



DAYLIGHT, SUNLIGHT & OVERSHADOWING

IMPACT UPON NEIGHBOURS
LETTER REPORT

Prestwich Village Masterplan

The Prestwich Regeneration LLP

09/05/2024

GIA No: **20081** Letter Ref: **NH/20081/V2**

By Email
alice.routledge@asteerplanning.com

Asteer Planning
Mynshulls House
14 Cateaton Street
Manchester
M3 1SQ

CONTACT
TEL 020 7202 1400
FAX 020 7202 1401
MAIL@GIA.UK.COM
WWW.GIA.UK.COM

Dear Alice,

Re: Prestwich Village Masterplan – Supplementary Daylight, Sunlight & Overshadowing Analysis

GIA have been instructed to undertake supplementary daylight, sunlight and overshadowing assessments to understand the potential effect of the proposed masterplan development in Prestwich, Manchester on 2-16 Highfield Road and 1 & 2 Highfield Place (the Additional Assessment Properties).

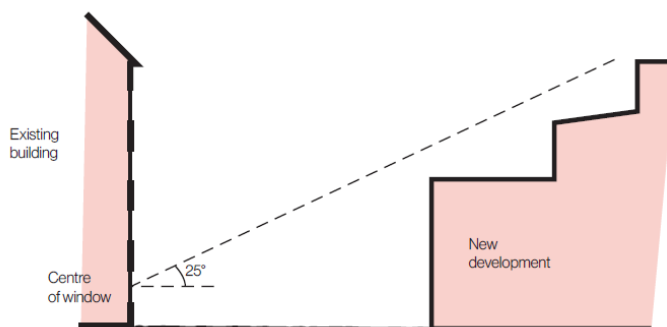
The contents of this letter should be read in-conjunction with the Daylight, Sunlight and Overshadowing report dated 13th December 2023 together with its appendices.

It should also be noted that, since the analysis which informs this letter was completed, there has been a change to the proposed development which moves the massing that is closest in proximity to the Additional Assessment Properties further away from them. As a consequence, the results described in this letter will be improved. This means that any changes in the in the daylight and sunlight amenity to the Additional Assessment Properties will be reduced.

Technical Assessments Undertaken

The 25° Construction Angle Assessment – Daylight & Sunlight

What is it ? – An initial assessment to establish whether a new development is likely to materially affect the daylight and sunlight amenity to a surrounding residential neighbour.



What does the BRE say about this assessment ? – If, for any part of the new development, the angle taken from the centre of the lowest window is less than 25° for the whole of the new development then the new development is unlikely to have a material effect on the daylight and sunlight amenity enjoyed by the existing building.

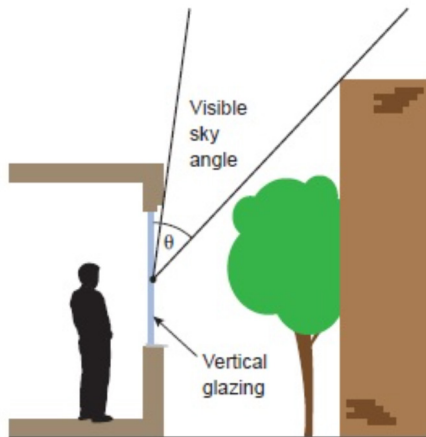
Do all of the Additional Assessment Properties comply with this assessment ? – Yes, the proposed development falls below a 25° angle taken from the centre of the lowest window in all of the Additional Assessment Properties.

Conclusion – The proposed development complies with this BRE recommended assessment and so its construction will not materially affect the daylight and sunlight amenity within the Additional Assessment Properties.

In respect to this assessment, the BRE goes on to say that if, for any part of a new development, the construction angle is more than 25°, more detailed assessments will be required. Even though the proposed development falls below a 25° angle taken from the centre of the lowest window in all of the Additional Assessment Properties, the following two detailed daylight and one detailed sunlight assessments have been undertaken in order to confirm that the daylight and sunlight amenity within the Additional Assessment Properties will not be materially affected.

Vertical Sky Component (VSC) Assessment – Daylight

What is it ? – The amount of the sky dome that is visible from the centre of the outside of a window.

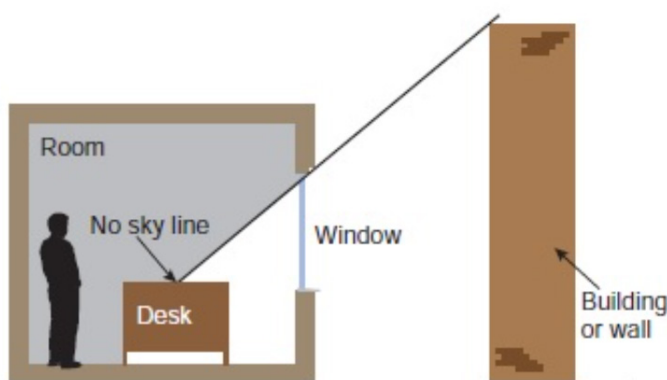


What does the BRE say about this assessment ? – If, as a consequence of the construction of a new development, the VSC from a window is less than 27% AND the change is more than 20% of the amount of VSC before the new development, then the daylight is likely to be materially affected.

Do all of the Additional Assessment Properties comply with this assessment ? – Yes, the windows serving all of the rooms in the Additional Assessment Properties will either retain VSC levels of above 27% or experience a change that is no greater than 2.5% of the existing VSC level. Detailed analysis results can be found within Appendix 1.

No Sky Line (NSL) Assessment – Daylight

What is it ? – The area of the room that can see the sky from table/desk top height.



What does the BRE say about this assessment ? – If, as a consequence of the construction of a new development, the change in NSL area is more than 20% of the NSL area before the new development, then the daylight is likely to be materially affected.

Do all of the Additional Assessment Properties comply with this assessment ? – Yes, all but two of the rooms in the Additional Assessment Properties will experience no change at all in their NSL levels. The other 2 rooms will experience changes that are no greater than 2.5% of the existing NSL levels. Detailed analysis results can be found within Appendix 1.

Annual Probable Sunlight Hours (APSH) Assessment - Sunlight

What is it ? - The amount of sunlight hours that a room can benefit from expressed as a percentage of the total number of hours in the year that the sun is expected to shine on unobstructed ground. For Prestwich, that is 1392 hours a year.



What does the BRE say about this assessment ? - If a room can receive more than one quarter of annual probable sunlight hours (APSH), including at least 5% of APSH in the winter months between 21 September and 21 March, then it should still receive enough sunlight.

If, as a consequence of the construction of a new development, the total APSH for a room is less than 25% of the total number of hours in the year that the sun is expected to shine and/or the winter APSH is less than 5% AND the changes to either are more than 20% of the amount they were before the new development AND the overall change to the total APSH is more than 4%, then sunlight is likely to be materially affected.

Do all of the Additional Assessment Properties comply with this assessment ? - Yes, all of the rooms in the Additional Assessment Properties that are material for sunlight assessment due to them having one or more windows which face to within 90° of due south, will either retain total APSH levels of above 50% and winter APSH levels of above 11% or experience a change that is no greater than 3.1% of the existing APSH level. Detailed analysis results can be found within Appendix 1.

Sun Hours on Ground (SHOG) - Shadow

What is it ? - The area of an outdoor amenity space such as a garden, courtyard or park that can benefit sunlight on the ground.



What does the BRE say about this assessment ? – 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 consequence of the construction of a new development, less than 50% of an area of outdoor amenity space can benefit from at least 2 hours on sunlight on 21st March AND the change is more than 20% of the area that could benefit from that level of sunlight before the new development, then sunlight on the ground is likely to be materially affected.

Do the gardens of all of the Additional Assessment Properties comply with this assessment ? – Yes, all of the gardens serving the Additional Assessment Properties will experience either no change to the area that can benefit from 2 hours of sunlight on the ground on 21st March or a change which is no greater than 0.47% of the existing SHOG level. Detailed analysis results can be found within Appendix 2.

Conclusion

The project team have designed the Travel Hub to maximise the separation distance to surrounding properties along Highfield Road and Highfield Place, whilst delivering the required number of parking spaces.

GIA confirmed within the Daylight, Sunlight and Overshadowing report dated 13th December 2023 that the proposed development will not materially effect the levels of daylight and sunlight to the Additional Assessment Properties or their gardens. The results of the detailed daylight, sunlight and overshadowing assessments described in this letter clearly evidence this.

The effect of the proposed development upon the daylight and sunlight amenity within the Additional Assessment Properties and gardens fully complies with all of the BRE recommended detailed assessments. Construction of the Proposed Development will not, therefore, materially affect the daylight or sunlight amenity within 2-16 Highfield Road and 1-2 Highfield Place.

We trust the contents of this letter are clear, however, we would be happy to discuss any clarifications or queries.

Yours sincerely

For and on behalf of GIA

Nicola Hensey

Director

nicola.hensey@gia.uk.com

Encl. Appendix 01 – Daylight and Sunlight Results
Appendix 02 – Overshadowing Results

DISCLAIMER:

N.B This report has been prepared for The Prestwich Regeneration LLP by GIA as their appointed Daylight & Sunlight consultants. This report is intended solely for The Prestwich Regeneration LLP and may contain confidential information. No part or whole of its contents may be disclosed to or relied upon by any Third Parties without the express written consent of GIA. It is accurate as at the time of publication and based upon the information we have been provided with as set out in the report. It does not take into account changes that have taken place since the report was written nor does it take into account private information on internal layouts and room uses of adjoining properties unless this information is publicly available.

APPENDIX 01:

DAYLIGHT AND SUNLIGHT RESULTS

					VSC (WINDOW)				VSC (ROOM)				NSL				APSH (WINDOW)				APSH (ROOM)							
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS SQM	LOSS %	EX.		PR.		LOSS %		EX.		PR.		LOSS %	
																	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
16 HIGHFIELD ROAD																												
F00	R1	RESIDENTIAL	KITCHEN***	W1/F00*	5.5	5.5	0.0	0.0	19.5	18.9	0.6	3.1	100.0	100.0	0	0												
				W2/F00	33.5	32.3	1.2	3.6																				
	R2	RESIDENTIAL	LIVING ROOM	W3/F00	32.2	31.0	1.2	3.7	33	31.9	1.1	3.3	98.5	98.5	0	0												
				W4/F00	36.0	35.0	1.0	2.8																				
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	38.7	37.9	0.8	2.1	38.7	37.9	0.8	2.1	97.5	97.5	0	0												
	R2	RESIDENTIAL	BEDROOM	W2/F01	38.8	37.9	0.9	2.3	38.8	37.9	0.9	2.3	97.8	97.8	0	0												
2 HIGHFIELD PLACE																												
F00	R3	RESIDENTIAL	LIVING ROOM	W3/F00	18.3	18.3	0.0	0.0	30.7	29.4	1.3	4.2	100.0	100.0	0	0	1	0	1	0	0.0	0.0	92.0	26.0	86.0	22.0	6.5	15.4
				W4/F00	38.5	35.5	3.0	7.8									35	8	29	4	17.1	50.0						
				W5/F00	13.1	10.4	2.7	20.6									24	4	18	0	25.0	100.0						
				W6/F00	32.0	32.0	0.0	0.0									57	18	57	18	0.0	0.0						
F01	R2	RESIDENTIAL	BEDROOM	W2/F01	39.0	37.3	1.7	4.4	39	37.3	1.7	4.4	98.8	98.7	0	0												
1 HIGHFIELD PLACE																												
F00	R1	RESIDENTIAL	KITCHEN DINER	W1/F00	29.0	22.5	6.5	22.4	32.5	29.1	3.4	10.5	99.3	97.7	0.5	1.6	55	18	40	13	27.3	27.8	97.0	26.0	84.0	21.0	13.4	19.2
				W2/F00	38.5	31.6	6.9	17.9									35	8	22	3	37.1	62.5						
				W3/F00	20.2	20.2	0.0	0.0									1	0	1	0	0.0	0.0						
				W11/F00	33.5	33.5	0.0	0.0									62	18	62	18	0.0	0.0						
				W12/F00	32.3	32.3	0.0	0.0									59	18	59	18	0.0	0.0						
	R4	RESIDENTIAL	LIVING ROOM	W6/F00	17.4	12.7	4.7	27.0	30.2	27.6	2.6	8.6	99.8	99.8	0	0	32	8	25	3	21.9	62.5	94.0	26.0	87.0	21.0	7.4	19.2
				W7/F00	38.5	34.6	3.9	10.1									35	8	28	3	20.0	62.5						
				W8/F00	13.0	13.0	0.0	0.0									1	0	1	0	0.0	0.0						
				W9/F00	32.6	32.6	0.0	0.0									59	18	59	18	0.0	0.0						
				W10/F00	32.7	32.7	0.0	0.0									59	18	59	18	0.0	0.0						
F01	R2	RESIDENTIAL	BEDROOM	W2/F01	39.0	36.7	2.3	5.9	39	36.7	2.3	5.9	98.8	98.8	0	0												
14 HIGHFIELD ROAD																												
F00	R1	RESIDENTIAL	KITCHEN DINER	W1/F00	6.2	6.1	0.1	1.6	12	11.7	0.3	2.5	57.5	56.0	0.3	2.5	20	1	19	1	5.0	0.0	32.0	1.0	31.0	1.0	3.1	0.0
				W6/F00	20.7	20.1	0.6	2.9									23	0	23	0	0.0	0.0						
	R2	RESIDENTIAL	CONSERVATORY	W2/F00	35.7	34.9	0.8	2.2	32.5	31.5	1	3.1	100.0	100.0	0	0	18	2	16	1	11.1	50.0	52.0	12.0	50.0	11.0	3.8	8.3
				W3/F00	36.3	34.6	1.7	4.7									33	7	30	6	9.1	14.3						
				W4/F00	32.8	31.9	0.9	2.7									47	9	46	9	2.1	0.0						
				W5/F00*	16.9	16.6	0.3	1.8									32	3	31	2	3.1	33.3						
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	38.8	37.9	0.9	2.3	38.8	37.9	0.9	2.3	98.2	98.2	0	0												
	R2	RESIDENTIAL	BEDROOM	W2/F01	38.9	37.9	1.0	2.6	38.9	37.9	1	2.6	97.1	97.1	0	0												
20 HIGHFIELD ROAD																												
F00	R1	RESIDENTIAL	KITCHEN	W1/F00	32.7	32.7	0.0	0.0	34.4	34.3	0.1	0.3	99.4	99.4	0	0												
				W2/F00	36.1	36.0	0.1	0.3																				
				W3/F00	35.2	35.2	0.0	0.0																				
				W4/F00	34.3	34.2	0.1	0.3																				
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	38.9	38.5	0.4	1.0	38.9	38.5	0.4	1	97.3	97.3	0	0												
	R2	RESIDENTIAL	BEDROOM	W2/F01	38.8	38.4	0.4	1.0	38.8	38.4	0.4	1	98.6	98.6	0	0												
18 HIGHFIELD ROAD																												
F00	R1	RESIDENTIAL	CONSERVATORY	W1/F00*	78.2	77.9	0.3	0.4	49.9	49.2	0.7	1.4	100.0	100.0	0	0												
				W2/F00	35.1	34.3	0.8	2.3																				
				W3/F00*	79.1	78.8	0.3	0.4																				

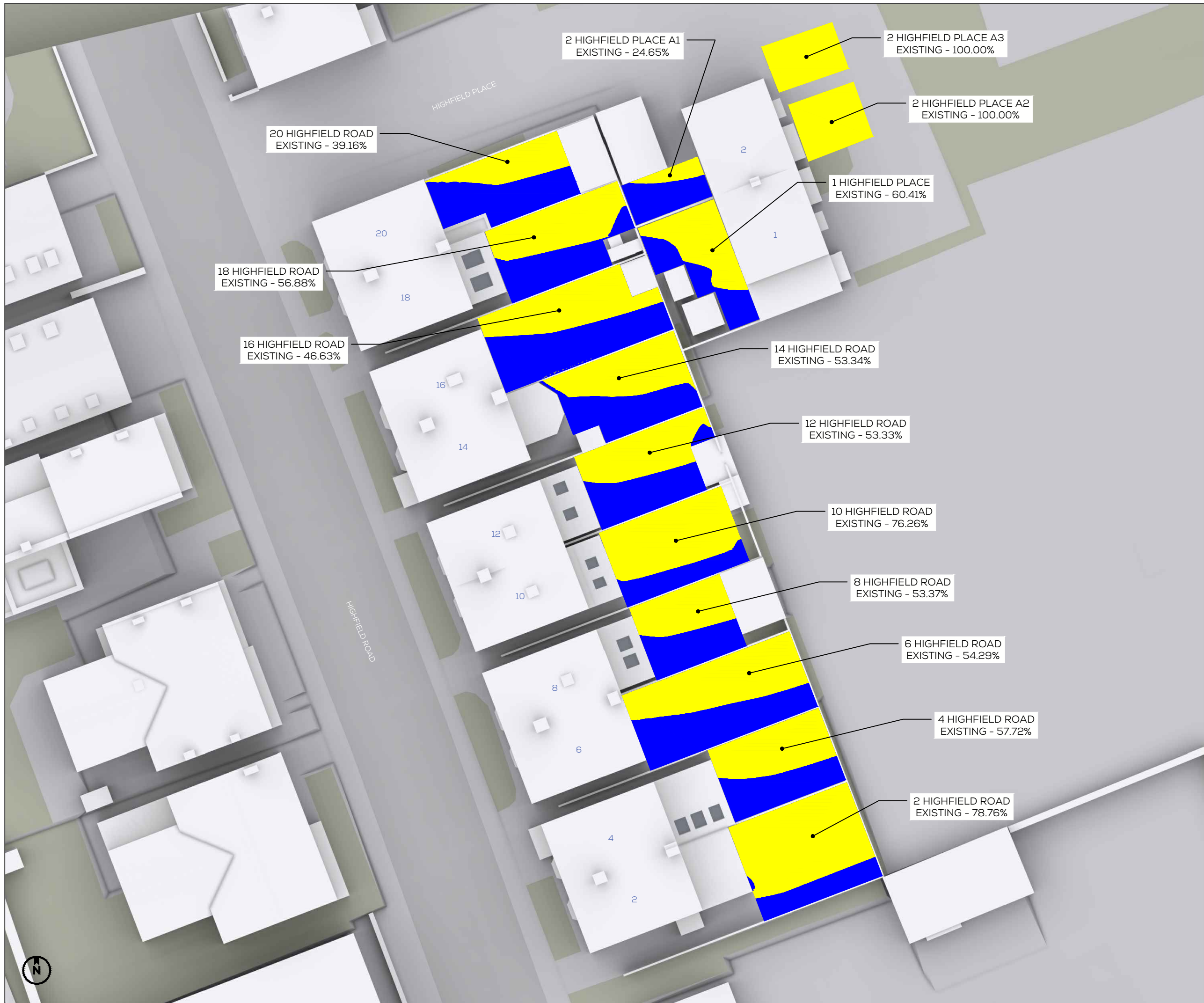
* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

					VSC (WINDOW)				VSC (ROOM)				NSL				APSH (WINDOW)						APSH (ROOM)					
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS	LOSS %	EX. %	PR. %	LOSS SQM	LOSS %	EX.		PR.		LOSS %		EX.		PR.		LOSS %	
																	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
18 HIGHFIELD ROAD (CONTINUED)																												
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	38.8	38.3	0.5	1.3	38.8	38.3	0.5	1.3	98.6	98.6	0	0												
	R2	RESIDENTIAL	BEDROOM	W2/F01	38.8	38.2	0.6	1.5	38.8	38.2	0.6	1.5	97.6	97.6	0	0												
12 HIGHFIELD ROAD																												
F00	R1	RESIDENTIAL	CONSERVATORY	W1/F00*	77.8	77.3	0.5	0.6	43.1	41.3	1.8	4.2	99.9	99.9	0	0												
				W2/F00	36.1	34.0	2.1	5.8																				
				W3/F00*	78.4	77.9	0.5	0.6																				
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	38.9	37.7	1.2	3.1	38.9	37.7	1.2	3.1	98.6	98.6	0	0												
	R2	RESIDENTIAL	BEDROOM	W2/F01	38.9	37.7	1.2	3.1	38.9	37.7	1.2	3.1	97.3	97.3	0	0												
10 HIGHFIELD ROAD																												
F00	R1	RESIDENTIAL	CONSERVATORY	W1/F00	37.0	34.6	2.4	6.5	42.7	40.5	2.2	5.2	100.0	100.0	0	0												
				W2/F00*	81.0	80.4	0.6	0.7																				
				W3/F00*	81.9	81.3	0.6	0.7																				
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	39.0	37.7	1.3	3.3	39	37.7	1.3	3.3	97.6	97.6	0	0												
	R2	RESIDENTIAL	BEDROOM	W2/F01	39.0	37.7	1.3	3.3	39	37.7	1.3	3.3	98.6	98.6	0	0												
8 HIGHFIELD ROAD																												
F00	R1	RESIDENTIAL	DINING ROOM	W1/F00	35.9	34.0	1.9	5.3	44.5	42.7	1.8	4	100.0	100.0	0	0												
				W2/F00*	81.3	80.2	1.1	1.4																				
				W3/F00*	81.3	80.3	1.0	1.2																				
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	38.9	37.2	1.7	4.4	38.9	37.2	1.7	4.4	96.4	96.4	0	0												
	R2	RESIDENTIAL	BEDROOM	W2/F01	38.9	37.2	1.7	4.4	38.9	37.2	1.7	4.4	97.8	97.8	0	0												
6 HIGHFIELD ROAD																												
F00	R1	RESIDENTIAL	DINING ROOM	W1/F00	32.5	29.9	2.6	8.0	33.7	31	2.7	8	97.0	97.0	0	0												
				W2/F00	37.3	34.7	2.6	7.0																				
	R2	RESIDENTIAL	KITCHEN***	W3/F00	35.2	32.7	2.5	7.1	35.2	32.7	2.5	7.1	99.8	99.8	0	0												
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	38.9	37.2	1.7	4.4	38.9	37.2	1.7	4.4	98.6	98.6	0	0												
	R2	RESIDENTIAL	BEDROOM	W2/F01	38.9	37.1	1.8	4.6	38.9	37.1	1.8	4.6	97.6	97.6	0	0												
4 HIGHFIELD ROAD																												
F00	R1	RESIDENTIAL	CONSERVATORY	W1/F00*	78.2	77.8	0.4	0.5	48.2	45.3	2.9	6	100.0	100.0	0	0	55	13	53	13	3.6	0.0	70.0	19.0	68.0	19.0	2.9	0.0
				W2/F00*	62.0	61.7	0.3	0.5									46	12	44	12	4.3	0.0						
				W3/F00	37.5	33.6	3.9	10.4									34	7	29	6	14.7	14.3						
				W4/F00	38.5	35.2	3.3	8.6									34	7	32	7	5.9	0.0						
				W6/F00*	86.6	86.1	0.5	0.6									70	19	68	19	2.9	0.0						
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	38.8	37.0	1.8	4.6	38.8	37	1.8	4.6	98.6	98.6	0	0												
	R2	RESIDENTIAL	BEDROOM	W2/F01	38.8	37.0	1.8	4.6	38.8	37	1.8	4.6	97.3	97.3	0	0												
2 HIGHFIELD ROAD																												
F00	R1	RESIDENTIAL	KITCHEN	W1/F00	34.6	34.0	0.6	1.7	36.4	33.8	2.6	7.1	99.9	99.9	0	0	79	24	78	24	1.3	0.0	80.0	24.0	78.0	24.0	2.5	0.0
				W2/F00	37.2	33.7	3.5	9.4									34	7	32	7	5.9	0.0						
				W3/F00	37.0	33.5	3.5	9.5									33	6	29	5	12.1	16.7						
				W4/F00	37.2	33.7	3.5	9.4									33	6	28	5	15.2	16.7						
				W5/F00	37.7	34.3	3.4	9.0									34	7	32	7	5.9	0.0						
F01	R1	RESIDENTIAL	BEDROOM	W1/F01	38.7	37.0	1.7	4.4	38.7	37	1.7	4.4	97.6	97.6	0	0												
	R2	RESIDENTIAL	BEDROOM	W2/F01	38.7	37.0	1.7	4.4	38.7	37	1.7	4.4	98.6	98.6	0	0												

* Inclined Windows, ** Rooms deeper than 5m, *** Kitchens less than 13sqm

OVERSHADOWING RESULTS

FLOOR	AMENITY	AMENITY AREA SQM	LIT AREA EXISTING SQM	LIT AREA EXISTING %	LIT AREA PROPOSED SQM	LIT AREA PROPOSED %	LOSS %
16 HIGHFIELD ROAD							
F00	A1	78.42	36.57	46.63%	36.57	46.63%	0.00%
TOTAL		78.42	36.57	46.63%	36.57	46.63%	0.00%
2 Highfield Place							
F00	A1	20	4.93	24.65%	4.93	24.65%	0.00%
F00	A2	24.08	24.08	100.00%	24.08	100.00%	0.00%
F00	A3	21.45	21.45	100.00%	21.45	100.00%	0.00%
TOTAL		65.53	50.46	77.00%	50.46	77.00%	0.00%
1 Highfield Place							
F00	A1	42.13	25.45	60.41%	25.45	60.41%	0.00%
TOTAL		42.13	25.45	60.41%	25.45	60.41%	0.00%
14 HIGHFIELD ROAD							
F00	A1	59.56	31.77	53.34%	31.67	53.17%	0.31%
TOTAL		59.56	31.77	53.34%	31.67	53.17%	0.31%
20 Highfield Road							
F00	A1	51	19.97	39.16%	19.97	39.16%	0.00%
TOTAL		51.00	19.97	39.16%	19.97	39.16%	0.00%
18 Highfield Road							
F00	A1	58.25	33.13	56.88%	33.13	56.88%	0.00%
TOTAL		58.25	33.13	56.88%	33.13	56.88%	0.00%
12 HIGHFIELD ROAD							
F00	A1	56.37	30.06	53.33%	29.92	53.08%	0.47%
TOTAL		56.37	30.06	53.33%	29.92	53.08%	0.47%
10 HIGHFIELD ROAD							
F00	A1	61.12	45.39	74.26%	45.39	74.26%	0.00%
TOTAL		61.12	45.39	74.26%	45.39	74.26%	0.00%
8 HIGHFIELD ROAD							
F00	A1	43.6	23.27	53.37%	23.27	53.37%	0.00%
TOTAL		43.60	23.27	53.37%	23.27	53.37%	0.00%
6 HIGHFIELD ROAD							
F00	A1	84.55	45.9	54.29%	45.9	54.29%	0.00%
TOTAL		84.55	45.90	54.29%	45.90	54.29%	0.00%
4 HIGHFIELD ROAD							
F00	A1	53.52	30.89	57.72%	30.89	57.72%	0.00%
TOTAL		53.52	30.89	57.72%	30.89	57.72%	0.00%
2 HIGHFIELD ROAD							
F00	A1	74.72	58.85	78.76%	58.85	78.76%	0.00%
TOTAL		74.72	58.85	78.76%	58.85	78.76%	0.00%



SOURCES OF INFORMATION

IR02-20230504-VUCITY
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IR20-20231205-JMA

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- +2 HR AREA LIT
- 2 HR AREA LIT

NOTES:
EXISTING SCENARIO AS SHOWN

N.B. DO NOT SCALE OFF THIS DRAWING

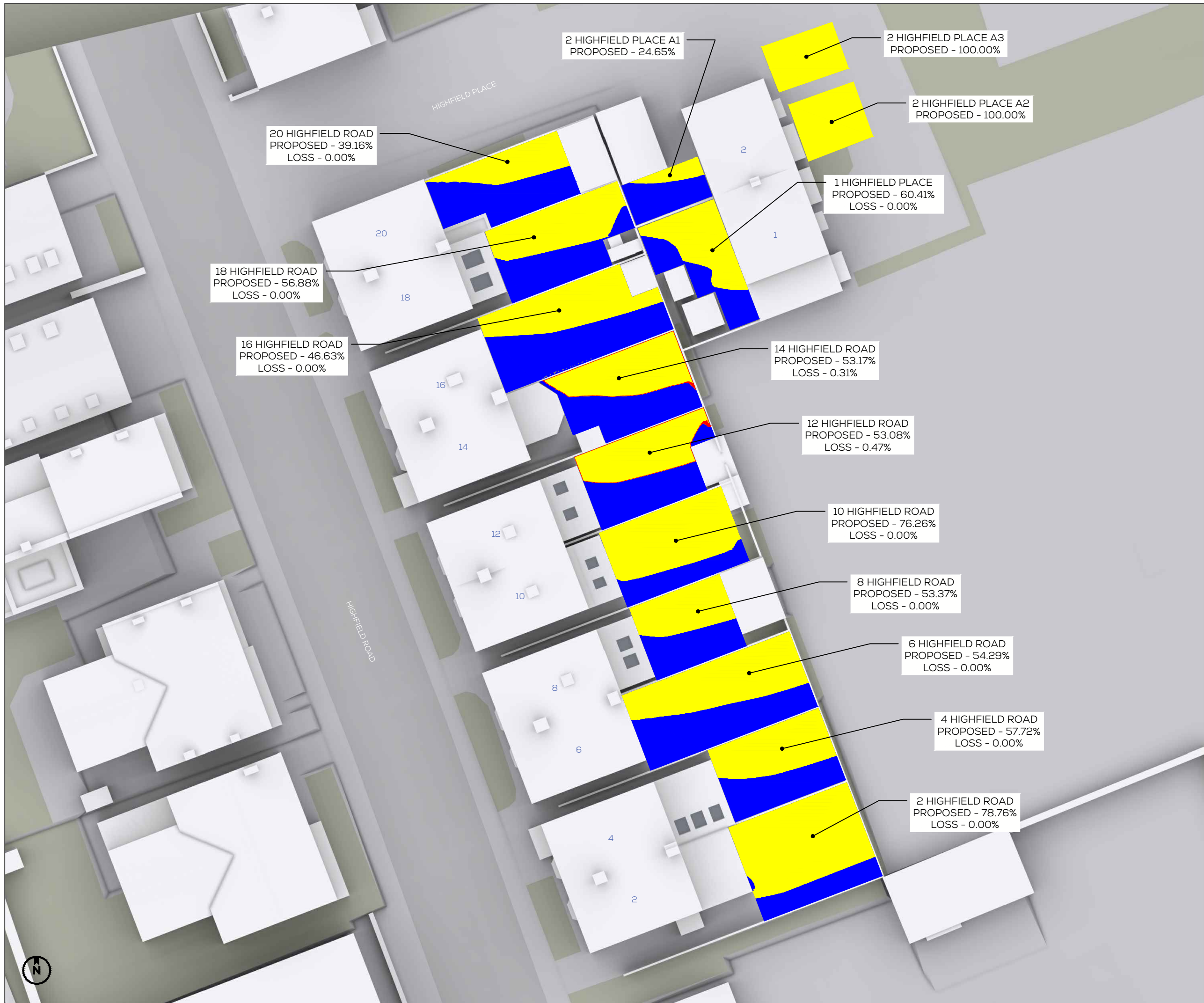
PROJECT:
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DWN BY	SCALE	CHK BY	STATUS	DATE
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gia
2 Commercial St.
Manchester
M15 4RQ
mail@gia.uk.com
www.gia.uk.com

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- LOSS AREA
- +2 HR AREA LIT
- 2 HR AREA LIT

NOTES:
PROPOSED SCHEME SHOWN IN TEAL

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DRAWING NAME:
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gia
2 Commercial St.
Manchester
M15 4RQ
mail@gia.uk.com
www.gia.uk.com

MANCHESTER • LONDON



For further details please contact us on:

LONDON

T 020 7202 1400

E mail@gia.uk.com

The Whitehouse
Belvedere Road
London SE1 8GA

MANCHESTER

T 0161 672 5100

E manchester@gia.uk.com

2 Commercial Street
Manchester
M15 4RQ

BELFAST

T 02892 449 674

E belfast@gia.uk.com

River House
48-60 High Street
Belfast BT1 2BE

BRISTOL

T 0117 374 1504

E bristol@gia.uk.com

33 Bristol
Colston Avenue
Bristol BS1 4UA

DUBLIN

T 020 7202 1400

E hello@giasurveyors.ie

77 Lower Camden Street
Dublin Ireland
D02 XE80