



By Email Only: tom.park@caddickgroup.co.uk

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M1 4ET

Dear Tom

Knowsley Lane, Knowsley – Daylight & Sunlight

I write further to your recent discussions regarding the proposed development on Knowsley Lane, Knowsley. As discussed, you have requested that we review the proposals to determine the likelihood of any impacts to daylight and sunlight on the surrounding residential properties.

We have not undertaken any technical analysis at present. We have been provided with masterplan drawings prepared by Fletcher Rae Architects. Additionally, we have utilised aerial and street imagery available through Google Earth and Google Maps.

Daylight and Sunlight Introduction

A daylight and sunlight assessment is predicated against the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2011)'.

The guidelines in question are precisely that: guidelines which provide a recommendation to inform site layout and design. They are not mandatory nor do they form planning policy and their interpretation may be treated flexibly depending on the specifics of each site.

The BRE Guide provides two methodologies for daylight assessment to surrounding properties, namely:

- The Vertical Sky Component (VSC); and
- The No Sky Line (NSL).

There is one methodology for sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).

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24/02/2022

MB/1853

ADDRESS

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2 COMMERCIAL STREET

MANCHESTER, M15 4RQ

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CONTACT

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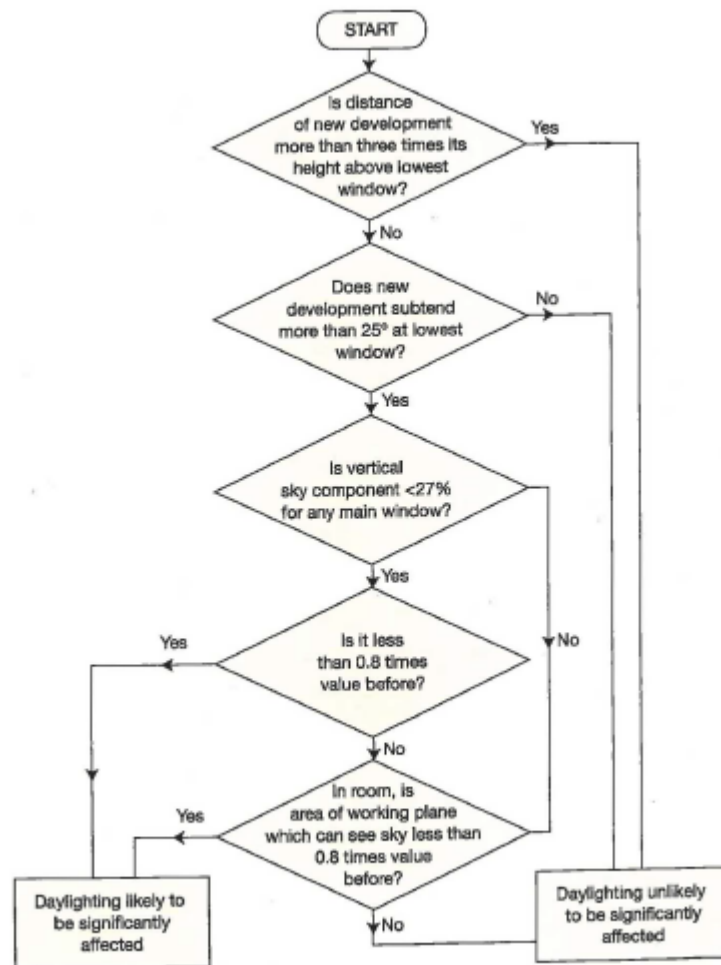
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The BRE Guide contains a useful decision flow chart, which helps when considering whether or not the daylight levels in an existing building will be significantly affected by an adjacent development:



To understand whether an existing building will receive sufficient daylight with the proposed development in place, drawings can be prepared to indicate whether the development will subtend more than 25 degrees at the lowest window of the adjacent building.

First, a section in a plane perpendicular to each affected main window wall of the existing building is drawn. The angle to the horizontal subtended by the new development at the level of the centre of the lowest window is then measured. If this angle is less than 25 degrees for the whole of the development, it is unlikely to have a substantial effect on the daylight enjoyed by the existing building. This method is set out in paragraph 2.2.5 of the BRE guide and an example is pictured below:

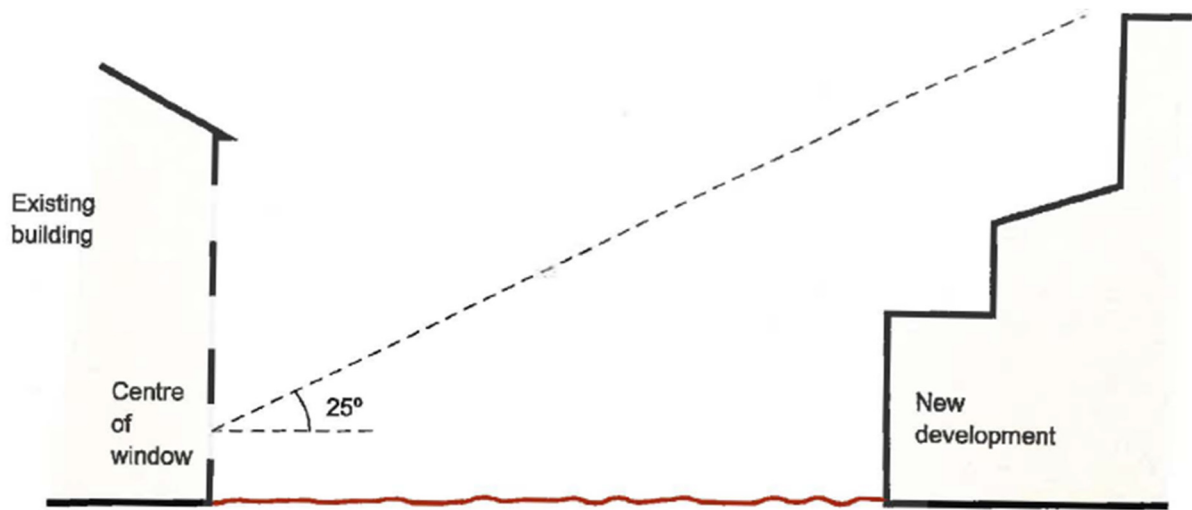
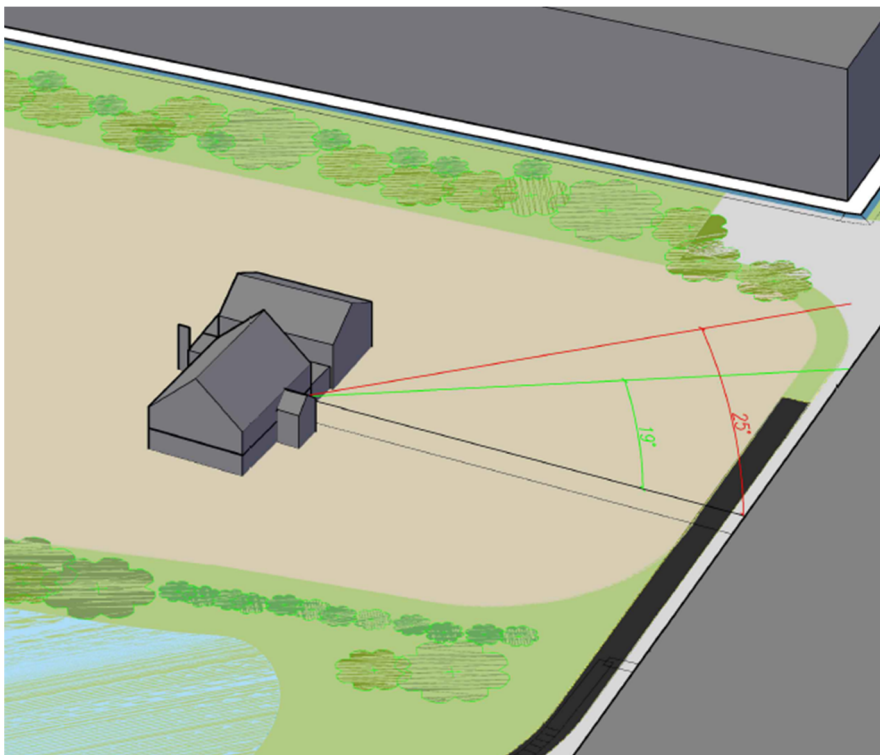


Figure 14: Section in plane perpendicular to the affected window wall

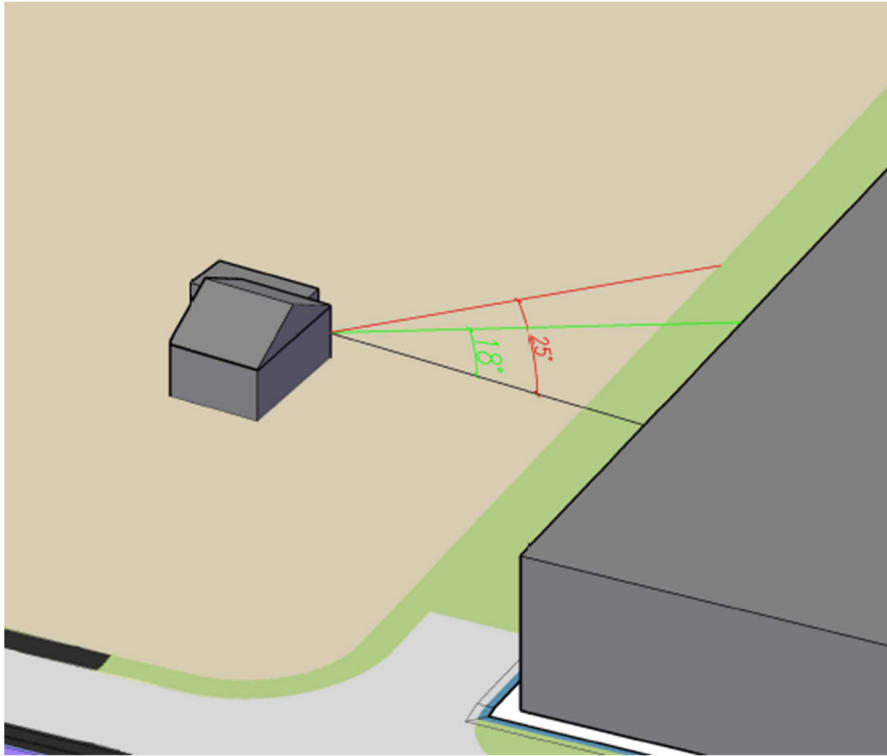
Proposed Development Drawings

Using a 3D model of the site and surroundings, we have prepared sectional drawings to understand whether the proposed development will subtend a 25-degree angle. Below are images taken from the model, and a full set of drawings are included at Appendix 01:

Unit 1



Unit 3



We have considered Tingle Peg Farm as the windows to this property are located in closest proximity to the proposed development. As shown above, both Units 1 and 3, which are closest to Tingle Peg Farm, will subtend a 25 degree angle and will therefore not impact the daylight received to the property. The remaining residential properties surrounding the site are of sufficient distance not to be impacted by the proposed development.

Summary

In summary, the proposed development at Knowsley Lane, Knowsley, will subtend a 25 degree angle measured at the centre point of the lowest window to Tingle Peg Farm and will therefore not impact on the daylight received to this, or any other, surrounding properties.

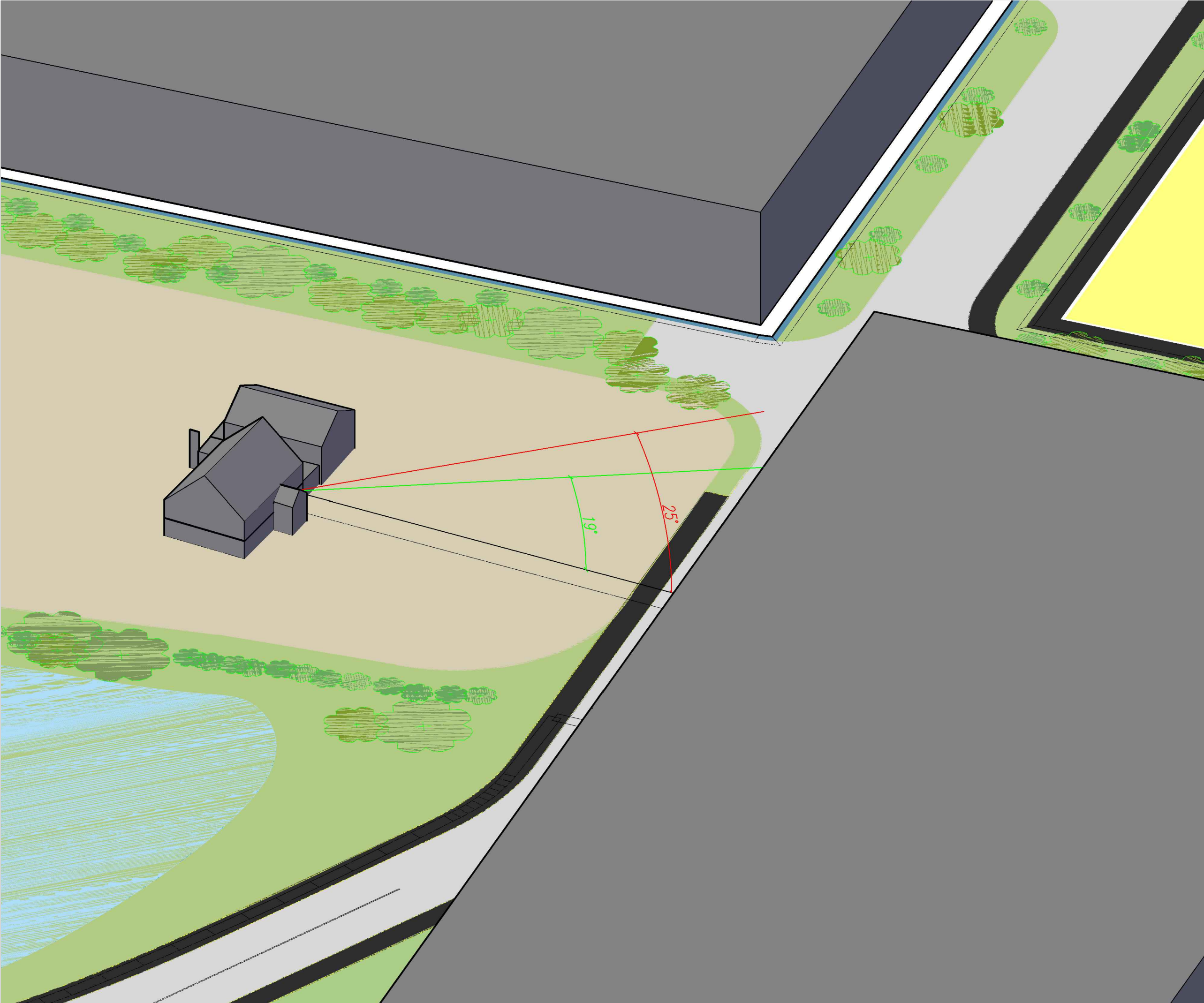
I trust that the above is clear and sufficient for your current purposes.

Yours sincerely
For and on behalf of GIA

Michael Beatty
Associate Partner
michael.beatty@gia.uk.com
Tel: 0161 672 5112

Appendix 01

Sectional Drawings



SOURCES OF INFORMATION

19011_SK26_Site Plan - Option 14
5570-Proposed_Finished_Levels

ALL INFORMATION DISPLAYED IS SUBJECT TO A COMPLETE VERIFIABLE SITE SURVEY BEING UNDERTAKEN. GIA TAKES NO RESPONSIBILITY ON THE ACCURACY OR RELIABILITY OF THE DISPLAYED DATA SINCE A VERIFIED SITE SURVEY WAS NOT MADE AVAILABLE PRIOR TO THE GENERATION OF SUCH INFORMATION.

NOTES:

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KNOWSLEY LANE, KNOWSLEY

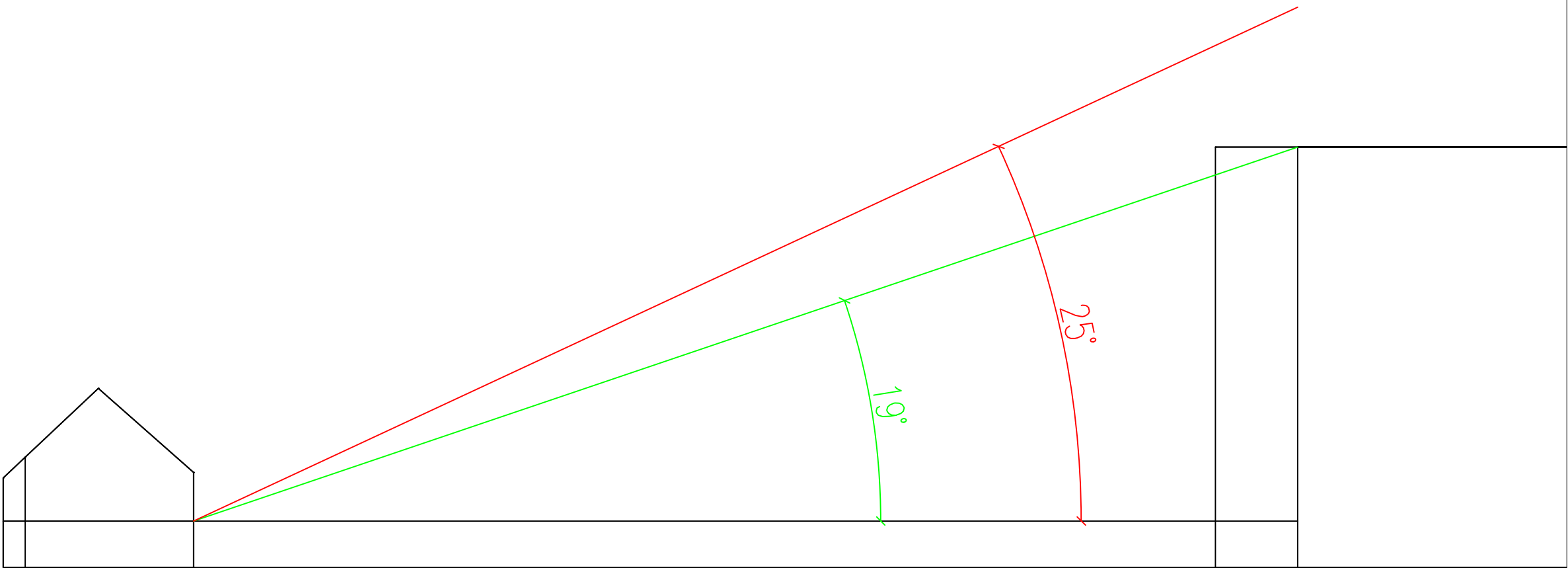
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3D VIEW

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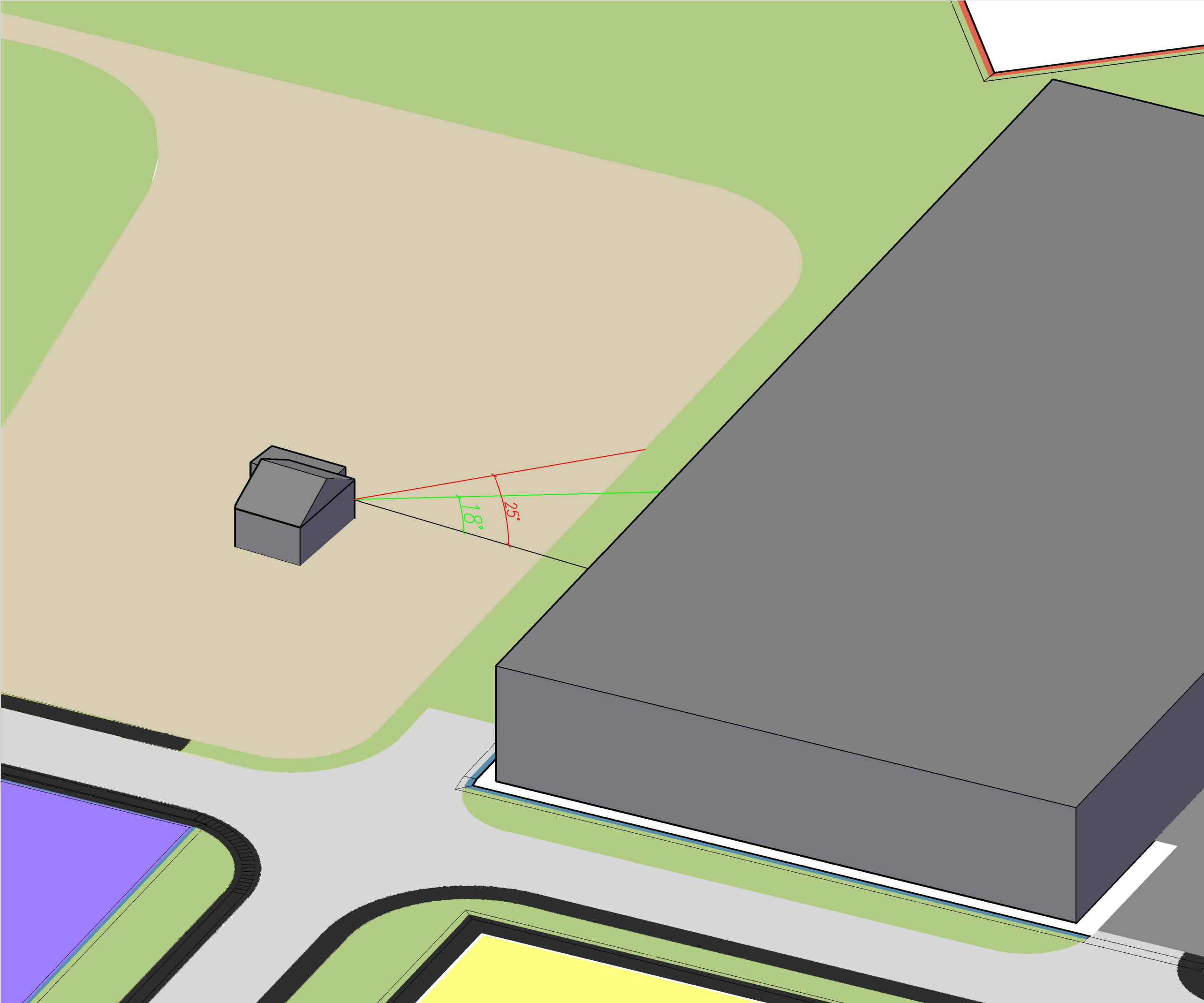
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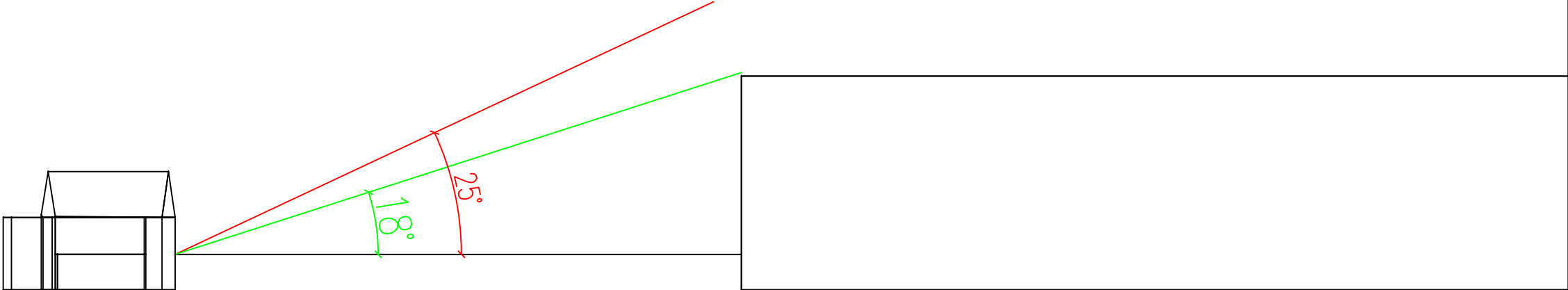
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