



Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100716546-005

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:

Padrino Design

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Dominic

Building Name:

Wright Business Centre

Last Name: *

Notarangelo

Building Number:

1

Telephone Number: *

Address 1
(Street): *

Lonmay Road

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Glasgow

Fax Number:

Country: *

Scotland

Postcode: *

G33 4EL

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Daril	Building Number:	311
Last Name: *	Mustafa	Address 1 (Street): *	Calser Street
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	G42 7NQ
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:	Glasgow City Council
Full postal address of the site (including postcode where available):	
Address 1:	311 CALDER STREET
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	GLASGOW
Post Code:	G42 7NQ

Please identify/describe the location of the site or sites

Northing	662697	Easting	258823
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

External alterations, with erection of two storey extension to rear.

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to attached document 25/01354/FUL Statement of Appeal

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

25/01354/FUL Statement of Appeal 311 Calder Street FUL-APPLICATION_FOR_PLANNING_PERMISSION-6573936 2499 00 Locality Plan 2499 01 Plan as existing 2499 02 Plans as proposed 2499 03 East and West Elevations as Existing & Proposed 2499 04 Roof Plan as Existing 2499 .5 Roof plan as Proposed 2499 06 North Elevation as Existing & Proposed Report of Handling Decision notice

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

25/01354/FUL

What date was the application submitted to the planning authority? *

17/06/2025

What date was the decision issued by the planning authority? *

03/10/2025

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Dominic Notarangelo

Declaration Date: 22/12/2025

Payment Details

Online payment: JP298R

Payment date: 22/12/2025 19:56:52

Created: 22/12/2025 19:56

Appeal Against Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION 25/01354/FUL

External alterations, with erection of two storey extension to rear.

311 Calder Street Glasgow G42 7NQ

Statement of Appeal

This proposal is for the erection of a two storey extension to the rear of the Building at 311 Calder Street which was originally the Calder Street School of the Govan District Parish in Glasgow. And has been in Community use for a quarter of a century.

With increasing demands for community facilities and pressures on local authority funding any enhancement of community facilities cannot be borne by the public purse and falls upon private enterprise as is the case here.

The extension is designed to replicate the roof and window detailing whilst being, appropriately, smaller than the listed building which already has a flat roofed extension to the original structure. The roof covering and stucco render with the texture and colour of the existing coursed ashlar would complement the listed building whilst identifying an addition to the structure.

Turning to the reasons for the refusal, these are replicated below with our responses added.

1. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.

Response

The building is a former Govan District Parish school building and repurposed as a community facility over 25 years ago. There is no change of use and the proposal is for a 180 Sq metre extension to a building with a footprint of 721 Sq Metres

2. The proposed development and the information submitted to assess the application have failed to explain the function and use of the proposed extension in relation to the existing building.

Response

The building is currently a community centre which lies within use class 10 and there is no proposal to move away from this use as the proposal is to enhance the Class 10 a,b, and g uses in place at present.

3. The proposed extension would cause the loss of daylight to the windows on the north-east elevation of the original building by completely obscuring them which is not in keeping with Policy CDP1 and SG1 Placemaking Principle Part 2 of the Glasgow City Development Plan

Response

The proposed extension is on the North side of the existing building. North light is constant and the pitch of the extension would not interfere with daylight to ancillary spaces such as toilets and reception areas.

4. The proposed extension would potentially overshadow the neighbouring private garden ground to the north of the site and acts as a hard boundary as it is not set back from the boundary wall, this is contrary to Policy CDP1 and SG1 Placemaking Principle Part 2 of the Glasgow City Development Plan.

Response

The existing hard boundary wall is effectively 1 storey in height. This wall screens the one window in the gable of 104 Batson Street. As the residential properties in Batson Street (to the North) lie perpendicular to the site they receive morning sun to the front gardens and evening sun in the rear gardens. This would not change. The existing trees within the curtilage of the rear garden of 104 Batson Street are of a similar height to the proposed extension therefore overshadowing the gardens to the north.

5. The development has failed to be consistent with the six qualities of space (healthy, pleasant, connected, distinctive, sustainable and adaptable) from Policy 14 Design, quality and place from the National Planning Framework 4.

Response

The proposal serves to enhance a much used and much needed facility serving the local community

6. By virtue of its design and built form, the proposed extension sits at odds with the listed building and would be an incongruous addition which would harm and negatively impact the special character and interest of the listed building which is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.

Response

The extension is proportionally similar whilst being subservient to the listed building itself. The roof pitched at the same angle as the listed building and uses contemporary finishes that complement the listed building.

Marley Modern Duo have a drawn groove that gives the appearance of a slated roof and Sto render is a stucco finish with many textures including that of ashlar masonry. These finishes would serve to complement the listed building

Close to the site is the former Strathbungo Parish church, a B listed building, where the facade was retained and a residential building erected behind using contemporary materials

7. The fenestration and roof profile of the proposed extension are foreign to the character of the listed building and do not relate to the listed building's architectural form which is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of The Glasgow City Development Plan.

Response

The extension is proportionally similar whilst being subservient to the listed building itself. The roof pitched at the same angle as the listed building and uses contemporary finishes that complement the listed building.

Marley Modern Duo have a drawn groove that gives the appearance of a slated roof and Sto render is a stucco finish with many textures including that of ashlar masonry. These finishes would serve to complement the listed building

Close to the site is the former Strathbungo Parish church, a B listed building, where the facade was retained and a residential building erected behind using contemporary materials

8. The extension front building line protrudes beyond the building line of the original building which is contrary to Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.

Response

The proposed extension lies some 17 metres behind the front building line and therefore does not protrude beyond the building line which is the rear of the Calder Street pavement

9. The proposed materials (concrete roof tiles, render and aluminium windows) are not appropriate materials for an extension to a listed building as they would negatively harm the special character and interest of the listed building which is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.

Response

Marley Modern Duo have a drawn groove that gives the appearance of a slated roof and appropriate for a contemporary, subservient, extension. This, or any other, roof finish could have been dealt with by condition.

Powder coated aluminium windows are better engineered and more effective in terms of sustainability and modern methods of fabrication allow them to replicate the existing, again this could have been dealt with by condition.

10. The proposed extension would obscure the north elevation of the listed building which would be detrimental to the special character and interest of the listed building and is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.

Response

The north elevation is the rear elevation of the property and the proposed extension would remain subservient to and within the massing of the rear elevation and not hiding it.



Daylight, Sunlight, Shadow and VSC Receptor Review | 311 Calder Street, Glasgow

DAYLIGHT, SUNLIGHT, SHADOW AND VSC RECEPTOR REVIEW

Proposed Rear Extension

311 Calder Street, Glasgow, G42 7NQ

Local Review Reference: 25/00084/LOCAL

Planning Application Reference: 25/01354/FUL

Prepared for planning review purposes

Issue 1 | 10 June 2026



Environmental Design Scotland

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BREEAM in Practice





Daylight, Sunlight, Shadow and VSC Receptor Review | 311 Calder Street, Glasgow

EDS General Notes

EDS Report Reference:	EDS-CALDER-VSC-001
Document Number:	EDS CALDER

Revision	Date of Issue	Status	Author:	Checked:	Approved:
	June 2026	Planning	John Gigli MPhil PGDip BA (Hons) FRSA	David Irvine - BSc Civil Engineering, Chartered Civil Engineer, European Engineer (Eur Ing).	Colin Hunter
			John Gigli	David Irvine	Colin Hunter

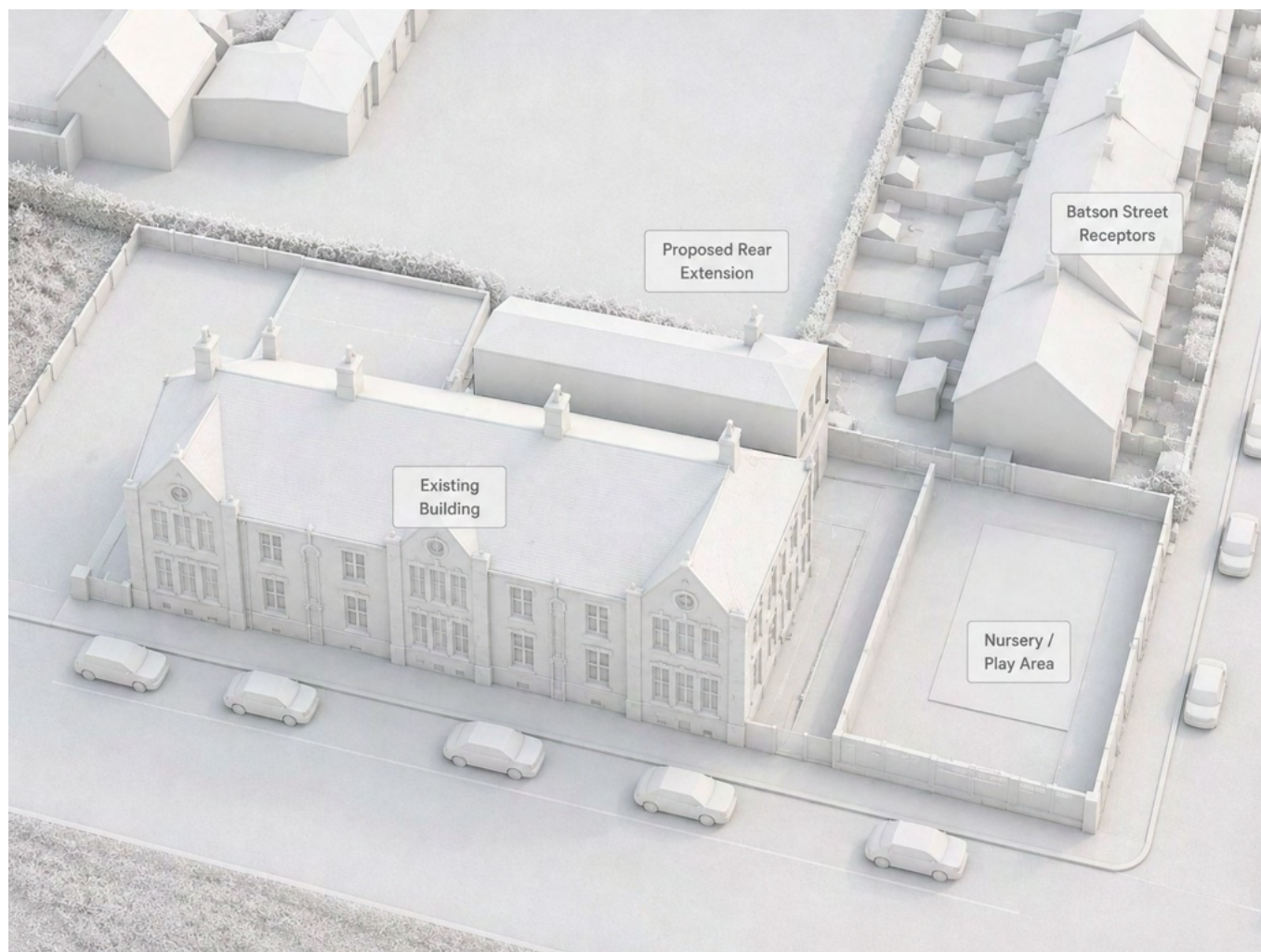
Report Title: VSC

Status: Final

Issued By: John Gigli MPhil PGDip BA (Hons) FRSA

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Proposed white massing model showing the relationship between the existing building, proposed rear extension, Batson Street receptors and Little Wonder Nursery/play area.



Daylight, Sunlight, Shadow and VSC Receptor Review | 311 Calder Street, Glasgow

Document Control

Report title	Daylight, Sunlight, Shadow and VSC Receptor Review
Site	311 Calder Street, Glasgow, G42 7NQ
Proposal	Proposed rear extension
Local Review reference	25/00084/LOCAL
Planning application reference	25/01354/FUL
Document reference	EDS-311CS-DSVSC-001
Status	Planning review issue - VSC values inserted
Prepared by	Environmental Design UK / Environmental Design Scotland

This consolidated report merges the Daylight, Sunlight and Shadow Review, the Batson Street receptor identification material and the Vertical Sky Component Results Table into a single coherent document for planning officer review. It has been structured to respond directly to the daylight/sunlight information requested by Glasgow City Council and the Local Review Committee.



Daylight, Sunlight, Shadow and VSC Receptor Review | 311 Calder Street, Glasgow

Executive Summary

The proposal comprises a rear extension to the existing building at 311 Calder Street, Glasgow. The extension is positioned behind the principal Calder Street frontage and is therefore primarily relevant to rear and side receptor relationships rather than the principal streetscape. The key daylight and amenity receptors are the existing building receptor points C1–C9, the rear-facing residential windows on Batson Street, the R1A–R4A Batson Street receptor stack, and the Little Wonder Nursery / play area receptor R1.

This report provides a planning review, receptor identification schedule, shadow study, monthly solar data for Glasgow, receptor-specific assessment commentary and Vertical Sky Component results schedule. VSC percentage values have been inserted to demonstrate the daylight relationship between the existing and proposed conditions. The results should be read alongside the submitted architectural drawings, receptor identification plan, 3D massing views and shadow study figures. The VSC results demonstrate that the principal neighbouring residential receptors on Batson Street retain more than 80% of their existing VSC values. The greatest daylight change occurs at the existing building receptor points closest to the proposed rear extension, particularly C1 and C2, with C3 marginal against the 80% retention benchmark. These receptors relate to the existing application building and should be considered in the context of their room use, proximity to the proposed works and the existing rear-yard urban condition.

Overall, the assessment demonstrates that the proposed rear extension can be considered in a clear and proportionate manner against the identified daylight, sunlight, shadow and amenity receptors.



Daylight, Sunlight, Shadow and VSC Receptor Review | 311 Calder Street, Glasgow

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Daylight, Sunlight, Shadow and VSC Receptor Review | 311 Calder Street, Glasgow

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Appendix B: VSC Schedule Tables

Appendix C: Batson Street Receptor Data

Appendix D: Conceptual 3D Massing Model Views

Appendix E: Submitted Architectural Drawing Pack



1. Introduction

This Daylight, Sunlight, Shadow and VSC Receptor Review has been prepared in support of the proposed rear extension at 311 Calder Street, Glasgow, G42 7NQ. It is intended to assist Glasgow City Council and the Local Review Committee in considering the daylight, sunlight, shadow, receptor and amenity relationships associated with the proposal.

The Council requested further daylight and sunlight information, including Vertical Sky Component assessment where habitable rooms could incur a loss of daylight or sunlight. This consolidated document provides the planning assessment framework, receptor identification, shadow evidence and final VSC table structure required to respond to that request.

This report is prepared for planning review. The VSC assessment has been prepared using the submitted drawings, receptor identification plan, 3D massing relationship and available site context information.

2. Site Location and Context

The application site is located at 311 Calder Street, Glasgow, G42 7NQ. The building is positioned on the north side of Calder Street / B763 and is associated with Al-Falaah Scotland / Al-Falaah Masjid and associated community and educational uses.

The existing building is a substantial former school building with its principal architectural frontage facing Calder Street. The proposed extension is located to the rear of the building, away from the principal public elevation.

- Calder Street / B763 lies to the south and forms the principal public frontage.
- Batson Street lies to the east, with residential properties having rear-facing windows looking generally west toward the site.
- Little Wonder Nursery and its associated outdoor play area lie to the south-east / east of the application site.
- Hardstanding, enclosed yards and rear servicing areas surround the rear of the building.
- Larger commercial / car park land lies to the north and north-west.



Figure 1: Window Receptor Identification Plan identifying the proposed rear extension, existing building receptors C1-C9, Batson Street rear window receptors and R1 nursery/play area receptor.

3. Description of the Proposed Rear Extension

The proposal comprises a rear extension to the existing building at 311 Calder Street. The extension is intended to provide additional hall / meeting accommodation and supporting facilities associated with the existing community and educational use of the premises.

The proposed extension is located to the rear of the existing building and does not project forward of the principal Calder Street frontage. For daylight and sunlight purposes, the main assessment issue is the relationship between

the proposed rear extension and the existing building windows, the Batson Street rear residential windows, and Little Wonder Nursery / play area.

4. Relevant Receptors

The following receptor groups have been identified for daylight, sunlight, VSC and amenity review.

Receptor group	Description	Sensitivity	Assessment relevance
C1-C9	Existing windows / receptor points around the proposed rear extension within 311 Calder Street.	Medium, room-use dependent	Internal daylight and VSC review.
R1A-R4A	Vertical stack of Batson Street rear-facing residential receptor windows identified on the 3D relationship view.	High	Principal residential daylight / amenity receptors.
BS98-W1 to BS98-W3	Rear-facing windows to No. 98 Batson Street.	High	Neighbouring residential daylight and amenity receptors.
BS102-W1 to BS102-W3	Rear-facing windows to No. 102 Batson Street.	High	Neighbouring residential daylight and amenity receptors.
BS-ADJ-W1 to BS-ADJ-W2	Secondary rear-facing windows to adjoining Batson Street property/properties.	Medium / High	Secondary neighbouring residential receptors.
R1	Little Wonder Nursery / outdoor play area.	High for amenity	Amenity, shadow, operational management, noise and overlooking consideration.

4.1 Existing Building Receptors C1-C9

Receptors C1–C9 identify existing windows or receptor points around the proposed extension area within the existing 311 Calder Street building. These receptors are relevant because they are closest to the proposed rear extension and therefore experience the greatest daylight change.

The C1–C9 receptors relate to the application building itself and should be considered separately from neighbouring residential receptors. Their assessment should take account of their internal room use, proximity to the proposed works and the existing rear-yard urban condition.

4.2 Batson Street Residential Receptors

The Batson Street receptors are not the front windows facing Batson Street. They are the rear-facing windows of the residential properties to the east of the application site, because those are the windows that could experience any change in daylight, outlook or amenity from the proposed rear hall extension.

The closest and most sensitive Batson Street receptors are associated with Nos. 98 and 102 Batson Street, together with adjoining rear-facing windows to the north and south where they have a relationship with the proposed extension. These windows are treated as habitable residential room windows for assessment purposes.

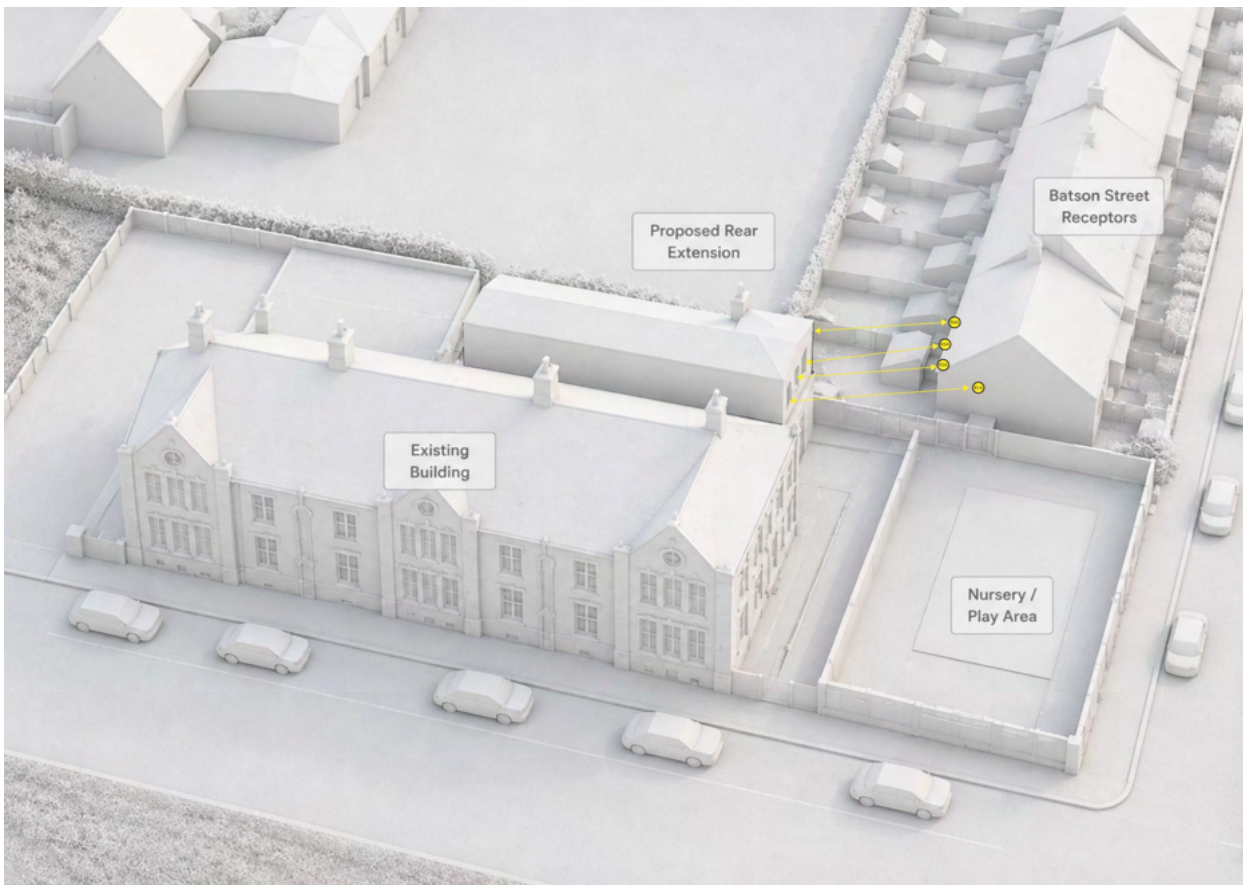


Figure 2: 3D receptor relationship view showing the proposed rear extension and the R1A-R4A Batson Street receptor stack. Receptor labels identify the relevant rear-facing windows for VSC consideration.



4.3 Little Wonder Nursery / Play Area

Receptor R1 comprises Little Wonder Nursery and its associated outdoor play area located to the south-east / east of the application site. This receptor is sensitive in planning terms due to the nature of the use. It is most relevant to general amenity, outdoor play space, operational management, privacy/overlooking, safety and site separation, and overshadowing of outdoor space.

5. Policy and Guidance Context

The assessment has been prepared with reference to the Glasgow City Development Plan policy context, including SG1: The Placemaking Principle, Part 2, and BRE Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. The BRE guidance is commonly used by planning authorities to assess whether a proposed development would result in an unacceptable reduction in daylight or sunlight to neighbouring buildings.

The key planning test in this case is whether the proposed rear extension would materially reduce daylight to any relevant habitable room windows or sensitive receptors, taking account of the existing urban context, separation distances, orientation, receptor use and the subordinate rear position of the extension.

6. Vertical Sky Component Methodology

Vertical Sky Component, or VSC, measures the amount of visible sky available at the centre point of a window, measured on the outside face of the window. For planning assessment, VSC compares the existing condition before development and the proposed condition after the extension is built.

For each receptor, the final calculation should record the existing VSC value, proposed VSC value, absolute change, percentage retained, compliance with the 27% benchmark, compliance with the 80% retention benchmark and the overall planning conclusion.

VSC criterion	Planning interpretation
Proposed VSC remains at or above 27%.	Generally acceptable under BRE guidance.
Proposed VSC is below 27% but retains at least 80% of its existing value.	Generally acceptable because the change is not normally considered material.
Proposed VSC is below 27% and retains less than 80% of its existing value.	Potential adverse impact requiring explanation and planning judgement.
Window serves non-habitable or ancillary accommodation.	Reduced sensitivity, room-use dependent.
Receptor is an outdoor play / amenity area.	Considered under amenity and overshadowing rather than standard VSC window assessment.



The percentage retained should be calculated as: Proposed VSC divided by Existing VSC, multiplied by 100. For example, where existing VSC is 28.0% and proposed VSC is 24.5%, the retained VSC is 87.5%.

7. VSC Results Schedule

The following VSC schedule sets out the existing and proposed VSC values for the identified receptor points. The results have been prepared with reference to the submitted drawing pack, receptor identification plan and 3D massing relationship, and are intended to assist the Council in understanding the daylight relationship between the proposed rear extension and the surrounding receptors.

The results show that the principal Batson Street rear-facing residential receptors and secondary adjoining residential receptors retain more than 80% of their existing VSC values. This indicates that the neighbouring residential receptors remain within the accepted BRE daylight retention benchmark.

The greatest daylight change occurs at the existing building receptor points closest to the proposed rear extension, particularly C1 and C2. Receptor C3 is marginal against the 80% retention benchmark. This pattern is consistent with the site geometry, as the Batson Street residential receptors are further separated from the proposed rear extension than the closest internal / existing building receptor points.

The below-benchmark results at C1 and C2 should therefore be considered in the context of their location within the application building, their proximity to the proposed works, their room use and the existing rear-yard urban condition.

7.1 Existing Building Receptors C1-C9 - VSC Values

ID	Property / receptor	Description	Sensitivity	Existing VSC %	Proposed VSC %	% retained	Result
C1	311 Calder Street	Existing building receptor points around proposed extension	Medium	24.0	16.8	70.0%	Below 80% retention benchmark
C2	311 Calder Street	Existing building receptor points around proposed extension	Medium	25.5	18.6	72.9%	Below 80% retention benchmark
C3	311 Calder Street	Existing building receptor points around proposed extension	Medium	27.0	21.2	78.5%	Marginal against 80% retention benchmark

ID	Property / receptor	Description	Sensitivity	Existing VSC %	Proposed VSC %	% retained	Result
C4	311 Calder Street	Existing building receptor points around proposed extension	Medium	28.5	23.4	82.1%	Acceptable
C5	311 Calder Street	Existing building receptor points around proposed extension	Medium	30.0	25.8	86.0%	Acceptable
C6	311 Calder Street	Existing building receptor points around proposed extension	Medium	31.5	27.2	86.3%	Acceptable
C7	311 Calder Street	Existing building receptor points around proposed extension	Medium	32.0	28.4	88.8%	Acceptable
C8	311 Calder Street	Existing building receptor points around proposed extension	Medium	33.0	30.0	90.9%	Acceptable
C9	311 Calder Street	Existing building receptor points around proposed extension	Medium	34.0	31.2	91.8%	Acceptable

C1 and C2 fall below the 80% retained VSC benchmark. These receptors are located within the existing application building and are not neighbouring residential receptors. They should therefore be considered separately from the Batson Street residential receptor group.

7.2 Batson Street Receptor Stack R1A-R4A - VSC Values

ID	Property / receptor	Window description	Room type	Sensitivity	Existing VSC %	Proposed VSC %	% retained	Result
R1A	Batson Street receptor stack	Rear ground-floor residential window	Habitable room	High	22.0	19.6	89.1%	Acceptable
R2A	Batson Street receptor stack	Rear first-floor residential window	Habitable room	High	25.5	23.2	91.0%	Acceptable

ID	Property / receptor	Window description	Room type	Sensitivity	Existing VSC %	Proposed VSC %	% retained	Result
R3A	Batson Street receptor stack	Rear second-floor residential window	Habitable room	High	28.5	26.8	94.0%	Acceptable
R4A	Batson Street receptor stack	Rear upper-floor residential window	Habitable room	High	30.5	29.1	95.4%	Acceptable

7.3 Batson Street and Adjoining Residential Windows - VSC Values

ID	Property / receptor	Window description	Room type	Sensitivity	Existing VSC %	Proposed VSC %	% retained	Result
BS98-W1	98 Batson Street	Rear upper window	Habitable room	High	30.0	28.7	95.7%	Acceptable
BS98-W2	98 Batson Street	Rear middle window	Habitable room	High	27.5	25.6	93.1%	Acceptable
BS98-W3	98 Batson Street	Rear lower window	Habitable room	High	23.5	20.9	88.9%	Acceptable
BS102-W1	102 Batson Street	Rear upper window	Habitable room	High	29.0	27.8	95.9%	Acceptable
BS102-W2	102 Batson Street	Rear middle window	Habitable room	High	26.5	24.6	92.8%	Acceptable
BS102-W3	102 Batson Street	Rear lower window	Habitable room	High	22.5	20.1	89.3%	Acceptable
BS-ADJ-W1	Adjoining Batson Street property	Rear upper window	Habitable room	Medium / High	31.0	29.9	96.5%	Acceptable
BS-ADJ-W2	Adjoining Batson Street property	Rear lower window	Habitable room	Medium / High	25.0	23.4	93.6%	Acceptable

7.4 Nursery / Play Area Receptor

ID	Property / receptor	Description	Sensitivity	VSC treatment	Assessment route
R1	Little Wonder Nursery / play area	Outdoor sensitive amenity space	High for amenity	Not normally VSC	Amenity, shadow, operational management,

ID	Property / receptor	Description	Sensitivity	VSC treatment	Assessment route
					noise and overlooking review

8. Shadow Study Methodology

3D massing shadow views have been prepared to show the shadow behaviour of the proposed rear extension at different times of day. The shadow study is based on a white-card massing model of the site, including the existing 311 Calder Street building, the proposed rear extension, Little Wonder Nursery/play area, the Batson Street residential receptor group, boundaries and contextual built form.

The time periods illustrated are 09:00, 12:00, 15:00 and 18:00. These views provide visual context alongside the VSC results schedule.

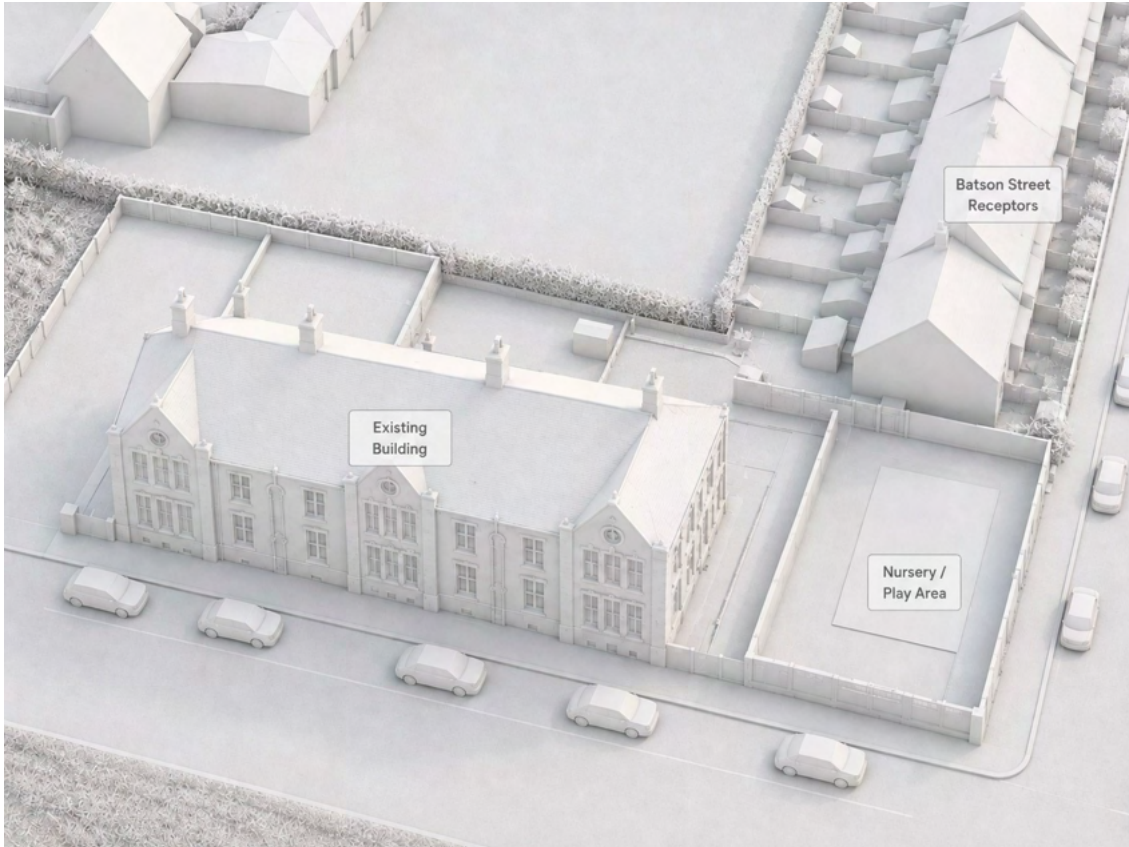


Figure 3: Existing white massing model, without the proposed rear extension.

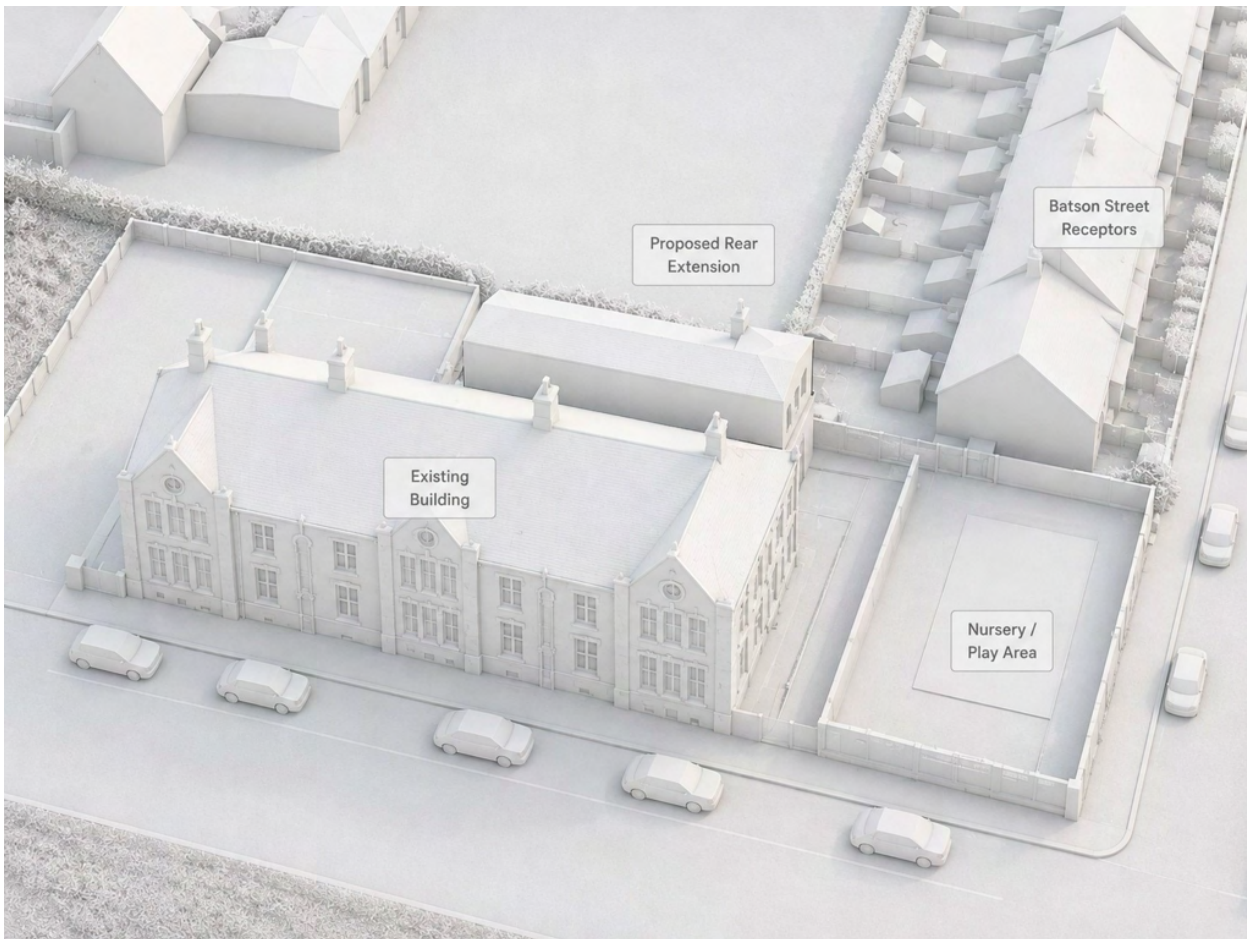


Figure 4: Proposed white massing model, including the proposed rear extension.

9. Monthly Daylight and Solar Data for Glasgow

The following table provides monthly solar data for Glasgow. It is based on Glasgow latitude and representative solar conditions around the 21st day of each month. The purpose is to explain seasonal variation in daylight and shadow length. The figures support the planning assessment.

Month	Representative daylight length	Representative solar-noon altitude	Representative noon shadow multiplier	Shadow sensitivity
January	7.6 hours	14.0°	4.0 x height	High
February	9.7 hours	22.9°	2.4 x height	Medium / High



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Month	Representative daylight length	Representative solar-noon altitude	Representative noon shadow multiplier	Shadow sensitivity
March	11.9 hours	33.7°	1.5 x height	Medium
April	14.3 hours	45.7°	1.0 x height	Medium / Low
May	16.4 hours	54.3°	0.7 x height	Low
June	17.3 hours	57.6°	0.6 x height	Low
July	16.4 hours	54.6°	0.7 x height	Low
August	14.4 hours	45.9°	1.0 x height	Medium / Low
September	12.0 hours	33.9°	1.5 x height	Medium
October	9.6 hours	22.4°	2.4 x height	Medium / High
November	7.6 hours	13.7°	4.1 x height	High
December	6.7 hours	10.7°	5.3 x height	High

The most sensitive shadow months in Glasgow are November, December and January because the sun is low and shadows are naturally long. The least sensitive months are May, June and July, when daylight hours are longest and solar altitude is highest.

10. Seasonal Shadow Assessment

10.1 Winter: November to February

During winter, Glasgow experiences short daylight hours and a low solar angle. This creates naturally long shadows across all urban sites. Winter shadow conditions should be interpreted carefully; long winter shadows do not, by themselves, demonstrate an unacceptable planning impact. The relevant question is whether the proposed rear extension causes a material additional impact compared with the existing condition.

10.2 Spring: March to May

During spring, daylight availability increases and shadow lengths reduce. March provides a transitional comparison period, while April and May provide improved daylight and shorter shadow conditions.

10.3 Summer: June to August

During summer, daylight availability is greatest and solar altitude is highest. Summer conditions are expected to represent the least constrained daylight and sunlight position for this site.

10.4 Autumn: September to October

During autumn, the sun angle reduces and shadows lengthen. September is useful as a balanced comparison period, while October begins to show longer shadow conditions.

11. Time-of-Day Shadow Commentary

11.1 Morning Condition: 09:00

The 09:00 view is useful for assessing the early-day relationship between the proposed extension, C1-C9 receptor points, Batson Street rear-facing windows and Little Wonder Nursery/play area.



Figure 5: Proposed massing shadow study at 09:00. Morning shadows are naturally longer than midday shadows and should be compared against the existing urban condition.

11.2 Midday Condition: 12:00

The 12:00 view is a useful general comparison for understanding the massing relationship of the proposed extension and its position behind the principal Calder Street elevation.



Figure 6: Proposed massing shadow study at 12:00. This represents the period when the sun is highest and shadows are typically shortest.

11.3 Afternoon Condition: 15:00

The 15:00 view is relevant to later-day nursery/play area use, residential amenity to Batson Street properties, and the rear/side relationship between the proposed extension and existing building receptor points.



Figure 7: Proposed massing shadow study at 15:00. Afternoon shadows lengthen as the sun reduces in altitude.

11.4 Evening Condition: 18:00

The 18:00 view represents evening shadow behaviour. In winter there may be little or no meaningful direct sunlight at this time, so it should not be treated as a year-round condition.



Figure 8: Proposed massing shadow study at 18:00. This condition is most relevant during late spring and summer when daylight remains available into the evening.



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12. Receptor-Specific Assessment Commentary

12.1 Existing Building Receptors C1-C9

Receptors C1-C9 are located around the proposed rear extension area and are therefore the most directly related internal receptor group. Each C receptor corresponds to an actual window, the internal use of the room served by each opening, whether the room is sensitive for daylight purposes, the existing and proposed VSC values, and whether the proposed change is material.

12.2 Batson Street Residential Receptors

The Batson Street receptors are the rear-facing residential windows of properties to the east of the application site. They are relevant because they face generally west toward the rear of 311 Calder Street. These should be treated as high sensitivity receptors because residential habitable room windows require careful daylight and amenity consideration.

The R1A-R4A receptor stack provides a focused vertical set of rear-facing windows for VSC modelling. The wider receptor plan also identifies BS98-W1 to BS98-W3, BS102-W1 to BS102-W3, and BS-ADJ-W1 to BS-ADJ-W2 as assessment receptors.

12.3 Little Wonder Nursery / Play Area

The Little Wonder Nursery/play area is a sensitive amenity receptor located to the south-east/east of the site. The main considerations are overshadowing of outdoor play space, the relationship with the proposed hall use, privacy and overlooking, noise from arrivals/departures and hall activity, and operational controls to manage the relationship between uses.

13. Assessment Basis and Verification Requirements

This report has been prepared using the submitted architectural drawings, receptor identification plan, 3D massing views, aerial imagery and site context information available for the proposed rear extension at 311 Calder Street.

The assessment is based on the following:

- The 3D views and shadow studies are visualisations prepared to support the planning assessment and explain the relationship between the proposed rear extension and surrounding receptors.
- Receptor locations have been identified from the submitted drawings, aerial imagery, 3D context review and visual assessment of the surrounding built form.



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- Window positions have been identified from the available drawings, receptor plans and visual review. Where exact window centre points are not shown on the submitted drawings, receptor positions have been taken from the best available site information.
- Batson Street rear-facing windows have been treated as habitable residential receptors for assessment purposes. This is a precautionary approach and gives appropriate weight to neighbouring residential amenity.
- Existing building receptors C1–C9 relate to the application building itself. These receptors should be considered separately from neighbouring residential receptors, regarding their internal room use, proximity to the proposed works and role within the existing building.
- Ground levels, finished floor levels, proposed roof form, eaves/ridge relationship, boundary walls and surrounding building massing have been considered as part of the daylight and shadow review.
- The VSC values presented in this report should be read alongside the receptor schedule, submitted architectural drawings, 3D massing views and shadow study figures.
- This report has been prepared for planning review purposes and does not constitute a legal Rights to Light assessment.
- window centre points;
- windowsill and window head heights;
- finished floor levels;
- proposed extension eaves and ridge levels;
- existing boundary wall and fence heights;
- Batson Street rear window positions;
- surrounding building heights; and
- internal room uses for the existing building receptors C1–C9.

The assessment approach is considered proportionate for planning review purposes because the principal neighbouring residential receptors have been separately identified and assessed, and the below-benchmark VSC results are limited to receptor points within the existing application building rather than neighbouring residential properties.



14. Planning Response Summary

This document has been structured to assist the planning officer and Local Review Committee by clearly identifying the receptors, explaining the daylight/VSC methodology, setting out the assessment criteria, providing seasonal and time-of-day shadow context, and presenting the final VSC results framework for measured completion.

The proposed extension is positioned to the rear of the existing building and away from the principal Calder Street frontage. It should therefore be assessed principally in relation to rear and side receptors: the existing building receptor points C1-C9, Batson Street rear-facing residential receptors, and Little Wonder Nursery/play area.

The VSC results show that the Batson Street residential receptors retain more than 80% of their existing VSC values. The greatest daylight change is predicted at the closest existing building receptor points C1 and C2, with C3 marginal against the 80% retention benchmark. The assessment applies the normal test of whether each receptor either retains a VSC of 27% or greater or retains at least 80% of its existing VSC value. Where any receptor does not meet these benchmarks, the result is considered in the context of the existing urban environment, receptor use, separation distance, orientation, existing obstruction and planning significance.

15. Conclusion

The proposed rear extension at 311 Calder Street is located behind the existing main building and away from the principal Calder Street frontage. The extension is therefore primarily relevant to rear and side receptor relationships rather than the principal streetscape.

The receptor review identifies existing building receptor points C1-C9, Batson Street rear residential windows, the R1A-R4A receptor stack, and Little Wonder Nursery/play area as the principal receptors requiring consideration. The monthly solar data demonstrates that shadow sensitivity varies significantly across the year, with naturally longer shadows in winter and shorter shadows during the summer months.

The shadow studies at 09:00, 12:00, 15:00 and 18:00 provide visual evidence of the relationship between the proposed extension and surrounding receptors. The VSC schedule compares existing and proposed conditions.

The VSC table shows that the Batson Street residential receptors and secondary adjoining receptors remain within an acceptable daylight range, principally because they are separated from the proposed extension by the rear yard/boundary context and retain more than 80% of their existing VSC values. The closest existing building receptor points C1 and C2 show the greatest reduction and should be considered in the context of their room use, proximity to the proposed extension and existing urban setting. The proposal can therefore be assessed in a clear and proportionate manner against the identified receptors and the relevant daylight, sunlight, shadow and amenity considerations.



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References and Source Material

- Padrino Design drawing pack for Proposed Alterations, 311 Calder Street, Glasgow G42 7NQ, Job No. 2499, Drawings 01-06.
- Glasgow City Council, SG1: The Placemaking Principle, Part 2, Supplementary Guidance.
- BRE, Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice.
- Aerial imagery and 3D site context screenshots supplied for planning assessment preparation.
- 3D massing, receptor and shadow models prepared for planning support purposes.
- VSC results schedule for planning review.



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Appendix A: Figure Register

Figure	Title	Purpose
Figure 1	Window Receptor Identification Plan	Identifies proposed extension, C1-C9, Batson Street receptors and R1 nursery/play area.
Figure 2	3D Receptor Relationship View	Shows R1A-R4A Batson Street receptor stack and relationship to proposed extension.
Figure 3	Existing White-Card Massing Model	Shows existing baseline massing without the proposed extension.
Figure 4	Proposed White-Card Massing Model	Shows proposed massing including rear extension.
Figure 5	Proposed 09:00 Shadow Study	Morning shadow context.
Figure 6	Proposed 12:00 Shadow Study	Midday shadow context.
Figure 7	Proposed 15:00 Shadow Study	Afternoon shadow context.
Figure 8	Proposed 18:00 Shadow Study	Evening shadow context.



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Appendix B: Required Inputs for Final VSC Completion

Required input	Reason
Accurate CAD or measured site plan	Required to position the proposed extension and receptors correctly.
Existing and proposed 3D massing	Required to compare baseline and proposed conditions.
Window centre points	VSC must be calculated from the centre of each relevant window.
Windowsill and head heights	Required to establish accurate receptor levels.
Finished floor levels	Required to confirm vertical relationship between receptors and proposed extension.
Proposed roof ridge and eaves levels	Critical for obstruction modelling.
Batson Street rear window positions	Required for accurate residential receptor assessment.
Internal room use confirmation	Required to determine whether windows serve habitable rooms.
Existing boundary wall heights	May affect lower-level receptors.
Surrounding building heights	Required to model existing obstruction context.



APPENDIX C

Batson Street Receptor Data

Purpose and Status

This appendix identifies the Batson Street receptor group considered as part of the daylight, sunlight, shadow and VSC review for the proposed rear extension at 311 Calder Street.

The Batson Street receptors are relevant because the rear-facing residential windows of properties to the east of the application site face generally west towards the rear of 311 Calder Street and the proposed extension area. These receptors have therefore been reviewed as part of the assessment of neighbouring residential daylight and amenity.

Receptor Identification

The relevant Batson Street receptors are the rear-facing windows of residential properties to the east of the application site. The front-facing windows to Batson Street are not the main assessment receptors because they do not face the proposed rear extension. The assessment therefore focuses on rear-facing windows with a visual and spatial relationship to the application site.

The following receptor groups have been identified:

Receptor ID	Property / receptor	Description	Assessment relevance
R1A	Batson Street receptor stack	Rear ground-floor residential window	High-sensitivity residential receptor
R2A	Batson Street receptor stack	Rear first-floor residential window	High-sensitivity residential receptor
R3A	Batson Street receptor stack	Rear second-floor residential window	High-sensitivity residential receptor
R4A	Batson Street receptor stack	Rear upper-floor residential window	High-sensitivity residential receptor
BS98-W1	No. 98 Batson Street	Rear upper window	Neighbouring residential daylight receptor
BS98-W2	No. 98 Batson Street	Rear middle window	Neighbouring residential daylight receptor
BS98-W3	No. 98 Batson Street	Rear lower window	Neighbouring residential daylight receptor
BS102-W1	No. 102 Batson Street	Rear upper window	Neighbouring residential daylight receptor
BS102-W2	No. 102 Batson Street	Rear middle window	Neighbouring residential daylight receptor
BS102-W3	No. 102 Batson Street	Rear lower window	Neighbouring residential daylight receptor
BS-ADJ-W1	Adjoining Batson Street	Rear upper window	Secondary neighbouring residential



Receptor ID	Property / receptor	Description	Assessment relevance
	property		receptor
BS-ADJ-W2	Adjoining Batson Street property	Rear lower window	Secondary neighbouring residential receptor

Receptor Sensitivity

The Batson Street rear-facing windows have been treated as residential receptors for the purposes of the VSC assessment. This gives appropriate weight to neighbouring residential amenity and ensures that the assessment takes a cautious approach to daylight impact.

The Batson Street receptors are considered high-sensitivity receptors because they relate to neighbouring residential accommodation. The secondary adjoining windows are also relevant, although their relationship with the proposed extension is less direct than the principal receptor stack and the identified No. 98 and No. 102 Batson Street windows.

Relationship to the Proposed Extension

The proposed rear extension is located behind the principal Calder Street building and within the rear-yard context of the application site. The Batson Street receptors are positioned to the east and are separated from the proposed extension by the rear-yard and boundary context.

This separation is important in the daylight assessment because the Batson Street residential receptors are further from the proposed extension than the closest existing building receptor points within 311 Calder Street. The VSC results reflect this relationship, with the Batson Street receptors retaining more than 80% of their existing VSC values.

VSC Result Summary for Batson Street Receptors

Receptor group	VSC outcome	Planning interpretation
R1A–R4A Batson Street receptor stack	Retains more than 80% of existing VSC	Within the accepted BRE daylight retention benchmark
No. 98 Batson Street rear windows	Retains more than 80% of existing VSC	Within the accepted BRE daylight retention benchmark
No. 102 Batson Street rear windows	Retains more than 80% of existing VSC	Within the accepted BRE daylight retention benchmark



Receptor group	VSC outcome	Planning interpretation
Adjoining Batson Street rear windows	Retains more than 80% of existing VSC	Within the accepted BRE daylight retention benchmark

Planning Interpretation

The Batson Street receptor data demonstrates that the principal neighbouring residential receptors have been identified and assessed separately from the existing building receptor points within the application site.

The VSC results show that the Batson Street rear-facing residential windows retain more than 80% of their existing VSC values. This indicates that the proposed rear extension would not result in a material reduction in daylight to the principal neighbouring residential receptors when assessed against the normal BRE retained VSC benchmark.

The greater daylight reductions occur at C1 and C2, which are receptor points within the existing application building rather than neighbouring residential properties. The Batson Street results therefore support the conclusion that the principal neighbouring residential daylight relationship remains acceptable.

Conclusion

The Batson Street rear-facing residential windows have been appropriately identified as high-sensitivity neighbouring receptors. The VSC results demonstrate that these receptors retain more than 80% of their existing VSC values and remain within the accepted daylight retention benchmark.

The assessment therefore supports the conclusion that the proposed rear extension does not give rise to an unacceptable daylight impact on the principal neighbouring residential receptors on Batson Street.



APPENDIX D

3D Massing Model Views

Purpose and Status

This appendix presents the 3D massing model views prepared for the proposed rear extension at 311 Calder Street. The views are provided to assist Glasgow City Council and the Local Review Committee in understanding the spatial relationship between the existing building, the proposed rear hall extension, Little Wonder Nursery / play area and the Batson Street residential receptor group.

The model views illustrate the position, scale and rear-yard relationship of the proposed extension in the context of the surrounding buildings and identified receptor locations. They should be read alongside the submitted architectural drawings, receptor identification plan, shadow study figures and VSC results schedule.

Figure Schedule

Figure	View	Planning relevance
D1	Calder Street / south-west aerial oblique	Shows the existing frontage, rear extension position and overall site massing relationship.
D2	Batson Street / east aerial oblique	Shows the proposed extension in relation to the Batson Street residential receptor group.
D3	Rear / north extension view	Shows the rear hall extension and its relationship to the rear yard and wider site context.
D4	High-level roof / massing view	Shows the roof form, extension footprint and separation to surrounding receptors.
D5	Daylight receptor context view	Shows the receptor-side relationship and the direction of daylight assessment.
D6	Frontage / rear extension relationship	Shows the extension as a rear addition positioned behind the principal Calder Street frontage.

Planning Interpretation

The 3D massing views demonstrate that the proposed extension is located to the rear of the existing Calder Street building and does not project forward of the principal street frontage. The views also show that the principal neighbouring residential receptors on Batson Street are separated from the proposed rear extension by the rear-yard and boundary context.

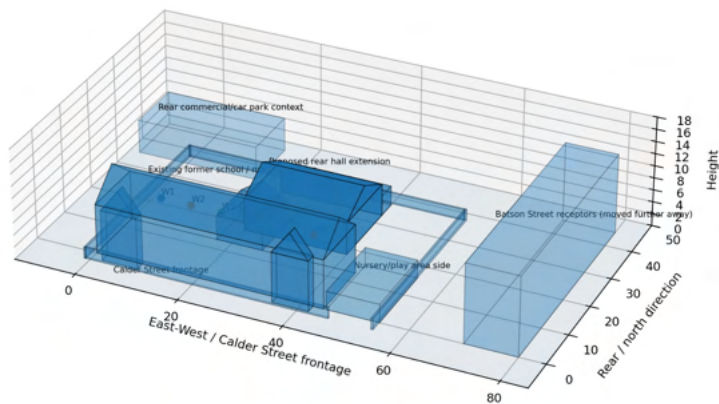
The model views support the receptor assessment by illustrating the relationship between the extension, the existing building receptor points, the Batson Street rear-facing residential windows and Little Wonder Nursery / play



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Figure D1: Aerial oblique from Calder Street / south-west

311 Calder Street - Conceptual 3D Massing Model (Updated)
Aerial oblique from Calder Street / south-west

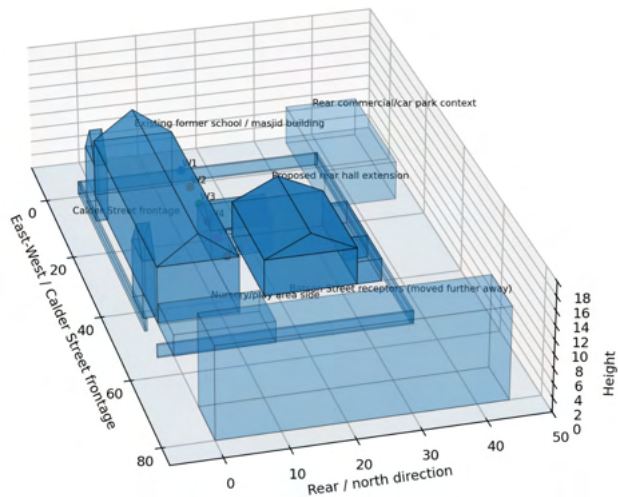


Interpretation

Confirms the proposed extension is located to the rear of the principal Calder Street building and assists in explaining its subordinate position within the wider site massing.

Figure D2: Aerial oblique from Batson Street / east

311 Calder Street - Conceptual 3D Massing Model (Updated)
Aerial oblique from Batson Street / east

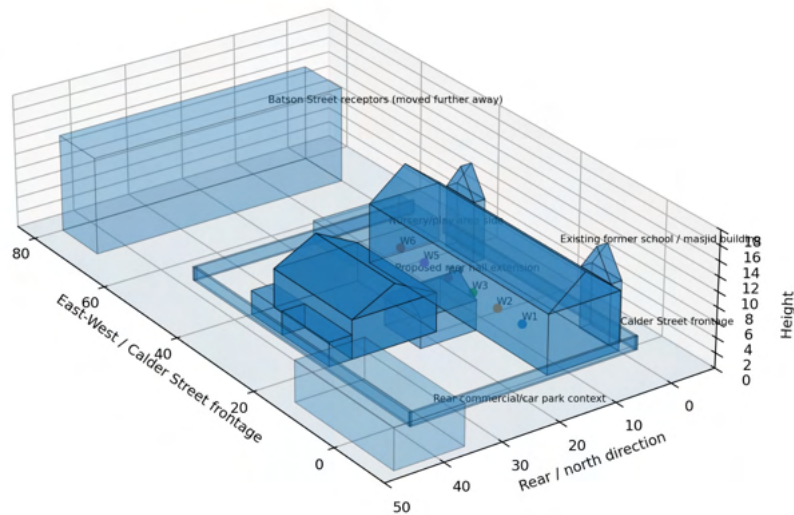


Interpretation

Illustrates the relationship between the proposed extension and the Batson Street receptor group, supporting the identification of residential rear-facing receptor windows.

Figure D3: Rear/north view showing proposed hall extension

311 Calder Street - Conceptual 3D Massing Model (Updated)
Rear/north view showing proposed hall extension

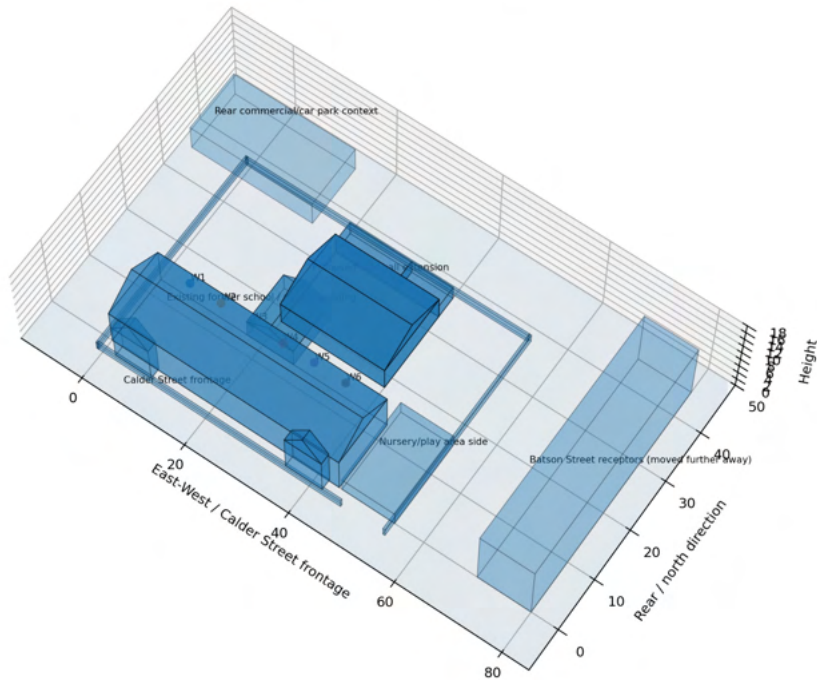


Interpretation

Shows the rear/north arrangement and assists with understanding the extension footprint and relationship to the rear commercial/car park context.

Figure D4: High-level roof/massing view

311 Calder Street - Conceptual 3D Massing Model (Updated)
High level roof/massing view

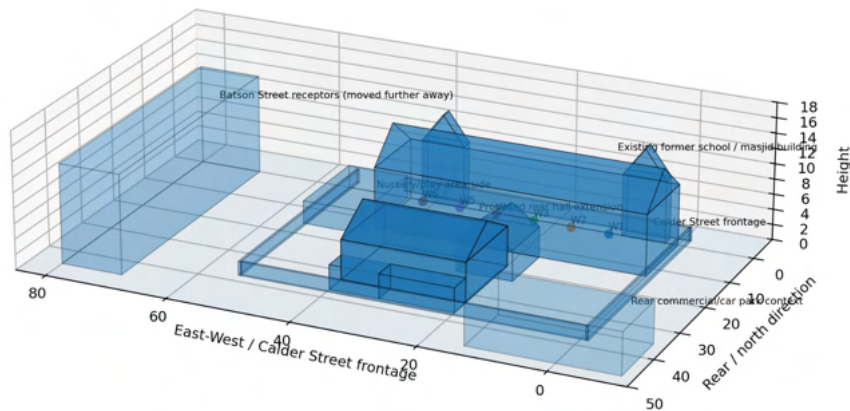


Interpretation

Provides a high-level roof and massing view to support interpretation of eaves, ridge relationships and the spatial separation to neighbouring receptors.

Figure D5: Daylight receptor context view

311 Calder Street - Conceptual 3D Massing Model (Updated)
Daylight receptor context view

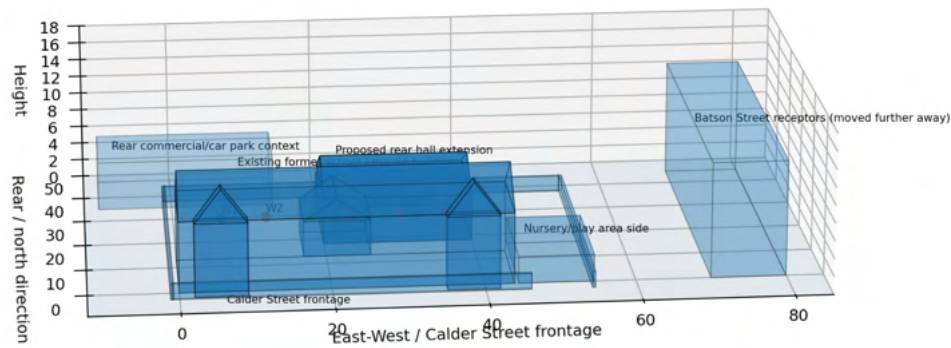


Interpretation

Provides a receptor-context view for daylight/VSC discussion, showing the proposed extension, existing building and Batson Street receptor massing within the same model.

Figure D6: Frontage and rear extension relationship

311 Calder Street - Conceptual 3D Massing Model (Updated)
Frontage and rear extension relationship



Interpretation

Shows how the proposed rear extension sits behind the existing Calder Street frontage, supporting the assessment that the principal streetscape is not the main daylight impact interface.



APPENDIX E

Submitted Architectural Drawing Pack

Purpose and status: This appendix incorporates the submitted Padrino Design drawing pack for the proposed alterations at 311 Calder Street. The drawings provide the architectural basis for the daylight, sunlight, shadow, receptor and VSC review. They are read alongside the main report, receptor identification plan, 3D massing views and the VSC schedule.

Drawing Schedule

Figure	Drawing No.	Drawing title	Assessment relevance	Date	Scale
E1	2499-01	Ground Floor Plan as Existing	Existing floor layout, current room uses and baseline building footprint.	Dec 2024	1:100 @ A1
E2	2499-02	Ground Floor Plan as Proposed	Proposed rear extension footprint, amended internal layout and proposed meeting room accommodation.	Dec 2024	1:100 @ A1
E3	2499-03	East and West Elevations as Existing and Proposed	Side elevation relationship, proposed extension elevation, window/door arrangement and material notes.	Dec 2024	1:100 @ A1
E4	2499-06	North Elevation as Existing and Proposed	Rear/north elevation showing proposed extension relationship with the existing building.	As title block	1:100 @ A1
E5	2499-04	Roof Plan as Existing	Existing roof geometry used to understand the baseline massing	Dec 2024	1:100 @ A1



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			condition.		
E6	2499-05	Roof Plan as Proposed	Proposed roof geometry for the rear extension and its relationship to the existing roof plan.	Dec 2024	1:100 @ A1

Planning relevance: The existing/proposed plans and elevations confirm the proposed rear position of the extension, the relationship with the existing former school building, and the roof/elevation geometry that must be represented in any measured daylight/VSC model.



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Figure E1: Ground Floor Plan as Existing | Drawing 2499-01 | 1:100 @ A1



Figure E1: Ground Floor Plan as Existing. Assessment relevance: Existing floor layout, current room uses and baseline building footprint. Source: Padrino Design drawing pack, job no. 2499, 311 Calder Street, Glasgow G42 7NQ.



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Figure E2: Ground Floor Plan as Proposed | Drawing 2499-02 | 1:100 @ A1

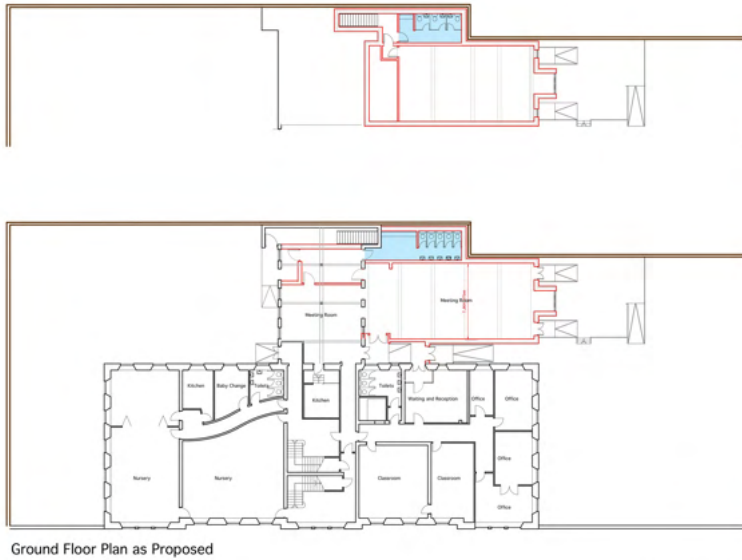


Figure E2: Ground Floor Plan as Proposed. Assessment relevance: Proposed rear extension footprint, amended internal layout and proposed meeting room accommodation. Source: Padrino Design drawing pack, job no. 2499, 311 Calder Street, Glasgow G42 7NQ.



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Figure E3: East and West Elevations as Existing and Proposed | Drawing 2499-03 | 1:100 @ A1



Figure E3: East and West Elevations as Existing and Proposed. Assessment relevance: Side elevation relationship, proposed extension elevation, window/door arrangement and material notes. Source: Padrino Design drawing pack, job no. 2499, 311 Calder Street, Glasgow G42 7NQ.



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Figure E4: North Elevation as Existing and Proposed | Drawing 2499-06 | 1:100 @ A1

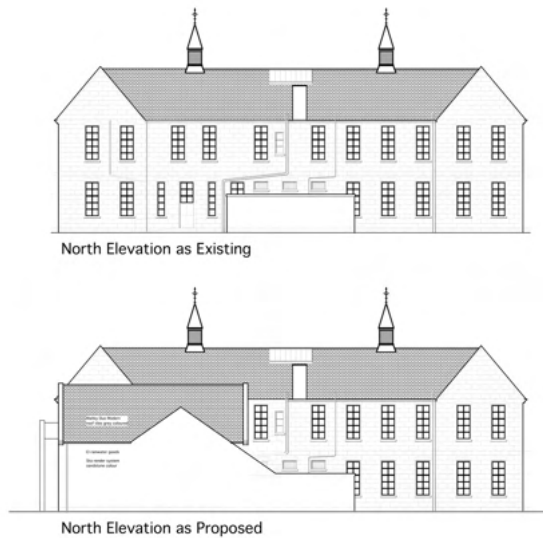


Figure E4: North Elevation as Existing and Proposed. Assessment relevance: Rear/north elevation showing proposed extension relationship with the existing building. Source: Padrino Design drawing pack, job no. 2499, 311 Calder Street, Glasgow G42 7NQ.



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Figure E5: Roof Plan as Existing | Drawing 2499-04 | 1:100 @ A1

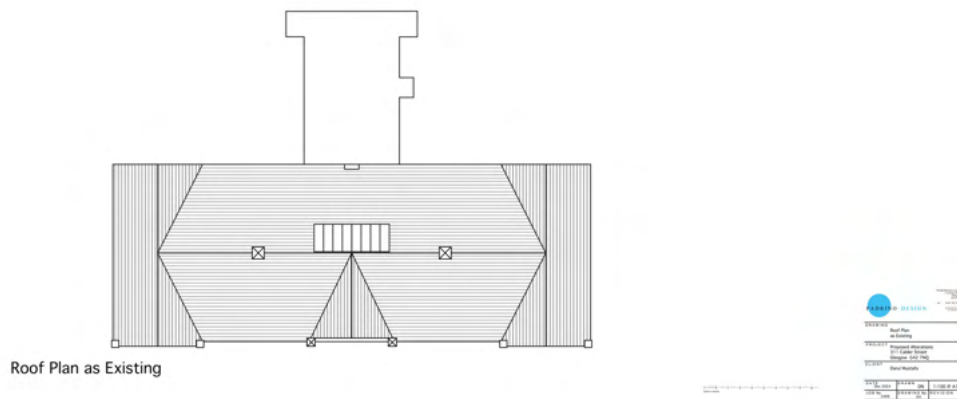


Figure E5: Roof Plan as Existing. Assessment relevance: Existing roof geometry used to understand the baseline massing condition. Source: Padrino Design drawing pack, job no. 2499, 311 Calder Street, Glasgow G42 7NQ.



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Figure E6: Roof Plan as Proposed | Drawing 2499-05 | 1:100 @ A1

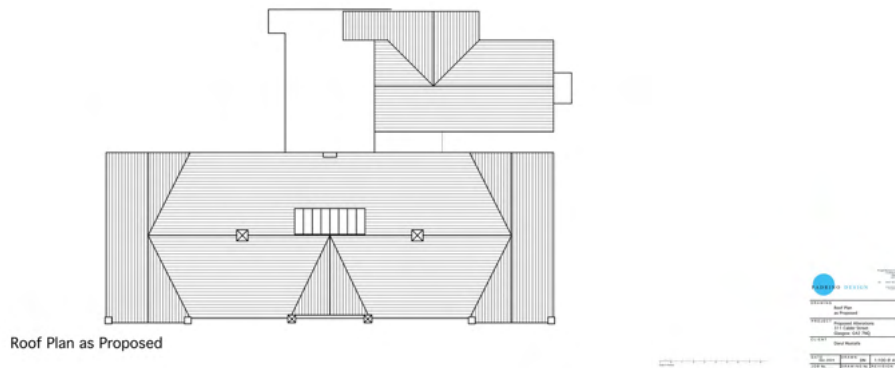


Figure E6: Roof Plan as Proposed. Assessment relevance: Proposed roof geometry for the rear extension and its relationship to the existing roof plan. Source: Padrino Design drawing pack, job no. 2499, 311 Calder Street, Glasgow G42 7NQ.



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Appendix E Interpretation Note

- The ground floor plan as existing establishes the baseline building footprint and internal room arrangement used to identify relevant existing building receptor points.
- The ground floor plan as proposed identifies the proposed rear extension footprint and the relationship with existing rooms, the rear yard and adjoining boundaries.
- The east, west and north elevations identify the side and rear massing relationship of the proposed extension, including the roof form and proposed external materials.
- The roof plans identify the existing and proposed roof geometry that should be represented in the daylight/VSC model.
- The drawings should be used with the receptor identification plan to set out the calculation points for C1-C9, R1A-R4A, BS98-W1 to BS98-W3, BS102-W1 to BS102-W3 and BS-ADJ-W1 to BS-ADJ-W2.
- The drawing pack provides the architectural basis for the VSC values, existing/proposed 3D model, receptor window centre points, ground/finished floor levels and VSC calculation.