflectances –
 - Ceilings – white 0.8
 - Walls – white 0.8
 - Floors – light wood flooring 0.4

5. SCOPE OF TECHNICAL STUDY

- 5.1 The BRE Guidelines are primarily focussed on habitable rooms in dwellings, although they may also be applied to non-domestic buildings where the occupants may have a reasonable expectation of daylight, which might include schools, hospitals, nursing homes, certain types of workshop etc. The scope of neighbouring buildings tested as part of the daylight and sunlight impact assessment are listed in Table 1 below. In some instances, we have tested the lowest floor only where it is clear that the upper floor is too high to be affected. Where identifiable, we have tested the impact on the main habitable rooms in each property only – it is not necessary to test staircases, hallways, bathrooms, toilets etc.
- 5.2 Each of the existing surrounding buildings tested is shown labelled on the plan views of the computer model on our drawings at Appendix A of this report. The DD contour plans at Appendix B show the window positions and room layouts that have been tested in each of the buildings concerned.
- 5.3 Overshadowing to neighbouring amenity space does not form part of the technical study because the local levels of obstruction, coupled with the modest scale of the Proposed Development, are such that it is possible to deduce that the BRE Guidelines will be satisfied without a detailed technical assessment.

Table 1 - Scope of daylight and sunlight assessments

Neighbouring Properties	Daylight	Sunlight
96 Walker Street	Yes	Yes
98 Walker Street	Yes	Yes
100 Walker Street	Yes	Yes
102 Walker Street	Yes	Yes
104 Walker Street	Yes	Yes
105 Walker Street	Yes	No*
1 Egerton Street	Yes	No*
658 Manchester Old Road	Yes	No*
656 Manchester Old Road	Yes	Yes
677 Manchester Old Road	Yes	No*
675 Manchester Old Road	Yes	No*
Little Heaton Private Nursing Home	Yes	Yes

*Note: * denotes properties not relevant for analysis as they either do not have a direct view of the Proposed Development and/or are within 90 degrees due north thus discounted in accordance with BRE Guidelines.*

6. IMPACT UPON SURROUNDING PROPERTIES

- 6.1 In this section of our report, we set out our analysis of the results of our impact study for daylight and sunlight.
- 6.2 The numerical results of the VSC and DD test are tabulated at Appendix B, which also includes our 'no-sky line' contour plans for the DD test.
- 6.3 Overall, the results of the technical analysis demonstrate that all (100%) of the windows and rooms considered will satisfy the initial BRE criteria for VSC and Daylight Distribution.
- 6.4 In relation to sunlight, all (100%) of the rooms relevant for analysis will adhere to the initial criteria in the BRE Guidelines.
- 6.5 The list of surrounding properties considered and fully satisfying the BRE criteria for daylight and sunlight is confirmed below.

Table 2: Neighbours satisfying the BRE Guidelines for daylight/sunlight

96 Walker Street
98 Walker Street
100 Walker Street
102 Walker Street
104 Walker Street
105 Walker Street
1 Egerton Street
658 Manchester Old Road
656 Manchester Old Road
677 Manchester Old Road
675 Manchester Old Road
Little Heaton Private Nursing Home

- 6.6 The above in mind, the potential effect on daylight and sunlight amenity on the key neighbouring properties is entirely acceptable.

7. LIGHT WITHIN THE PROPOSED DEVELOPMENT

- 7.1 In this section of our report, we set out the analysis of the potential daylight and sunlight levels within the Proposed Development.
- 7.2 The tabulated results and rooms tested are provided at Appendix C. The drawings indicate the use of each room, and the room and window references used, as identified in our detailed tables of results.
- 7.3 We have taken a robust sample of assessment by focusing on all of the rooms within the two lowest floors (i.e. where the surrounding levels of obstruction will inevitably be highest), which equates to a total of 23 rooms within 7 units overall.

Internal Daylight and Sunlight Results

- 7.4 The internal daylight assessment results show that 22 (96%) of 23 rooms assessed would meet the minimum BRE daylight criteria according to use, with TI levels generally well in excess of the suggested values. The one room remaining (reference R1 at ground level within Block 1) is a large LKD which is inevitably slightly more constrained by the proposed blocks directly opposite; however, this represents a marginal deviation only (200 lux received across 46% of the area versus the 50% suggested target) and the main living area, which is closest to the window wall, will receive lux levels well above the suggested amount for that particular use. In addition, if one also applies the living room target (150 lux) to the LKD as a whole, approximately 60% of the total area receives the requisite level of light i.e. comfortably exceeds that particular criteria.
- 7.5 Paragraph 3.1.10 of the BRE guidelines states *“at least one habitable room, preferably a main living room, should meet at least the minimum criterion”*. We have therefore considered the sunlight amenity analysis on that basis (unit-by-unit). The internal sunlight results show that 7 of 7 (100%) of the units assessed would meet the BRE recommendations. This represents an excellent level of compliance.
- 7.6 Therefore, the internal daylight and sunlight indicates a very good level of internal daylight and sunlight provision throughout the Proposed Development for future residents.

8. SUMMARY AND CONCLUSION

- 8.1 We have undertaken a study of the effect of the Proposed Development on the relevant rooms in the surrounding dwellings, as well as the potential light levels within the proposed accommodation, in accordance with BRE Report 209, '*Site Layout Planning for Daylight and Sunlight: A guide to good practice*' ("the BRE Guidelines").
- 8.2 The BRE Guidelines gives useful advice and recommends various numerical guidelines for assessing the potential impact of development on daylight and sunlight to neighbouring properties.
- 8.3 The BRE Guidelines should be applied sensitively and in view of the specific site constraints concerned. Its default numerical guidelines must be interpreted flexibly because natural lighting is only one of many factors in site layout design. The BRE acknowledge that its criteria should be considered pragmatically against the constraints presented by the existing context, along with any wider benefits of the development. Therefore, notwithstanding that a development may result in some deviations from its suggested values, it may be possible to conclude that the effect of a proposed development would nonetheless be acceptable.
- 8.4 For daylight and sunlight, the results of our technical assessments for the impact on neighbouring buildings indicate that all (100%) of the neighbouring windows and rooms will meet the BRE Guidelines for both daylight and sunlight.
- 8.5 The Proposed Development also performs very well in terms of the provision of light within the proposed accommodation. The internal daylight analysis confirms near full compliance with BRE Guidelines for daylight, with only one room (a LKD) just marginally below the recommendations, but which will retain lux levels above the suggested criteria for living rooms. In that context, this is considered acceptable. For internal sunlight, all of the units tested are considered to meet the BRE Guidelines.
- 8.6 In conclusion, the layout of the Proposed Development follows the BRE Guidelines and it is Anstey Horne's professional opinion that the Proposed Development is acceptable in terms of daylight and sunlight.



ANSTEY HORNE

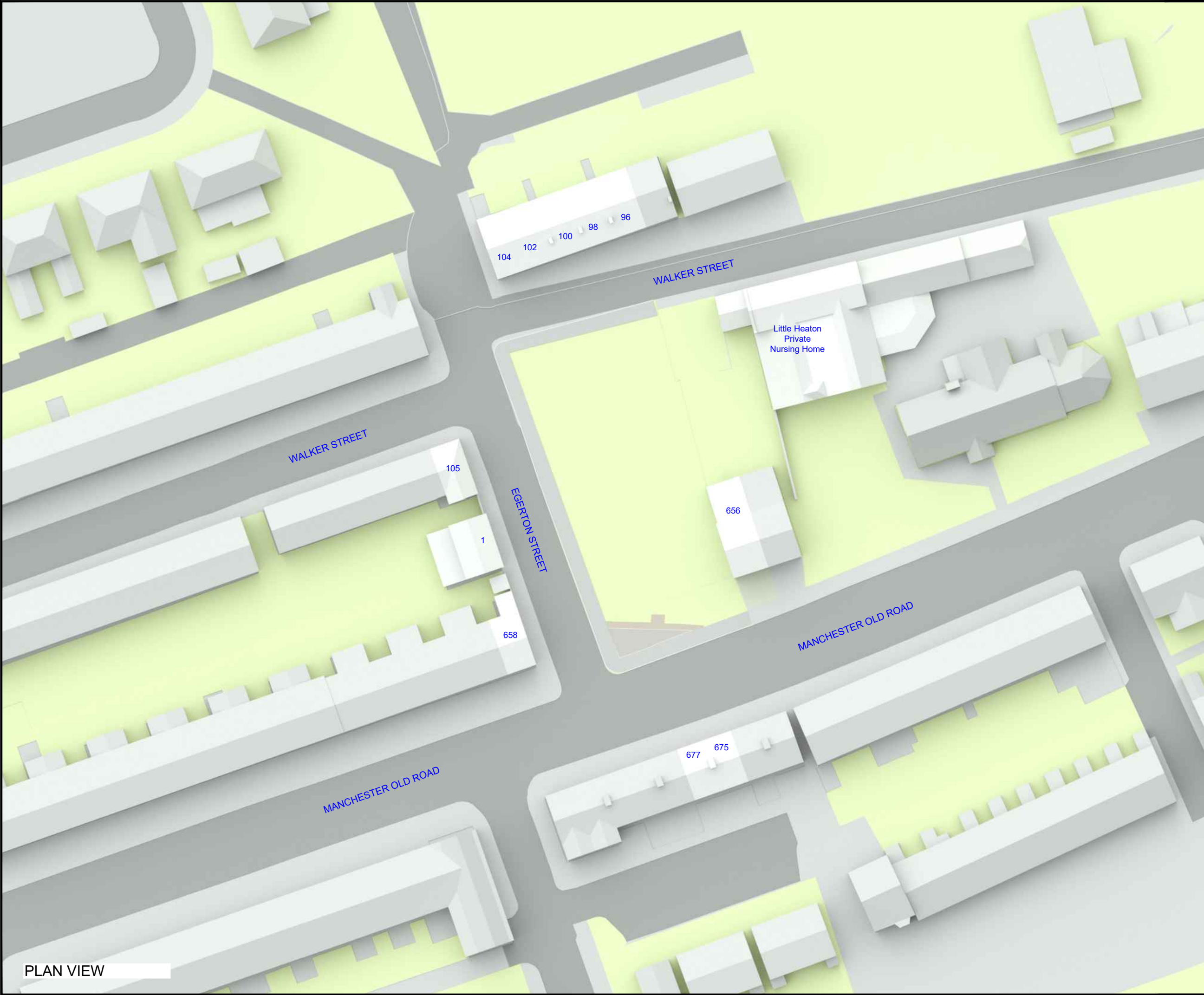
09 January 2026

APPENDICES

APPENDIX A

-

PLAN AND 3D VIEWS OF THE COMPUTER MODEL



ANSTEY

A

HORNE

EST. 1795

Chartered Surveyors

| Rights of Light/ Daylight & Sunlight

| Party Wall & Neighbourly Matters

| Building Consultancy

| Fire Consultancy

| Project & Cost Management

| Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD

Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS

URBAN EDGE ARCHITECTS

Received on 07/01/26

N

E

S

W

0m

5m

10m

15m

20m

25m

PROJECT INFORMATION:

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CLIENT:

ZEST ECO LTD

PROJECT TITLE:

MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF:

SCHEME RECEIVED: 07/01/26

DRAWING TITLE:

SITE PLAN VIEW
EXISTING CONDITION

LEAD: / UPDATED:

AK/AH

DATE:

08/01/26

SCALE:

1:500

A3

PROJECT No:

RELEASE No:

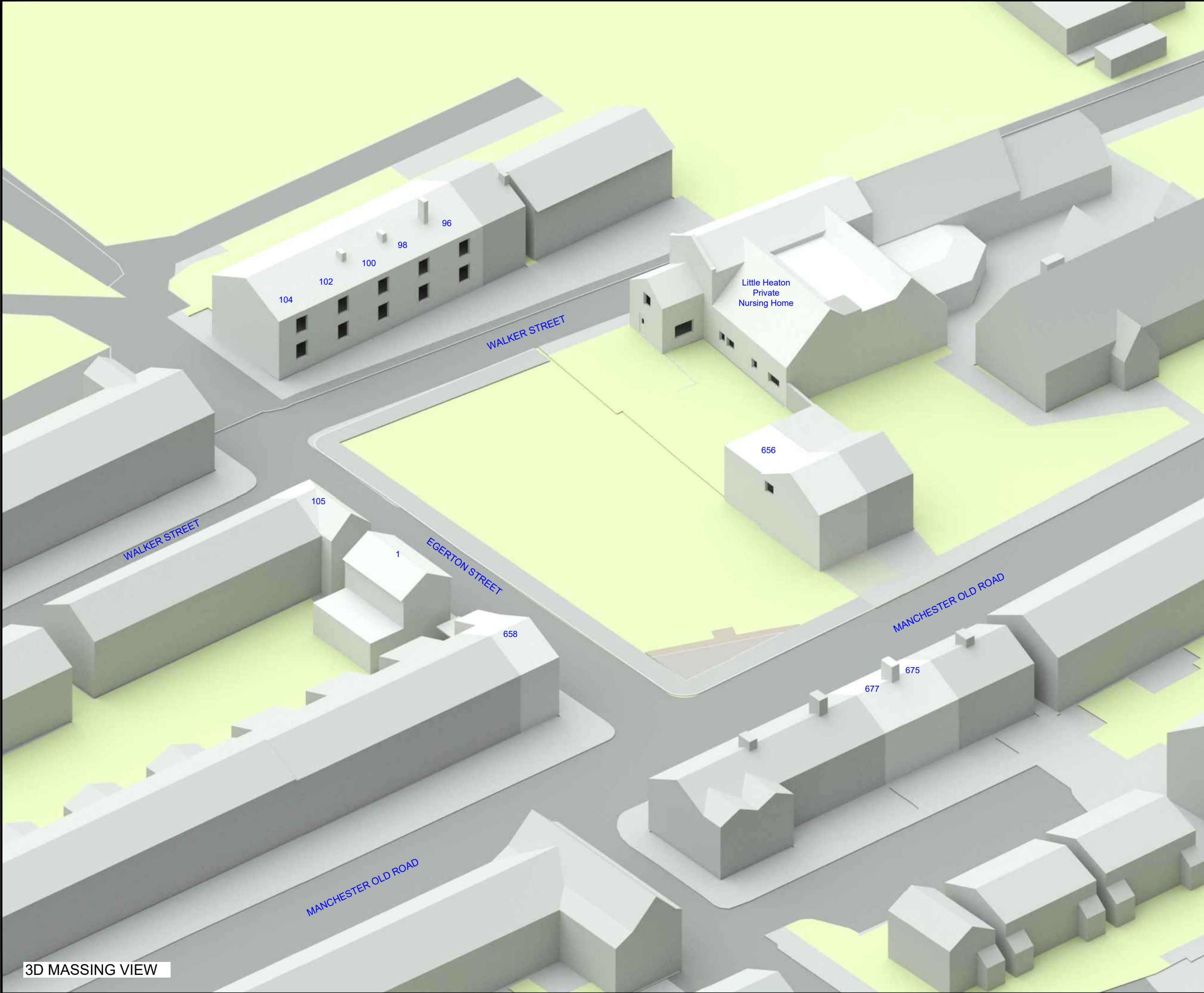
VERSION No:

DRAWING No:

ROL01859_R01_V01_

001

Site Plan



ANSTEY

A

HORNE

EST. 1795

Chartered Surveyors

| Rights of Light/ Daylight & Sunlight

| Party Wall & Neighbourly Matters

| Building Consultancy

| Fire Consultancy

| Project & Cost Management

| Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD

Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS

URBAN EDGE ARCHITECTS

Received on 07/01/26

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CLIENT:

ZEST ECO LTD

PROJECT TITLE:

MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF:

SCHEME RECEIVED: 07/01/26

DRAWING TITLE:

3D MASSING MODEL VIEW
EXISTING CONDITION

LEAD: / UPDATED:

AK/AH

DATE:

08/01/26

SCALE:

N.T.S.

A3

PROJECT No:

RELEASE No:

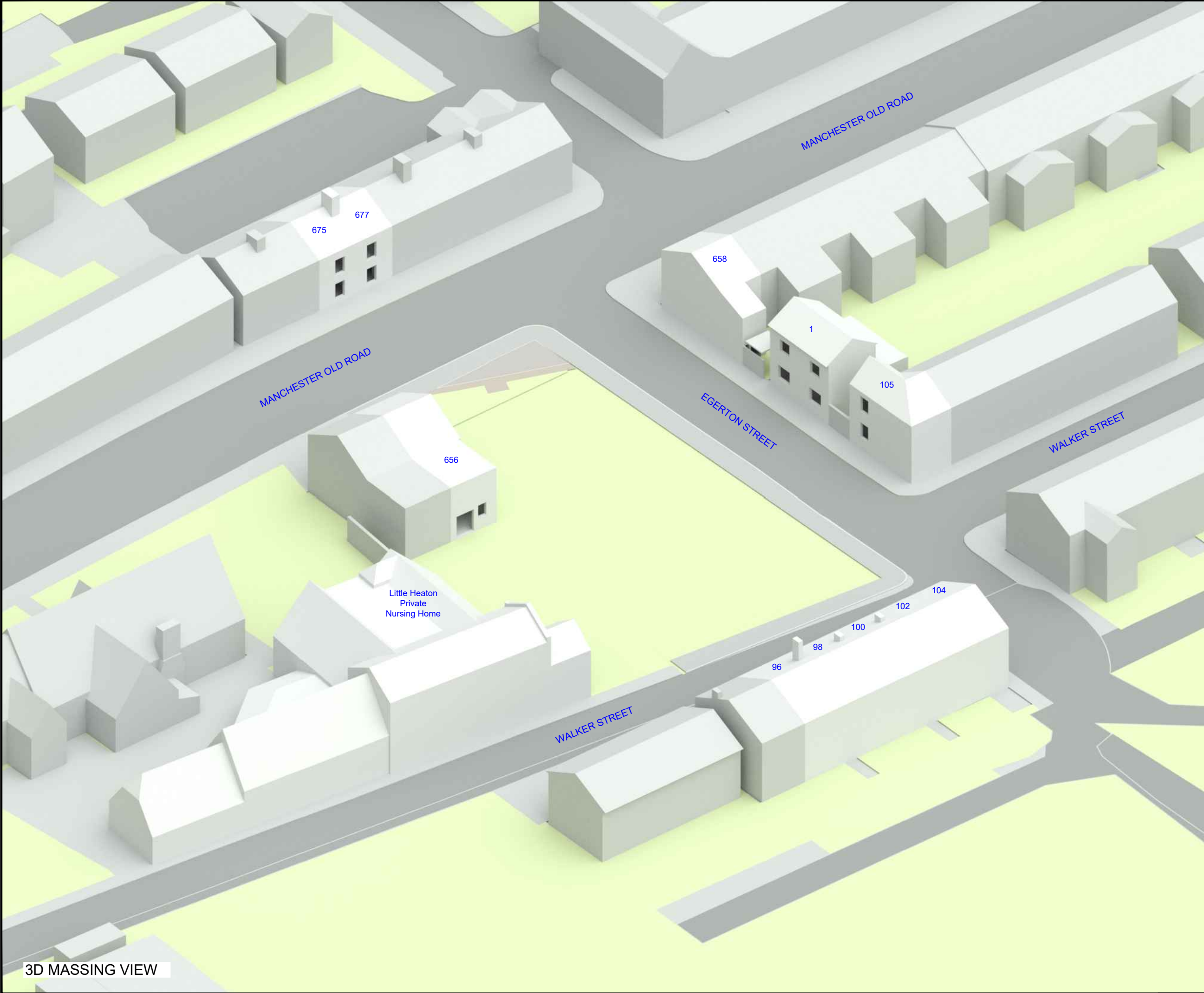
VERSION No:

DRAWING No:

ROL01859_R01_V01_

002

3D Massing Model



3D MASSING VIEW

ANSTEY

A

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD

Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS

URBAN EDGE ARCHITECTS

Received on 07/01/26

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CLIENT:

ZEST ECO LTD

PROJECT TITLE:

MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF:

SCHEME RECEIVED: 07/01/26

DRAWING TITLE:

3D MASSING MODEL VIEW
EXISTING CONDITION

LEAD: / UPDATED:

AK/AH

DATE:

08/01/26

SCALE:

N.T.S.

A3

PROJECT No:

RELEASE No:

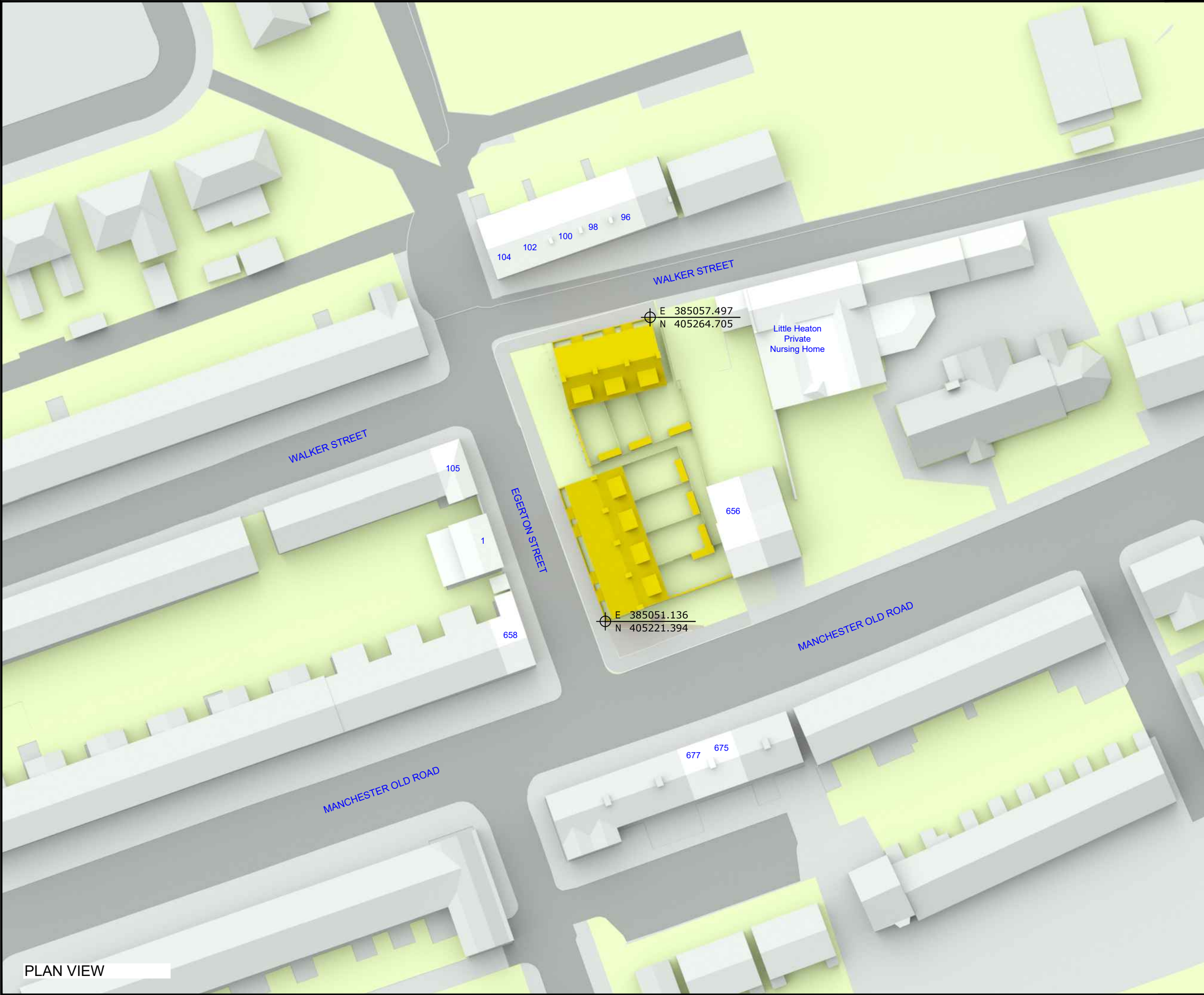
VERSION No:

DRAWING No:

ROL01859_R01_V01_

003

3D Massing Model



PLAN VIEW

ANSTEY

A

HORNE

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Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD

Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS

URBAN EDGE ARCHITECTS

Received on 07/01/26

N

E

S

W

0m

5m

10m

15m

20m

25m

PROJECT INFORMATION:

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PROJECT TITLE:

MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF:

SCHEME RECEIVED: 07/01/26

DRAWING TITLE:

SITE PLAN VIEW
PROPOSED SCHEME

LEAD: / UPDATED:

AK/AH

DATE:

08/01/26

SCALE:

1:500

A3

PROJECT No:

RELEASE No:

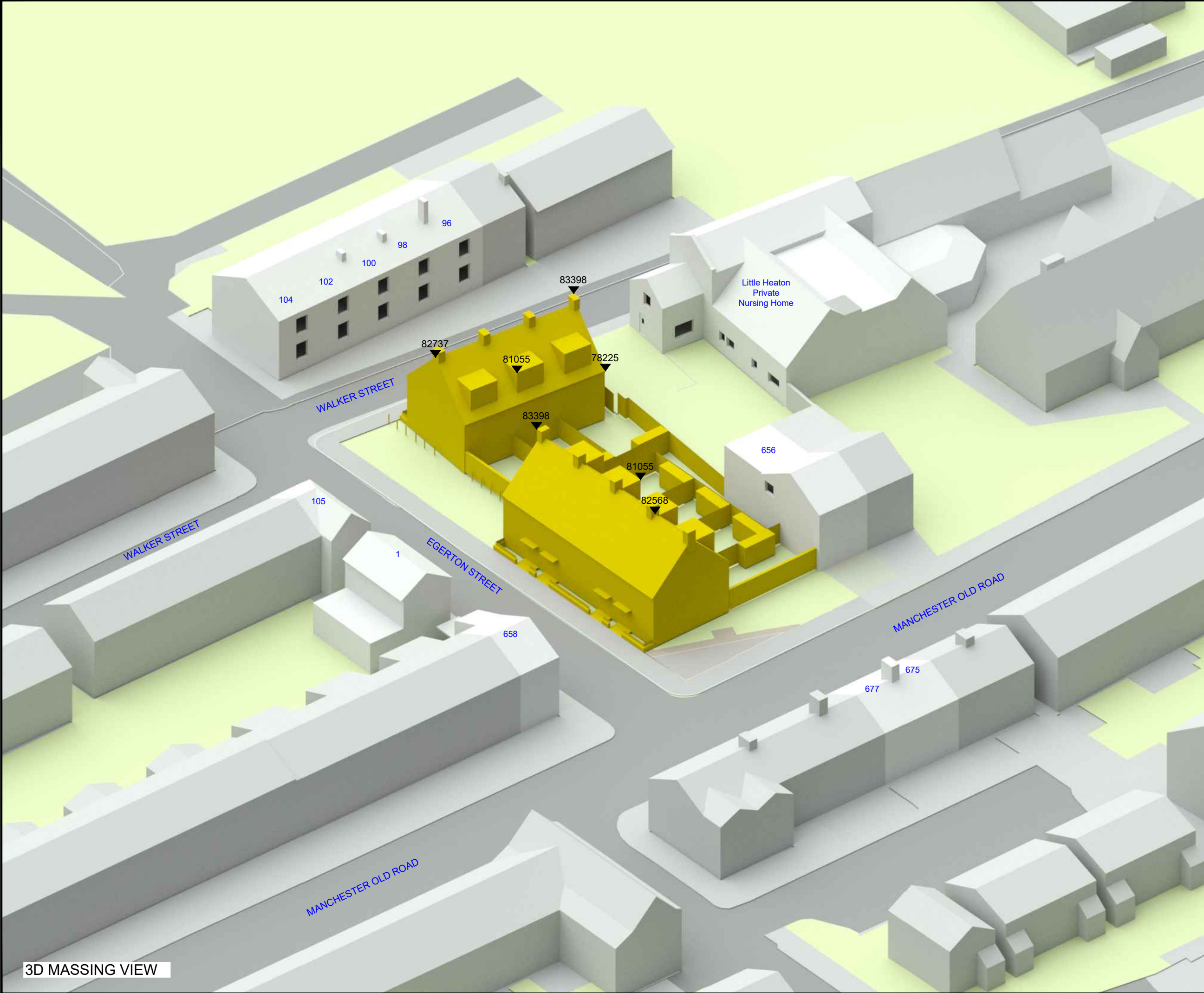
VERSION No:

DRAWING No:

ROL01859_R01_V01_

004

Site Plan



ANSTEY HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD

Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS

URBAN EDGE ARCHITECTS

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PROJECT TITLE:

MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF:

SCHEME RECEIVED: 07/01/26

DRAWING TITLE:

3D MASSING MODEL VIEW
PROPOSED SCHEME

LEAD: / UPDATED:

AK/AH

DATE:

08/01/26

SCALE:

N.T.S.

A3

PROJECT No:

RELEASE No:

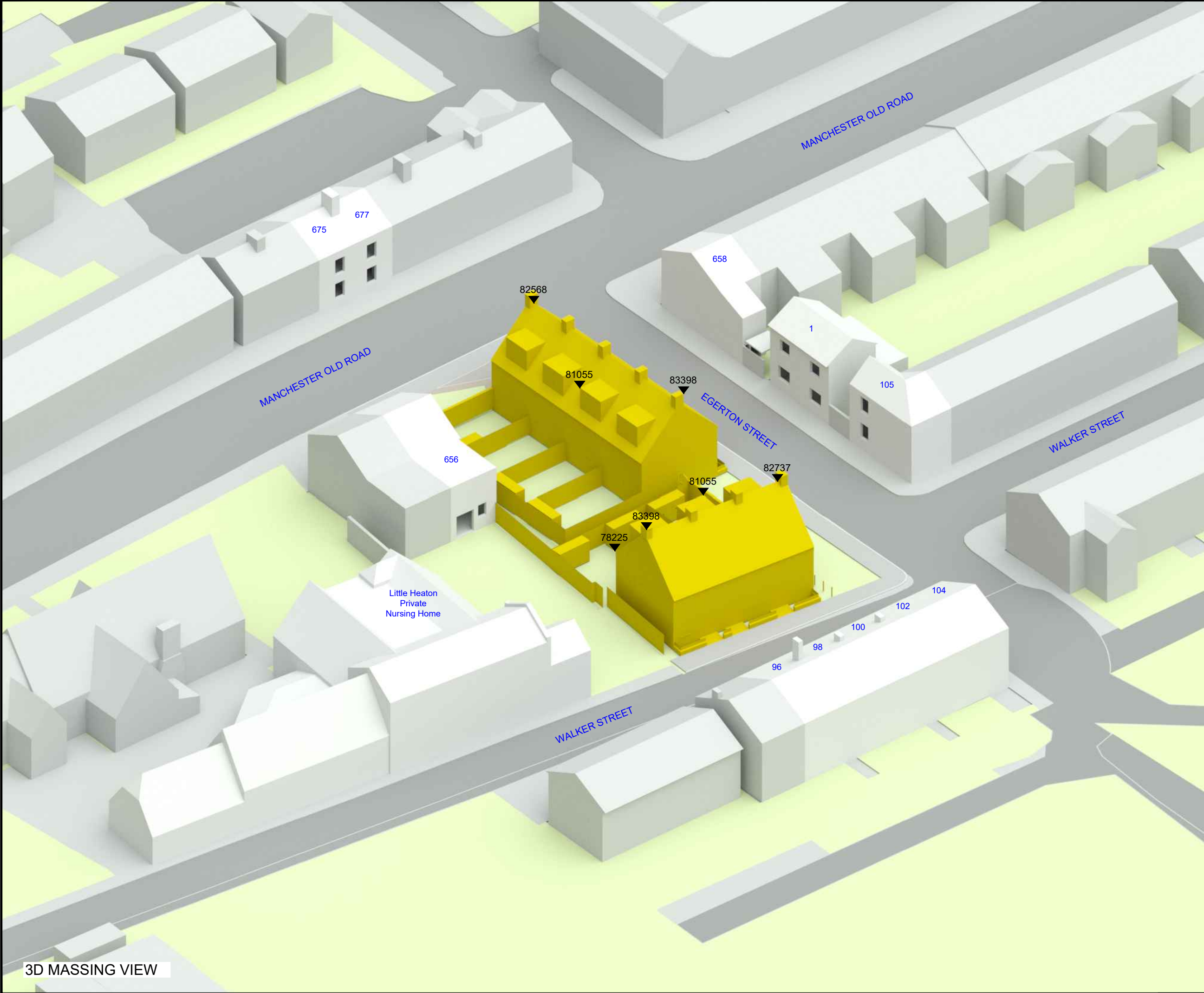
VERSION No:

DRAWING No:

ROL01859_R01_V01_

005

3D Massing Model



ANSTEY HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD

Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS

URBAN EDGE ARCHITECTS

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PROJECT TITLE:

MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF:

SCHEME RECEIVED: 07/01/26

DRAWING TITLE:

3D MASSING MODEL VIEW
PROPOSED SCHEME

LEAD: / UPDATED:

AK/AH

DATE:

08/01/26

SCALE:

N.T.S.

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01859_R01_V01_

006

3D Massing Model

3D MASSING VIEW

APPENDIX B

-

DAYLIGHT AND SUNLIGHT ANALYSIS: IMPACT ON NEIGHBOURS

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
96 Walker Street							
Ground Floor R1	RESIDENTIAL		LIVING ROOM	W1	35.29	31.71	N/A
First Floor R1	RESIDENTIAL		BEDROOM	W1	37.31	34.97	N/A
98 Walker Street							
Ground Floor R1	RESIDENTIAL		LIVING ROOM	W1	35.83	30.85	N/A
First Floor R1	RESIDENTIAL		BEDROOM	W1	37.60	34.41	N/A
100 Walker Street							
Ground Floor R1	RESIDENTIAL		LIVING ROOM	W1	36.06	30.32	N/A
First Floor R1	RESIDENTIAL		BEDROOM	W1	37.75	34.09	N/A
102 Walker Street							
Ground Floor R1	RESIDENTIAL		LIVING ROOM	W1	36.08	30.94	N/A
First Floor R1	RESIDENTIAL		BEDROOM	W1	37.78	34.47	N/A
104 Walker Street							
Ground Floor R1	RESIDENTIAL		LIVING ROOM	W1	35.85	31.76	N/A
First Floor R1	RESIDENTIAL		BEDROOM	W1	37.68	35.04	N/A
105 Walker Street							
Ground Floor R1	RESIDENTIAL		KITCHEN	W1	36.22	31.46	N/A
R1	RESIDENTIAL		KITCHEN	W2	14.55	13.05	0.90
First Floor R1	RESIDENTIAL		BEDROOM	W1	37.88	34.82	N/A
1 Egerton Street							
Ground Floor R1	RESIDENTIAL		UNKNOWN	W1	35.93	29.56	N/A
R2	RESIDENTIAL		UNKNOWN	W2	35.94	28.59	N/A
First Floor R1	RESIDENTIAL		UNKNOWN	W1	36.93	32.80	N/A
R2	RESIDENTIAL		UNKNOWN	W2	36.96	32.30	N/A

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight. A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.
Table P1 (VSC)Page 1 of 2

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
658 Manchester Old Road							
Ground Floor							
R1	RESIDENTIAL		UNKNOWN	W1	6.79	6.79	1.00
R1	RESIDENTIAL		UNKNOWN	W2	6.06	6.06	1.00
656 Manchester Old Road							
Ground Floor							
R1	RESIDENTIAL		UNKNOWN	W1	33.02	29.85	N/A
R1	RESIDENTIAL		UNKNOWN	W2	34.07	30.90	N/A
First Floor							
R1	RESIDENTIAL		UNKNOWN	W1	37.90	32.07	N/A
677 Manchester Old Road							
Ground Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	35.53	33.76	N/A
First Floor							
R1	RESIDENTIAL		BEDROOM	W1	37.17	36.10	N/A
675 Manchester Old Road							
Ground Floor							
R1	RESIDENTIAL		LIVING ROOM	W1	35.47	33.67	N/A
First Floor							
R1	RESIDENTIAL		BEDROOM	W1	37.12	35.99	N/A
Little Heaton Private Nursing Home							
Ground Floor							
R1	RESIDENTIAL		UNKNOWN	W1	34.64	30.91	N/A
R1	RESIDENTIAL		UNKNOWN	W2	34.87	30.77	N/A
R2	RESIDENTIAL		UNKNOWN	W3	33.38	28.86	N/A
R2	RESIDENTIAL		UNKNOWN	W4	31.18	26.61	0.85
R3	RESIDENTIAL		UNKNOWN	W5	27.37	25.99	0.95
R3	RESIDENTIAL		UNKNOWN	W6	34.33	28.12	N/A
First Floor							
R1	RESIDENTIAL		UNKNOWN	W1	36.96	32.81	N/A

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Flat no.	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
96 Walker Street							
Ground Floor R1	RESIDENTIAL		LIVING ROOM	20.31	19.25	18.73	0.97
First Floor R1	RESIDENTIAL		BEDROOM	14.99	14.48	14.48	1.00
98 Walker Street							
Ground Floor R1	RESIDENTIAL		LIVING ROOM	20.31	19.24	17.43	0.91
First Floor R1	RESIDENTIAL		BEDROOM	14.99	14.50	14.50	1.00
100 Walker Street							
Ground Floor R1	RESIDENTIAL		LIVING ROOM	20.31	19.29	16.05	0.83
First Floor R1	RESIDENTIAL		BEDROOM	14.99	14.49	14.49	1.00
102 Walker Street							
Ground Floor R1	RESIDENTIAL		LIVING ROOM	20.31	19.31	16.57	0.86
First Floor R1	RESIDENTIAL		BEDROOM	14.99	14.46	14.46	1.00
104 Walker Street							
Ground Floor R1	RESIDENTIAL		LIVING ROOM	19.87	18.93	17.60	0.93
First Floor R1	RESIDENTIAL		BEDROOM	14.60	14.15	14.15	1.00
105 Walker Street							
Ground Floor R1	RESIDENTIAL		KITCHEN	9.95	9.86	9.86	1.00
First Floor R1	RESIDENTIAL		BEDROOM	9.95	9.79	9.79	1.00
1 Egerton Street							
Ground Floor R1	RESIDENTIAL		UNKNOWN	13.23	13.14	12.31	0.94
R2	RESIDENTIAL		UNKNOWN	11.77	11.71	10.26	0.88
First Floor R1	RESIDENTIAL		UNKNOWN	7.15	6.98	6.98	1.00
R2	RESIDENTIAL		UNKNOWN	6.36	6.23	6.23	1.00

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Flat no.	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
658 Manchester Old Road							
Ground Floor R1	RESIDENTIAL		UNKNOWN	8.30	7.69	7.69	1.00
656 Manchester Old Road							
Ground Floor R1	RESIDENTIAL		UNKNOWN	18.88	18.71	18.71	1.00
First Floor R1	RESIDENTIAL		UNKNOWN	12.39	11.66	11.66	1.00
677 Manchester Old Road							
Ground Floor R1	RESIDENTIAL		LIVING ROOM	13.22	12.65	12.65	1.00
First Floor R1	RESIDENTIAL		BEDROOM	11.54	11.04	11.04	1.00
675 Manchester Old Road							
Ground Floor R1	RESIDENTIAL		LIVING ROOM	13.22	12.65	12.65	1.00
First Floor R1	RESIDENTIAL		BEDROOM	11.54	11.04	11.04	1.00
Little Heaton Private Nursing Home							
Ground Floor R1	RESIDENTIAL		UNKNOWN	32.65	32.18	31.86	0.99
R2	RESIDENTIAL		UNKNOWN	32.65	30.66	29.59	0.96
R3	RESIDENTIAL		UNKNOWN	17.90	17.54	17.53	1.00
First Floor R1	RESIDENTIAL		UNKNOWN	17.90	17.12	16.49	0.96

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

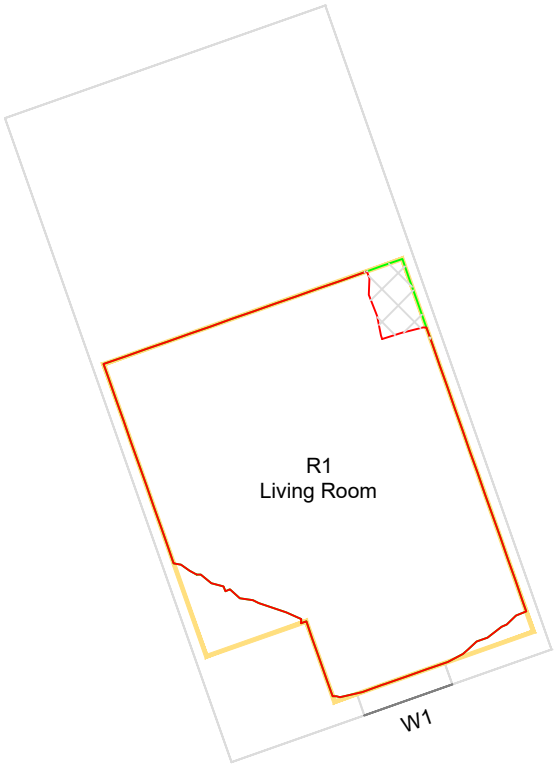
PROPERTY					ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
96 Walker Street										
Ground Floor R1	RESIDENTIAL		W1	LIVING ROOM	79	73	N/A	25	19	N/A
First Floor R1	RESIDENTIAL		W1	BEDROOM	82	81	N/A	27	26	N/A
98 Walker Street										
Ground Floor R1	RESIDENTIAL		W1	LIVING ROOM	79	70	N/A	26	17	N/A
First Floor R1	RESIDENTIAL		W1	BEDROOM	82	78	N/A	27	23	N/A
100 Walker Street										
Ground Floor R1	RESIDENTIAL		W1	LIVING ROOM	81	72	N/A	27	18	N/A
First Floor R1	RESIDENTIAL		W1	BEDROOM	83	79	N/A	28	24	N/A
102 Walker Street										
Ground Floor R1	RESIDENTIAL		W1	LIVING ROOM	81	73	N/A	27	19	N/A

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

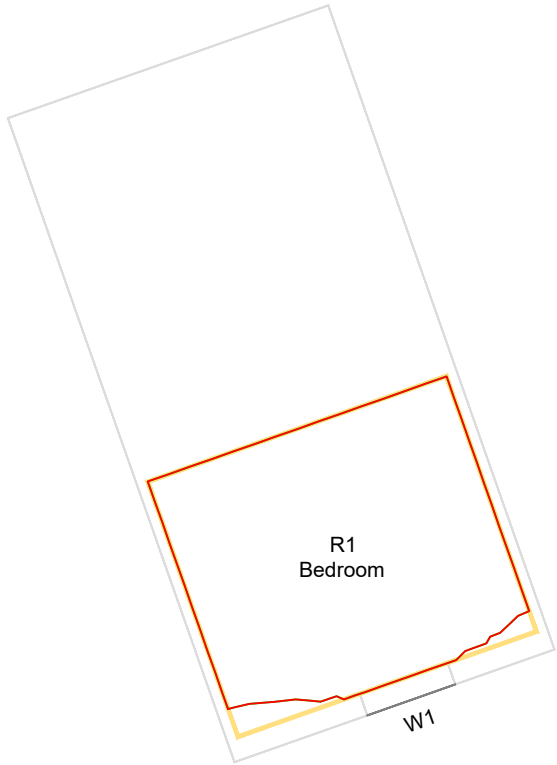
PROPERTY					ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
First Floor R1	RESIDENTIAL		W1	BEDROOM	84	81	N/A	29	26	N/A
104 Walker Street										
Ground Floor R1	RESIDENTIAL		W1	LIVING ROOM	78	73	N/A	24	19	N/A
First Floor R1	RESIDENTIAL		W1	BEDROOM	84	83	N/A	29	28	N/A
105 Walker Street										
Ground Floor R1 R1	RESIDENTIAL RESIDENTIAL		W1 W2	KITCHEN KITCHEN	55	51	N/A	14	13	N/A
656 Manchester Old Road										
First Floor R1	RESIDENTIAL		W1	UNKNOWN	62	52	N/A	20	15	N/A
Little Heaton Private Nursing Home										
Ground Floor R1 R1 R2 R2	RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL		W1 W2 W3 W4	UNKNOWN UNKNOWN UNKNOWN UNKNOWN	55 57	48 51	N/A N/A	15 17	12 15	N/A N/A

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY					ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R3	RESIDENTIAL		W5	UNKNOWN						
R3	RESIDENTIAL		W6	UNKNOWN	75	70	N/A	24	22	N/A
First Floor										
R1	RESIDENTIAL		W1	UNKNOWN	55	50	N/A	16	12	N/A



GROUND



GROUND

ANSTEY

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD

Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS

URBAN EDGE ARCHITECTS

Received on 07/01/26

N

W

E

S

0m

1m

2m

3m

4m

5m

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CLIENT:

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PROJECT TITLE:

MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF:

SCHEME RECEIVED: 07/01/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
96 WALKER STREET

LEAD: / UPDATED:

AK/AH

DATE:

08/01/26

SCALE:

1:100

A3

PROJECT No:

RELEASE No:

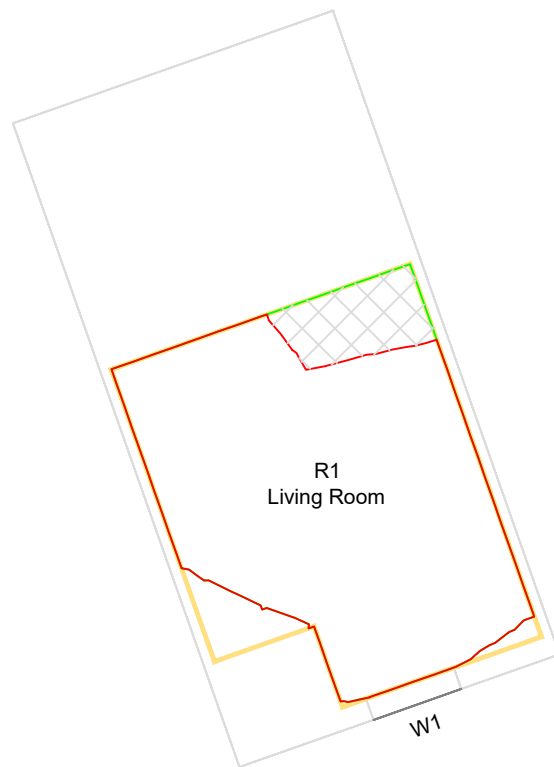
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DRAWING No:

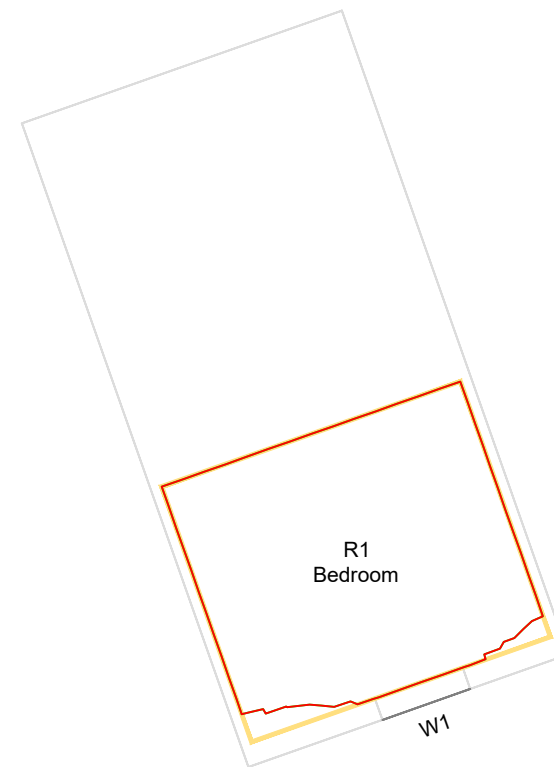
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101-01

Daylight & Sunlight

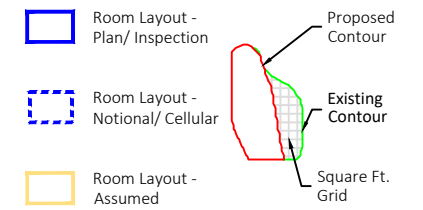


GROUND



1ST FLOOR

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ANSTEY HORNE POINT CLOUD
Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS
URBAN EDGE ARCHITECTS
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PROJECT TITLE: MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

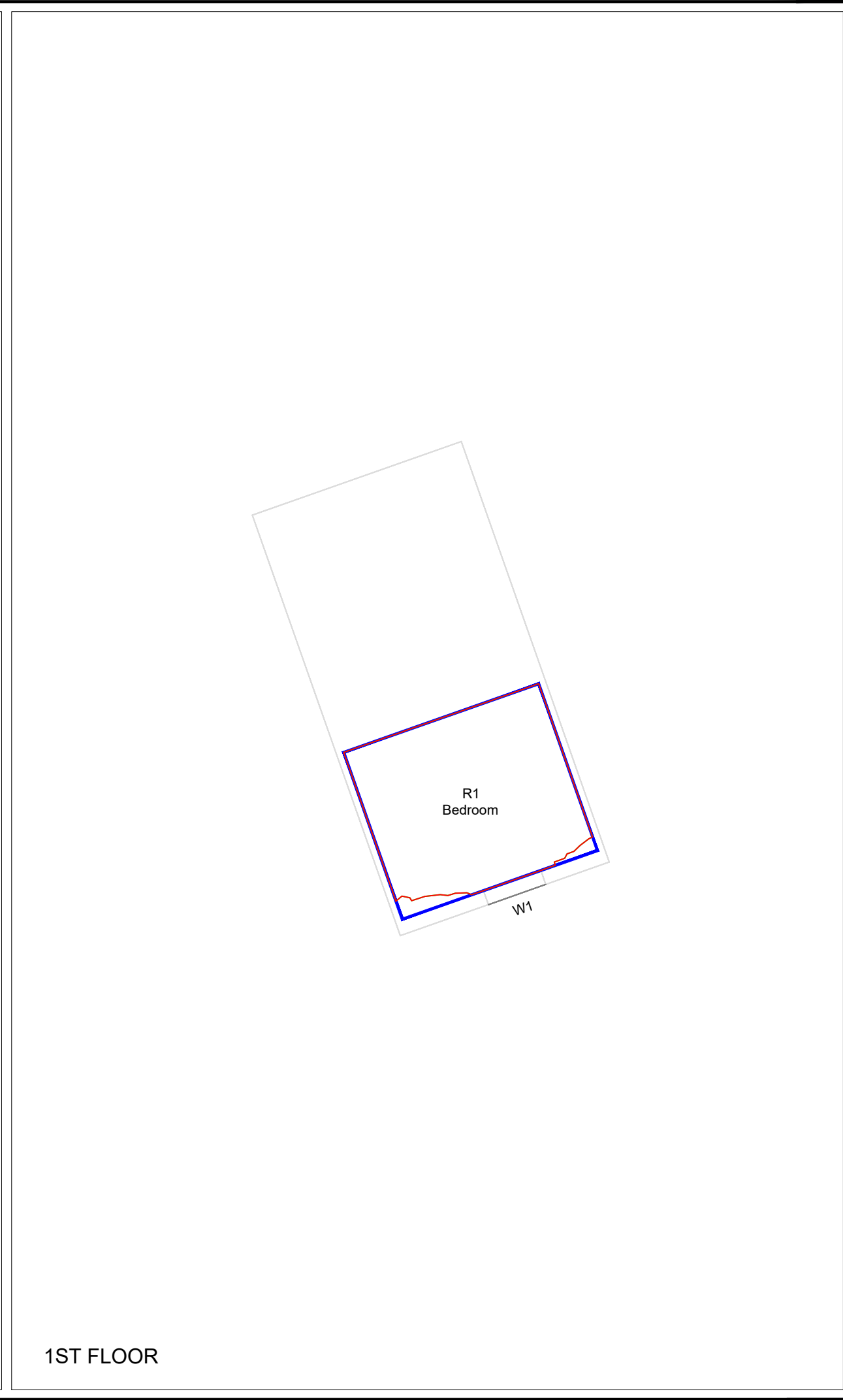
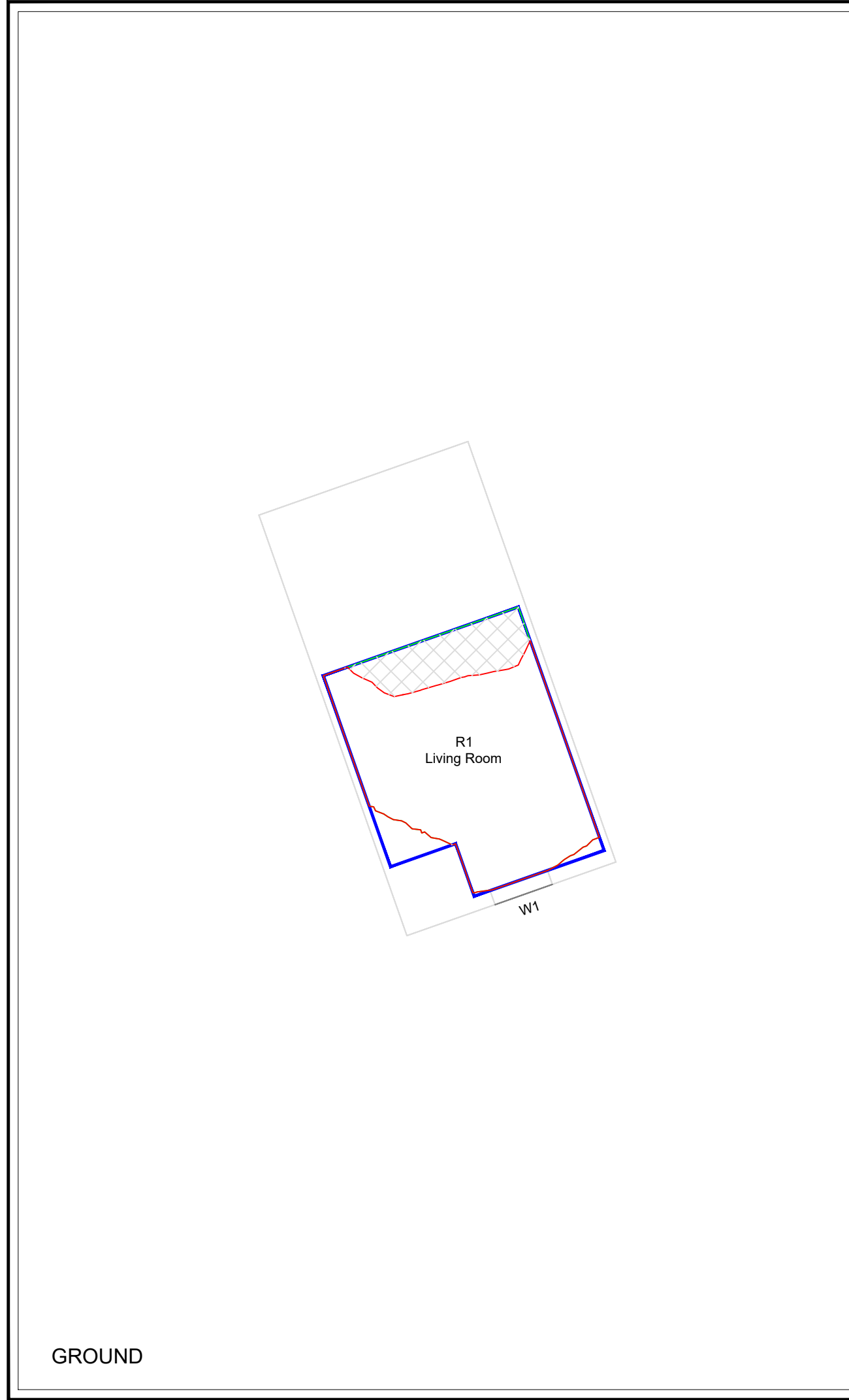
SCHEME REF: SCHEME RECEIVED: 07/01/26

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
98 WALKER STREET

LEAD: / UPDATED: AK/AH	DATE: 08/01/26	SCALE: 1:100	A3
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01859_R01_V01_			102-01

Daylight & Sunlight



ANSTEY

HORNE

EST. 1795

Chartered Surveyors

| Rights of Light/ Daylight & Sunlight

| Party Wall & Neighbourly Matters

| Building Consultancy

| Fire Consultancy

| Project & Cost Management

| Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD

Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS

URBAN EDGE ARCHITECTS

Received on 07/01/26

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5m

PROJECT INFORMATION:

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CLIENT:

ZEST ECO LTD

PROJECT TITLE:

MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF:

SCHEME RECEIVED: 07/01/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
100 WALKER STREET

LEAD: / UPDATED:

AK/AH

DATE:

08/01/26

SCALE:

1:100

A3

PROJECT No:

RELEASE No:

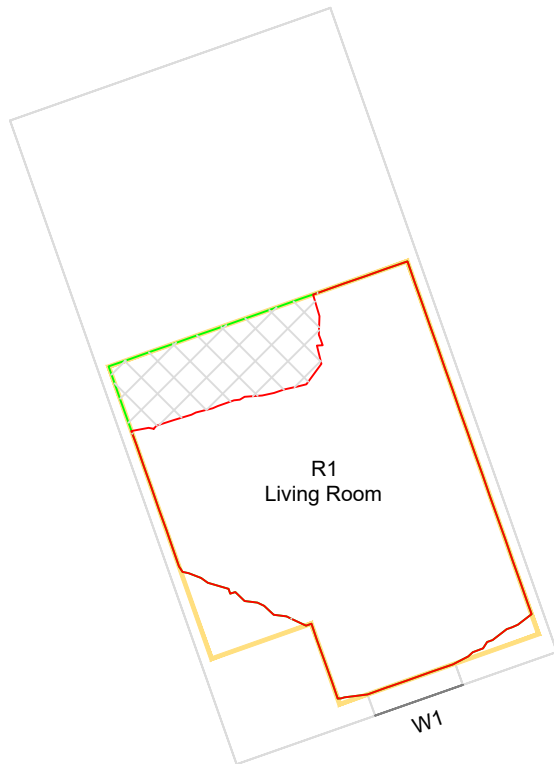
VERSION No:

DRAWING No:

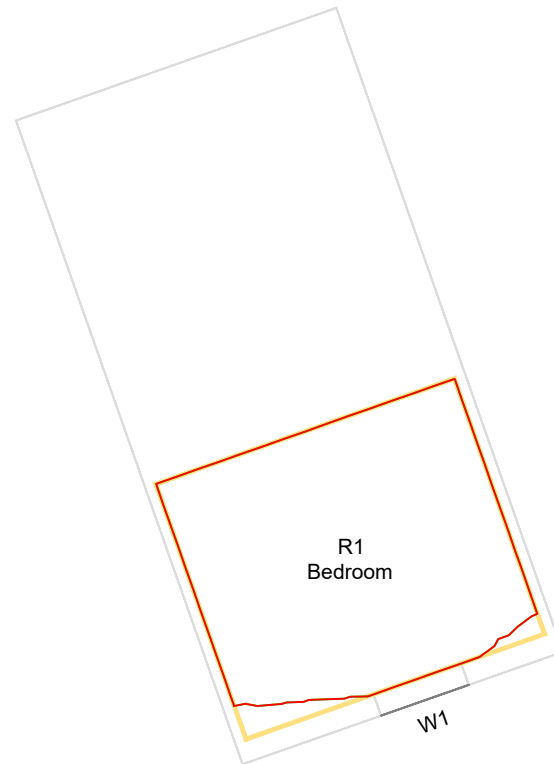
ROL01859_R01_V01_

103-01

Daylight & Sunlight



GROUND



1ST FLOOR

ANSTEY

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD

Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS

URBAN EDGE ARCHITECTS

Received on 07/01/26

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CLIENT: ZEST ECO LTD

PROJECT TITLE: MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF: SCHEME RECEIVED: 07/01/26

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
102 WALKER STREET

LEAD: / UPDATED: AK/AH

DATE: 08/01/26

SCALE: 1:100

A3

PROJECT No:

RELEASE No:

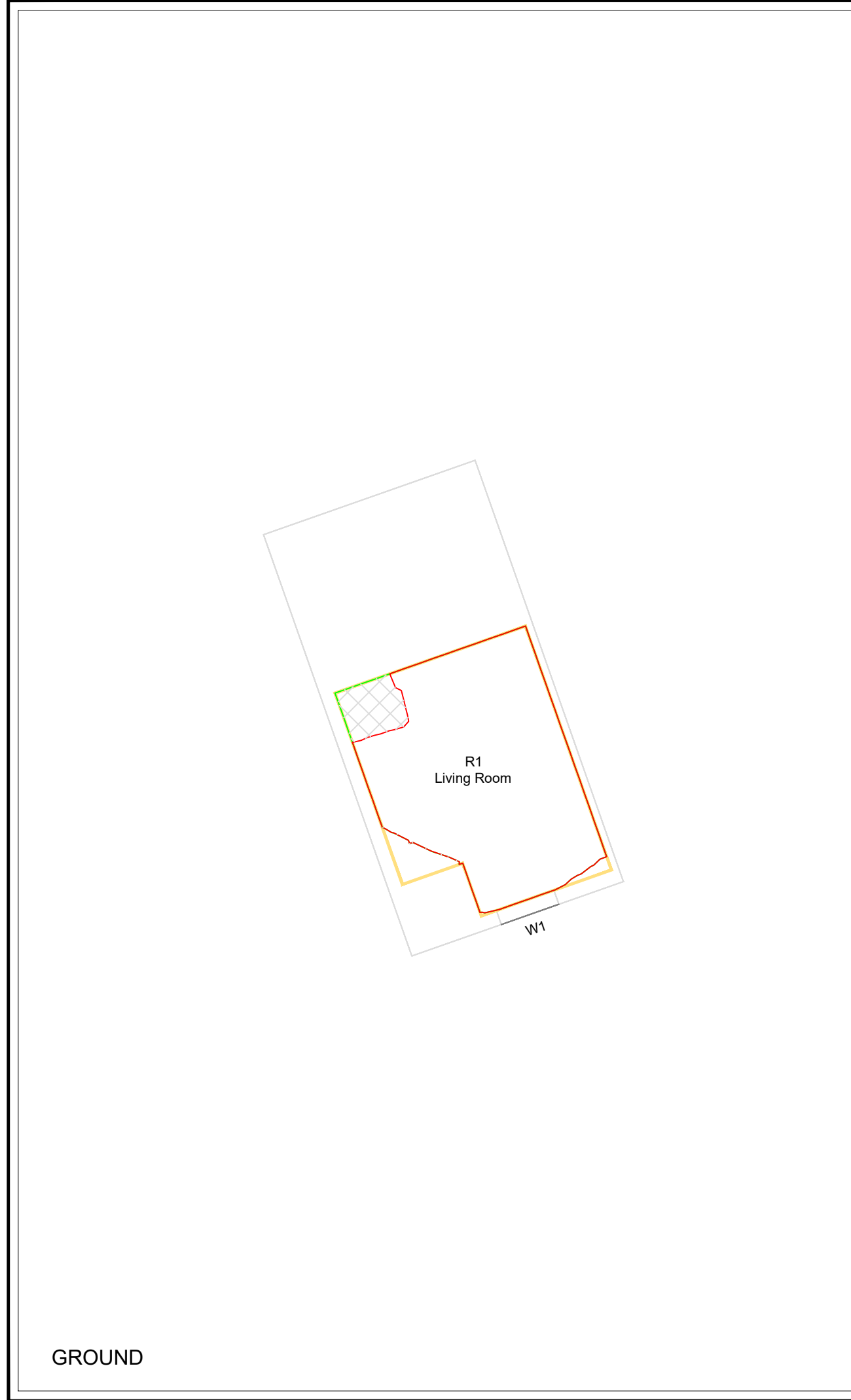
VERSION No:

DRAWING No:

ROL01859_R01_V01_

104-01

Daylight & Sunlight



ANSTEY

HORNE

EST. 1795

Chartered Surveyors

| Rights of Light/ Daylight & Sunlight

| Party Wall & Neighbourly Matters

| Building Consultancy

| Fire Consultancy

| Project & Cost Management

| Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD

Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS

URBAN EDGE ARCHITECTS

Received on 07/01/26

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CLIENT:

ZEST ECO LTD

PROJECT TITLE:

MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF:

SCHEME RECEIVED: 07/01/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
104 WALKER STREET

LEAD: / UPDATED:

AK/AH

DATE:

08/01/26

SCALE:

1:100

A3

PROJECT No:

RELEASE No:

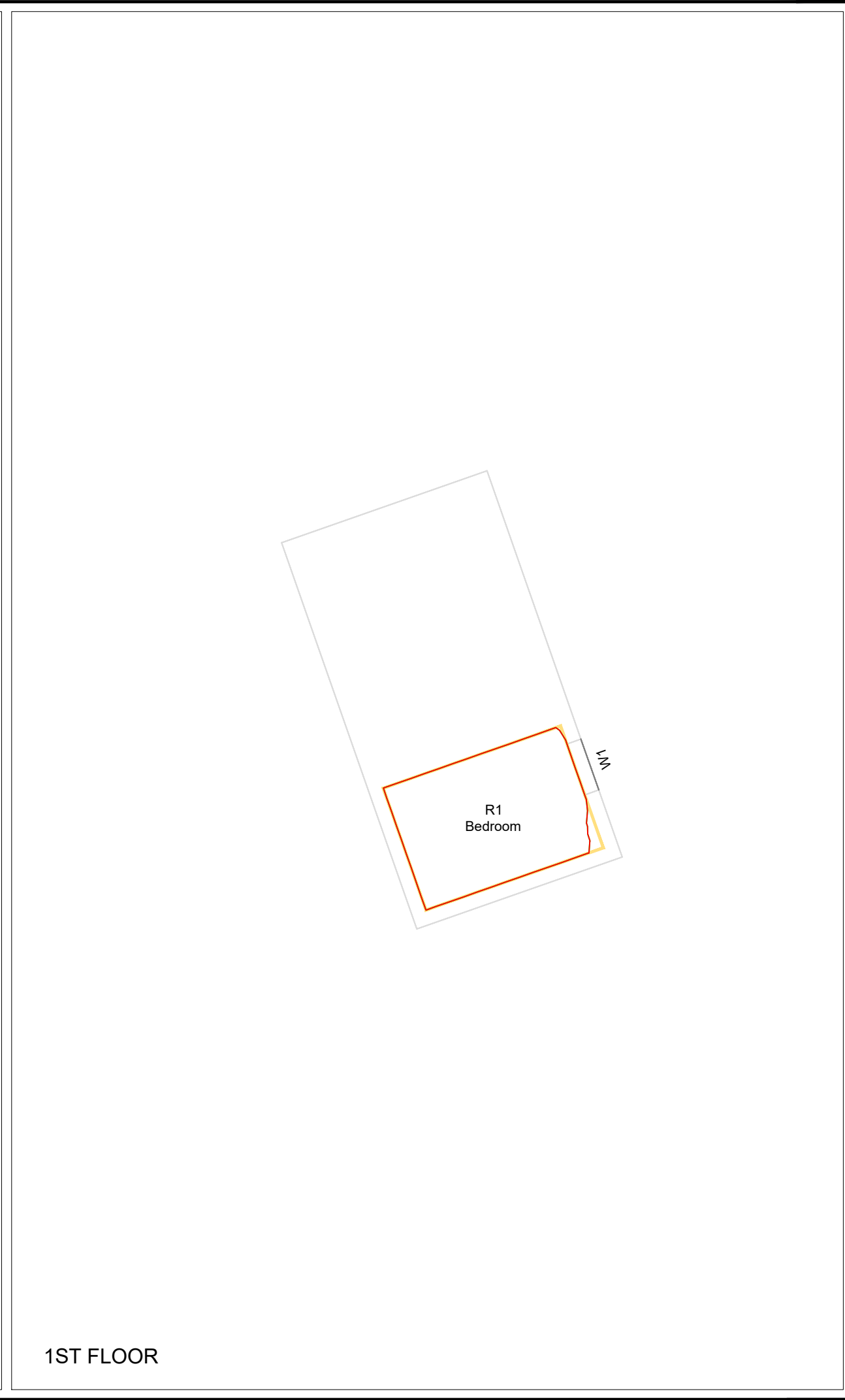
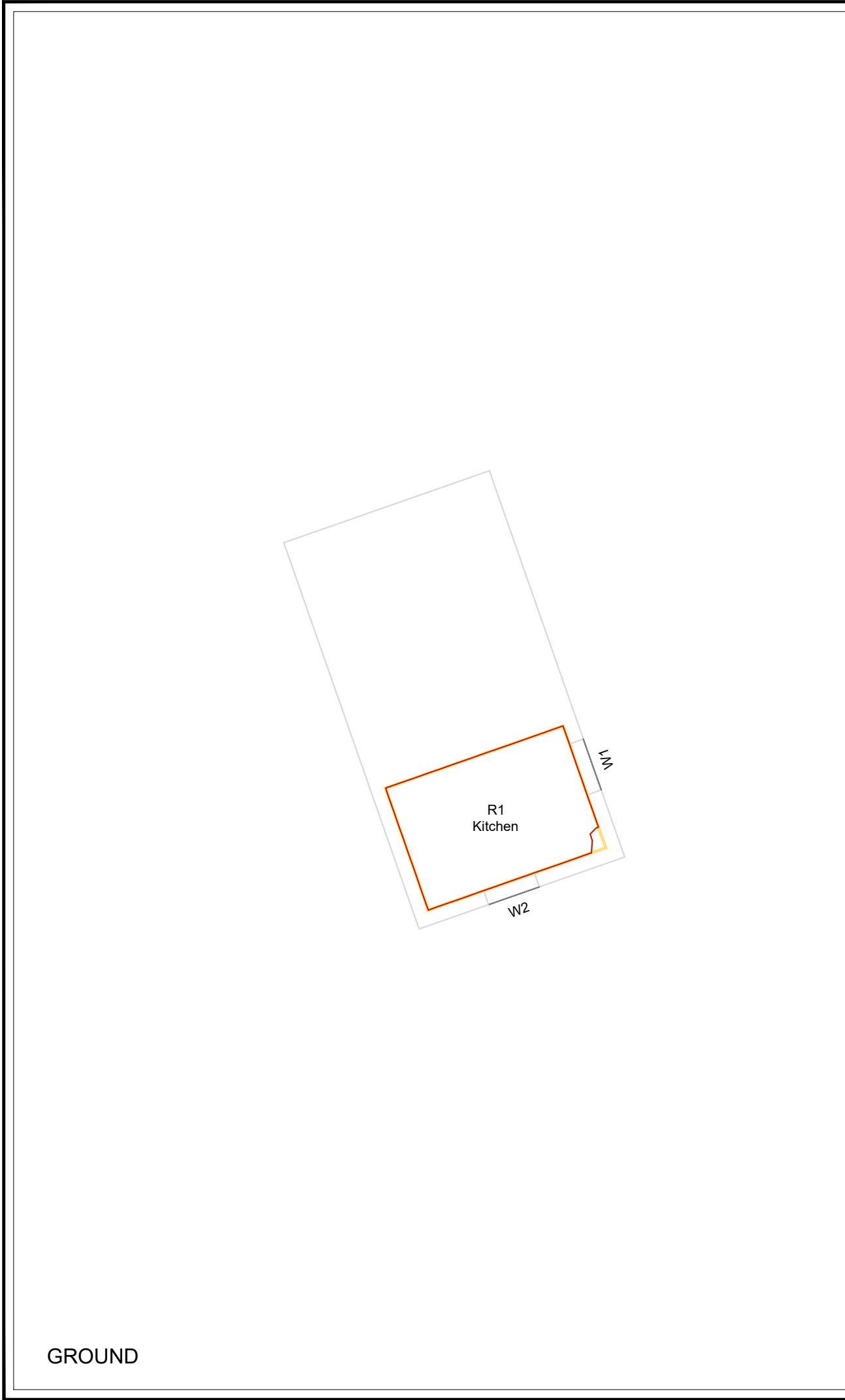
VERSION No:

DRAWING No:

ROL01859_R01_V01_

105-01

Daylight & Sunlight



ANSTEY

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD

Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS

URBAN EDGE ARCHITECTS

Received on 07/01/26

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CLIENT:

ZEST ECO LTD

PROJECT TITLE:

MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF:

SCHEME RECEIVED: 07/01/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
105 WALKER STREET

LEAD: / UPDATED:
AK/AH

DATE:
08/01/26

SCALE: 1:100

A3

PROJECT No:

RELEASE No:

VERSION No:

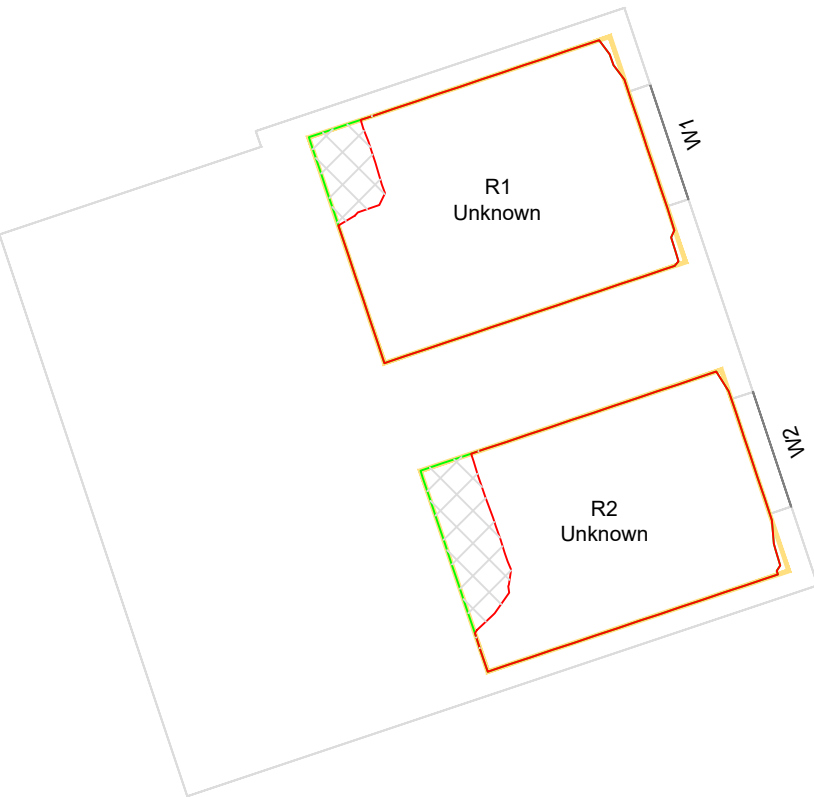
DRAWING No:

ROL01859_R01_V01_

106-01

Daylight & Sunlight

GROUND



1ST FLOOR



LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ANSTEY HORNE POINT CLOUD
Received on 07/01/26
Site and aerial photos.

PROPOSED BUILDINGS
URBAN EDGE ARCHITECTS
Received on 07/01/26



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CLIENT: ZEST ECO LTD

PROJECT TITLE: MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF: SCHEME RECEIVED: 07/01/26

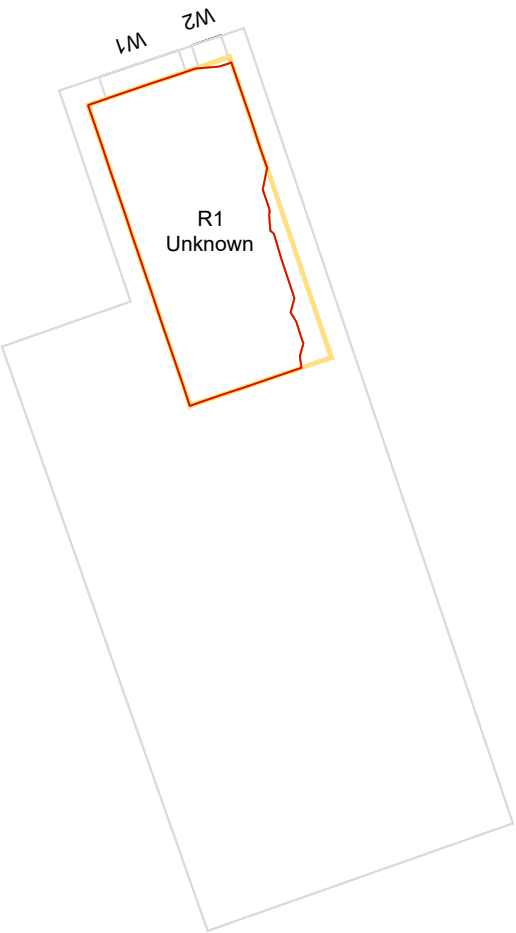
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
1 EGERTON STREET

LEAD: / UPDATED: AK/AH **DATE:** 08/01/26 **SCALE:** 1:100 **A3**

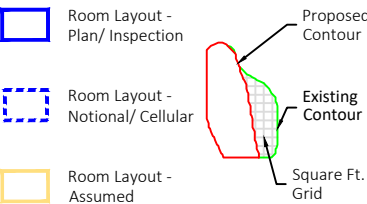
PROJECT No: **RELEASE No:** **VERSION No:** **DRAWING No:**

ROL01859_R01_V01_107-01

GROUND



LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ANSTEY HORNE POINT CLOUD
Received on 07/01/26
Site and aerial photos.
PROPOSED BUILDINGS
URBAN EDGE ARCHITECTS
Received on 07/01/26



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CLIENT: ZEST ECO LTD

PROJECT TITLE: MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF: SCHEME RECEIVED: 07/01/26

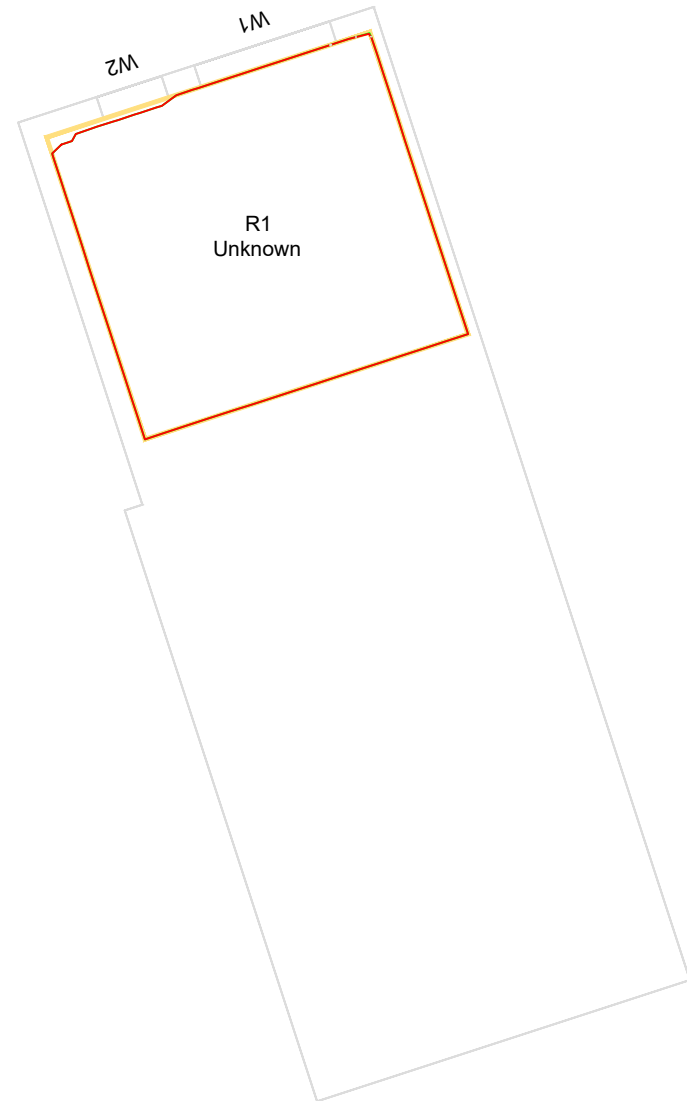
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
658 MANCHESTER OLD ROAD

LEAD: / UPDATED: AK/AH DATE: 08/01/26 SCALE: 1:100 A3

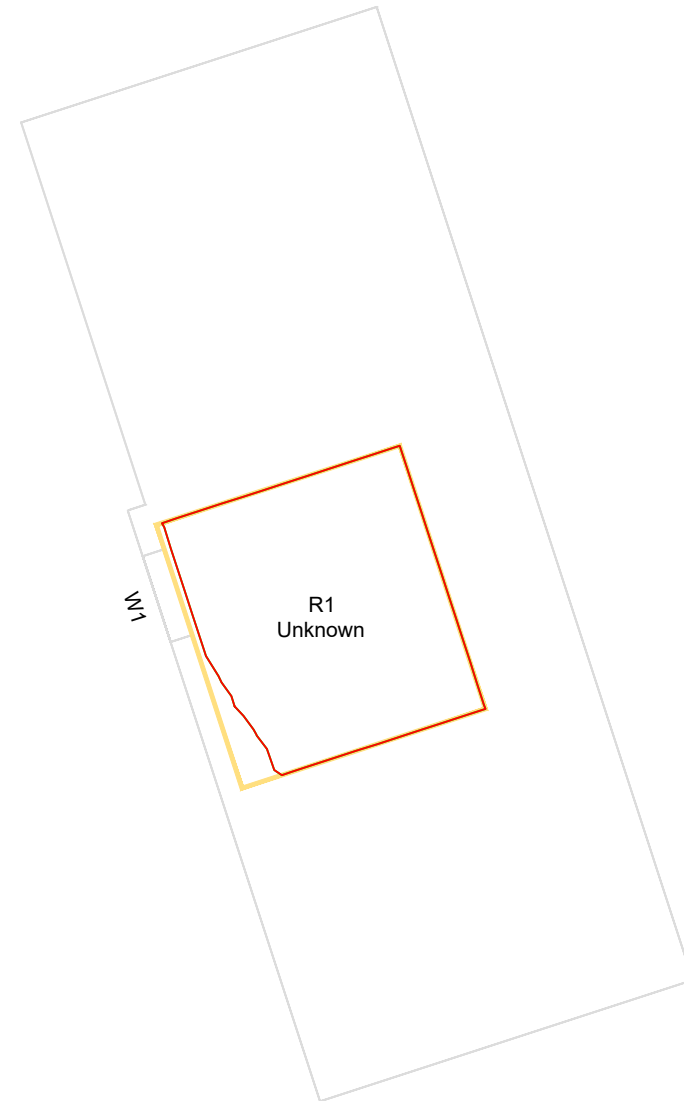
PROJECT No: RELEASE No: VERSION No: DRAWING No:

ROL01859_R01_V01_ 108-01

Daylight & Sunlight

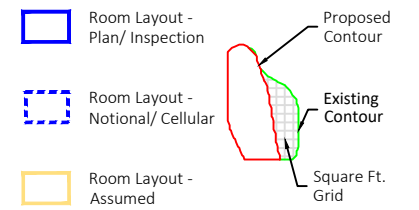


GROUND



1ST FLOOR

LEGEND:



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ANSTEY HORNE POINT CLOUD
Received on 07/01/26
Site and aerial photos.
PROPOSED BUILDINGS
URBAN EDGE ARCHITECTS
Received on 07/01/26



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CLIENT: ZEST ECO LTD

PROJECT TITLE: MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

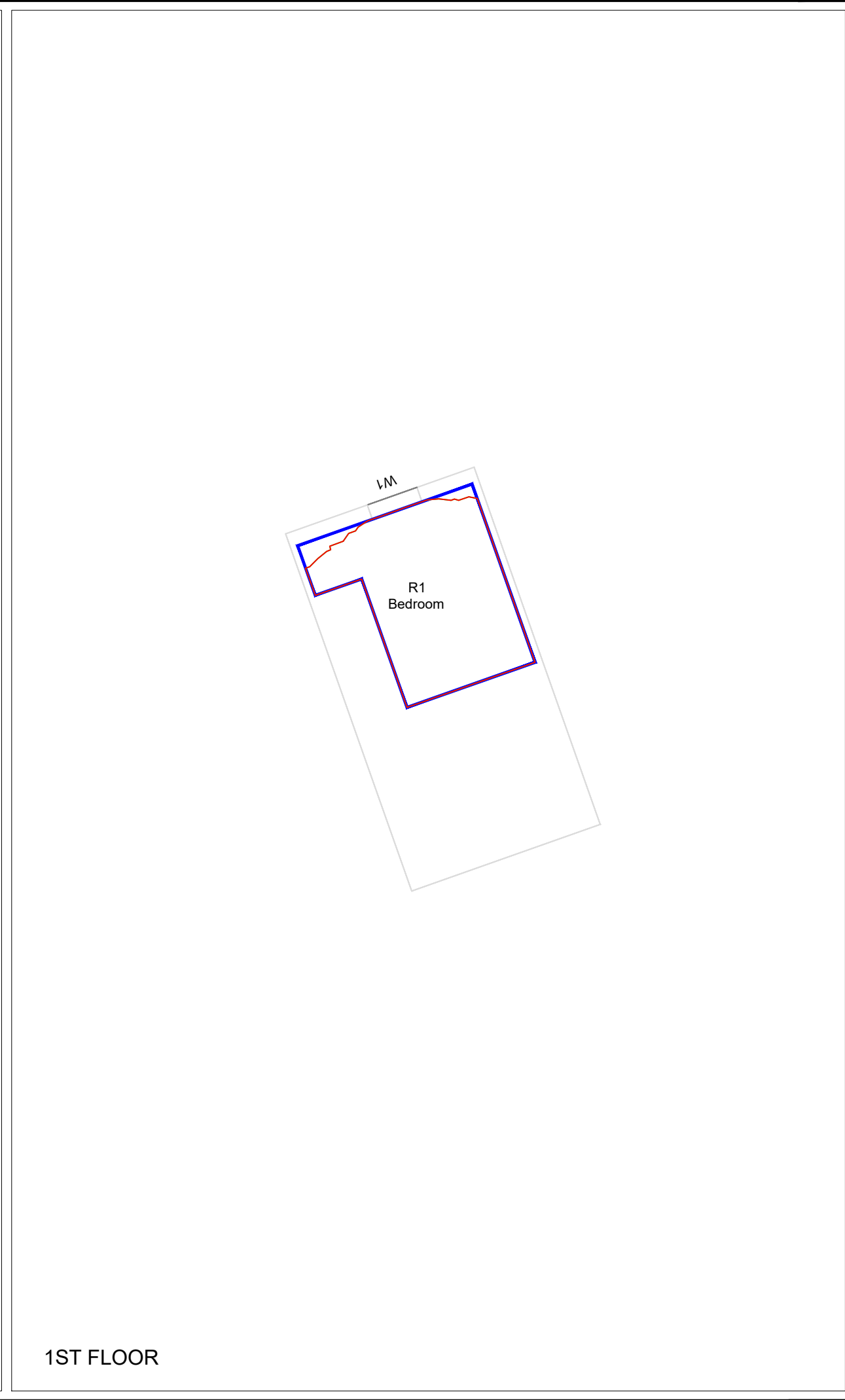
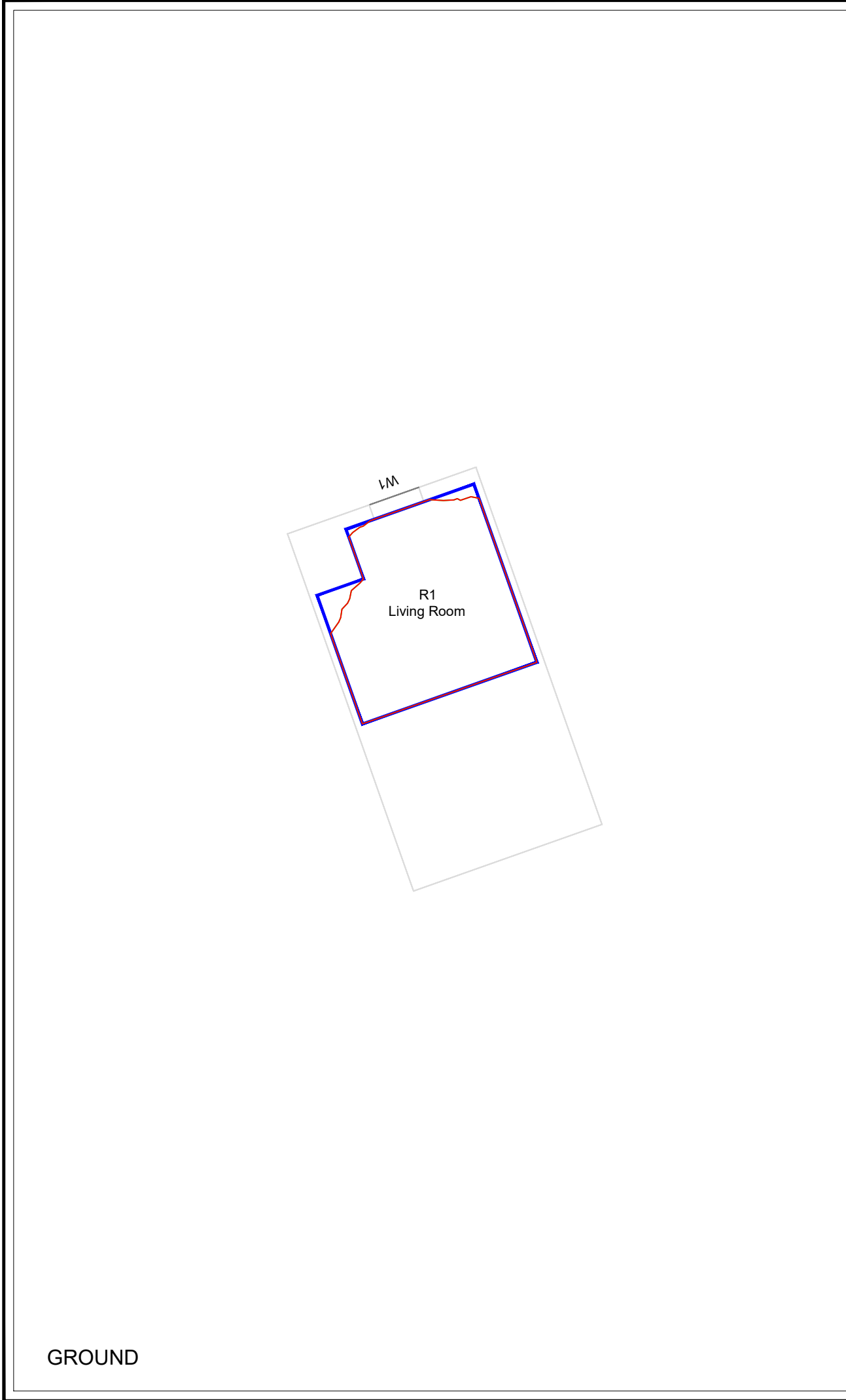
SCHEME REF: SCHEME RECEIVED: 07/01/26

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
656 MANCHESTER OLD ROAD

LEAD: / UPDATED: AK/AH DATE: 08/01/26 SCALE: 1:100 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:
ROL01859_R01_V01_ 109-01

Daylight & Sunlight



ANSTEY

HORNE

EST. 1795

Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD

Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS

URBAN EDGE ARCHITECTS

Received on 07/01/26

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PROJECT INFORMATION:

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CLIENT:

ZEST ECO LTD

PROJECT TITLE:

MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF:

SCHEME RECEIVED: 07/01/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
677 MANCHESTER OLD ROAD

LEAD: / UPDATED:

DATE:

SCALE:

A3

AK/AH

08/01/26

1:100

PROJECT No:

RELEASE No:

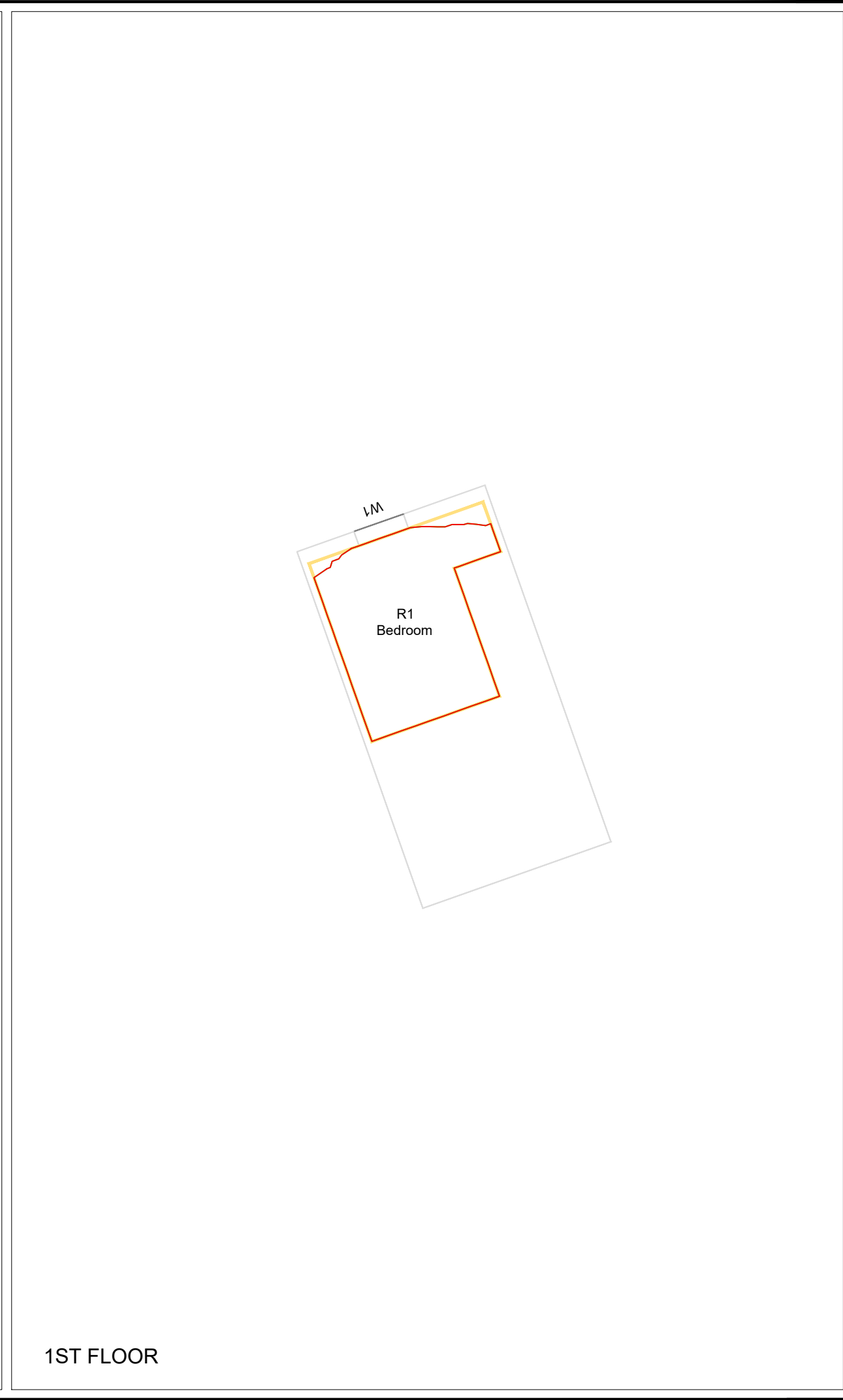
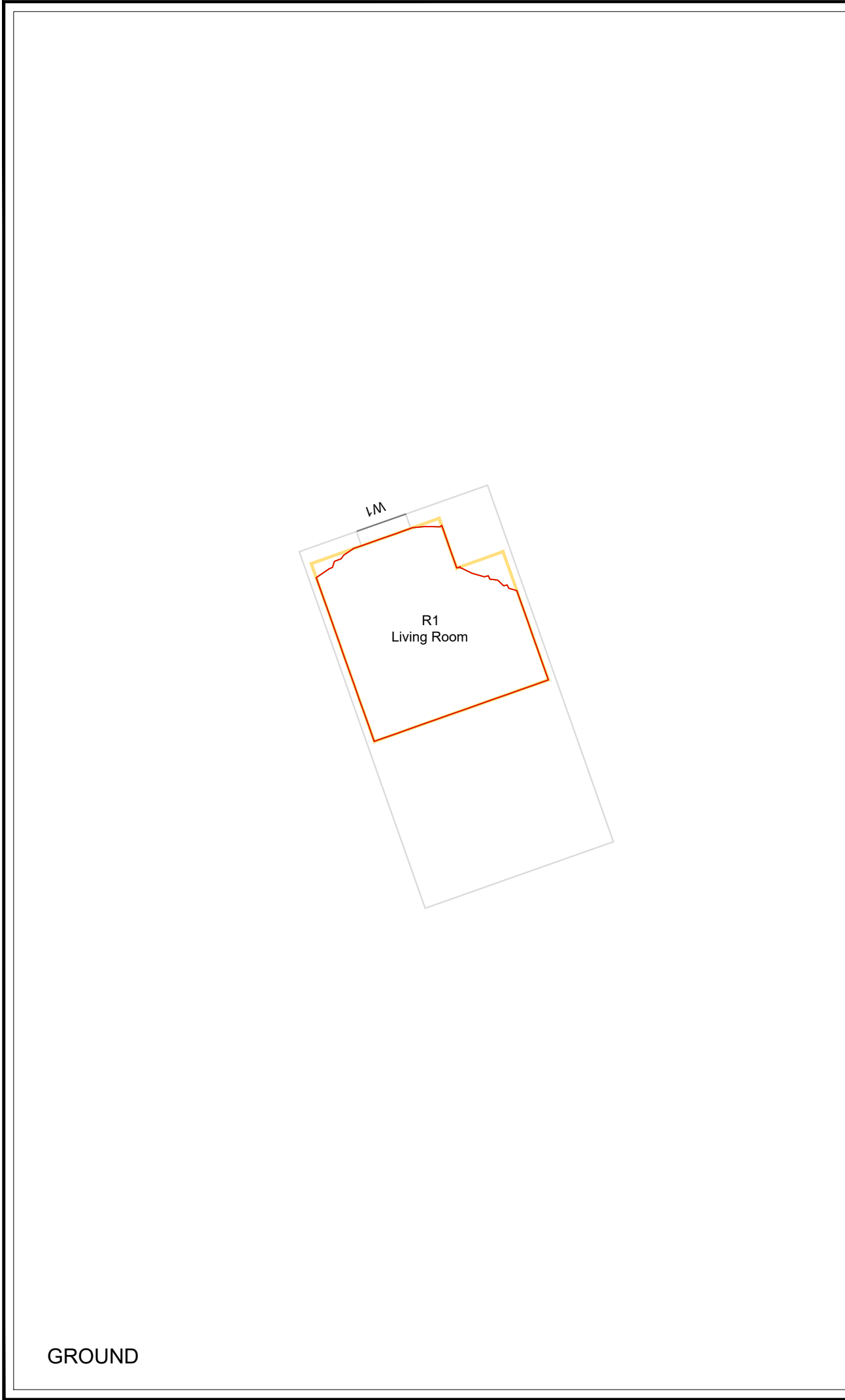
VERSION No:

DRAWING No:

ROL01859_R01_V01_

110-01

Daylight & Sunlight



ANSTEY

HORNE

EST. 1795

Chartered Surveyors

}; Rights of Light/ Daylight & Sunlight

}; Party Wall & Neighbourly Matters

}; Building Consultancy

}; Fire Consultancy

}; Project & Cost Management

}; Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD

Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS

URBAN EDGE ARCHITECTS

Received on 07/01/26

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PROJECT INFORMATION:

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CLIENT:

ZEST ECO LTD

PROJECT TITLE:

MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF:

SCHEME RECEIVED: 07/01/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
675 MANCHESTER OLD ROAD

LEAD: / UPDATED:
AK/AH

DATE:
08/01/26

SCALE: 1:100

A3

PROJECT No:

RELEASE No:

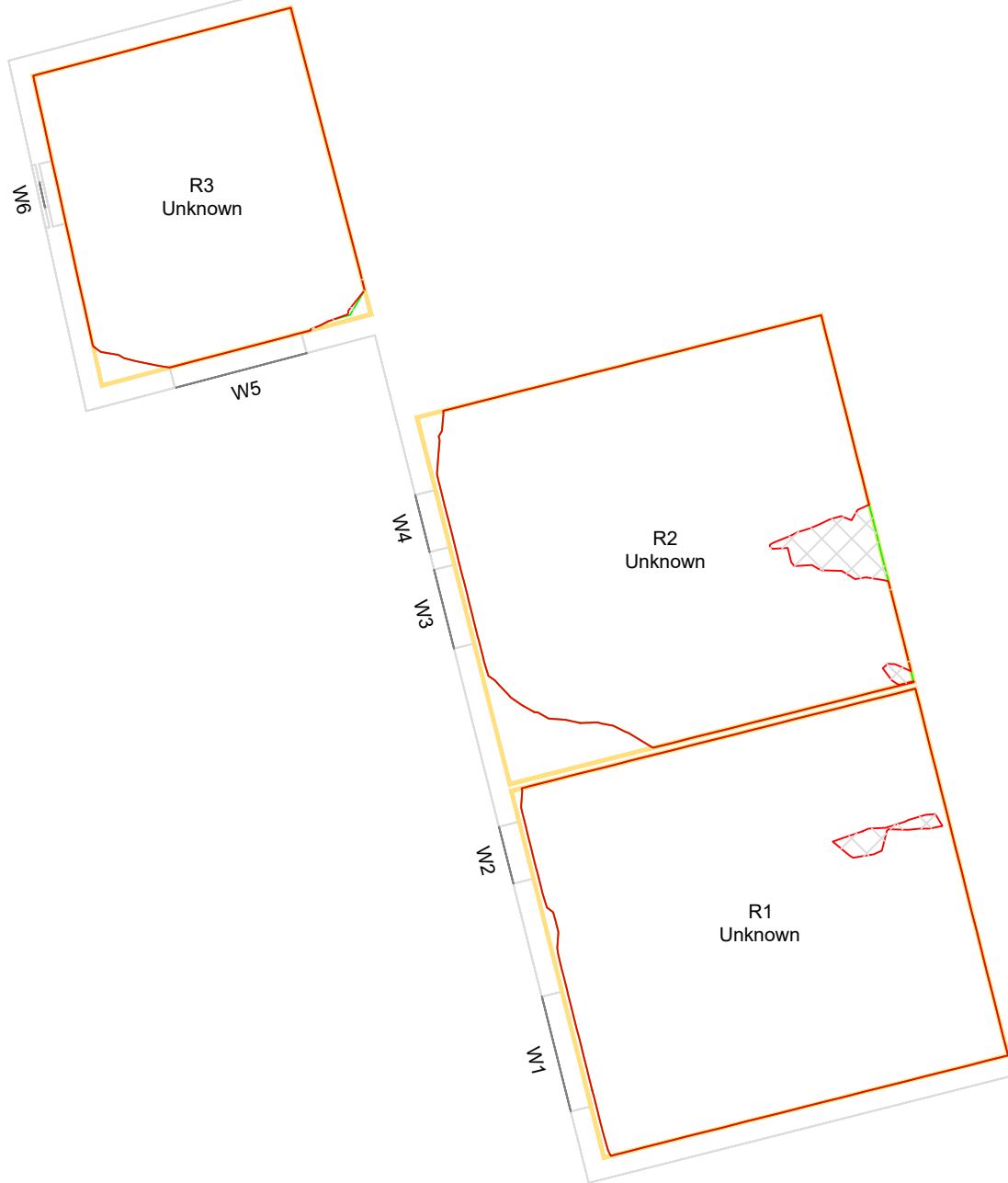
VERSION No:

DRAWING No:

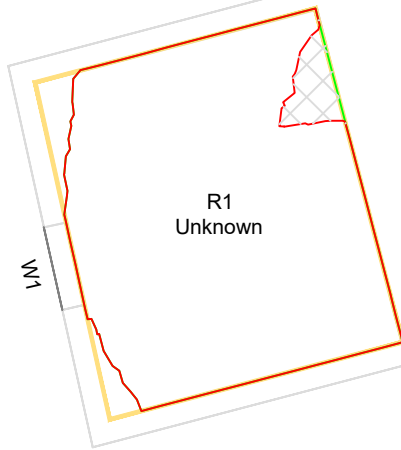
ROL01859_R01_V01_

111-01

Daylight & Sunlight



GROUND



1ST FLOOR

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD

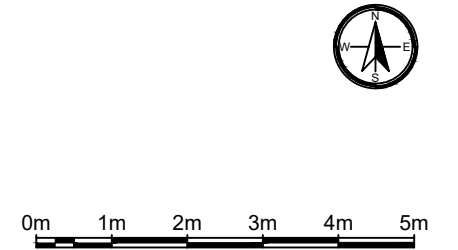
Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS

URBAN EDGE ARCHITECTS

Received on 07/01/26



PROJECT INFORMATION:			
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CLIENT:	ZEST ECO LTD		
PROJECT TITLE:	MANCHESTER OLD ROAD MIDDLETON, M24 4QD		
SCHEME REF:	SCHEME RECEIVED: 07/01/26		
DRAWING TITLE:	DAYLIGHT DISTRIBUTION CONTOURS LITTLE HEATON PRIVATE NURSING HOME		

LEAD: / UPDATED: AK/AH	DATE: 08/01/26	SCALE: 1:100	A3
PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01859_R01_V01_			112-01

APPENDIX C

-

DAYLIGHT AND SUNLIGHT ANALYSIS: LIGHT WITHIN

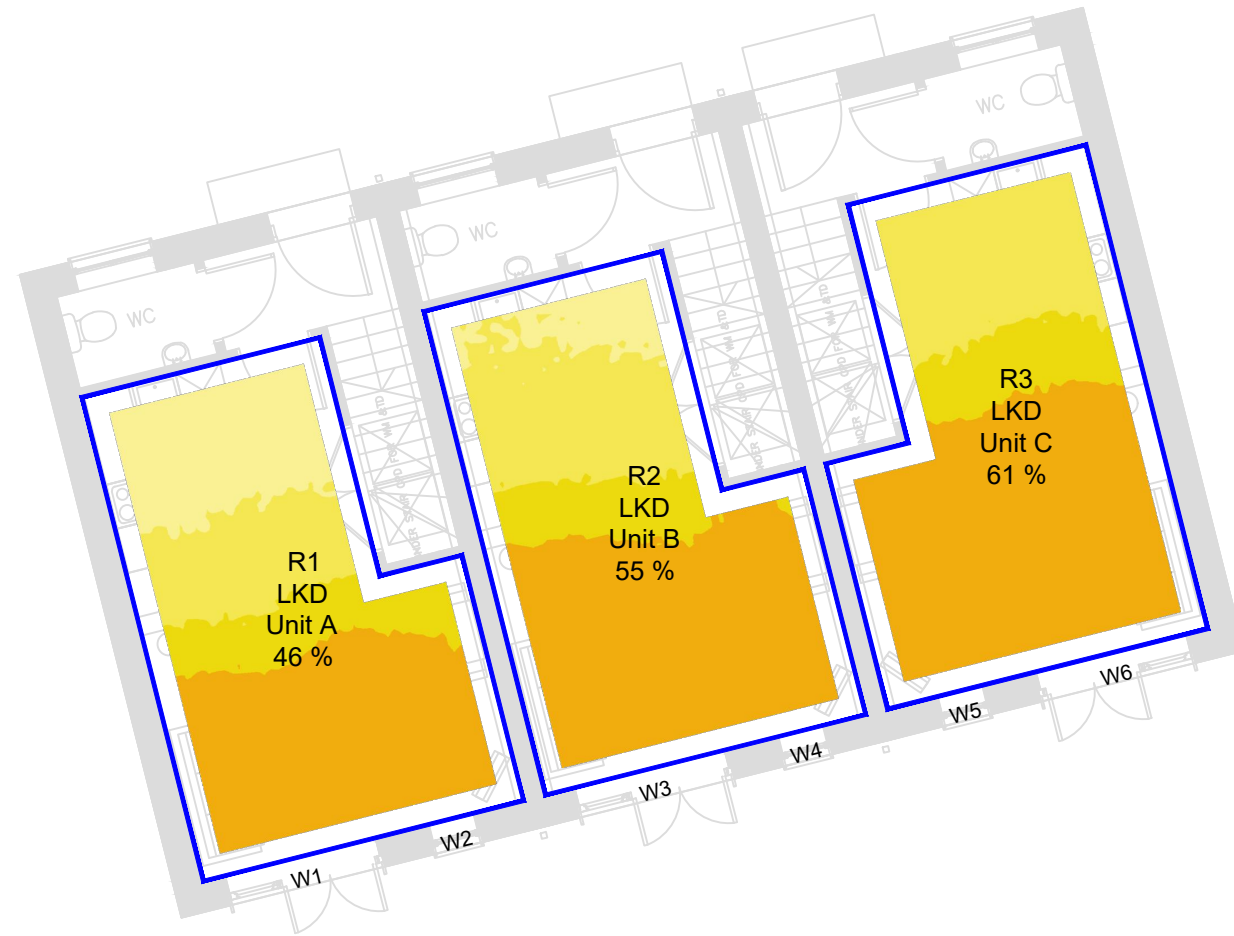
Target Illuminance

PARAMETERS:

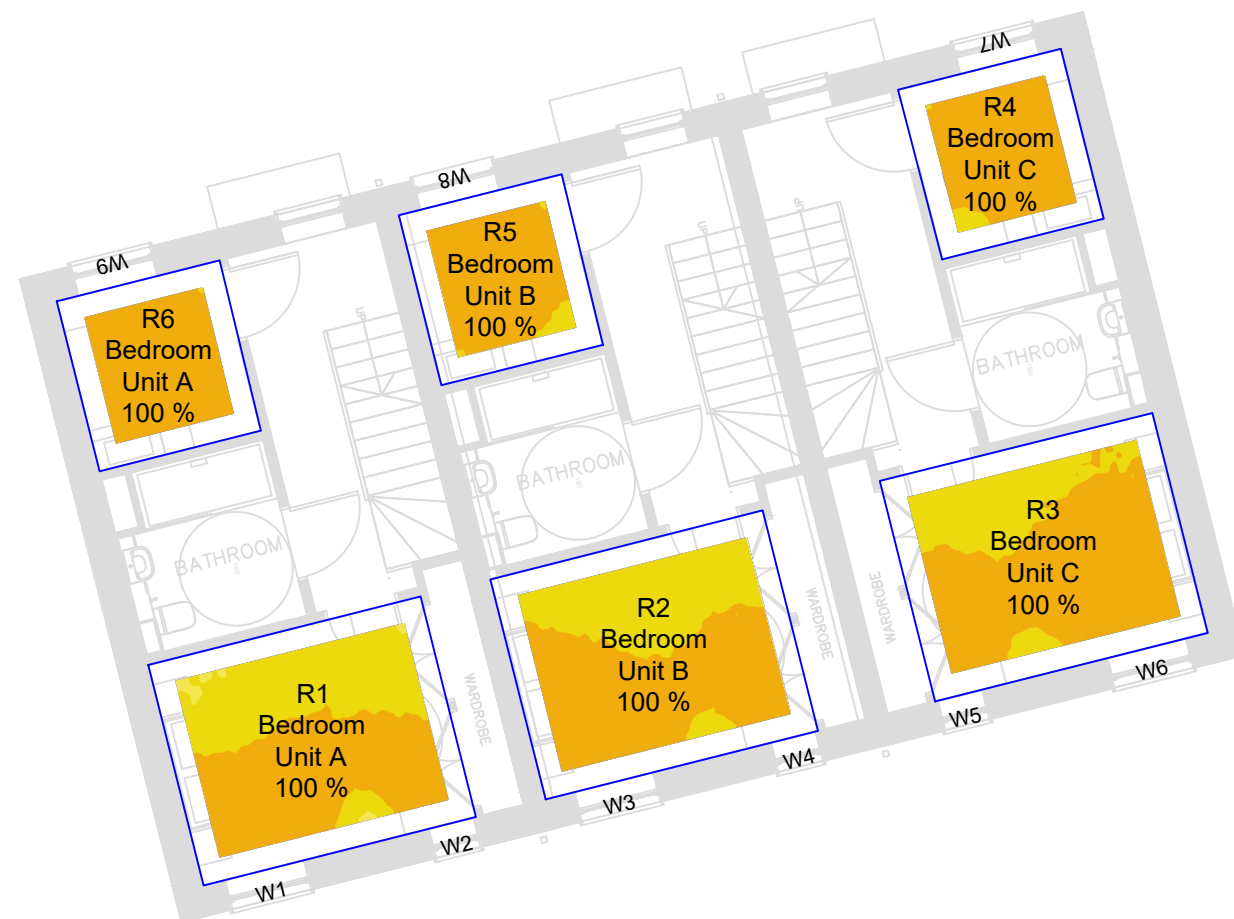
Reflectances

Internal Ceiling: 0.8
Internal Wall: 0.8
Internal Floor: 0.4
Surrounding: 0.2

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux
BLOCK 1								
Ground	R1	Unit A	Residential	LKD	25.15	18.93	8.67	46%
	R2	Unit B	Residential	LKD	25.15	18.93	10.48	55%
	R3	Unit C	Residential	LKD	25.15	18.93	11.57	61%
	R1	Unit A	Residential	Bedroom	11.17	7.50	7.50	100%
	R2	Unit B	Residential	Bedroom	11.16	7.49	7.49	100%
	R3	Unit C	Residential	Bedroom	11.16	7.49	7.49	100%
	R4	Unit C	Residential	Bedroom	5.12	2.77	2.77	100%
	R5	Unit B	Residential	Bedroom	5.12	2.77	2.77	100%
	R6	Unit A	Residential	Bedroom	5.12	2.77	2.77	100%
BLOCK 2								
Ground	R1	Unit G	Residential	LKD	25.08	18.93	13.40	71%
	R2	Unit F	Residential	LD	13.80	9.61	9.61	100%
	R3	Unit E	Residential	LD	13.80	9.61	9.61	100%
	R4	Unit D	Residential	LKD	25.08	18.93	9.89	52%
	R5	Unit E	Residential	Kitchen	6.72	3.90	2.22	57%
	R6	Unit F	Residential	Kitchen	6.72	3.90	2.30	59%
1st Floor	R1	Unit D	Residential	Bedroom	4.36	2.21	2.21	100%
	R2	Unit E	Residential	Bedroom	4.36	2.21	2.21	100%
	R3	Unit F	Residential	Bedroom	4.36	2.21	2.21	100%
	R4	Unit G	Residential	Bedroom	4.36	2.21	2.21	100%
	R5	Unit G	Residential	Bedroom	11.83	8.03	8.03	100%
	R6	Unit F	Residential	Bedroom	11.85	8.04	8.04	100%
	R7	Unit E	Residential	Bedroom	11.83	8.03	8.03	100%
	R8	Unit D	Residential	Bedroom	11.85	8.04	8.04	100%



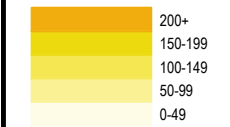
GROUND



1ST FLOOR

LEGEND:

T1 - LUX LEVELS PER (50%) ANNUAL HOURS



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD
Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS
URBAN EDGE ARCHITECTS
Received on 07/01/26



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CLIENT: ZEST ECO LTD

PROJECT TITLE: MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF: SCHEME RECEIVED: 07/01/26

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
PROPOSED
BLOCK 1

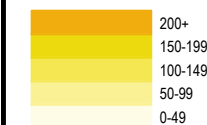
LEAD: / UPDATED: AK/AH DATE: 08/01/26 SCALE: 1:200 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:
ROL01859_R01_V01A_ 601-01

Daylight & Sunlight

LEGEND:

T1 - LUX LEVELS PER (50%) ANNUAL HOURS



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

ANSTEY HORNE POINT CLOUD
Received on 07/01/26

Site and aerial photos.

PROPOSED BUILDINGS
URBAN EDGE ARCHITECTS
Received on 07/01/26



0m 2m 4m 6m 8m 10m

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CLIENT: ZEST ECO LTD

PROJECT TITLE: MANCHESTER OLD ROAD
MIDDLETON, M24 4QD

SCHEME REF: SCHEME RECEIVED: 07/01/26

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
PROPOSED
BLOCK 2

LEAD: / UPDATED: AK/AH DATE: 08/01/26 SCALE: 1:200 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:

ROL01859_R01_V01A_601-02

Daylight & Sunlight

GROUND

1ST FLOOR

Target Illuminance - 150 lux target for LKDs

PARAMETERS:

Reflectances

Internal Ceiling: 0.8
Internal Wall: 0.8
Internal Floor: 0.4
Surrounding: 0.2

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux
BLOCK 1								
Ground	R1	Unit A	Residential	LKD-150	25.15	18.93	11.21	59%
	R2	Unit B	Residential	LKD-150	25.15	18.93	12.66	67%
	R3	Unit C	Residential	LKD-150	25.15	18.93	13.97	74%
	R1	Unit A	Residential	Bedroom	11.17	7.50	7.50	100%
	R2	Unit B	Residential	Bedroom	11.16	7.49	7.49	100%
	R3	Unit C	Residential	Bedroom	11.16	7.49	7.49	100%
	R4	Unit C	Residential	Bedroom	5.12	2.77	2.77	100%
	R5	Unit B	Residential	Bedroom	5.12	2.77	2.77	100%
	R6	Unit A	Residential	Bedroom	5.12	2.77	2.77	100%
BLOCK 2								
Ground	R1	Unit G	Residential	LKD-150	25.08	18.93	15.92	84%
	R2	Unit F	Residential	LD	13.80	9.61	9.61	100%
	R3	Unit E	Residential	LD	13.80	9.61	9.61	100%
	R4	Unit D	Residential	LKD-150	25.08	18.93	12.11	64%
	R5	Unit E	Residential	Kitchen	6.72	3.90	2.22	57%
	R6	Unit F	Residential	Kitchen	6.72	3.90	2.30	59%
	R1	Unit D	Residential	Bedroom	4.36	2.21	2.21	100%
	R2	Unit E	Residential	Bedroom	4.36	2.21	2.21	100%
	R3	Unit F	Residential	Bedroom	4.36	2.21	2.21	100%
1st Floor	R4	Unit G	Residential	Bedroom	4.36	2.21	2.21	100%
	R5	Unit G	Residential	Bedroom	11.83	8.03	8.03	100%
	R6	Unit F	Residential	Bedroom	11.85	8.04	8.04	100%
	R7	Unit E	Residential	Bedroom	11.83	8.03	8.03	100%
	R8	Unit D	Residential	Bedroom	11.85	8.04	8.04	100%

Sunlight Exposure

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
BLOCK 1							
Ground	R1	Unit A	Residential	LKD	W1	166°	6.8
					W2	166°	4.3
	R2	Unit B	Residential	LKD	W3	166°	7.4
					W4	166°	4.6
	R3	Unit C	Residential	LKD	W5	166°	4.6
					W6	166°	7.9
1st Floor	R1	Unit A	Residential	Bedroom	W1	166°	6.6
					W2	166°	4.6
	R2	Unit B	Residential	Bedroom	W3	166°	6.6
					W4	166°	4.6
	R3	Unit C	Residential	Bedroom	W5	166°	4.6
					W6	166°	6.6
BLOCK 2	R4	Unit C	Residential	Bedroom	W7	346°N	0.0
					W8	346°N	0.0
	R5	Unit B	Residential	Bedroom	W9	346°N	0.0
					W10	346°N	0.0
Ground	R1	Unit G	Residential	LKD	W1	160°	4.1
					W2	70°N	0.3
					W3	70°N	0.3
	R2	Unit F	Residential	LD	W4	70°N	0.0
					W5	70°N	2.0
	R3	Unit E	Residential	LD	W6	70°N	1.6
					W7	70°N	0.0
	R4	Unit D	Residential	LKD	W8	70°N	0.0
					W9	70°N	1.7
	R5	Unit E	Residential	Kitchen	W10	250°	3.7
	R6	Unit F	Residential	Kitchen	W11	250°	3.9
1st Floor	R1	Unit D	Residential	Bedroom	W1	250°	3.6
	R2	Unit E	Residential	Bedroom	W2	250°	3.8
	R3	Unit F	Residential	Bedroom	W3	250°	3.9
	R4	Unit G	Residential	Bedroom	W4	250°	3.3
	R5	Unit G	Residential	Bedroom	W5	70°N	1.5
					W6	70°N	0.3
	R6	Unit F	Residential	Bedroom	W7	70°N	0.3
					W8	70°N	1.4
	R7	Unit E	Residential	Bedroom	W9	70°N	1.2
					W10	70°N	0.2

Sunlight Exposure

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
	R8	Unit D	Residential	Bedroom	W11 W12	70°N 70°N	0.3 1.5

LONDON

BIRMINGHAM

BRISTOL

BRIGHTON

CARDIFF

LEEDS

MANCHESTER

NORWICH

PLYMOUTH

Rights of light

Party wall

Building surveying

Fire engineering

Project & cost
Management

Building safety