

Kilternan Village SHD

Daylight and Sunlight Assessment Report
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1.0 Executive Summary

1.1 Summary of Assessment

3D Design Bureau were commissioned to carry out a detailed BRE daylight and sunlight assessment, along with an accompanying shadow study for the proposed housing development in Kiltarnan, Dublin 18.

The assessment has been broken down into the following two main categories, of which there are sub categories summarised further below:

- **Impact assessment:** Effect on the surrounding environment and properties, which includes VSC, APSH and Sun On Ground analysis. The effects were assessed in the baseline state versus the proposed state.
- **Scheme Performance:** Daylight and sunlight assessment of the proposed development, which includes Sun On Ground in the proposed public and communal open areas, sunlighting to the private amenity spaces, such as balconies and terraces, of the proposed duplexes and apartments and internal daylighting (ADF) to the habitable rooms of the proposed duplexes and apartments.

The impact assessment that was carried out for the purpose of this report has studied the potential levels of effect the surrounding existing environment and/or properties would sustain should the proposed development be built as proposed.

This impact assessment covers the following categories:

- **Effect on daylight (VSC) to surrounding properties.** The effect to the VSC of the windows of the following neighbouring properties was assessed:
 - **5-6 Cromlech Close**
 - **7-13 Rockville Woods**
 - **Rockville Hall Apartments**
 - **10-14 Rockville Avenue**
 - **Rockville Mews**
- **Effect on sunlight (APSH) to surrounding properties.** The effect to the APSH (annual and winter) of the windows of the following neighbouring properties was assessed:
 - **5-6 Cromlech Close**
 - **7-13 Rockville Woods**
 - **Rockville Hall Apartments**
 - **10-14 Rockville Avenue**
- **Effect on sunlight to surrounding external amenity spaces such as gardens and public parks:**
 - **5-6 Cromlech Close**
 - **Rockville Walled Garden**
 - **4-7 Rockville Court**
 - **10-14 Rockville Avenue**

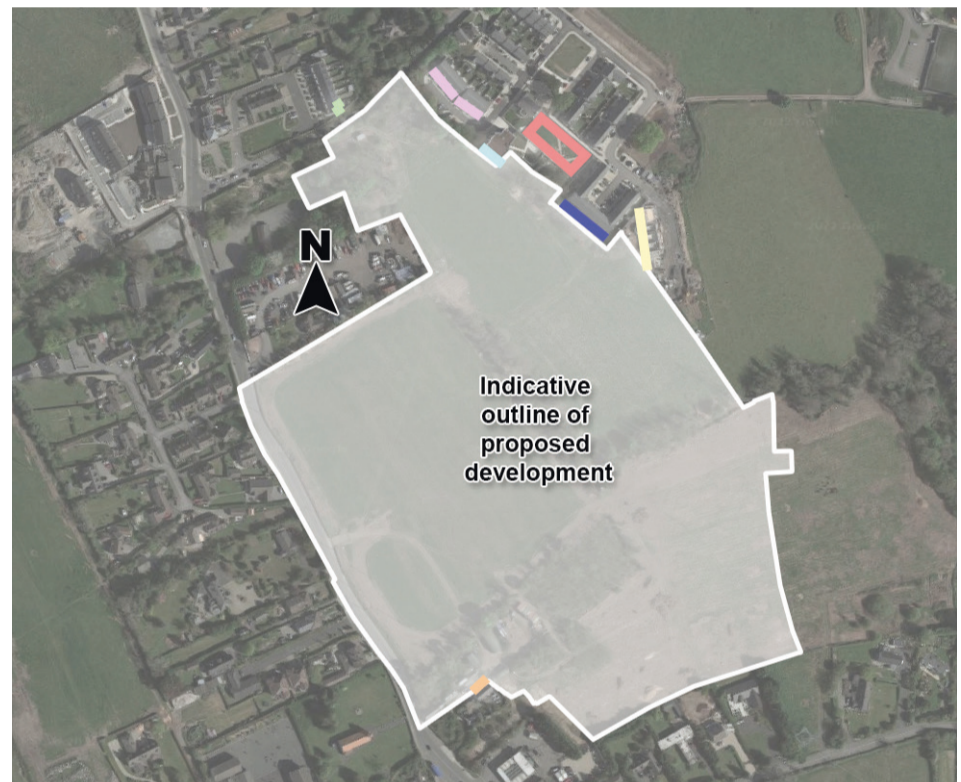


Figure 1.1: Scope of surrounding properties and environment assessed.

The BRE Guidelines recommend that if any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, does not subtend an angle of more than 25° to the horizontal, then the daylighting and sunlighting of the existing building are unlikely to be adversely affected. Using this guidance as a rule of thumb, the surrounding context was carefully considered to ensure all properties and amenity spaces that may potentially experience a level of effect were included in the study.

No VSC/APSH assessment was carried out on properties such as 4-7 Rockville Court, properties along Ballycorus Road and properties on Enniskerry Road on the basis that the angle to the proposed development is less than 25° when measured in a perpendicular section from the ground floor windows. This includes, but is not limited to Sancta Maria and Kiltarnan County Market.

No Sun on Ground assessment carried out on properties such as those along Ballycorus Road and on Enniskerry Road on the basis of proximity and orientation. This includes, but is not limited to Sancta Maria and Kiltarnan County Market. A qualitative assessment of these properties can be taken from the 2 hour false colour plans and the hourly renderings of the Shadow Study.

The daylight and sunlight assessment of the proposed development includes an analysis of the levels of sunlight to the proposed public and communal open spaces as identified by the architect, sunlight on the private outdoor amenity areas, such as balconies and terraces, of the proposed duplexes and apartments as well as access to daylight (ADF) in the habitable rooms of the proposed duplexes and apartments.

Please see Page 4 for a detailed breakdown of results.

1.2 Impact Assessment Results Overview:

Effect to Vertical Sky Component (VSC) on neighbouring properties:

- Windows/Rooms Assessed: 57
 - Imperceptible: 43
 - Not Significant: 6
 - Slight: 8

Effect to Annual Probable Sunlight Hours (APSH):

- Windows/Rooms Assessed: 51
 - Imperceptible: 50
 - Not Significant: 1

Effect to Winter Probable Sunlight Hours (WPSH):

- Windows/Rooms Assessed: 51
 - Imperceptible: 50
 - Not Significant: 1

Effect to Sun On Ground (SOG) in existing neighbouring gardens / amenity areas:

- Gardens/Amenity Areas Assessed: 12
 - Imperceptible: 12

1.3 Scheme Performance Results Overview:

Sun On Ground (SOG) in proposed public / communal open spaces:

- Spaces Assessed: 18
 - Meeting the guidelines: 17

Sunlight in private amenity areas of the proposed duplexes and apartments:

- Spaces Assessed: 253
 - Meeting the guidelines: 201

Average Daylight Factor (ADF) of the proposed duplexes and apartments proposed development:

- Rooms assessed: 724

ADF circa compliance rate for the duplexes and apartments within the proposed scheme:

- Rooms meeting the guidelines: 707
- Rooms not meeting the guidelines: 17
- Compliance rate: ~98%

2.0 Guidelines / Standards

Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities. (2020)

In December of 2020, the Department of Housing, Planning and Local Government published a guidance document for new apartments, *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities*. This document makes reference to the British Standard, *BS 8206-2:2008: Lighting for Buildings - Part 2: Code of Practice for Daylighting (the British Standard)* and to the Building Research Establishment's *Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice (the BRE Guidelines)*.

Paragraph 6.7 of the 2020 apartment guidelines states:

“Where an applicant cannot fully meet all of the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, which planning authorities should apply their discretion in accepting taking account of its assessment of specific [sic]. This may arise due to a design constraints associated with the site or location and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.”

Note: Section 3.2 of the Urban Development and Building Height Guides 2018, provides similar guidance as above.

A European Standard was published in 2018, entitled EN 17037 Daylight in Buildings. Furthermore, British authorities have published and adopted a national annex to the European standards, BS EN 17037. Neither EN 17037 nor BS EN 17037 are referenced in the Irish guidance and to the best of our knowledge is not referenced in any planning guidance document issued by Irish planning authorities. Until official guidance or instruction is published by a relevant authority on this matter, 3DDB will continue to reference the BRE Guidelines in our daylight and sunlight assessments.

This report identifies where daylight and sunlight recommendations have not been achieved. Rationale and compensatory design solutions are the remits of the planning consultant and project architect, when possible these will also be included in this report.

BRE - Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice (2011)

This document will be referred to as the BRE Guidelines. At the time of writing this report (10/06/22), the BRE Guidelines have released the third edition. However, as all assessment was completed prior to the publication of the 3rd edition (08/06/22), the 2nd edition of the BRE Guidelines has been used for all recommendations within this report.

The BRE Guidelines sets out recommendations for appropriate levels of daylight and sunlight within a proposed development, as well as providing guidance on impacts arising from a proposed development to surrounding properties and amenity areas.

The BRE Guidelines will be used as the primary guiding document in the assessments that are carried out for the purpose of this report, as they are referenced in the Irish guidance document titled: *Sustainable Urban Housing: Design Standards for New Apartments*, as published in December of 2020 by the Department of Housing, Planning and Local Government.

A detailed description of the various recommendations for impact assessment and scheme performance is contained in section “4.0 Assessment Overview” on page 14 of this report.

BS 8206-2:2008: Lighting for Buildings - Part 2: Code of Practice for Daylighting (2008)

BS 8206-2:2008 is referenced in the second edition of the BRE Guidelines. It sets out minimum ADF recommendations for daylight within dwellings.

It should be noted that although this document has been superseded by EN 17037 / BS EN 17037, it is still considered to be the primary reference document as it is referenced in the BRE Guidelines, as well as the Irish guidance document *Sustainable Urban Housing: Design Standards for New Apartments*. Recommended minimum ADF values differ depending on the function of a room. An ADF of 2.0% is recommended for kitchens, 1.5% for living rooms and 1.0% for bedrooms. If a space has dual purposes it is advised that the higher target value should be applied.

EN 17037:2018 Daylight in Buildings (2018)

EN 17037 is a European Standard that provides recommendations for daylight within spaces using a different methodology than the Average Daylight Factor as used in the previous British Standard (BS 8206-2:2008).

EN 17037:2018 recommends that 300 lux should be received across 50% of the reference plane of a room for half of the daylight hours of the year, with no less than 100 lux received across 95% of the reference plane. No distinction is made for the function of the room for target lux levels within this standard.

The target values given within EN 17037 are difficult to achieve, especially where increased density is desired.

The criteria for lux levels as recommended in EN 17037 have been calculated for the proposed habitable rooms across all floors of the proposed development, as per the BRE study, and are contained within section “7.5 Appendix Results - Alternative Daylight Standards” on page 116 of this report.

EN 17037 also makes recommendations related to sunlight, glare and quality of view. These aspects are not addressed in this report as this assessment has less relevance in a residential context where occupants have the freedom to move about in order to see out.

BS EN 17037:2018 Daylight in Buildings (2018)

BS EN 17037:2018 is the British Annex to the European Standard (see above). The British Annex acknowledges that a rigid application of the European Standard could prove to be a difficult task. It states “... it is the opinion of the UK committee that the recommendations for daylight provision in a space [...] may not be achievable for some buildings, particularly dwellings.”

Similar to the recommendations made in BS 8206-2:2008, target values differ depending on the function of a room. Target lux levels are applied across 50% of the reference plane of a room for half of the daylight hours. The target lux levels are 200 lux for kitchens, 150 lux for living rooms and 100 lux for bedrooms. No minimum is stated to be achieved across 95% of the work plane. If a space has dual purposes it is advised that the higher target value should be applied.

The criteria for lux levels as recommended in BS EN 17037 have been calculated for the proposed habitable rooms across all floors of the proposed development, as per the BRE study, and are contained within section “7.5 Appendix Results - Alternative Daylight Standards” on page 116 of this report.

Summary

It should be noted that the European Standard (*EN 17037:2018 Daylight in Buildings*) had been published prior to the publication of *Sustainable Urban Housing: Design Standards for New Apartments* in December 2020. Furthermore, British authorities have published and adopted a national annex to the European standards, *BS EN 17037*. Neither *EN 17037* nor *BS EN 17037* are referenced in the 2020 apartment guidelines and to the best of our knowledge are not referenced in any planning guidance document issued by Irish planning authorities. Additionally, the relevant documents for assessing this application at the time of preparing the planning application were the BRE Guidelines.

Until official guidance or instruction is published by a relevant Irish planning authority on this matter, 3DDB will continue to reference the BRE Guidelines in our daylight and sunlight assessments and planning authorities should also continue to assess applications based on the relevant guidelines at the time of preparing an application. As such, ADF will be the primary assessment to determine daylight within proposed habitable spaces with circa compliance rates and analysis of results focused on the results of the ADF study, whilst the assessments that have been carried out regarding the criteria set out in EN 17037 and BS EN 17037 should be considered as supplementary studies.

Neither the British Standard, European Standard, British Annex to the European Standard nor the BRE Guide set out rigid standards or limits. They are all considered advisory documents. The BRE Guide is preceded by the following very clear statement as to how the design advice contained therein should be used:

“The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design.”

That the recommendations of the BRE Guide are not suitable for rigid application to all developments in all contexts, is of particular importance in the context of national and local policies for the consolidation and densification of urban areas or when assessing applications for highly constrained sites (e.g. lands in close proximity or immediately to the south of residential lands).

3.0 Glossary

3.1 Terms and Definitions

Skylight

Non directional ambient light cast from the sky and environment.

Sunlight

Direct parallel rays of light emitted from the sun.

Daylight

Combined skylight and sunlight.

Overcast sky model

A completely overcast sky model, used for daylight calculation.

Existing Baseline Model State

The development site in its existing state. The proposed development has not been included. This model state has been used when generating the baseline results for all the existing neighbouring properties.

Proposed Development Model State

The proposed development has been modelled into the existing environment. This model state has been used when assessing the effect of the proposed development on the existing neighbouring properties, as well as assessments carried out within the proposed development itself.

Vertical Sky Component (VSC)

Ratio of that part of illuminance, at a point on a given vertical plane, that is received directly from an overcast sky model, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. Usually the 'given vertical plane' is the outside of a window wall. The VSC does not include reflected light, either from the ground or from other buildings.

Annual Probable Sunlight Hours (APSH) / Winter Probable Sunlight Hours (WPSH)

Annual Probable Sunlight Hours (APSH) and Winter Probable Sunlight Hours are a measure of sunlight that a given window may expect over a year period (1 Jan - 31 Dec), or the winter period (21 Sep - 21 Mar) respectively.

It can be defined as the ratio between the annual or winter sunlight hours in a specific location, and the hours of sunlight an assessment point on a window actually receives.

North facing windows may receive sunlight on only a handful of occasions in a year, and windows facing eastwards or westwards will receive sunlight only at certain times of the day. Taking this into account, the BRE Guidelines suggest that windows with an orientation within 90 degrees of due south should be assessed.

Sun On Ground (SOG)

Assessment of what portion of a garden or amenity space is capable of receiving 2 hours or more of direct sunlight on March 21st.

Average Daylight Factor (ADF)

Ratio of total daylight flux incident on the working plane to the area of the working plane, expressed as a percentage of the outdoor illuminance on a horizontal plane due to an unobstructed overcast sky model.

Thus a 1% ADF would mean that the average indoor illuminance would be one hundredth the outdoor unobstructed illuminance.

Working plane

Horizontal, vertical or inclined plane in which a visual task lies. Normally the working plane may be taken to be horizontal, 850 mm above the floor in houses and factories, 700 mm above the floor in offices. The plane is offset 500 mm from the room boundaries.

LKD

Living / Kitchen / Dining room.

BRE Target Value

When assessing the effect a proposed development would have on a neighbouring property, a target value will be applied. This applied target value is generated as per the criteria set out for each study in the BRE Guidelines.

Alternative Target Value

It could be appropriate to use alternative target values when conducting assessment of effect on existing properties. If such instances occur the rationale will be clearly explained and the instances where the alternative target values have been applied will be clearly identified.

Level of BRE Compliance

Each table in the study that has a column identified as "Level of BRE Compliance", identifies how an assessed instance performs in relation to the appropriate target value. If the instance is in compliance with the recommendations as made in the BRE Guidelines the value will be expressed as "BRE Compliant". If the instance does not meet the criteria as set out in the BRE Guidelines a percentage will be expressed to determine the level of compliance with the recommendation. This value determines the definition of effect.

LUX

Lux is a standardised unit of measurement of light level intensity. A measurement of 1 lux is equal to the illumination of a one metre square surface that is one metre away from a single candle.

3.2 Definition of Effects

In order to categorise the varying degrees of compliance with the BRE Guidelines when assessing the effect a proposed development would have on the daylight and sunlight of an existing property, 3DDB have assigned numerical values to the levels of effect as listed in 'Guidelines on the Information to be Contained in Environmental Impact Assessment Reports' adopted by the Environmental Protection Agency (2022), and to Directive 2011/92/EU (as amended by Directive 2014/52/EU).

The list of definitions given below is taken from Table 3.3: Descriptions of Effects contained in the 'Guidelines on the Information to be Contained in Environmental Impact Assessment Reports' adopted by the Environmental Protection Agency. Some comment is also given below on what these definitions might imply in the case of sunlight access.

Note: There are many factors to be taken into consideration when determining levels of effect. We have included typical numerical values that we have used when assigning levels of effect. These values should not be applied rigidly, but rather as a guide. Circumstances may occur that lead to flexibility being sought in our interpretation of these definitions. Such cases are always explained in the Analysis of Results section, if and when they occur.

Imperceptible

An effect capable of measurement but without significant consequences. For the purposes of this Sunlight and Daylight Assessment Report an "imperceptible" level of effect will be stated if the level of effect is within the criteria as recommended in the BRE Guidelines and the applied target value has been achieved.

Not Significant

An effect which causes noticeable changes in the character of the environment but without significant consequences. For the purposes of this Sunlight and Daylight Assessment Report, a "not significant" level of effect will be stated if the level of effect is marginally outside of the criteria as stated in the BRE Guidelines. Typically a "not significant" level of effect will be applied if the level of daylight or sunlight is reduced to between 90-99% of the applied target value.

Slight

An effect which causes noticeable changes in the character of the environment without affecting its sensitivities. For the purposes of this Sunlight and Daylight Assessment Report, a "slight" level of effect will be stated if the level of daylight or sunlight is reduced to between 75-90% of the applied target value.

Moderate

An effect that alters the character of the environment in a manner that is consistent with existing and emerging trends. For the purposes of this Sunlight and Daylight Assessment Report, a "moderate" level of effect will be stated if the level of daylight or sunlight is reduced to between 50-75% of the applied target value. A "moderate" level of effect would be quite typical in instances where a proposed development is planned on an under-developed plot of land. The level of daylight and/or sunlight of an assessed property is reduced in a manner that is consistent with similar properties in the immediate surrounding area.

Significant

An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment. For the purposes of this Sunlight and Daylight Assessment Report a "significant" level of effect will be stated if the proposed development reduces the availability of daylight or sunlight of a neighbouring property to a low level. Typically a "significant" level of effect will be stated if the level of daylight or sunlight is reduced to between 30-50% of the applied target value.

Very Significant

An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment. For the purposes of this Sunlight and Daylight Assessment Report a "very significant" level of effect will be stated if the proposed development reduces the availability of daylight or sunlight of a neighbouring property to a very low level. Typically a "very significant" level of effect will be stated if the level of daylight or sunlight is reduced to between 10-30% of the applied target value.

Profound

An effect which obliterates sensitive characteristics. For the purposes of this Sunlight and Daylight Assessment Report, a "profound" level of effect will only be stated if the proposed development reduces the availability of daylight or sunlight of a neighbouring property to a level that is less than 10% of the applied target value.

Positive Effect

In relation to sunlight or daylight access, it is conceivable that there could be positive effects, but this implies that a development would involve a reduction of the size or scale of built form (e.g. such as the demolition of a building or the removal of a large belt of evergreen trees, which might result in an increase in sunlight access). Where improvements occur, a positive effect will only be stated if the ratio of change is greater than 1.20 (an improvement of 20%). Should less perceptible improvements occur an imperceptible level of effect will be stated.

Not Applicable (n.a.)

In instances where a baseline value is particularly low, levels of effects can appear exaggerated. To mitigate against such occurrences, if the baseline value in the VSC, AP SH/WPSH or SOG studies is below 1%, the level of effect will be categorised as n.a. (not applicable).

3.3 Index of Tables

3.3.1 Impact Assessment: Vertical Sky Component

Below is an example of the table used to describe the effect on VSC.

Table No. 3.1: Example of VSC Table for an Impact Assessment						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended Minimum VSC	Level of Compliance with BRE Guidelines	Effect of Proposed Development
House Number/Floor						
A	B	C	D	E	F	G

A: Window Number

The number in this column will identify the assessed window. All windows are represented visually in the corresponding figure.

B: Baseline VSC Value

The *Baseline VSC Value* represents the VSC value of the assessed window is calculated in the existing baseline model state (as explained in the “Glossary” on page 7).

C: Proposed VSC Value

The *Proposed VSC Value* represents the VSC value of the assessed window calculated in the proposed model state (as explained in the “Glossary” on page 7).

D: Ratio of Proposed VSC to Baseline VSC

This column expressed the ratio of change between the baseline VSC value and the proposed VSC value. The BRE Guidelines recommend that if the proposed value is less than 0.8 times the baseline value, then the reduction in daylight is more likely to be perceptible.

E: Recommended minimum VSC

The *BRE Target Value* for each window has been set according to the BRE Guidelines. The Guidelines state that a proposed development could possibly have a noticeable effect on the daylight received by an existing window, if the VSC value **both** drops below the guideline value of 27% **and** the VSC value is less than 0.8 times the baseline value.

Therefore, to determine the *recommended minimum Value*, 80% of the *Baseline VSC value* has been calculated. If this value is above the 27% threshold, a target value of 27% will be applied. If 80% of the baseline value is below 27%, then 80% of the baseline value is the appropriate target value.

F: Level of Compliance with the BRE Guidelines

This column states the compliance of the *Proposed VSC Value* with the *recommended minimum VSC* as per the BRE Guidelines. In essence, it shows whether or not the assessed window would experience a perceptible level of impact. If the window complies with the BRE Guidelines this cell will state “*BRE Compliant*”. If the window does not meet the criteria as set out in the BRE Guidelines, a percentage of compliance with the *recommended minimum* will be stated.

G: Effect of Proposed Development

The levels of effect in this column describe the effect an assessed window will experience, based on its compliance with the *BRE Target Value*. The levels of effect used in this report have regard to the ‘*Guidelines on the Information to be Contained in Environmental Impact Assessment Reports*’ adopted by the Environmental Protection Agency (2022), and to Directive 2011/92/EU (as amended by Directive 2014/52/EU) and a full list can be found in “*Definition of Effects*” on page 8.

Note: The figures displayed in the tables of results have been rounded to one or two decimal places where appropriate. A manual calculation on these figures may yield a negligible difference than the ratio of change or level of compliance stated.

3.3.2 Impact Assessment: Annual/Winter Probable Sunlight Hours (APSH/WPSH)

Below is an example of the table used to describe the effect to the APSH/WPSH of existing windows.

Table No. 3.2: Example of APSH/WPSH Impact Table for an Impact Assessment						
Window Number	Baseline APSH/WPSH	Proposed APSH/WPSH	Ratio of Proposed to Baseline APSH/WPSH	Recommended Minimum APSH/WPSH	Level of Compliance with BRE Guidelines	Effect of Proposed Development
House Number/Floor						
A	B	C	D	E	F	G

A: Window Number

The number in this column will identify the assessed window. All windows are represented visually in the corresponding figure.

B: Baseline APSH/WPSH

The *APSH/WPSH Value* represents percentage of the probable sunlight hours that the assessed window can receive, calculated in the existing baseline model state (as explained in the “Glossary” on page 7). The annual and winter assessments will be represented in separate tables.

C: Proposed APSH/WPSH

The *Proposed APSH/WPSH Value* represents the percentage of probable sunlight hours that the assessed window can receive, calculated in the proposed model state (as explained in the “Glossary” on page 7).

D: Ratio of Proposed to Baseline APSH/WPSH

This column expressed the ratio of change between the baseline APSH/WPSH value and the proposed APSH/WPSH value. The BRE Guidelines recommend that if the proposed value is less than 0.8 times the baseline value, then the reduction to sunlight is more likely to be perceptible.

E: Recommended Minimum APSH/WPSH

The *BRE Target Value* for each window has been set according to the BRE Guidelines. The Guidelines state that a proposed development could possibly have a noticeable effect on the sunlight received by an existing window, if the APSH value drops below the annual (25%) or WPSH value below the winter (5%) guidelines; **and** the APSH/WPSH value is less than 0.8 times the baseline value; **and** there is a reduction of more than 4% to the APSH.

Therefore, to determine the *recommended minimum APSH Value* for the annual study, 80% of the *Baseline APSH value* has been calculated. If this value is above the 25% threshold, a target value of 25% will be applied. If 80% of the baseline value is below 25%, then 80% of the baseline value is the appropriate target value.

To determine the *recommended minimum WPSH Value* for the winter study, 80% of the *Baseline winter APSH value* has been calculated. If this value is above the 5% threshold, a target value of 5% will be applied. If 80% of the baseline value is below 5%, then 80% of the baseline value is the appropriate target value.

F: Level of Compliance with BRE Guidelines

This column states the compliance of the *Proposed APSH/WPSH Value* with the *recommended minimum APSH/WPSH* as per the BRE Guidelines. In essence, it shows whether or not the assessed window would experience a perceptible level of impact. If the window complies with the BRE Guidelines this cell will state “BRE Compliant”. If the window does not meet the criteria as set out in the BRE Guidelines, a percentage of compliance with the *recommended minimum* will be stated.

G: Effect of Proposed Development

The levels of effect in this column describe the effect an assessed window will experience, based on its compliance with the *BRE Target Value*. The levels of effect used in this report have regard to the ‘*Guidelines on the Information to be Contained in Environmental Impact Assessment Reports*’ adopted by the Environmental Protection Agency (2022), and to Directive 2011/92/EU (as amended by Directive 2014/52/EU) and a full list can be found in “*Definition of Effects*” on page 8.

Note: The figures displayed in the tables of results have been rounded to one or two decimal places where appropriate. A manual calculation on these figures may yield a negligible difference than the ratio of change or level of compliance stated.

3.3.3 Impact Assessment: Sun On Ground

Below is an example of the table used to describe the effect on SOG in existing gardens and amenity spaces.

Table No. 3.3: Example of SOG Table or an Impact Assessment						
Address	% of Area to Receive Above 2 Hours Sunlight on March 21st (Target >50%)				Level of Compliance with BRE Guidelines	Effect of Proposed Development
	Baseline	Proposed	Ratio of Proposed to Baseline	Recommended Minimum as per BRE Guidelines		
A	B	C	D	E	F	G

A: Address

This column contains the address of the assessed garden/amenity space. The locations of the gardens and amenity spaces assessed are visually represented in a corresponding figure.

B: Baseline

Baseline represents percentage of the assessed space's area that can receive more than 2 hours of sunlight on March 21st, calculated in the existing baseline model state (as explained in the "Glossary" on page 7).

C: Proposed

Proposed represents percentage of the assessed space's area that can receive more than 2 hours of sunlight on March 21st, calculated in the proposed model state (as explained in the "Glossary" on page 7).

D: Ratio of Proposed to Baseline

This column expressed the ratio of change between the baseline and the proposed values. The BRE Guidelines recommend that if the proposed value is less than 0.8 times the baseline value, then the reduction to sunlight is more likely to be perceptible.

E: Recommended Minimum as per the BRE Guidelines

The BRE Guidelines indicate that a proposed development could possibly have a noticeable effect on the sunlight received by an existing garden and/or amenity area, if half the area of the space does not receive at least two hours of sunlight during the spring equinox; **and** the area that receives more than two hours of sun on the spring equinox is less than 0.8 times its former value.

To determine the *recommended minimum*, 80% of the *Baseline* value has been calculated. If this value is above the 50% threshold, a target value of 50% will be applied. If 80% of the baseline value is below 50%, then 80% of the baseline value is the appropriate target value.

F: Level of BRE Compliance

This column states the compliance of the *Proposed* sunlight value with the *recommended minimum as per the BRE Guidelines*. In essence, it shows whether or not the assessed garden or amenity area would experience a perceptible level of impact. If the garden or amenity area complies with the BRE Guidelines this cell will state "*BRE Compliant*". If the garden or amenity area does not meet the criteria as set out in the BRE Guidelines, a percentage of compliance with the *recommended minimum* will be stated.

G: Effect of Proposed Development

The levels of effect in this column describe the effect an assessed garden or amenity space will experience, based on its compliance with the *BRE Target Value*. The levels of effect used in this report have regard to the '*Guidelines on the Information to be Contained in Environmental Impact Assessment Reports*' adopted by the Environmental Protection Agency (2022), and to Directive 2011/92/EU (as amended by Directive 2014/52/EU) and a full list can be found in "*Definition of Effects*" on page 8.

Note: The figures displayed in the tables of results have been rounded to one or two decimal places where appropriate. A manual calculation on these figures may yield a negligible difference than the ratio of change or level of compliance stated.

3.3.4 Scheme Performance: Sun On Ground in Proposed Gardens and Amenity Spaces

Below is an example of the table used to describe SOG in proposed gardens and amenity spaces.

Table No. 3.4: Example of SOG Table for Scheme Performance			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended Minimum	Level of Compliance with BRE Guidelines
A	B	C	D

A: Assessed Area

This column identifies the assessed garden/amenity area.

B: Area Capable of Receiving 2 Hours of Sunlight on March 21st

The percentage of the proposed area that can receive more than 2 hours of sunlight on March 21st.

C: Recommended Minimum

The BRE Guidelines state that the percentage of a garden/amenity area that can receive more than 2 hours of sunlight on March 21st should be 50%. The target value for all spaces is set to 50%.

D: Level of Compliance with BRE Guidelines

This column states the compliance of the assessed space with the *BRE Target Value*. If the assessed garden or amenity area complies with the BRE Guidelines this cell will state “*BRE Compliant*”. If the garden or amenity area does not meet the criteria as set out in the BRE Guidelines, a percentage of compliance with the *recommended minimum* will be stated.

3.3.5 Scheme Performance: Average Daylight Factor

Below is an example of the table used to describe the daylight factor in proposed units.

Table No. 3.5: Example of ADF Results Table for Scheme Performance				
Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines
A	B	C	D	E

A: Unit Number

This column identifies the assessed unit. All unit numbers are determined by the architect’s drawings, unless otherwise stated.

B: Room Description

Room Description details which room of the unit has been assessed, e.g. bedroom, living room, etc.

C: Predicted ADF Value

The average daylight factor calculated for an assessed room.

D: Recommended Minimum ADF

This column will state the recommended minimum Average Daylight Factor for the room type as per the BRE Guidelines.

E: Level of Compliance with BRE Guidelines

This column states the compliance of the assessed space with the *BRE Target Value*. If the room complies with the BRE Guidelines this cell will state “*BRE Compliant*”. If the room not meet the criteria as set out in the BRE Guidelines, a percentage of compliance with the *recommended minimum* will be stated.

3.3.6 Alternative Daylight Standards

Below is an example of the table used to describe the alternative daylight standard results..

Table No. 3.6: Example of Table for Alternative Daylight Standards Results for Scheme Performance								
Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria	% of area above target Lux (recommendation >50%)	Meets Criteria*
House Number/Floor								
A	B	C	D	E	F	G	H	I

A: Unit Number

This column identifies the assessed unit. All unit numbers are determined by the architect's drawings, unless otherwise stated.

B: Room Description

Room Description details which room of the unit has been assessed, e.g. bedroom, living room, etc.

C: Predicted ADF Value

The average daylight factor calculated for an assessed room.

D: Meets Criteria (BS 8206-2)

This column states if the assessed room achieves the ADF recommendation as per BS 8206-2: (An ADF above 2.0% for Kitchens, 1.5% for Living Rooms or above 1.0% for Bedrooms). For rooms with multiple purposes, such as LKDs, the higher target value should be taken.

E: % of area above 300 Lux

EN 17037 recommends at least 50% of the work-plane receives above 300 lux for at least half the daylight hours.

This column states percentage of the work-plane of the assessed room that is capable of receiving more than 300 lux for at least half the daylight hours.

F: % of area above 100 Lux

EN 17037 recommends at least 95% of the work-plane receives above 100 lux for at least half the daylight hours.

This column states percentage of the work-plane of the assessed room that is capable of receiving more than 100 lux for at least half the daylight hours.

G: Meets Criteria (EN 17037)

This column states if the assessed room achieves the recommended level of daylight as per EN 17037. (300 lux across more than 50% of the work plane and 100 lux across more than 95% of the work-plane for half the daylight hours)

H: % of area above Target Lux

BS EN 17037 recommends target lux levels to be achieved across at least 50% of the work-plane for at least half the daylight hours. The target values differ depending on the room function, 200 lux for Kitchens, 150 lux for Living Rooms or 100 lux for Bedrooms.

This column states percentage of the work-plane of the assessed room that is capable of receiving more than 300 lux for at least half the daylight hours.

I: Meets Criteria (BS EN 17037)

This column states if the assessed room achieves the recommended level of daylight as per BS EN 17037. Target lux levels achieved across more than 50% of the work plane: (200 lux for Kitchens, 150 lux for Living Rooms or 100 lux for Bedrooms). For rooms with multiple purposes, such as LKDs, the higher target value should be taken.

4.0 Assessment Overview

4.1 Effect on Vertical Sky Component (VSC)

A proposed development could potentially have a negative effect on the level of daylight that a neighbouring property receives, if the obstructing building is large in relation to their distance from the existing dwelling.

To ensure a neighbouring property is not adversely affected, the Vertical Sky Component (also referred to as VSC) is calculated and assessed. VSC can be defined as the amount of skylight that falls on a vertical wall or window.

This report assesses the percentage of direct sky illuminance that falls on the assessment point of neighbouring windows that could be affected by the proposed development.

The BRE Guidelines state that if the VSC is:

- At least 27%, then conventional window design will usually give reasonable results;
- Between 15% and 27%, then special measures (larger windows, changes to room layout) are usually needed to provide adequate daylight;
- Between 5% and 15%, then it is very difficult to provide adequate daylight unless very large windows are used;
- Less than 5%, then it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed.

In this assessment, the VSC of the assessment point on each of the assessed windows will be calculated, both in the 'baseline state' and in the 'proposed state'. The baseline state reflects the current VSC of the window, the proposed state will determine what the VSC of the window would be if the proposed development is built as planned.

A comparison between these values will determine the level of effect.

A proposed development could possibly have a noticeable effect on the daylight received by an existing window, if the following occurs:

- The VSC value drops below the guideline value of 27%; **and**
- The VSC value is less than 0.8 times the existing value.

The results for the study on the effect on VSC caused by the proposed development can be seen in section 6.1 on page 20.

4.2 Effect on Annual/Winter Probable Sunlight Hours (APSH/WPSH)

Annual/Winter Probable Sunlight Hours (APSH/WPSH) is a measure of sunlight that a given window may expect to receive over the period of a year. The percentage of APSH/WPSH that windows in existing properties receive might be affected by a proposed development.

Whether a window is considered for APSH/WPSH impact assessment is based on its orientation. A south-facing window will, in general, receive the most sunlight. North facing windows may receive sunlight on only a handful of occasions in a year, and windows facing eastwards or westwards will receive sunlight only at certain times of the day. Taking this into account, the BRE Guidelines suggest that windows with an orientation within 90 degrees of due south should be assessed.

If the assessment point of a window can receive more than 25% of APSH, including at least 5% of the WPSH, then the room should receive enough sunlight.

As with the VSC study, the APSH/WPSH will be calculated in the baseline state and the proposed state. A comparison of the results will determine the level of effect.

A proposed development could possibly have a noticeable effect on the sunlight received by an existing window, if the following occurs:

- The APSH value drops below the annual (25%) or winter (5%) guidelines; **and**
- The APSH value is less than 0.8 times the baseline value; **and**
- There is a reduction of more than 4% to the annual APSH.

The results of the study on APSH can be found in Section 6.2 on page 28.

4.3 Effect on Sun On Ground in Existing Gardens/Amenity Areas (SOG)

The BRE Guidelines recommend that for a garden or amenity area to appear adequately sunlit throughout the year, at least half of it should receive at least two hours of sunlight on March 21st.

March 21st, also known as the spring equinox, is chosen as the assessment date as daytime and night-time are of approximately equal duration on this date.

The percentage of assessed areas which can receive two hours or more of direct sunlight on March 21st will be calculated in both the baseline and proposed states. A comparison between these values will determine the level of effect.

A proposed development could possibly have a noticeable effect on the sunlight received by an existing garden and/or amenity area, if the following occurs:

- Half the area of the space does not receive at least two hours of sunlight during the spring equinox; **and**
- The area that receives more than two hours of sun on the spring equinox is less than 0.8 times its former value.

The results of the study on effect on sun on ground in the neighbouring gardens (including a visual representation in the form of 2-hour false colour plans) can be found in Section 6.3 on page 37.

4.4 Shadow Study

A shadow study has been carried out on the baseline existing model state and the proposed model state. This visual representation of the shadows cast by the proposed development can be found in the hourly shadow diagrams in section 6.5 on page 39.

Hourly renderings have been shown from sunrise to sunset on the following dates:

- Spring equinox: March 21st Sunrise 6:25 | Sunset 18:40.
- Summer solstice: June 21st. Sunrise 4:57 | Sunset 21:57.
- Winter solstice: December 21st Sunrise 8:38 | Sunset 16:08.

Note: Considering the spring equinox (March 21st) and autumn equinox (22nd September) yield similar results, only the spring equinox was generated.

4.5 Sun On Ground in Proposed Public and Communal Open Areas (SOG)

The BRE Guidelines recommend that for a garden or amenity area to appear adequately sunlit throughout the year, at least half of it should receive at least two hours of sunlight on March 21st.

March 21st, also known as the spring equinox, is chosen as the assessment date as daytime and night-time are of approximately equal duration on this date.

The portion of each space capable of receiving 2 hours of direct sunlight, at ground level, on March 21st will be calculated.

The results for the study on sun on ground in the proposed outdoor amenity areas (including a visual representation in the form of 2-hour false colour plans) can be found in section 7.1 on page 48.

4.6 Sunlight in Proposed Private Amenity Areas. (Duplexes and Apartments)

The BRE Guidelines recommend that for a garden or amenity area to appear adequately sunlit throughout the year, at least half of it should receive at least two hours of sunlight on March 21st.

March 21st, also known as the spring equinox, is chosen as the assessment date as daytime and night-time are of approximately equal duration on this date.

The portion of each space capable of receiving 2 hours of direct sunlight, on a hypothetical work-plane at 1100mm, on March 21st will be calculated.

The results for the study on sun on ground in the proposed outdoor amenity areas (including a visual representation in the form of 2-hour false colour plans) can be found in section 7.3 on page 50.

4.7 Average Daylight Factor in Proposed Duplexes and Apartments (ADF)

The BRE Guidelines define the Average Daylight Factor as the average illuminance on the working plane in a room, divided by the illuminance on an unobstructed horizontal surface outdoors.

In housing, the working plane is considered to be 850 mm above the finished floor level and is offset 500 mm from the room boundaries.

BS 8206-2:2008 Code of Practice for Daylighting recommends an ADF of 5% for a well day lit space where no additional electric lighting is available, and 2% for a partly daylit space with supplementary electric lighting.

In terms of housing, *BS 8206-2:2008*, as referenced in the BRE Guidelines, also gives minimum values of ADF. These recommendations are considered to be the minimum value of ADF required for the following habitable spaces:

- 2% for kitchens;
- 1.5% for living rooms;
- 1% for bedrooms.

Where rooms serve more than one function, the higher ADF target value has been taken.

This study has assessed the Average Daylight Factor (ADF) received in all habitable rooms across all floors of the proposed development.

Note: non-habitable rooms and circulation spaces (e.g. bathrooms and corridors) do not require ADF assessment according to the BRE Guidelines.

For definition of spaces and target values applied, please see the methodology section of this report in section 5.0 on page 17.

The results for the study on ADF can be seen in section 7.4 on page 72.

5.0 Methodology

5.1 Building the Baseline and Proposed Models

In order to obtain the results of this assessments, 3D Design Bureau (3DDB) constructed a series of architectural 3D digital models using Revit 2021, a BIM software application made available by Autodesk.

McCrossan O'Rourke Manning Architects (MCORM) supplied 3DDB with Autocad Drawings of the proposed development, which were subsequently prepared for daylight and sunlight analysis.

A combination of survey information, aerial photography, available online photography and/or ordnance survey information were used to model the surrounding context and assessed buildings. **Note:** as the information gathered from online sources is not as accurate as surveyed information, some tolerance should be allowed to the placement of windows, boundary treatments and the results generated.

Normally trees and shrubs do not need to be included in the studies carried out in this report, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than the deep shadow of a building (this applies especially to deciduous trees). Where a dense belt or group of evergreens is specifically planned as a windbreak or for privacy purposes, it is better to include their shadow in the calculation of shaded area. If and when trees have been included as part of the study, it will be stated in the model states below.

Baseline model state

The baseline state reflects the existing environment. It includes the surrounding context and the subject site in their current standing. This includes any structures that are to be demolished as part of this application. There are a number of trees on and around the subject site. Many of the existing trees are deciduous and have been omitted from the analytical model for the reasons stated above, this includes the belt of trees that runs through the proposed development. Where existing evergreen trees have been identified, they have been included in the analytical model. Assumptions have been made regarding the shape, size, position and species of the evergreen trees.

Proposed

The proposed state reflects the subject site if the development is built as proposed. This includes the demolishing of structures, landscaping etc.

5.2 Generating Results

The 3D models as stated above were brought into specialist software packages specifically designed for the purpose of daylight and sunlight analysis.

The results are generated and analysed considering the BRE Guidelines, as expanded on below.

5.2.1 VSC

Assessment Criteria

The effect on Vertical Sky Component (VSC) has been calculated on.

Under BRE Guidelines, only habitable rooms need to be assessed for effect on daylight and sunlight. In the absence of design layouts or floor plans, or information pertaining to the internal 'as-built' layouts, assumptions have been made regarding the function of the windows of the existing surrounding properties (i.e. what room type is served by the window being assessed).

Typically, the effect on ground floor windows is greater than the effect on windows of subsequent floors. However, floors above ground floor level have been included in this study to give a more comprehensive assessment.

Assessment Points

The assessment points for measuring VSC or APSH are taken from the centre point of a standard window.

If the window being assessed is a full height window, the assessment point is taken at 1600 mm above the finished floor level.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, each window will be assessed and the average value will be taken.

5.2.2 APSH/WPSH

Impact Assessment

Effect on Annual/Winter Probable Sunlight Hours (APSH/WPSH) has been calculated on the windows assessed in the VSC study. The BRE Guidelines suggest that windows with an orientation within 90 degrees of due south should be assessed. Therefore, the APSH/WPSH of windows that do not have an orientation within 90° of due south have not been assessed for the purposes of this report.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, the APSH/WPSH will be assessed for the room as opposed to each individual window.

The assessment points for APSH/WPSH are equivalent to the VSC study although the assessed properties may differ depending on orientation.

5.2.3 Sun On Ground

Assessment Criteria

Effect on sunlight to existing neighbouring gardens and/or amenity areas has been assessed to the north of the proposed development, as areas located to the south are unlikely to be affected due to sun direction. Overshadowing is highly unlikely to occur in areas that are due south of any proposed development.

The levels of sunlighting to proposed amenity areas, as indicated by the architect, have been assessed.

5.2.4 Sunlight to balconies and proposed private amenity areas

A sunlight assessment has been carried out to determine the level of sunlight received on the balconies and private amenity areas of the proposed duplex and apartment units. As these spaces can be narrow, the assessment has been carried out at typical handrail level (~1100mm) as opposed to at ground level. This has been done to account for sunlight that would otherwise be obstructed by balcony rails.

5.2.5 ADF

Recommended Minimum ADF

The recommended minimum for Average Daylight Factor (ADF) is based on the function of the room being assessed.

The recommendations as per the BS 8206-2:2008 are as follows: 2% for kitchens; 1.5% for living rooms; and 1% for bedrooms. BS 8206-2:2008 also recommends that where a room serves more than one purpose, such as the modern day apartment design of the living/kitchen/dining (LKD) space, the minimum average daylight factor should be taken for the room with the highest value.

Following this advice, a target ADF value of 2.0% has been applied to LKDs within the proposed scheme.

Should full ADF compliance be sought, design changes could be needed, such as the removal of balconies or a reduction of unit sizes. Such mitigation measures could reduce the quality of living within the proposed units to a greater degree than the improvements that would be gained with increased ADF values.

In new developments, some internal spaces (e.g. studio apartments, shared communal areas etc.) can possibly be of a nature that do not have a predefined target value in the *BS 8206-2:2008*. In such instances, 3DDB have applied a target value they deem to be appropriate. In the case of the proposed development there are a number of classrooms within a proposed creche, 3DDB recommend that an ADF target value of 1.5% be applied to these spaces. It should be noted that while the creche spaces have been assessed, they do not contribute towards the calculated compliance rates.

Defining Areas

Definition of rooms has been taken directly from the architectural drawings supplied by the project architect.

Should rooms include a winter garden, the winter garden is deemed to be an extension to the interior space and will be included in the assessed area of the room.

Circulation spaces, corridors, bathrooms etc. have not been assessed.

Indication of the assessed space in each room is provided in the floor plans that correspond to the ADF results in section "7.4 Average Daylight Factor" on page 72.

Work Plane

The calculation of ADF is carried out on a hypothetical work plane which lies 850 mm from the finished floor level in residential units and 700 mm in academic and office spaces. The work plane is offset 500 mm from the room boundaries. Room boundaries are taken from the inside face of the interior walls.

The Daylight Factor (DF) percentage has been calculated on the work plane across a series of points on a grid of approximately 300 mm.

The average of these figures determines the Average Daylight Factor (ADF).

Material Palette

The following values have been assumed for ADF calculations.

Object	Material	Reflectance	Object	Material	Reflectance
					Transmittance
Exterior walls	Standard Brick	0.3	Interior Walls	Off white paint	0.75
	Light Brick	0.4	Interior Ceiling	White paint	0.8
	Dark Brick	0.15	Interior Floor	Light timber	0.4
	Render	0.6	Miscellaneous	Miscellaneous	0.5
	Concrete	0.4	Glass	Double glazing	0.8
Paving	0.4	Maintenance Factor		0.91	
Tarmac	0.2	Glass adjusted for maintenance		0.73	
Grass	0.2	Frosted glass		0.5	
Ground cover					

5.2.6 Alternative Daylight Standards

Supplementary studies have been carried out on daylight performance using the daylight recommendations given in EN 17037 and BS EN 17037. The model used for the ADF study has been used for these additional studies. As the results published in this section are considered to form part of an appendix, no reference will be made to them in the circa compliance rates, summary of results or conclusion of this report.

5.3 Shadow Study

The shadow study renderings have been carried out in order to give a visual representation to the results set out in the sunlight assessment section of this report.

Hourly renderings have been shown from sunrise to sunset on the following dates:

- Spring equinox: March 21st Sunrise 6:25 | Sunset 18:40.
- Summer solstice: June 21st. Sunrise 4:57 | Sunset 21:57.
- Winter solstice: December 21st Sunrise 8:38 | Sunset 16:08.

Note: Considering the spring equinox (March 21st) and autumn equinox (22nd September) yield similar results, only the spring equinox was generated.

6.0 Impact Assessment Results

6.1 Effect on Vertical Sky Component

6.1.1 5-6 Cromlech Close

Table No. 6.1: VSC Results: 5-6 Cromlech Close						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
5 Cromlech Close						
5a	33.89%	31.52%	0.93	27.00%	BRE Compliant	Imperceptible
5b	37.72%	34.61%	0.92	27.00%	BRE Compliant	Imperceptible
5c	36.00%	33.58%	0.93	27.00%	BRE Compliant	Imperceptible
5d	39.28%	36.25%	0.92	27.00%	BRE Compliant	Imperceptible
6 Cromlech Close						
6a	38.43%	35.65%	0.93	27.00%	BRE Compliant	Imperceptible
6b	39.26%	36.81%	0.94	27.00%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the VSC of an existing window, the value needs to both drop below the stated target value of 27% **and** be less than 0.8 times the baseline value.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

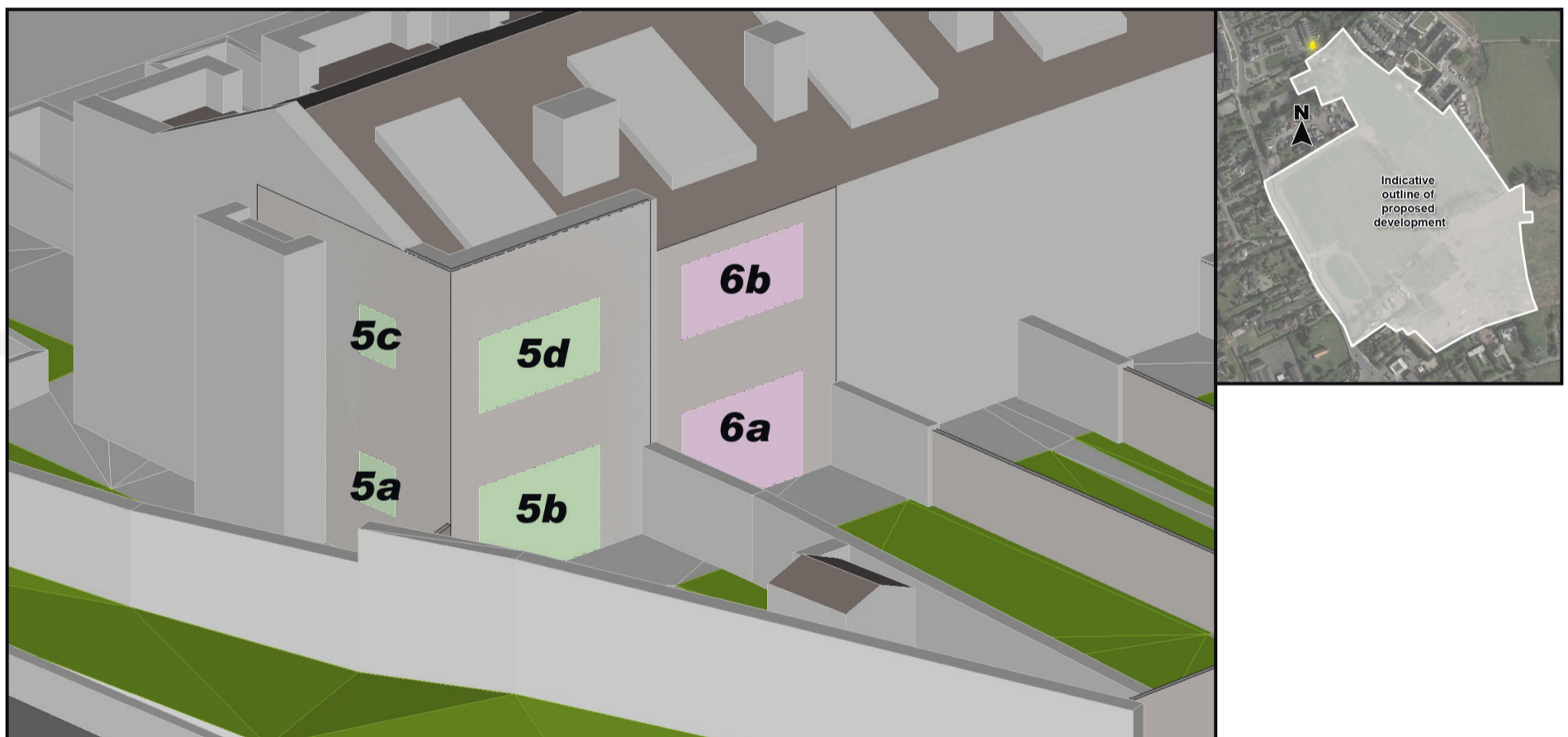


Figure 6.1: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

6.1.2 7-9 Rockville Woods

Table No. 6.2: VSC Results: 7-9 Rockville Woods						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
9 Rockville Woods						
7a	31.54%	22.38%	0.71	25.23%	88.70%	Slight
7b#1	35.37%	27.70%	0.78	27.00%	BRE Compliant	-
7b#2	30.69%	29.48%	0.96	24.55%	BRE Compliant	-
7b#	33.03%	28.59%	0.87	26.42%	BRE Compliant	Imperceptible
7c	37.24%	31.29%	0.84	27.00%	BRE Compliant	Imperceptible
8 Rockville Woods						
8a	33.82%	24.29%	0.72	27.00%	89.96%	Slight
8b	36.95%	29.00%	0.78	27.00%	BRE Compliant	Imperceptible
8c	37.93%	31.89%	0.84	27.00%	BRE Compliant	Imperceptible
9 Rockville Woods						
9a	34.06%	24.20%	0.71	27.00%	89.63%	Slight
9b	37.45%	29.32%	0.78	27.00%	BRE Compliant	Imperceptible
9c	38.25%	32.08%	0.84	27.00%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the VSC of an existing window, the value needs to both drop below the stated target value of 27% **and** be less than 0.8 times the baseline value.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, each window has been assessed and the average value has been taken. (Windows at the side or rear of the shown model may not be visible, the positions of these is indicated with arrows)

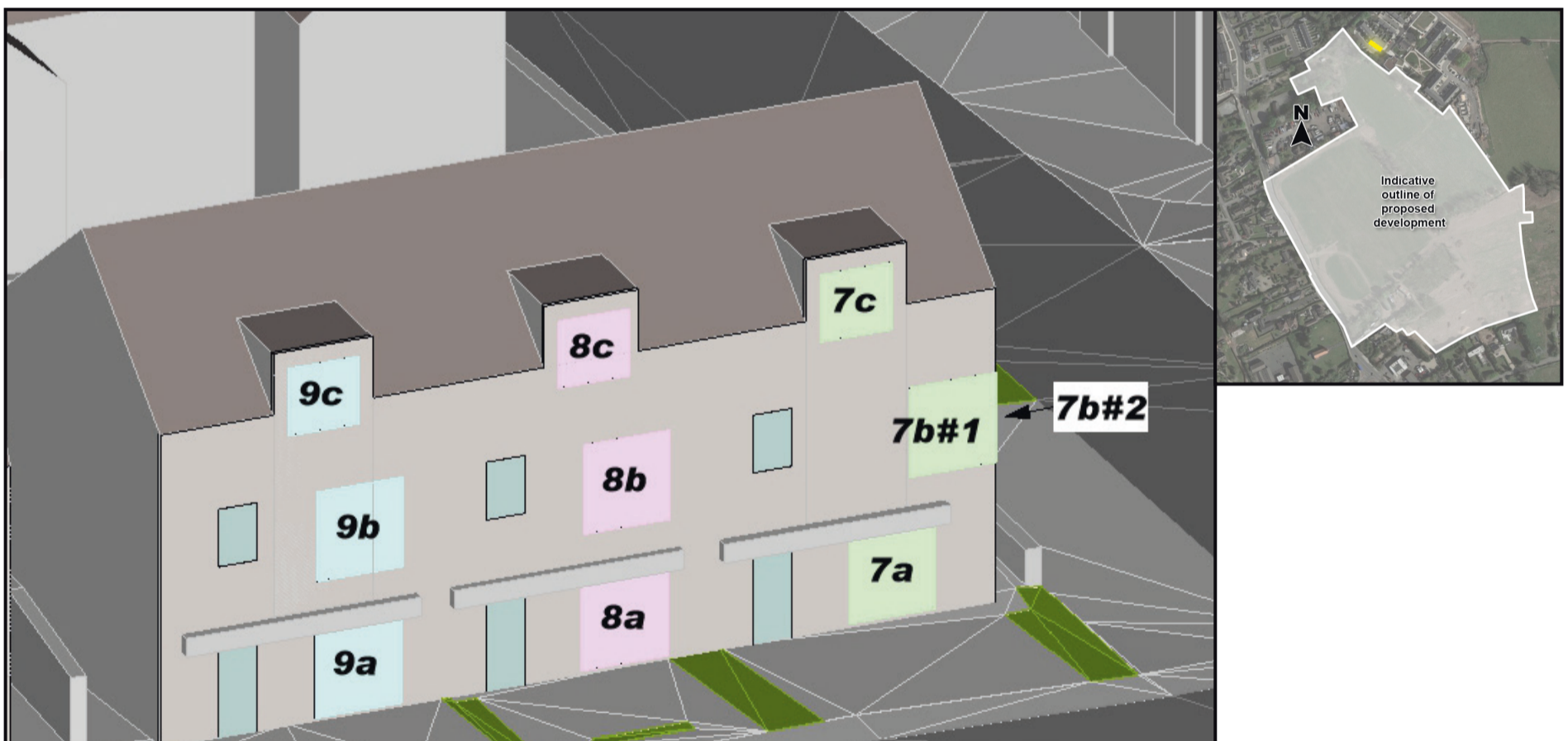


Figure 6.2: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

6.1.3 10-13 Rockville Woods

Table No. 6.3: VSC Results: 10-13 Rockville Woods						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
10 Rockville Woods						
10a	34.48%	23.50%	0.68	27.00%	87.04%	Slight
10b	37.98%	28.91%	0.76	27.00%	BRE Compliant	Imperceptible
10c	38.60%	31.77%	0.82	27.00%	BRE Compliant	Imperceptible
11 Rockville Woods						
11a	34.20%	23.41%	0.68	27.00%	86.70%	Slight
11b	38.01%	28.93%	0.76	27.00%	BRE Compliant	Imperceptible
11c	38.62%	31.62%	0.82	27.00%	BRE Compliant	Imperceptible
12 Rockville Woods						
12a	34.01%	24.44%	0.72	27.00%	90.52%	Not Significant
12b	38.02%	29.95%	0.79	27.00%	BRE Compliant	Imperceptible
12c	38.63%	32.30%	0.84	27.00%	BRE Compliant	Imperceptible
13 Rockville Woods						
13a	33.83%	26.29%	0.78	27.00%	97.37%	Not Significant
13b#1	39.12%	39.12%	1.00	27.00%	BRE Compliant	-
13b#2	38.01%	31.90%	0.84	27.00%	BRE Compliant	-
13b#	38.57%	35.51%	0.92	27.00%	BRE Compliant	Imperceptible
13c	38.63%	33.60%	0.87	27.00%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the VSC of an existing window, the value needs to both drop below the stated target value of 27% **and** be less than 0.8 times the baseline value.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, each window has been assessed and the average value has been taken. (Windows at the side or rear of the shown model may not be visible, the positions of these is indicated with arrows)



Figure 6.3: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

6.1.4 Rockville Hall Apartments - Ground & 1st Floor

Table No. 6.4: VSC Results: Rockville Hall Apartments - Ground & 1st Floor						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
Ground Floor						
Oa#1	35.66%	29.35%	0.82	27.00%	BRE Compliant	-
Oa#2	35.95%	27.95%	0.78	27.00%	BRE Compliant	-
Oa#3	18.75%	6.35%	0.34	15.00%	42.33%	-
Oa#	30.12%	21.22%	0.70	24.10%	88.05%	Slight
Ob	32.78%	19.68%	0.60	26.22%	75.05%	Slight
Oc#1	17.50%	8.43%	0.48	14.00%	60.21%	-
Oc#2	37.50%	34.18%	0.91	27.00%	BRE Compliant	-
Oc#	27.50%	21.31%	0.77	22.00%	96.84%	Not Significant
1st Floor						
1a#1	37.43%	31.84%	0.85	27.00%	BRE Compliant	-
1a#2	37.92%	30.44%	0.80	27.00%	BRE Compliant	-
1a#3	20.89%	7.52%	0.36	16.71%	45.00%	-
1a#	32.08%	23.27%	0.73	25.66%	90.66%	Not Significant
1b	35.73%	23.71%	0.66	27.00%	87.81%	Slight
1c#1	20.72%	11.45%	0.55	16.58%	69.08%	-
1c#2	38.45%	35.87%	0.93	27.00%	BRE Compliant	-
1c#	29.59%	23.66%	0.80	23.67%	99.97%	Not Significant

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the VSC of an existing window, the value needs to both drop below the stated target value of 27% **and** be less than 0.8 times the baseline value.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, each window has been assessed and the average value has been taken. (Windows at the side or rear of the shown model may not be visible, the positions of these is indicated with arrows)

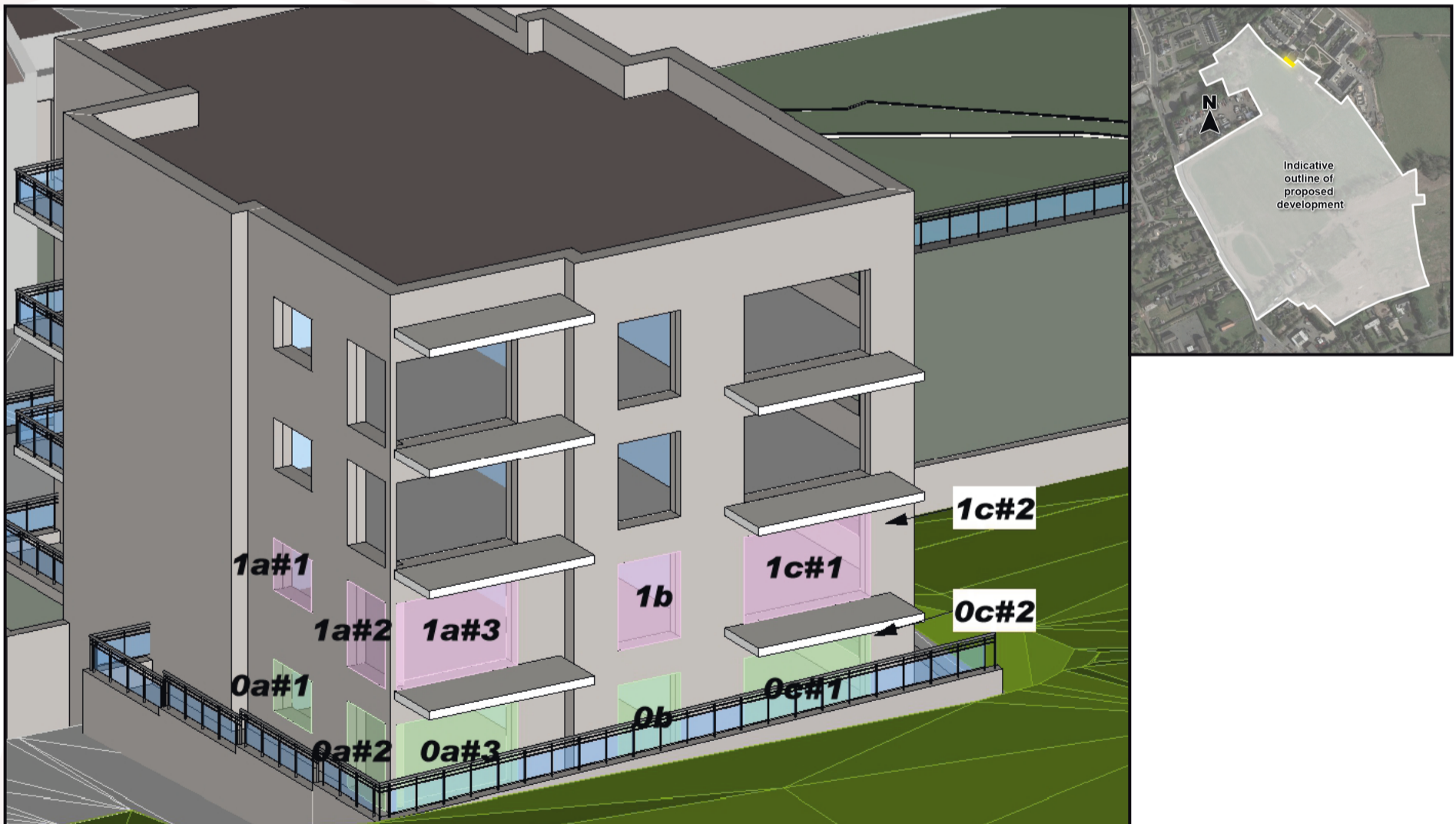


Figure 6.4: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

6.1.5 Rockville Hall Apartments - 2nd & 3rd Floor

Table No. 6.5: VSC Results: Rockville Hall Apartments - 2nd & 3rd Floor						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
2nd Floor						
2a#1	38.53%	34.08%	0.88	27.00%	BRE Compliant	-
2a#2	38.92%	32.79%	0.84	27.00%	BRE Compliant	-
2a#3	21.35%	8.86%	0.41	17.08%	51.87%	-
2a#	32.93%	25.24%	0.77	26.35%	95.81%	Not Significant
2b	36.88%	27.20%	0.74	27.00%	BRE Compliant	Imperceptible
2c#1	21.14%	13.39%	0.63	16.91%	79.17%	-
2c#2	38.91%	37.17%	0.96	27.00%	BRE Compliant	-
2c#	30.03%	25.28%	0.84	24.02%	BRE Compliant	Imperceptible
3rd Floor						
3a#1	39.13%	35.92%	0.92	27.00%	BRE Compliant	-
3a#2	39.44%	34.96%	0.89	27.00%	BRE Compliant	-
3a#3	21.73%	11.99%	0.55	17.38%	68.97%	-
3a#	33.43%	27.62%	0.83	26.75%	BRE Compliant	Imperceptible
3b	38.59%	31.77%	0.82	27.00%	BRE Compliant	Imperceptible
3c#1	39.12%	33.69%	0.86	27.00%	BRE Compliant	-
3c#2	39.22%	38.27%	0.98	27.00%	BRE Compliant	-
3c#	39.17%	34.58%	0.88	27.00%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the VSC of an existing window, the value needs to both drop below the stated target value of 27% **and** be less than 0.8 times the baseline value.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, each window has been assessed and the average value has been taken. (Windows at the side or rear of the shown model may not be visible, the positions of these is indicated with arrows)

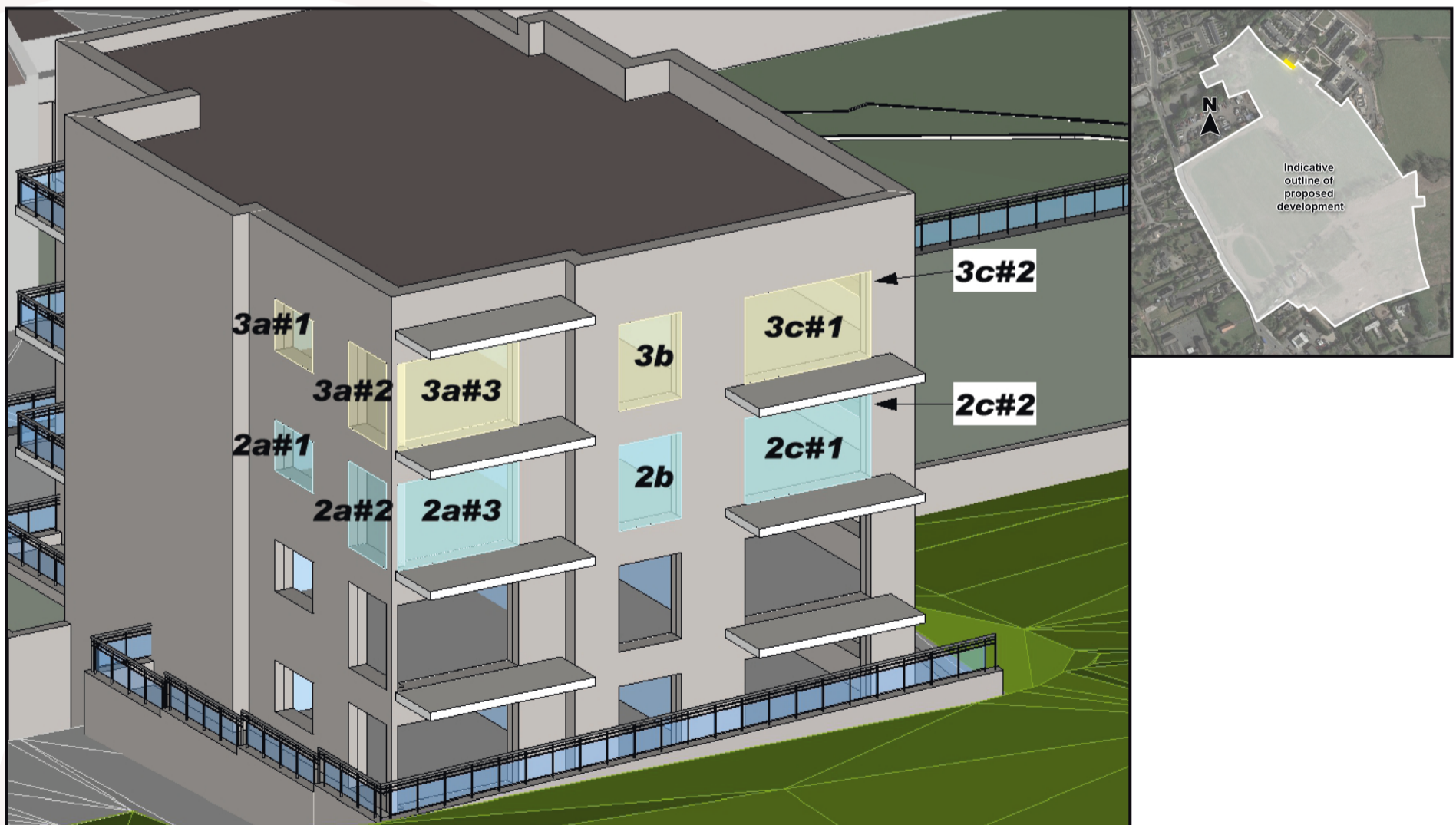


Figure 6.5: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

6.1.6 10-13 Rockville Avenue

Table No. 6.6: VSC Results: 10-13 Rockville Avenue						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
10 Rockville Avenue						
10a#1	27.10%	26.63%	0.98	21.68%	BRE Compliant	-
10a#2	30.17%	30.17%	1.00	24.14%	BRE Compliant	-
10a#3	26.49%	26.49%	1.00	21.19%	BRE Compliant	-
10a#4	38.49%	38.49%	1.00	27.00%	BRE Compliant	-
10a#	30.56%	30.45%	1.00	24.45%	BRE Compliant	Imperceptible
10b#1	21.00%	20.93%	1.00	16.80%	BRE Compliant	-
10b#2	38.48%	38.47%	1.00	27.00%	BRE Compliant	-
10b#	29.74%	29.70%	1.00	23.79%	BRE Compliant	Imperceptible
11 Rockville Avenue						
11a#1	31.06%	29.88%	0.96	24.85%	BRE Compliant	-
11a#2	24.53%	22.21%	0.91	19.62%	BRE Compliant	-
11a#3	27.22%	25.80%	0.95	21.78%	BRE Compliant	-
11a#	27.60%	25.96%	0.94	22.08%	BRE Compliant	Imperceptible
11b	32.90%	31.30%	0.95	26.32%	BRE Compliant	Imperceptible
11c	33.40%	31.59%	0.95	26.72%	BRE Compliant	Imperceptible
12 Rockville Avenue						
12a#1	33.12%	31.38%	0.95	26.50%	BRE Compliant	-
12a#2	33.84%	32.03%	0.95	27.00%	BRE Compliant	-
12a#	33.48%	31.71%	0.95	26.78%	BRE Compliant	Imperceptible
12b	33.89%	31.81%	0.94	27.00%	BRE Compliant	Imperceptible
12c	34.21%	31.93%	0.93	27.00%	BRE Compliant	Imperceptible
13 Rockville Avenue						
13a#1	34.23%	32.30%	0.94	27.00%	BRE Compliant	-
13a#2	34.05%	32.26%	0.95	27.00%	BRE Compliant	-
13a#	34.14%	32.28%	0.95	27.00%	BRE Compliant	Imperceptible
13b	34.63%	31.96%	0.92	27.00%	BRE Compliant	Imperceptible
13c	34.88%	31.87%	0.91	27.00%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the VSC of an existing window, the value needs to both drop below the stated target value of 27% **and** be less than 0.8 times the baseline value.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, each window has been assessed and the average value has been taken. (Windows at the side or rear of the shown model may not be visible, the positions of these is indicated with arrows)

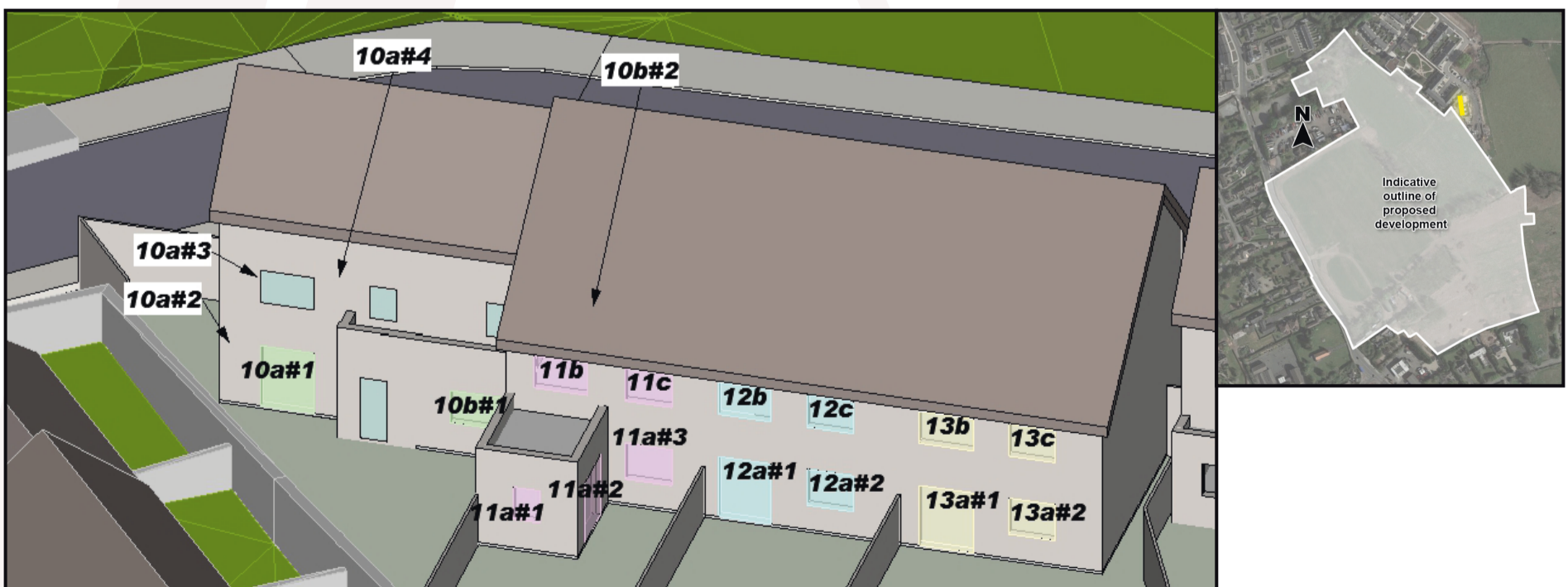


Figure 6.6: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

6.1.7 14 Rockville Avenue

Table No. 6.7: VSC Results: 14 Rockville Avenue						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
14 Rockville Avenue						
14a#1	34.11%	30.07%	0.88	27.00%	BRE Compliant	-
14a#2	38.56%	38.55%	1.00	27.00%	BRE Compliant	-
14a#	36.34%	34.31%	0.94	27.00%	BRE Compliant	Imperceptible
14b#1	34.59%	29.75%	0.86	27.00%	BRE Compliant	-
14b#2	36.38%	31.50%	0.87	27.00%	BRE Compliant	-
14b#3	35.83%	31.54%	0.88	27.00%	BRE Compliant	-
14b#4	37.51%	37.51%	1.00	27.00%	BRE Compliant	-
14b#	36.08%	32.58%	0.90	27.00%	BRE Compliant	Imperceptible
14c	38.70%	34.45%	0.89	27.00%	BRE Compliant	Imperceptible
14d	38.72%	35.03%	0.90	27.00%	BRE Compliant	Imperceptible
14e	38.87%	36.41%	0.94	27.00%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the VSC of an existing window, the value needs to both drop below the stated target value of 27% **and** be less than 0.8 times the baseline value.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, each window has been assessed and the average value has been taken. (Windows at the side or rear of the shown model may not be visible, the positions of these is indicated with arrows)



Figure 6.7: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

6.1.8 Rockville Mews

Table No. 6.8: VSC Results: Rockville Mews						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
Rockville Mews						
RMa	31.60%	28.03%	0.89	25.28%	BRE Compliant	Imperceptible
RMb	33.72%	28.80%	0.85	26.98%	BRE Compliant	Imperceptible
RMc	34.34%	29.14%	0.85	27.00%	BRE Compliant	Imperceptible
RMd	37.41%	31.38%	0.84	27.00%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the VSC of an existing window, the value needs to both drop below the stated target value of 27% **and** be less than 0.8 times the baseline value.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, each window has been assessed and the average value has been taken.

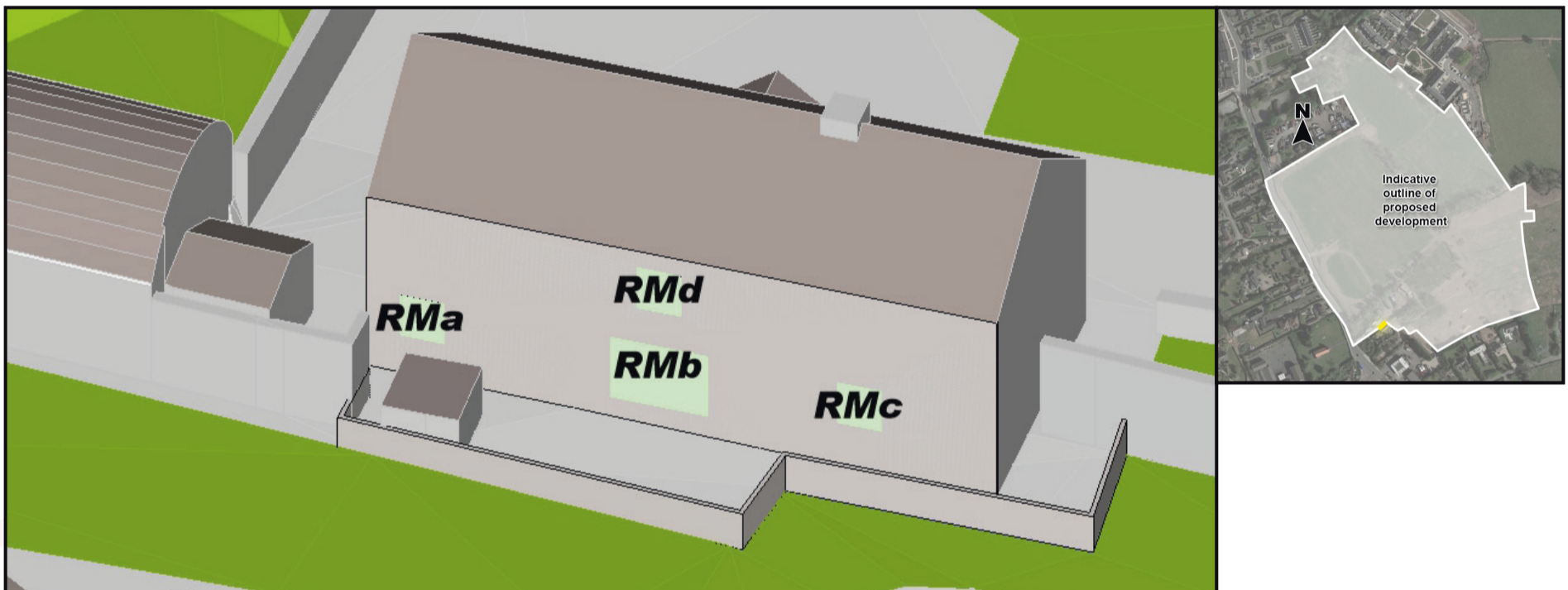


Figure 6.8: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

6.2 Effect on Annual Probable Sunlight Hours

6.2.1 5 Cromlech Close

Annual Probable Sunlight Hours

Table No. 6.9: APSH Results: 5 Cromlech Close						
Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
5 Cromlech Close						
5a	65.8%	60.1%	0.91	25.0%	BRE Compliant	Imperceptible
5c	74.9%	69.5%	0.93	25.0%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the APSH/WPSH of an existing window, the value needs to drop below the stated target value of 25% (annual) / 5% (winter) **and** be less than 0.8 times the baseline value **and** it has to have a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.



Figure 6.9: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

6.2.2 5 Cromlech Close

Winter Probable Sunlight Hours

Table No. 6.10: WPSH Results: 5 Cromlech Close						
Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
5 Cromlech Close						
5a	25.3%	23.2%	0.92	5.0%	BRE Compliant	Imperceptible
5c	27.1%	24.4%	0.90	5.0%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the APSH/WPSH of an existing window, the value needs to drop below the stated target value of 25% (annual) / 5% (winter) **and** be less than 0.8 times the baseline value **and** it has to have a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

6.2.3 7-9 Rockville Woods

Annual Probable Sunlight Hours

Table No. 6.11: APSH Results: 7-9 Rockville Woods						
Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
7 Rockville Woods						
7a	58.5%	44.2%	0.76	25.0%	BRE Compliant	Imperceptible
7b#	85.1%	75.9%	0.89	25.0%	BRE Compliant	Imperceptible
7c	68.8%	61.9%	0.90	25.0%	BRE Compliant	Imperceptible
8 Rockville Woods						
8a	62.7%	48.1%	0.77	25.0%	BRE Compliant	Imperceptible
8b	68.2%	58.1%	0.85	25.0%	BRE Compliant	Imperceptible
8c	71.5%	65.3%	0.91	25.0%	BRE Compliant	Imperceptible
9 Rockville Woods						
9a	65.4%	47.8%	0.73	25.0%	BRE Compliant	Imperceptible
9b	71.3%	60.3%	0.85	25.0%	BRE Compliant	Imperceptible
9c	73.4%	67.1%	0.91	25.0%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the APSH of an existing window, the value needs to drop below the stated target value of 25% (annual) / 5% (winter) **and** be less than 0.8 times the baseline value **and** it has to have a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows. (Windows at the side or rear of the shown model may not be visible, the positions of these is indicated with arrows)

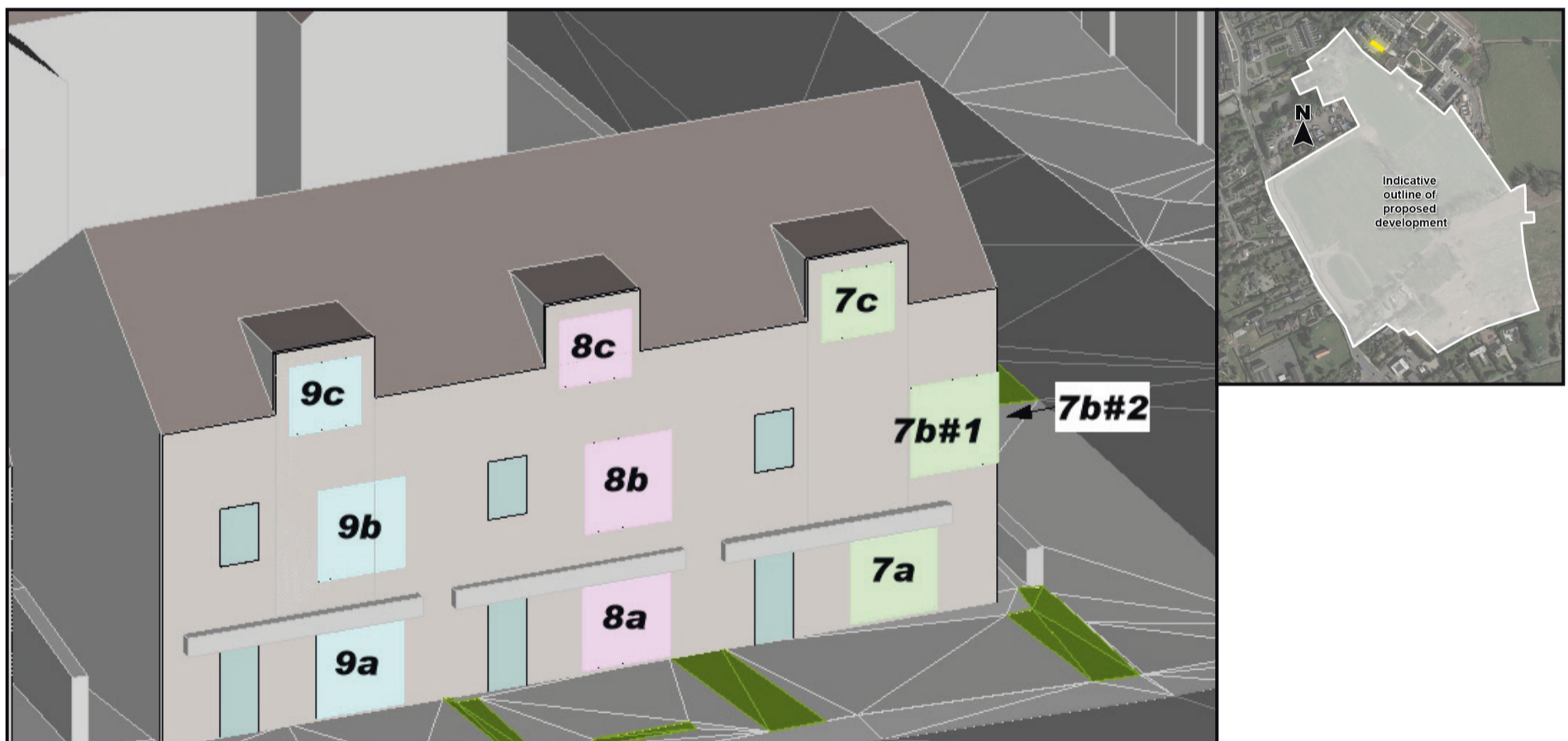


Figure 6.10: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

6.2.4 7-9 Rockville Woods

Winter Probable Sunlight Hours

Table No. 6.12: WPSH Results: 7-9 Rockville Woods						
Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
7 Rockville Woods						
7a	15.2%	4.9%	0.32	5.0%	98.3%	Not Significant
7b#	17.3%	9.4%	0.54	5.0%	BRE Compliant	Imperceptible
7c	20.6%	14.1%	0.68	5.0%	BRE Compliant	Imperceptible
8 Rockville Woods						
8a	18.6%	8.5%	0.45	5.0%	BRE Compliant	Imperceptible
8b	20.0%	12.6%	0.63	5.0%	BRE Compliant	Imperceptible
8c	23.3%	18.2%	0.78	5.0%	BRE Compliant	Imperceptible
9 Rockville Woods						
9a	21.2%	9.4%	0.44	5.0%	BRE Compliant	Imperceptible
9b	23.1%	15.1%	0.65	5.0%	BRE Compliant	Imperceptible
9c	25.3%	19.8%	0.78	5.0%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the APSH of an existing window, the value needs to drop below the stated target value of 25% (annual) / 5% (winter) **and** be less than 0.8 times the baseline value **and** it has to have a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows. (Windows at the side or rear of the shown model may not be visible, the positions of these is indicated with arrows)

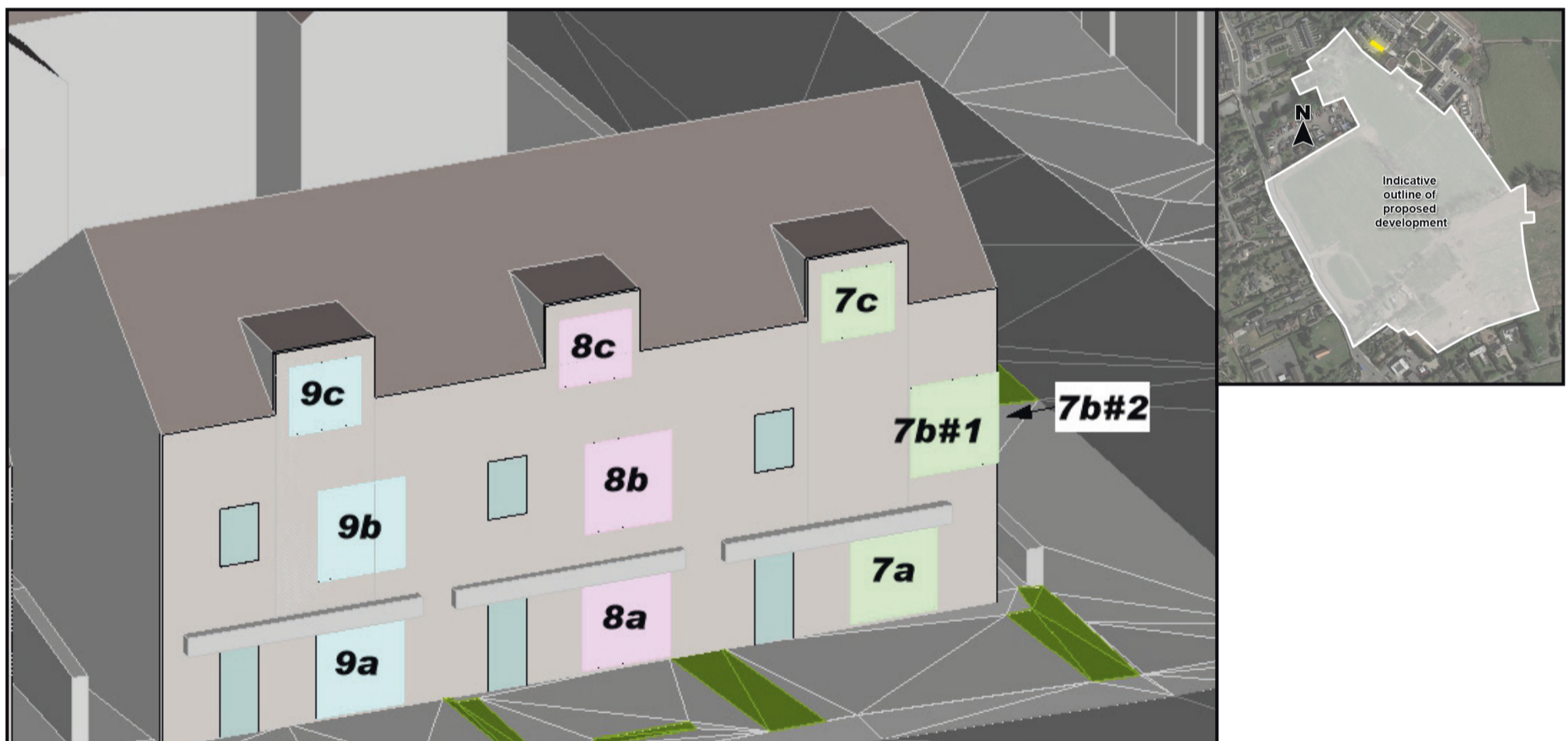


Figure 6.11: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

6.2.5 10-13 Rockville Woods

Annual Probable Sunlight Hours

Table No. 6.13: APSH Results: 10-13 Rockville Woods						
Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
10 Rockville Woods						
10a	62.9%	46.6%	0.74	25.0%	BRE Compliant	Imperceptible
10b	70.2%	59.1%	0.84	25.0%	BRE Compliant	Imperceptible
10c	71.0%	64.4%	0.91	25.0%	BRE Compliant	Imperceptible
11 Rockville Woods						
11a	62.3%	45.4%	0.73	25.0%	BRE Compliant	Imperceptible
11b	70.3%	57.5%	0.82	25.0%	BRE Compliant	Imperceptible
11c	71.5%	64.3%	0.90	25.0%	BRE Compliant	Imperceptible
12 Rockville Woods						
12a	62.4%	46.6%	0.75	25.0%	BRE Compliant	Imperceptible
12b	71.0%	58.5%	0.82	25.0%	BRE Compliant	Imperceptible
12c	72.6%	65.0%	0.90	25.0%	BRE Compliant	Imperceptible
13 Rockville Woods						
13a	62.7%	47.3%	0.75	25.0%	BRE Compliant	Imperceptible
13b#	71.6%	60.0%	0.84	25.0%	BRE Compliant	Imperceptible
13c	72.6%	65.1%	0.90	25.0%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the APSH of an existing window, the value needs to drop below the stated target value of 25% (annual) / 5% (winter) **and** be less than 0.8 times the baseline value **and** it has to have a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows. (Windows at the side or rear of the shown model may not be visible, the positions of these is indicated with arrows)



Figure 6.12: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

6.2.6 10-13 Rockville Woods

Winter Probable Sunlight Hours

Table No. 6.14: WPSH Results: 10-13 Rockville Woods						
Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
10 Rockville Woods						
10a	22.5%	12.2%	0.54	5.0%	BRE Compliant	Imperceptible
10b	24.3%	16.6%	0.68	5.0%	BRE Compliant	Imperceptible
10c	25.2%	19.7%	0.78	5.0%	BRE Compliant	Imperceptible
11 Rockville Woods						
11a	22.6%	9.8%	0.43	5.0%	BRE Compliant	Imperceptible
11b	24.5%	13.3%	0.54	5.0%	BRE Compliant	Imperceptible
11c	25.6%	19.1%	0.74	5.0%	BRE Compliant	Imperceptible
12 Rockville Woods						
12a	23.3%	8.9%	0.38	5.0%	BRE Compliant	Imperceptible
12b	25.2%	13.2%	0.53	5.0%	BRE Compliant	Imperceptible
12c	26.7%	19.4%	0.73	5.0%	BRE Compliant	Imperceptible
13 Rockville Woods						
13a	23.9%	9.0%	0.38	5.0%	BRE Compliant	Imperceptible
13b#	25.8%	14.2%	0.55	5.0%	BRE Compliant	Imperceptible
13c	26.7%	19.3%	0.72	5.0%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the APSH of an existing window, the value needs to drop below the stated target value of 25% (annual) / 5% (winter) **and** be less than 0.8 times the baseline value **and** it has to have a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows. (Windows at the side or rear of the shown model may not be visible, the positions of these is indicated with arrows)



Figure 6.13: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

6.2.7 Rockville Hall Apartments

Annual Probable Sunlight Hours

Table No. 6.15: APSH Results: Rockville Hall Apartments						
Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
Ground Floor						
0a#	48.7%	23.2%	0.48	25.0%	93.0%	Not Significant
0b	65.0%	35.5%	0.55	25.0%	BRE Compliant	Imperceptible
0c#	85.5%	66.6%	0.78	25.0%	BRE Compliant	Imperceptible
1st Floor						
1a#	48.9%	30.8%	0.63	25.0%	BRE Compliant	Imperceptible
1b	65.7%	43.7%	0.66	25.0%	BRE Compliant	Imperceptible
1c#	86.6%	72.2%	0.83	25.0%	BRE Compliant	Imperceptible
2nd Floor						
2a#	49.0%	38.4%	0.78	25.0%	BRE Compliant	Imperceptible
2b	71.1%	55.7%	0.78	25.0%	BRE Compliant	Imperceptible
2c#	87.4%	77.6%	0.89	25.0%	BRE Compliant	Imperceptible
3rd Floor						
3a#	49.1%	43.6%	0.89	25.0%	BRE Compliant	Imperceptible
3b	76.8%	70.3%	0.92	25.0%	BRE Compliant	Imperceptible
3c#	100.0%	96.6%	0.97	25.0%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the APSH of an existing window, the value needs to drop below the stated target value of 25% (annual) / 5% (winter) **and** be less than 0.8 times the baseline value **and** it has to have a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows. (Windows at the side or rear of the shown model may not be visible, the positions of these is indicated with arrows)



Figure 6.14: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

6.2.8 Rockville Hall Apartments

Winter Probable Sunlight Hours

Table No. 6.16: APSH Results: Rockville Hall Apartments						
Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
Ground Floor						
0a#	24.1%	12.8%	0.53	5.0%	BRE Compliant	Imperceptible
0b	23.0%	11.2%	0.49	5.0%	BRE Compliant	Imperceptible
0c#	30.8%	21.2%	0.69	5.0%	BRE Compliant	Imperceptible
1st Floor						
1a#	24.2%	15.8%	0.65	5.0%	BRE Compliant	Imperceptible
1b	23.8%	17.0%	0.72	5.0%	BRE Compliant	Imperceptible
1c#	31.5%	25.9%	0.82	5.0%	BRE Compliant	Imperceptible
2nd Floor						
2a#	24.4%	19.1%	0.78	5.0%	BRE Compliant	Imperceptible
2b	23.8%	20.7%	0.87	5.0%	BRE Compliant	Imperceptible
2c#	31.9%	29.2%	0.92	5.0%	BRE Compliant	Imperceptible
3rd Floor						
3a#	24.5%	20.8%	0.85	5.0%	BRE Compliant	Imperceptible
3b	28.6%	27.9%	0.98	5.0%	BRE Compliant	Imperceptible
3c#	32.2%	32.0%	1.00	5.0%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the APSH of an existing window, the value needs to drop below the stated target value of 25% (annual) / 5% (winter) **and** be less than 0.8 times the baseline value **and** it has to have a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows. (Windows at the side or rear of the shown model may not be visible, the positions of these is indicated with arrows)

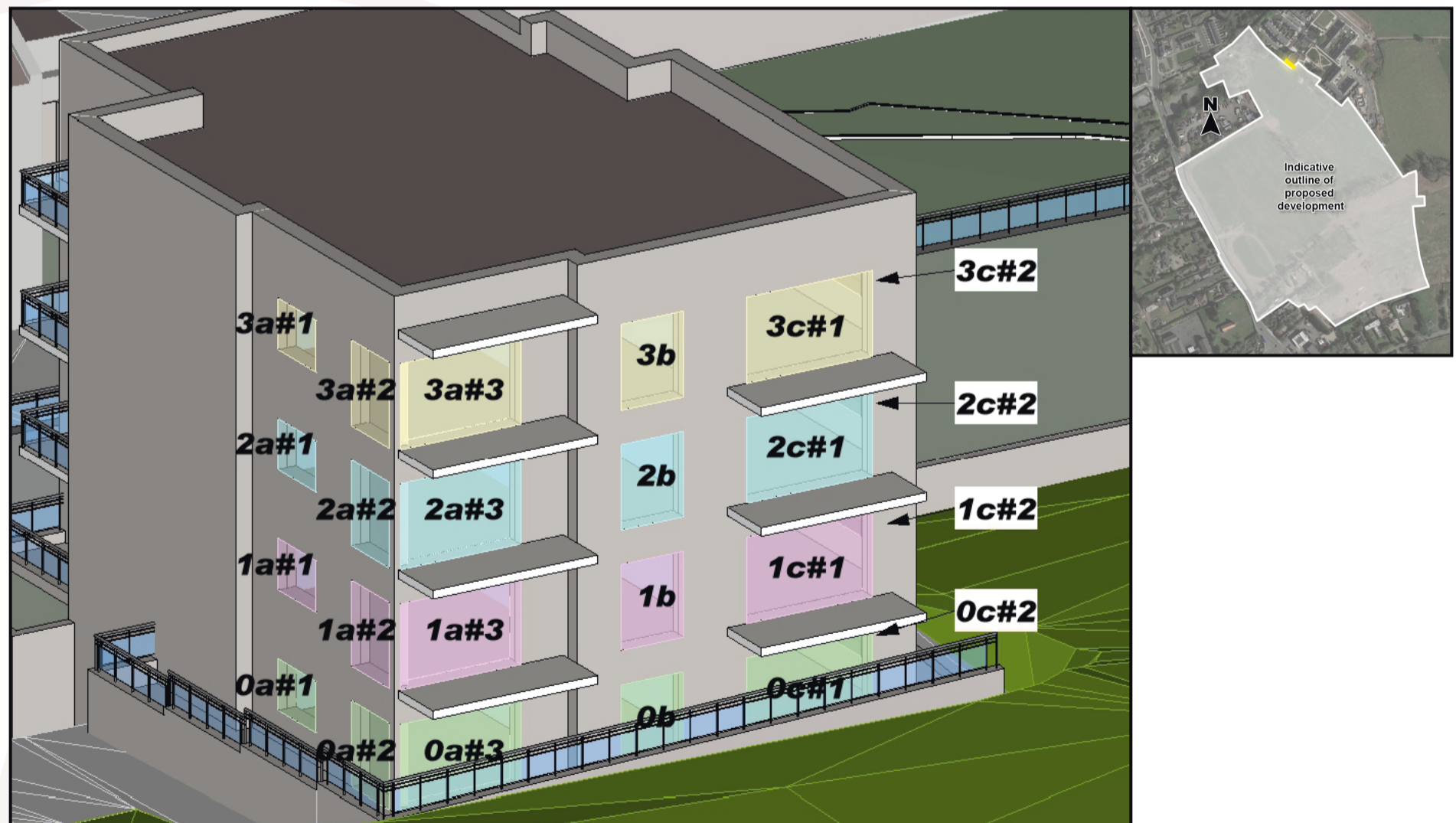


Figure 6.15: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

6.2.9 10-14 Rockville Avenue

Annual Probable Sunlight Hours

Table No. 6.17: APSH Results: 10-14 Rockville Avenue						
Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
10 Rockville Avenue						
10a#	79.3%	78.6%	0.99	25.0%	BRE Compliant	Imperceptible
10b#	60.4%	60.4%	1.00	25.0%	BRE Compliant	Imperceptible
11 Rockville Avenue						
11a#	63.9%	61.9%	0.97	25.0%	BRE Compliant	Imperceptible
11b	47.2%	47.0%	1.00	25.0%	BRE Compliant	Imperceptible
11c	47.6%	47.2%	0.99	25.0%	BRE Compliant	Imperceptible
12 Rockville Avenue						
12a#	51.7%	49.1%	0.95	25.0%	BRE Compliant	Imperceptible
12b	47.6%	46.9%	0.99	25.0%	BRE Compliant	Imperceptible
12c	47.6%	45.7%	0.96	25.0%	BRE Compliant	Imperceptible
13 Rockville Avenue						
13a#	55.1%	49.2%	0.89	25.0%	BRE Compliant	Imperceptible
13b	47.6%	44.9%	0.94	25.0%	BRE Compliant	Imperceptible
13c	47.9%	44.7%	0.93	25.0%	BRE Compliant	Imperceptible
14 Rockville Avenue						
14a#	82.8%	76.5%	0.92	25.0%	BRE Compliant	Imperceptible
14b#	99.1%	90.1%	0.91	25.0%	BRE Compliant	Imperceptible
14c	88.3%	81.9%	0.93	25.0%	BRE Compliant	Imperceptible
14d	88.3%	82.8%	0.94	25.0%	BRE Compliant	Imperceptible
14e	86.0%	83.9%	0.98	25.0%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the APSH of an existing window, the value needs to drop below the stated target value of 25% (annual) / 5% (winter) **and** be less than 0.8 times the baseline value **and** it has to have a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows. (Windows at the side or rear of the shown model may not be visible, the positions of these is indicated with arrows)

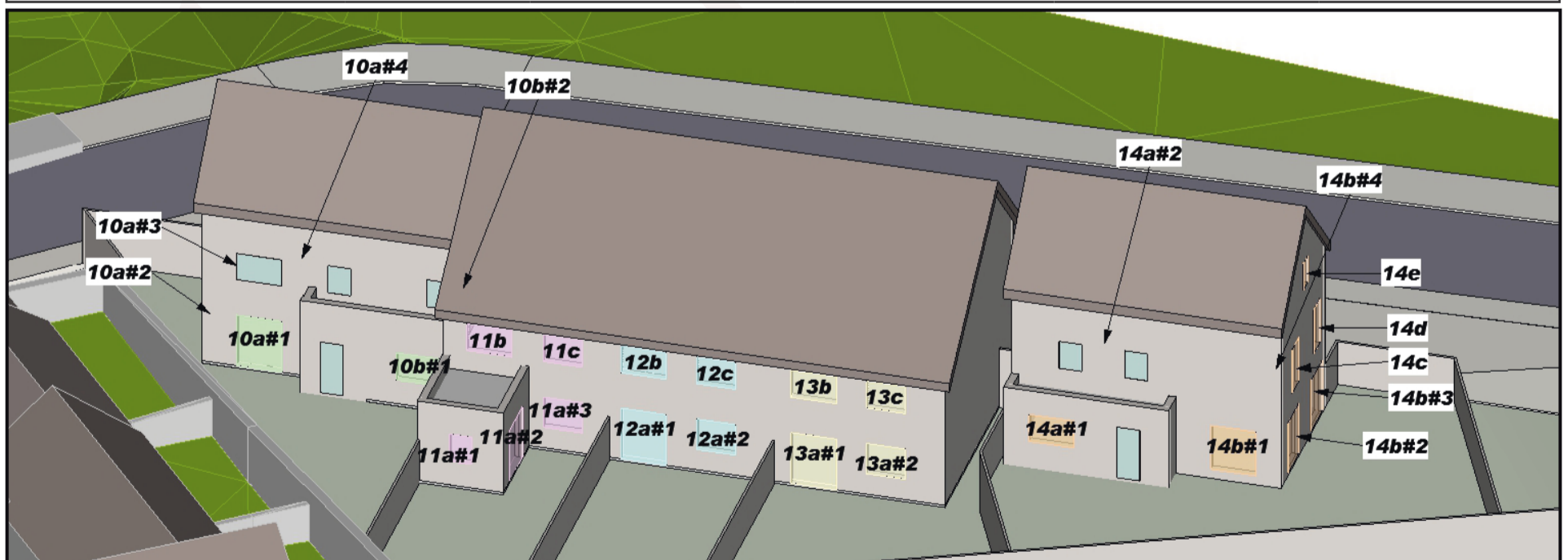


Figure 6.16: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location



6.2.10 10-14 Rockville Avenue Winter Probable Sunlight Hours

Table No. 6.18: APSH Results: 10-14 Rockville Avenue						
Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
10 Rockville Avenue						
10a#	21.8%	21.1%	0.97	5.0%	BRE Compliant	Imperceptible
10b#	14.8%	14.8%	1.00	5.0%	BRE Compliant	Imperceptible
11 Rockville Avenue						
11a#	19.7%	17.7%	0.90	5.0%	BRE Compliant	Imperceptible
11b	15.5%	15.2%	0.98	5.0%	BRE Compliant	Imperceptible
11c	15.5%	15.1%	0.97	5.0%	BRE Compliant	Imperceptible
12 Rockville Avenue						
12a#	16.5%	13.8%	0.84	5.0%	BRE Compliant	Imperceptible
12b	15.5%	14.8%	0.95	5.0%	BRE Compliant	Imperceptible
12c	15.5%	13.6%	0.88	5.0%	BRE Compliant	Imperceptible
13 Rockville Avenue						
13a#	17.2%	11.3%	0.66	5.0%	BRE Compliant	Imperceptible
13b	15.5%	12.8%	0.83	5.0%	BRE Compliant	Imperceptible
13c	15.8%	12.6%	0.80	5.0%	BRE Compliant	Imperceptible
14 Rockville Avenue						
14a#	26.7%	20.5%	0.77	5.0%	BRE Compliant	Imperceptible
14b#	31.2%	22.2%	0.71	5.0%	BRE Compliant	Imperceptible
14c	32.1%	25.7%	0.80	5.0%	BRE Compliant	Imperceptible
14d	32.1%	26.7%	0.83	5.0%	BRE Compliant	Imperceptible
14e	32.2%	30.1%	0.93	5.0%	BRE Compliant	Imperceptible

* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the APSH of an existing window, the value needs to drop below the stated target value of 25% (annual) / 5% (winter) **and** be less than 0.8 times the baseline value **and** it has to have a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows. (Windows at the side or rear of the shown model may not be visible, the positions of these is indicated with arrows)

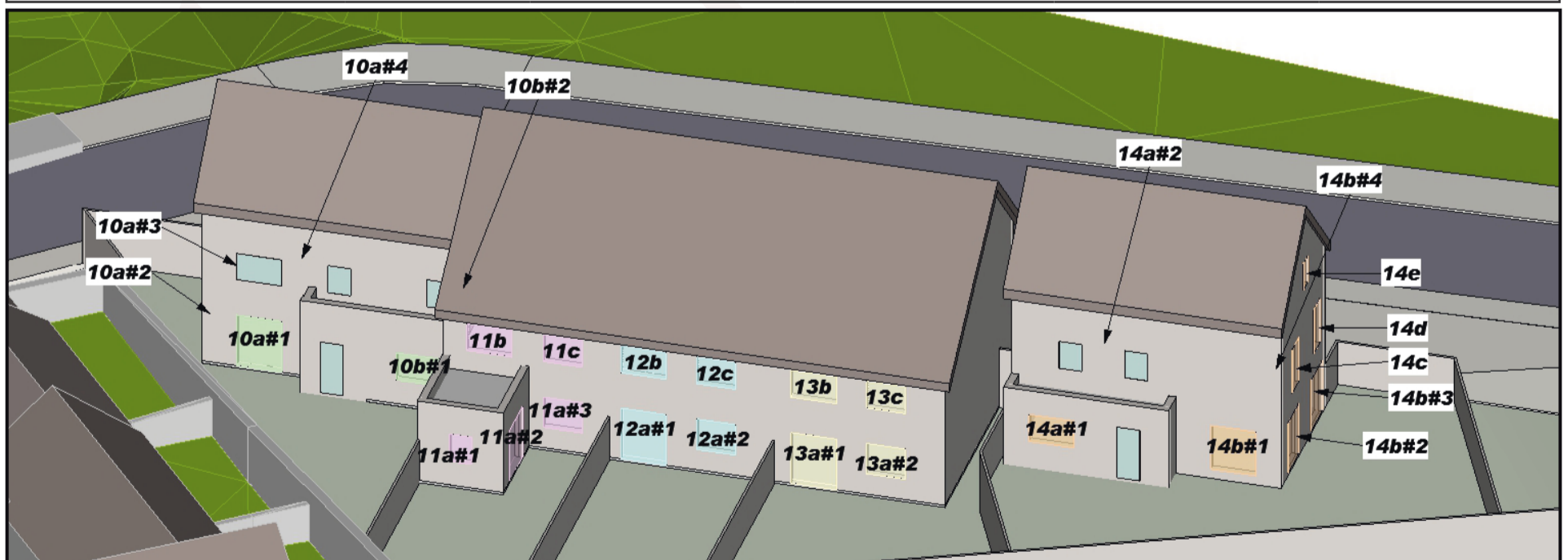


Figure 6.17: (L) - Highlighted areas indicate the position of assessed windows, (R) - Aerial view of assessed location

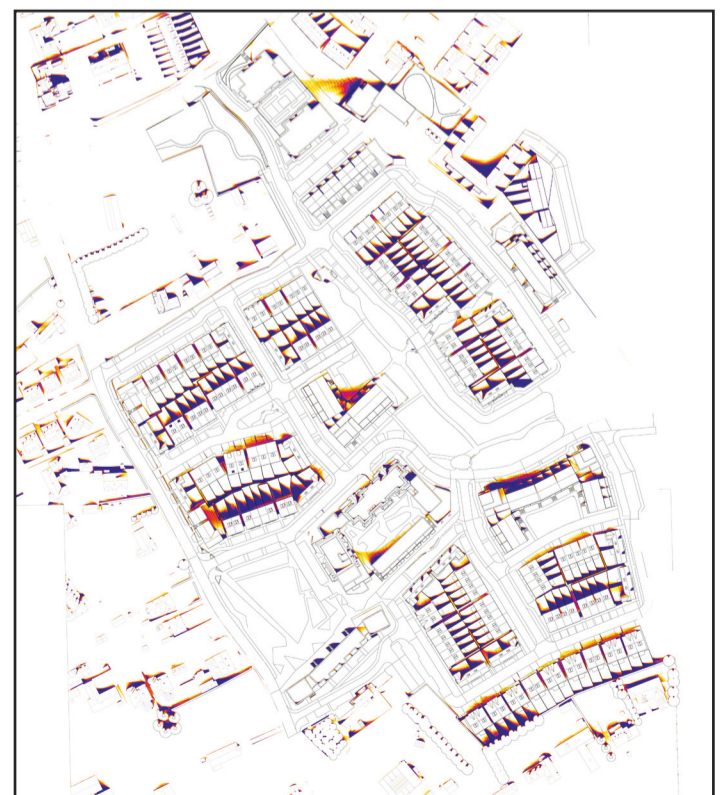
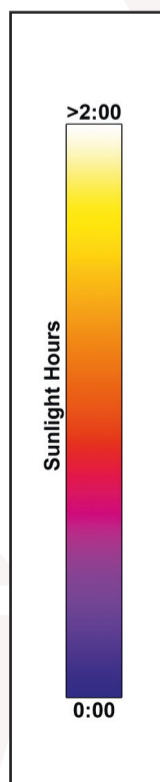
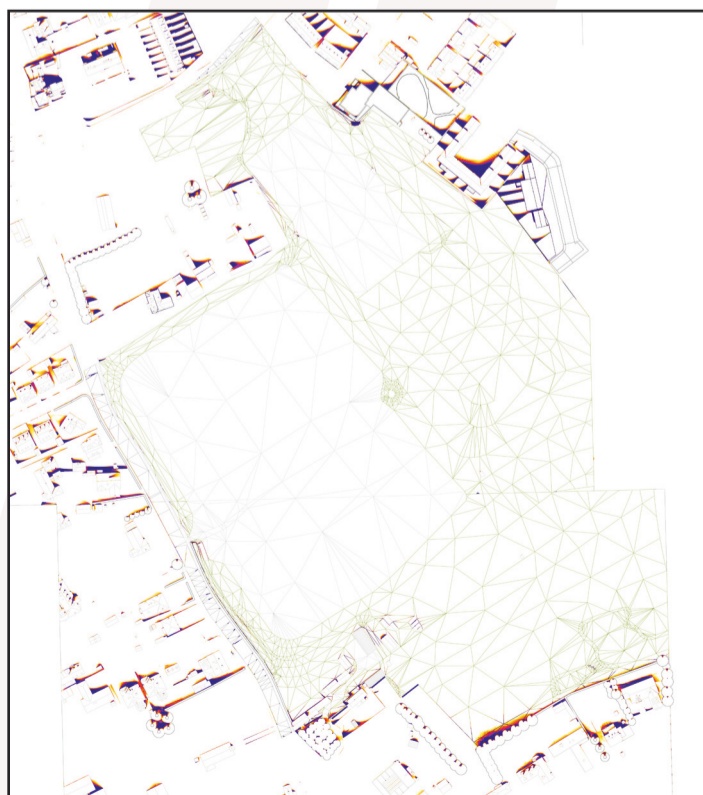
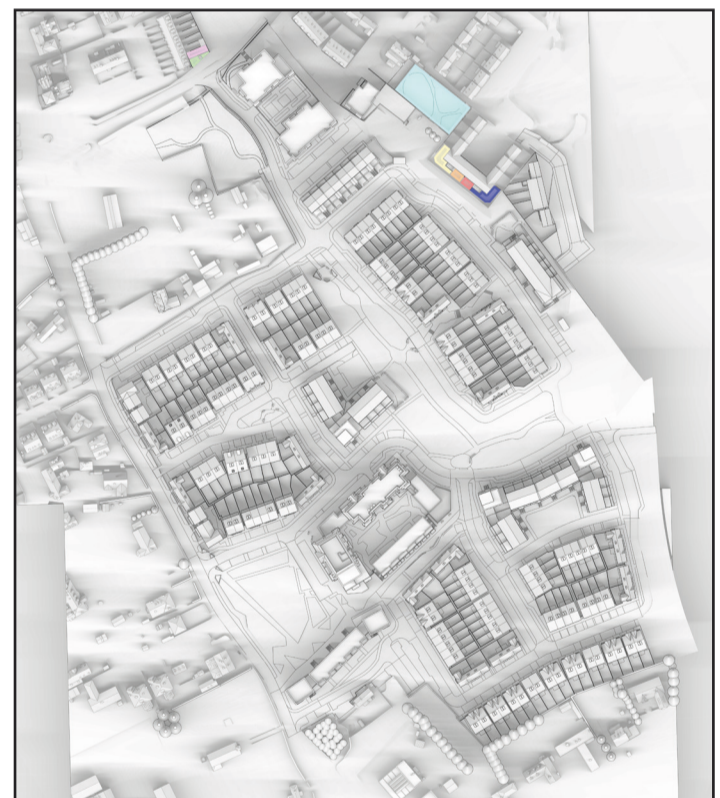
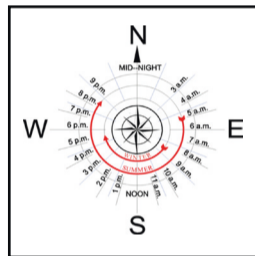


6.3 Effect on Sun On Ground in Existing Gardens

6.3.1 5-6 Cromlech Close, Rockville Walled Garden, 4-7 Rockville Court

Table No. 6.19: SOG Results: 5-6 Cromlech Close, Rockville Walled Garden, 4-7 Rockville Court						
Address	% of Area to Receive Above 2 Hours Sunlight on March 21st (Target >50%)				Level of Compliance with BRE Guidelines	Effect of Proposed Development**
	Baseline	Proposed	Ratio of Proposed to Baseline	Recommended minimum		
5 Cromlech Close	39.4%	39.4%	1.00	31.5%	BRE Compliant	Imperceptible
6 Cromlech Close	50.5%	50.5%	1.00	40.4%	BRE Compliant	Imperceptible
Walled Garden	95.0%	92.9%	0.98	50.0%	BRE Compliant	Imperceptible
4 Rockville Court	86.6%	86.6%	1.00	50.0%	BRE Compliant	Imperceptible
5 Rockville Court	65.2%	65.2%	1.00	50.0%	BRE Compliant	Imperceptible
6 Rockville Court	61.0%	61.0%	1.00	48.8%	BRE Compliant	Imperceptible
7 Rockville Court	74.0%	74.0%	1.00	50.0%	BRE Compliant	Imperceptible

* The BRE guidelines state that in order for a proposed development to have a noticeable effect on the amount of sunlight received in an existing garden or amenity area, the value needs to both drop below the stated target value of 50% **and** be reduced by more than 20% of the existing value.
 ** For the interpretation of level of effects please refer to "2.2 Definition of Effects" on page 6.



Baseline Figure 6.18: False colour plans. White area indicates the area capable of receiving 2 hours of sunlight on March 21st. Proposed

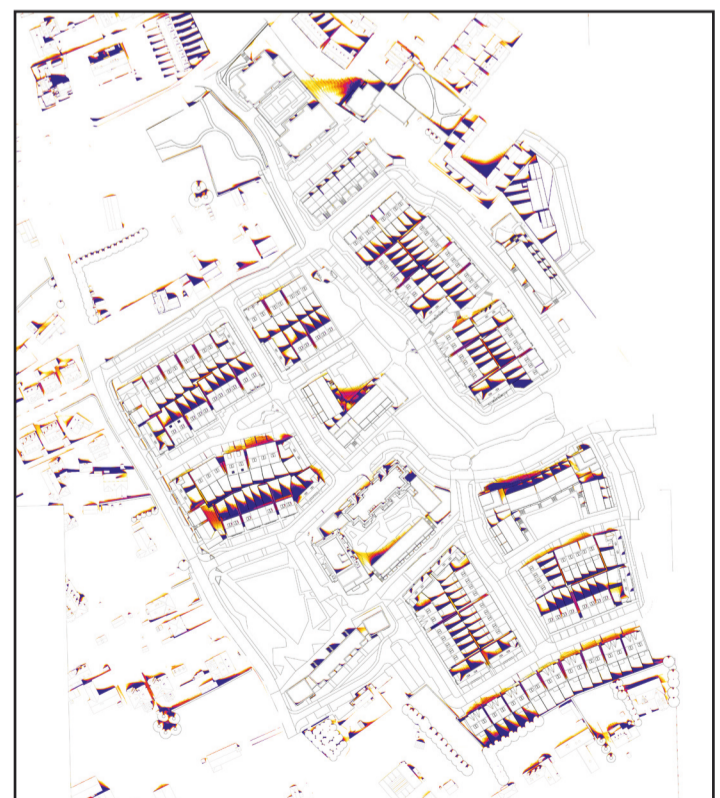
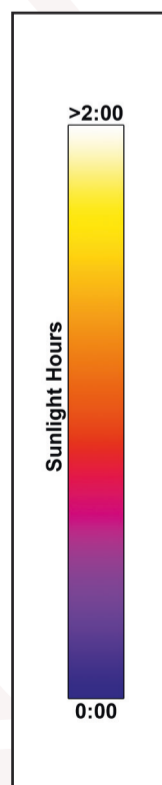
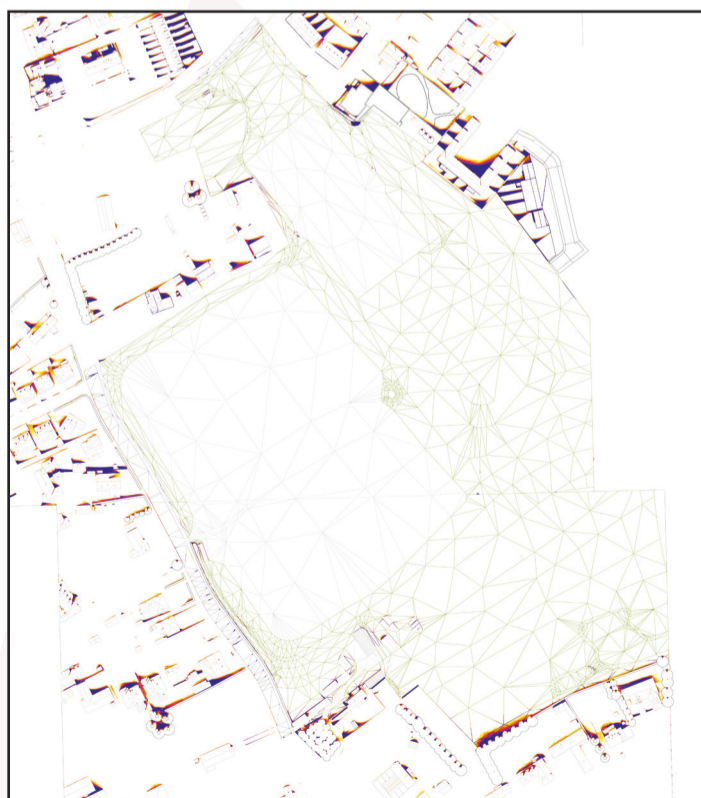
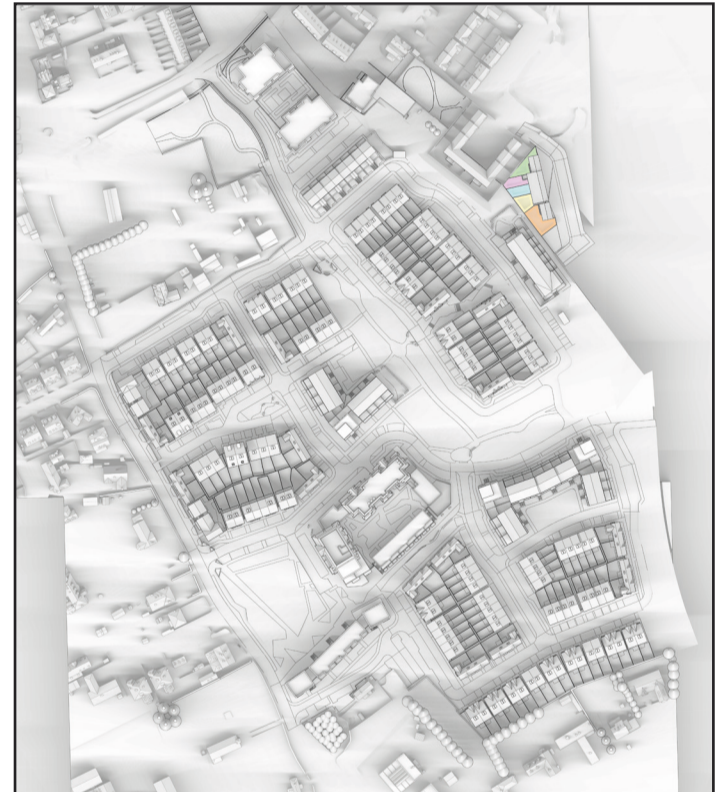
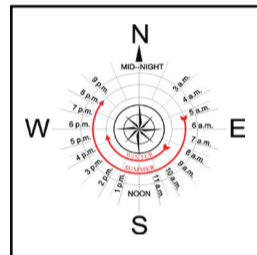
6.4 Effect on Sun On Ground in Existing Gardens

6.4.1 10-14 Rockville Avenue

Table No. 6.20: SOG Results: 5-6 Cromlech Close, 10-14 Rockville Avenue						
Address	% of Area to Receive Above 2 Hours Sunlight on March 21st (Target >50%)				Level of Compliance with BRE Guidelines	Effect of Proposed Development**
	Baseline	Proposed	Ratio of Proposed to Baseline	Recommended minimum		
10 Rockville Avenue	48.2%	48.2%	1.00	38.6%	BRE Compliant	Imperceptible
11 Rockville Avenue	58.4%	58.4%	1.00	46.7%	BRE Compliant	Imperceptible
12 Rockville Avenue	65.6%	65.6%	1.00	50.0%	BRE Compliant	Imperceptible
13 Rockville Avenue	69.1%	69.1%	1.00	50.0%	BRE Compliant	Imperceptible
14 Rockville Avenue	90.7%	85.8%	0.95	50.0%	BRE Compliant	Imperceptible

* The BRE guidelines state that in order for a proposed development to have a noticeable effect on the amount of sunlight received in an existing garden or amenity area, the value needs to both drop below the stated target value of 50% **and** be reduced by more than 20% of the existing value.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 8.



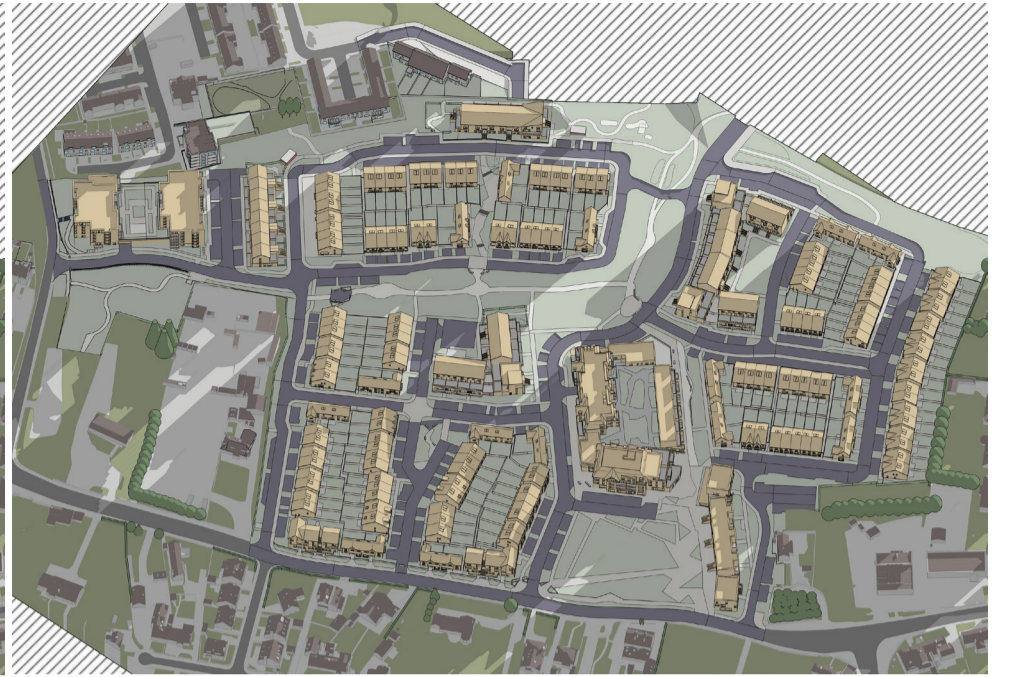
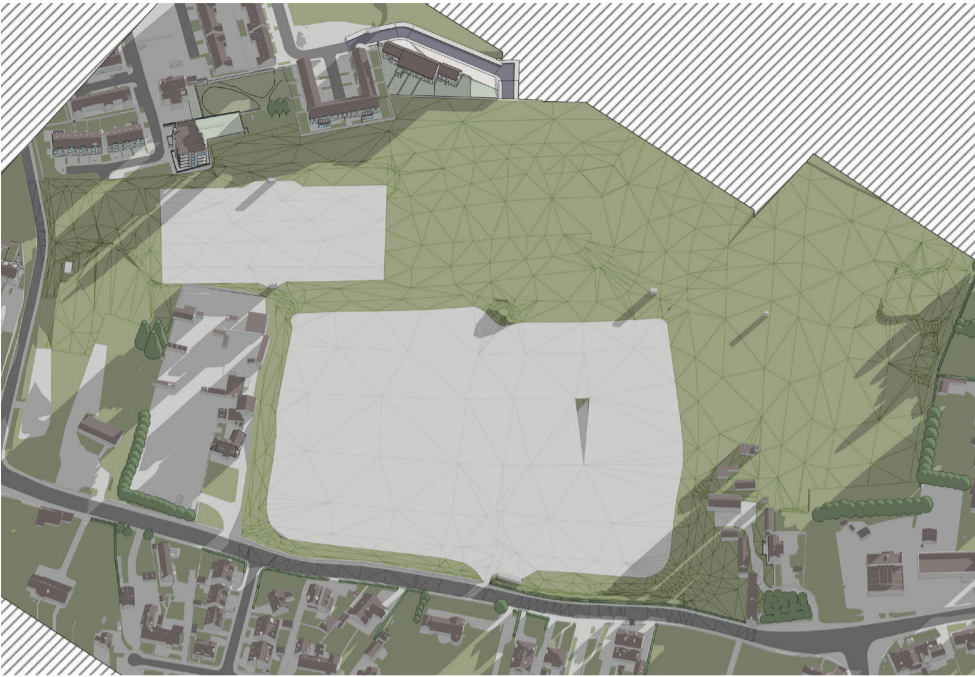
Baseline Figure 6.19: False colour plans. White area indicates the area capable of receiving 2 hours of sunlight on March 21st. Proposed



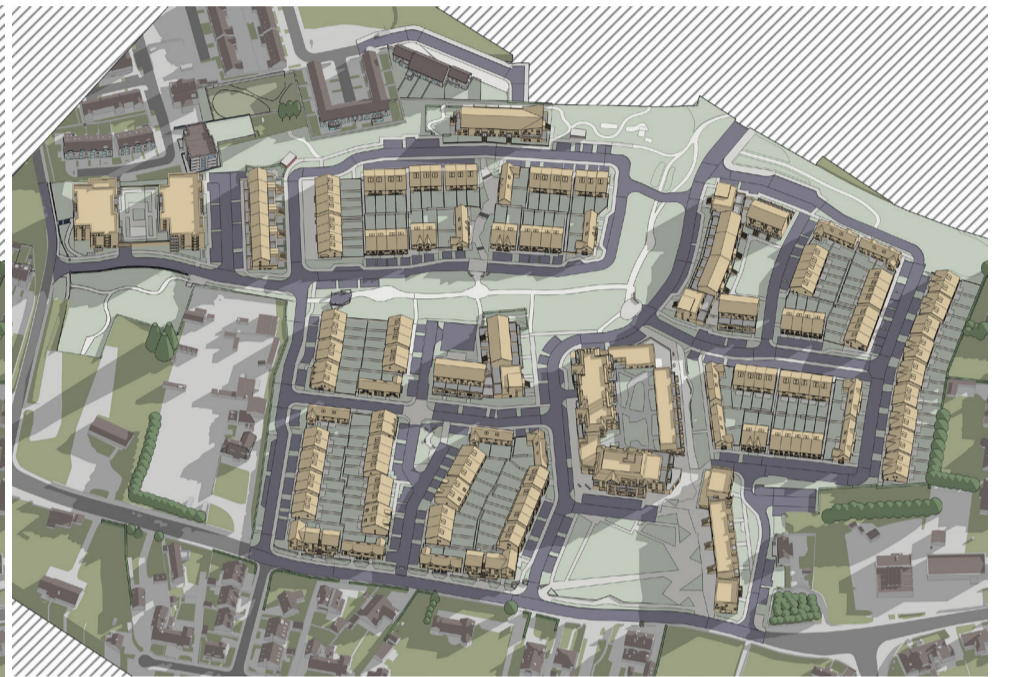
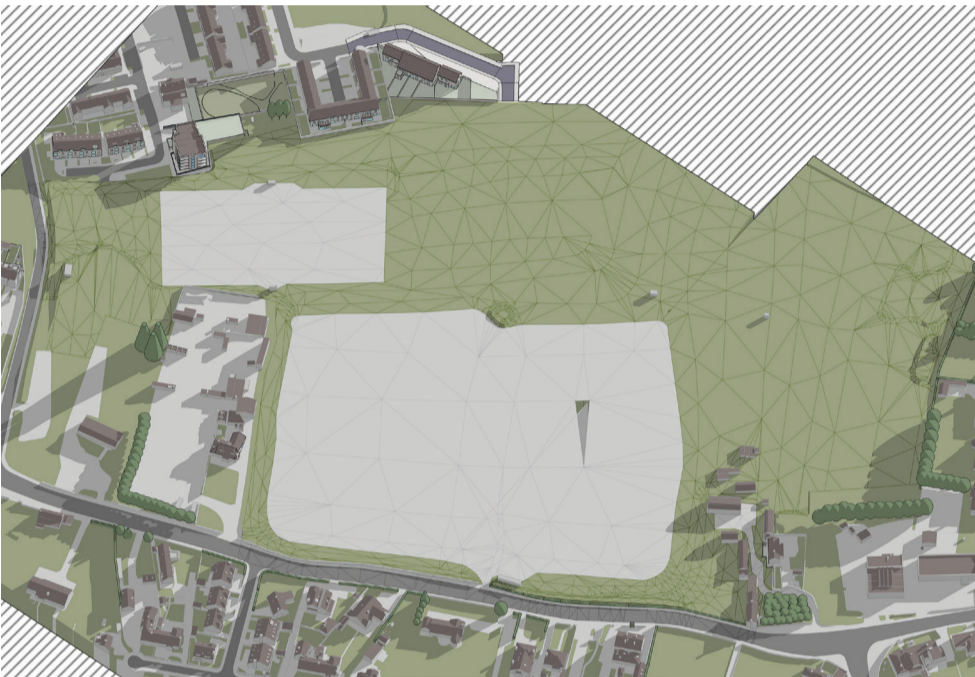
Baseline

Proposed

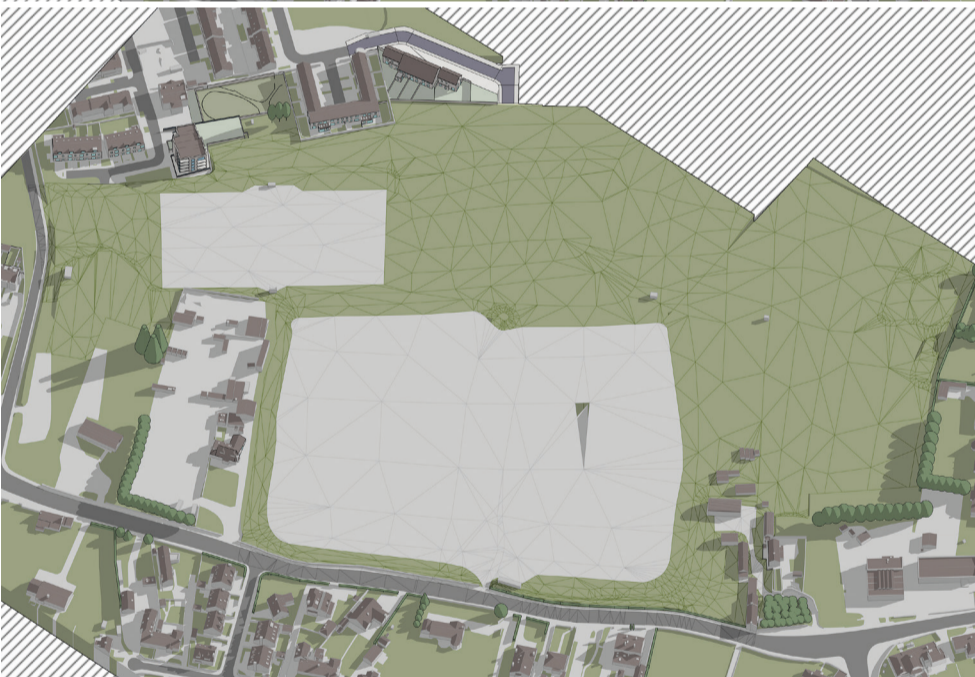
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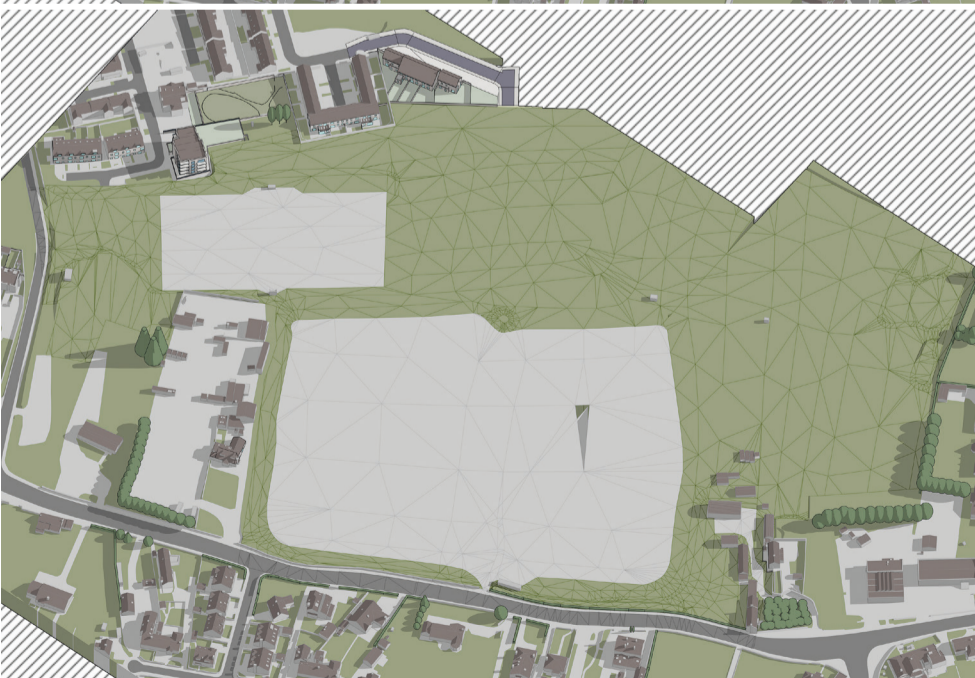
March 21st 8:00



March 21st 9:00



March 21st 10:00



6.5 Shadow Studies
 6.5.1 Shadow Study 21 March
 March 21st
 Sunrise 6:25 | Sunset 18:40

Project: Kilternan Village SHD
 Applicant: Liscove Limited

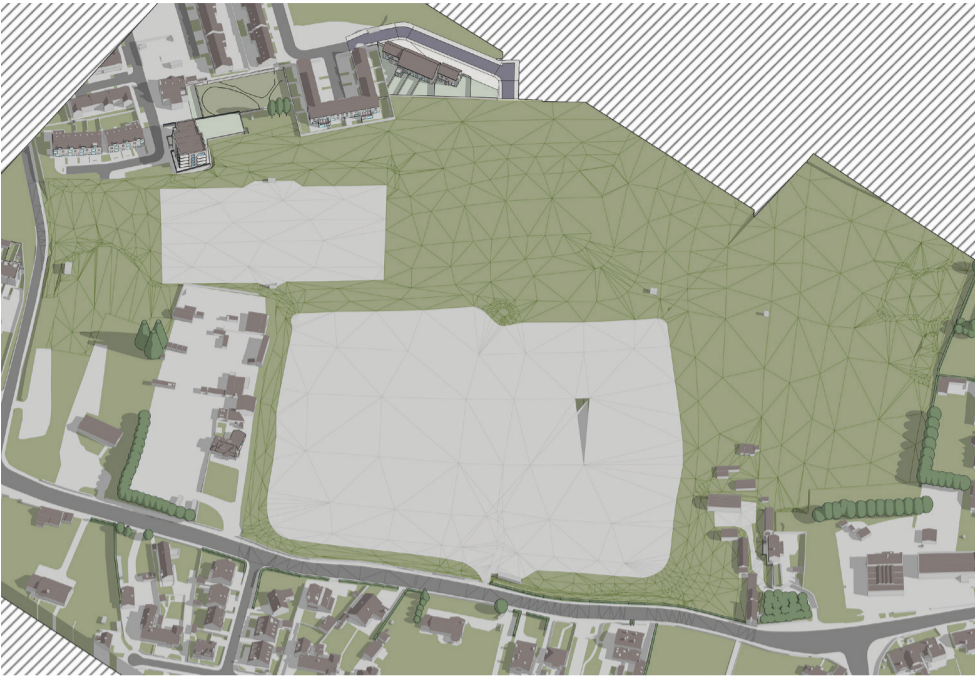




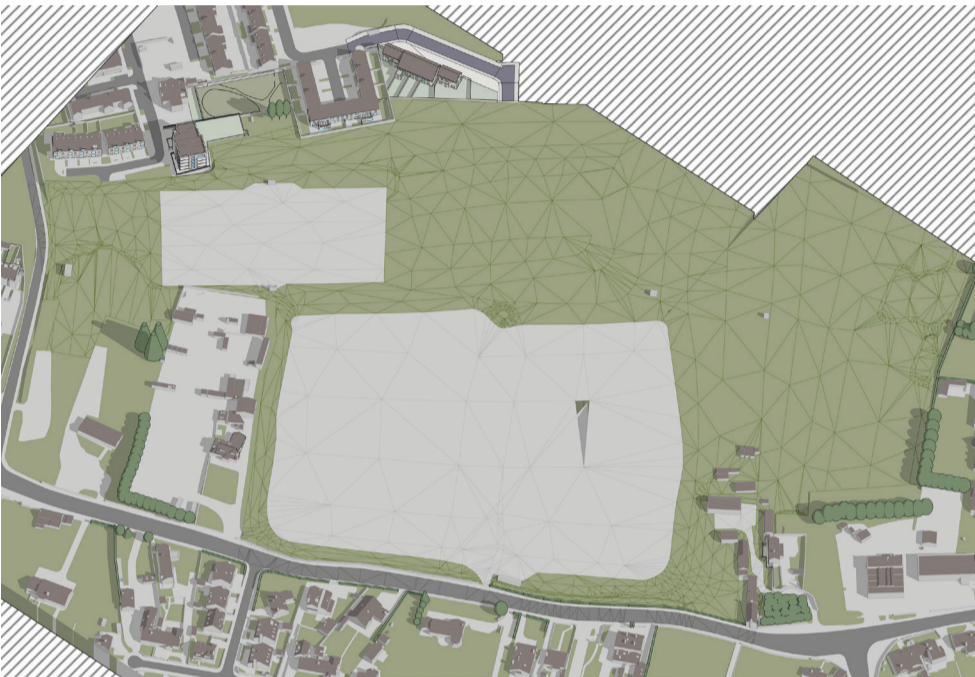
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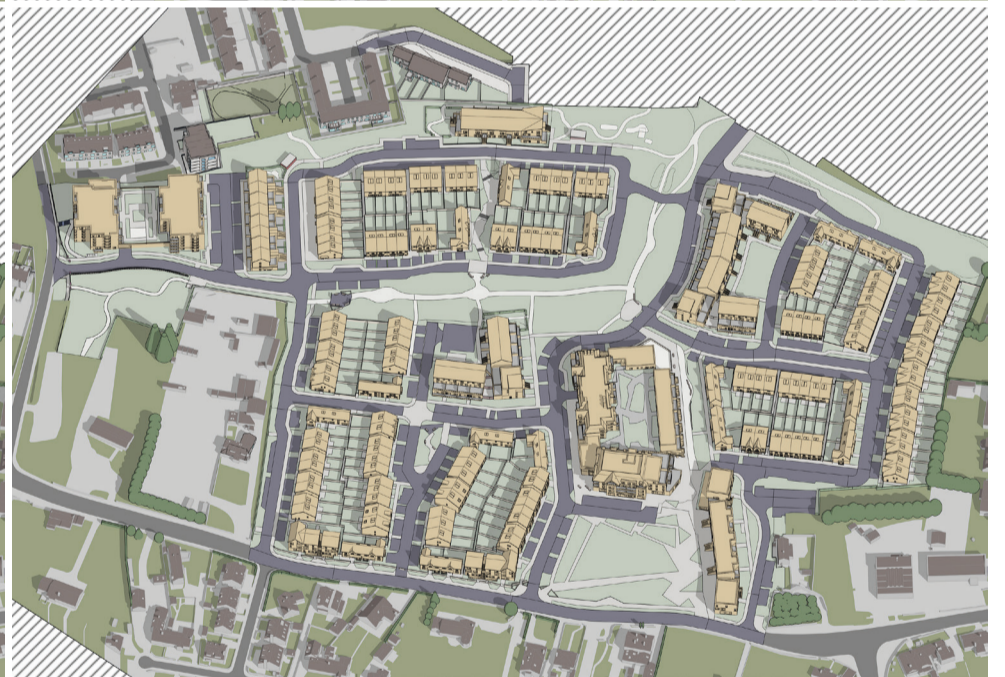
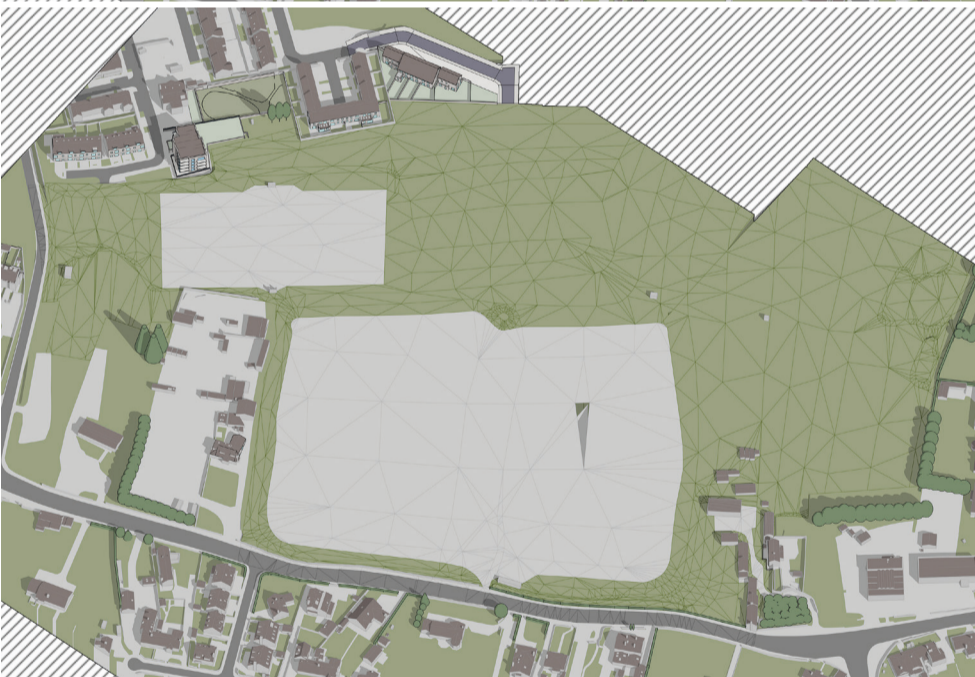
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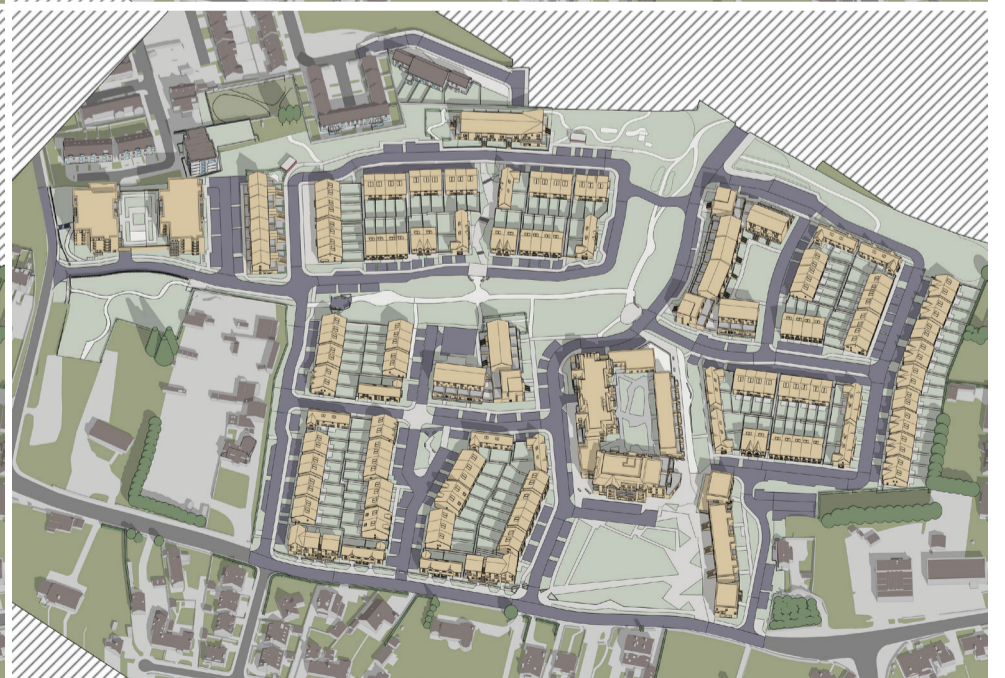
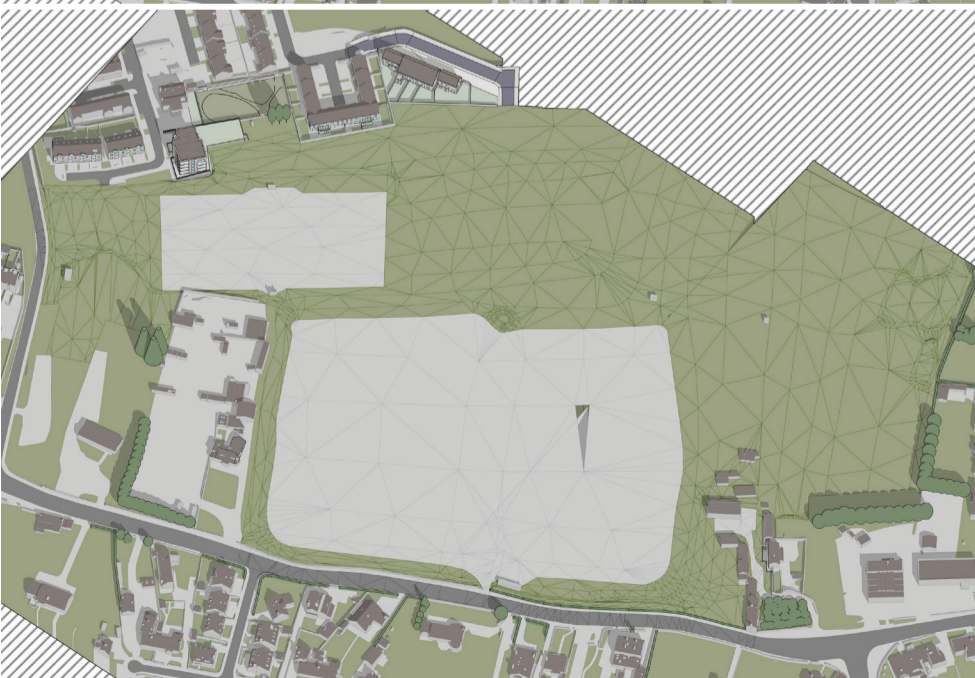
March 21st 12:00



March 21st 13:00



March 21st 14:00



March 21st
Sunrise 6:25 | Sunset 18:40

Project: Kiltiernan Village SHD

Applicant: Liscove Limited

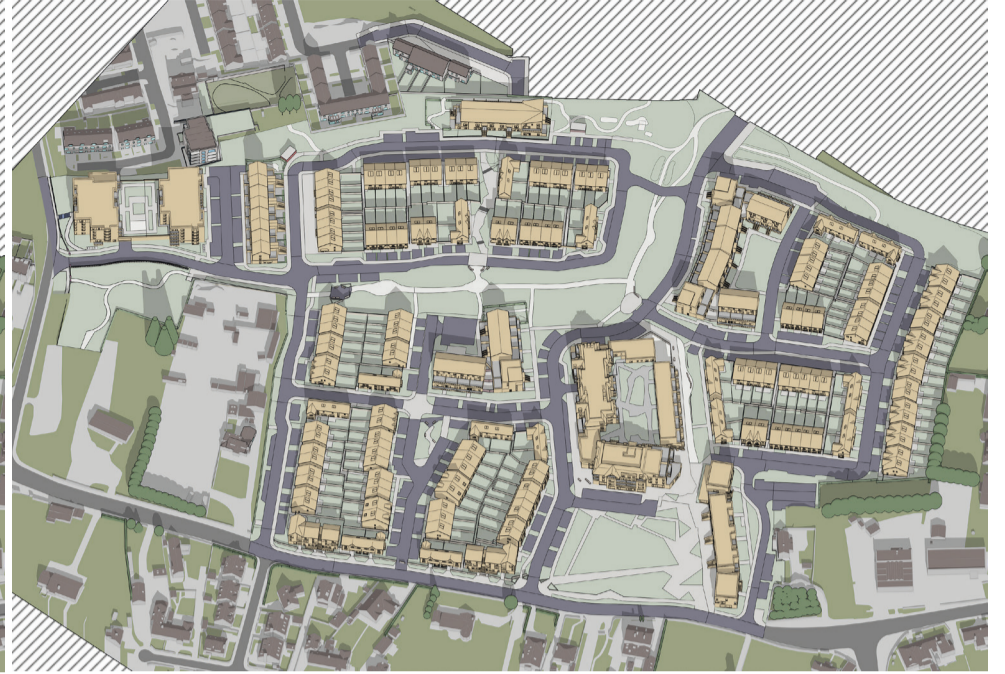
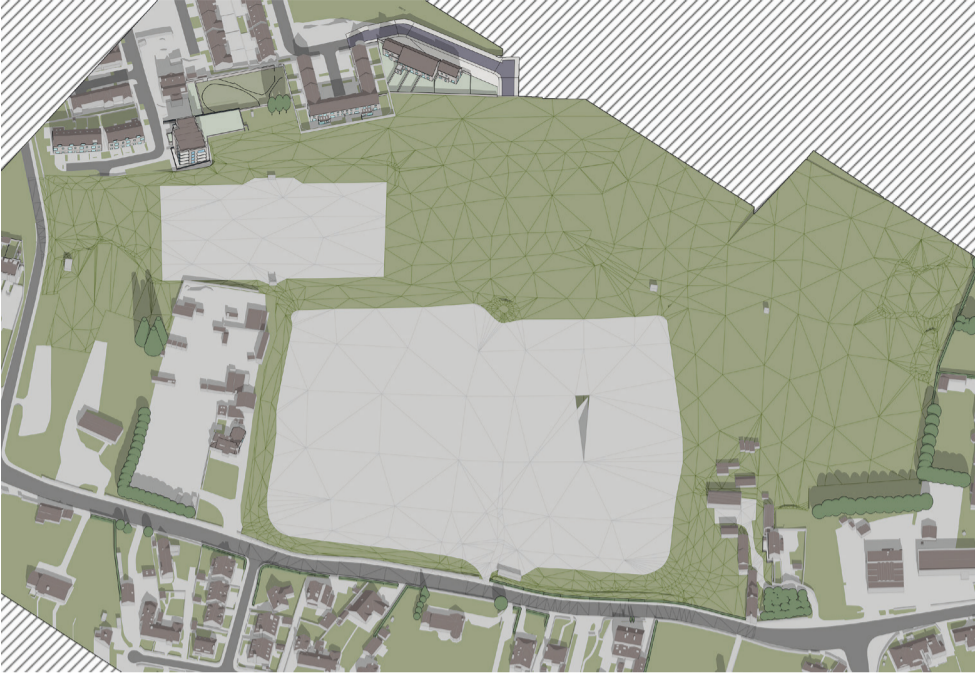




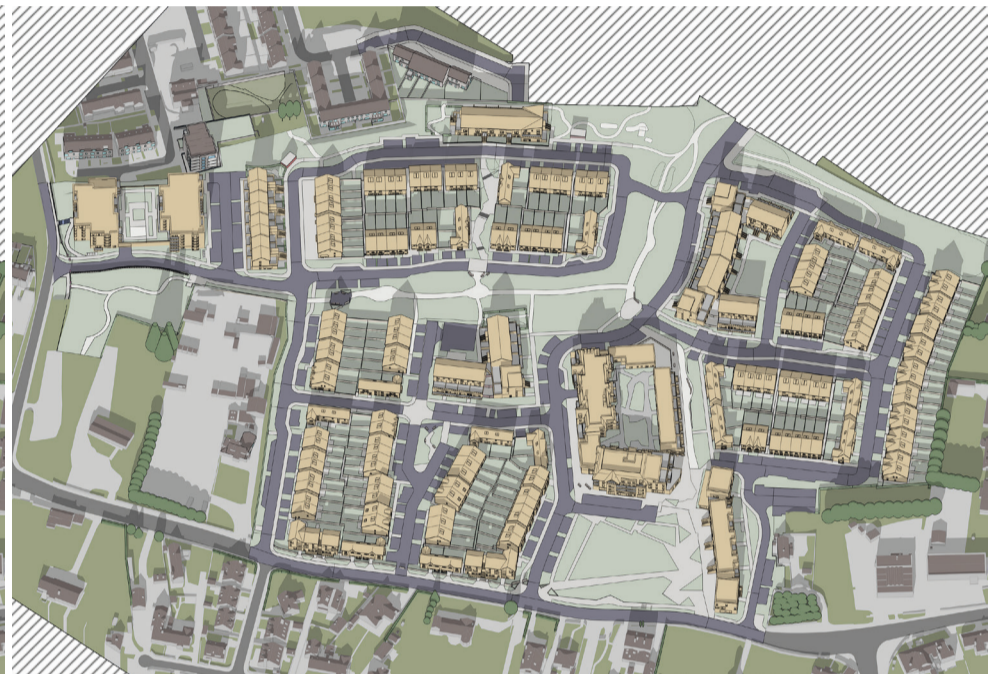
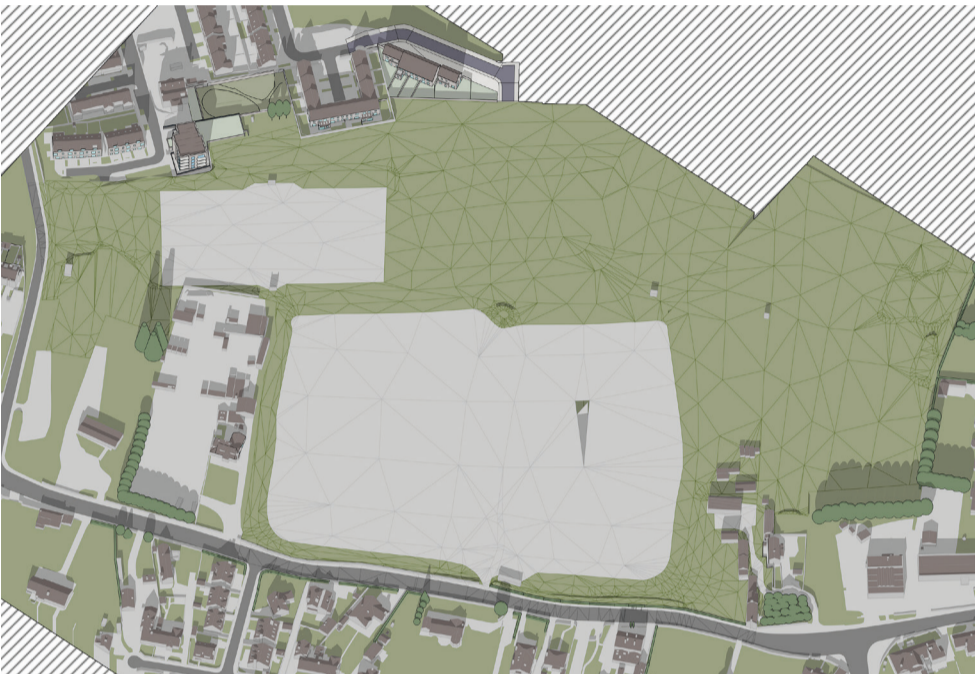
Baseline

Proposed

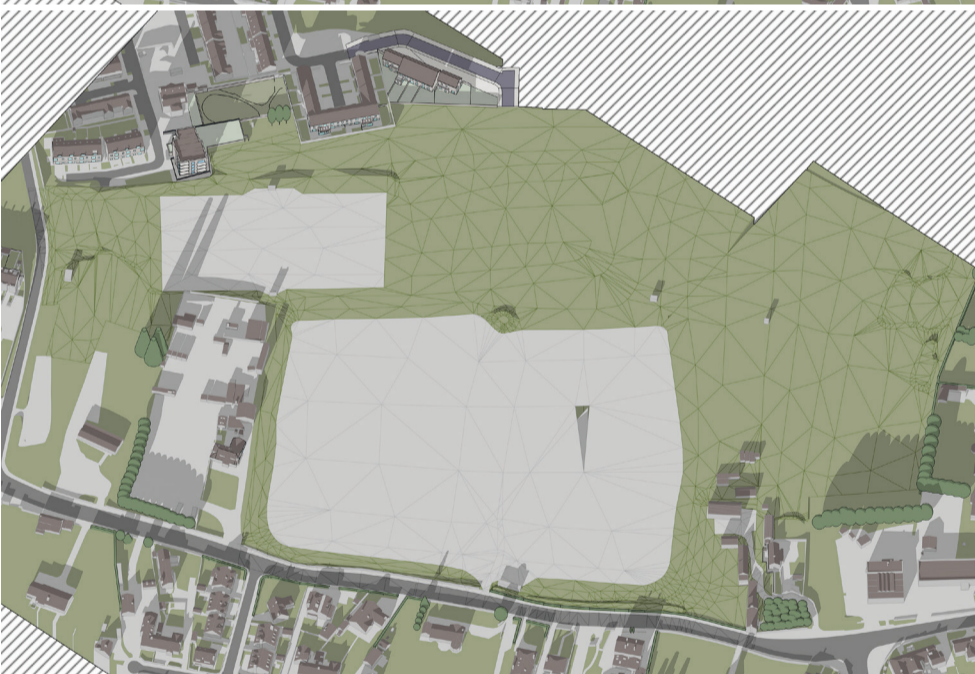
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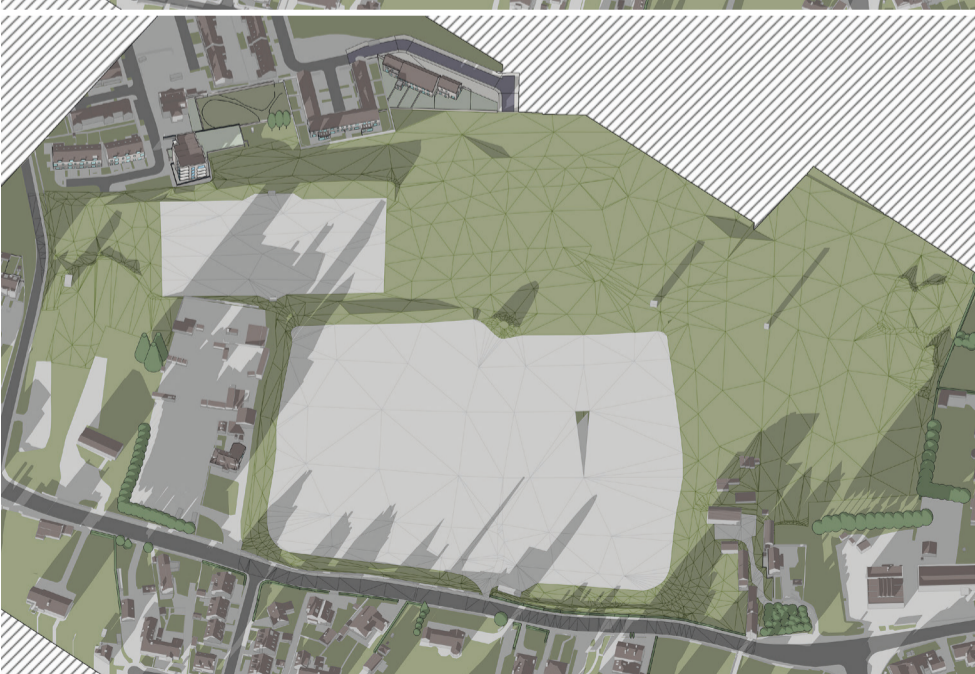
March 21st 16:00



March 21st 17:00



March 21st 18:00



March 21st
Sunrise 6:25 | Sunset 18:40

Project: Kiltiernan Village SHD

Applicant: Liscove Limited

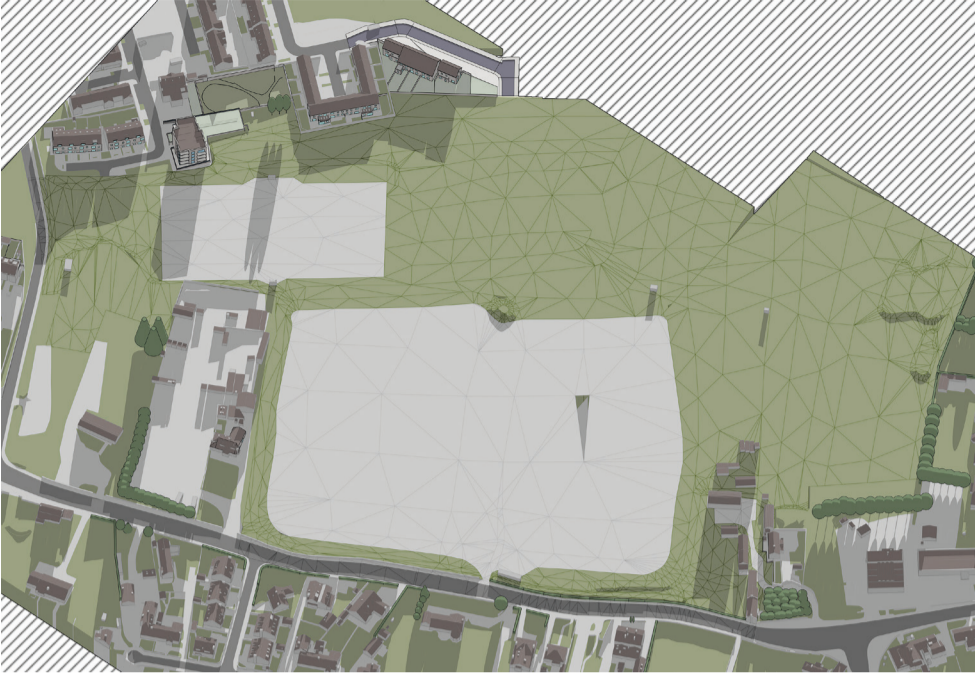




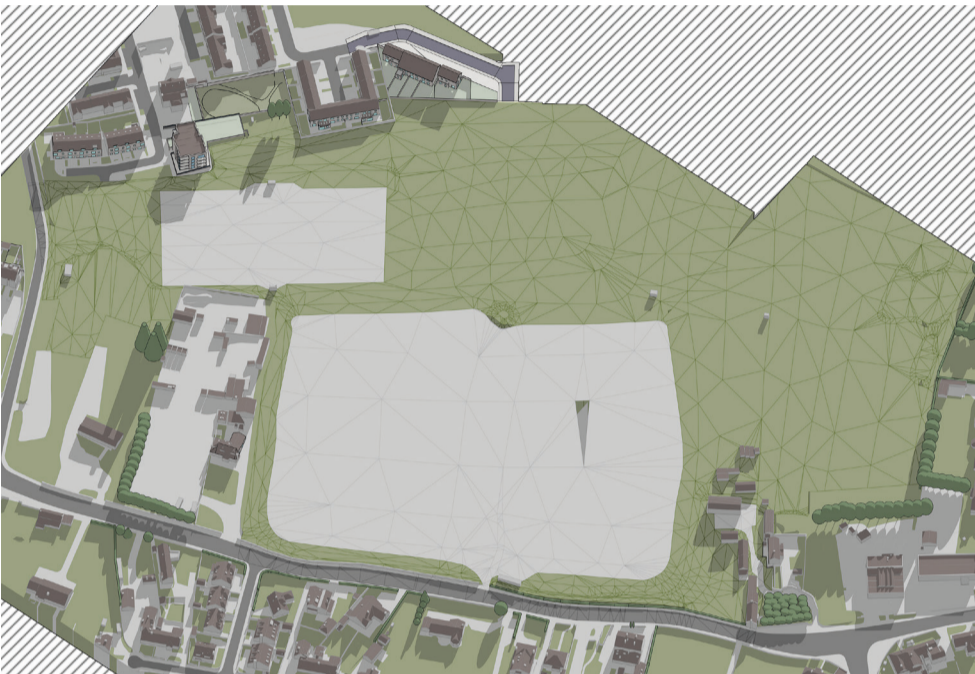
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Proposed

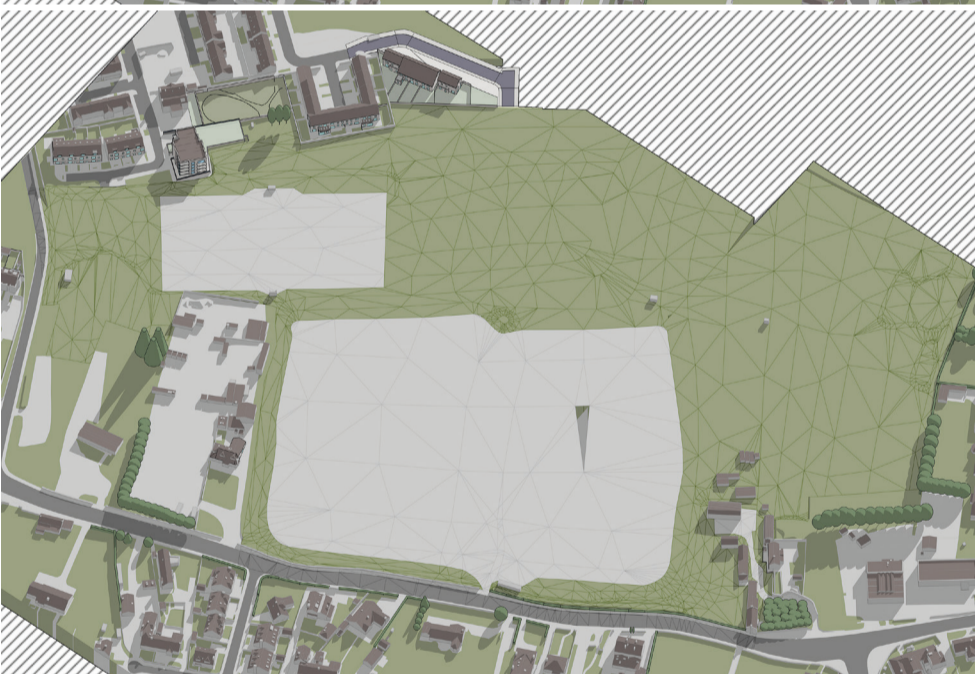
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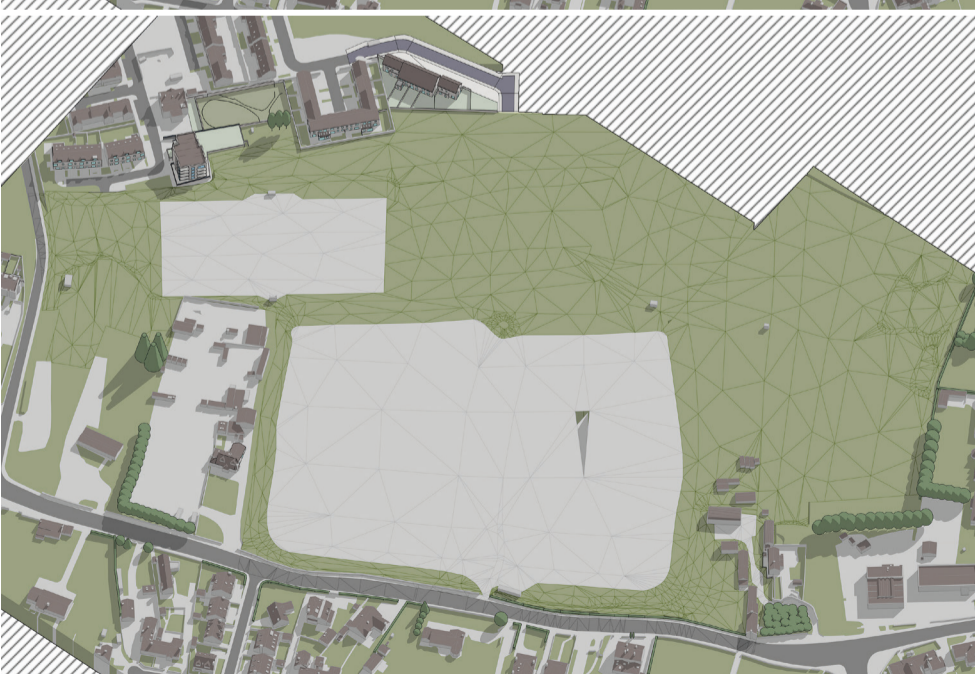
June 21st 7:00



June 21st 8:00



June 21st 9:00



6.5.2 Shadow Study 21 June

Project: Kiltiernan Village SHD



June 21st
Sunrise 4:57 | Sunset 21:57

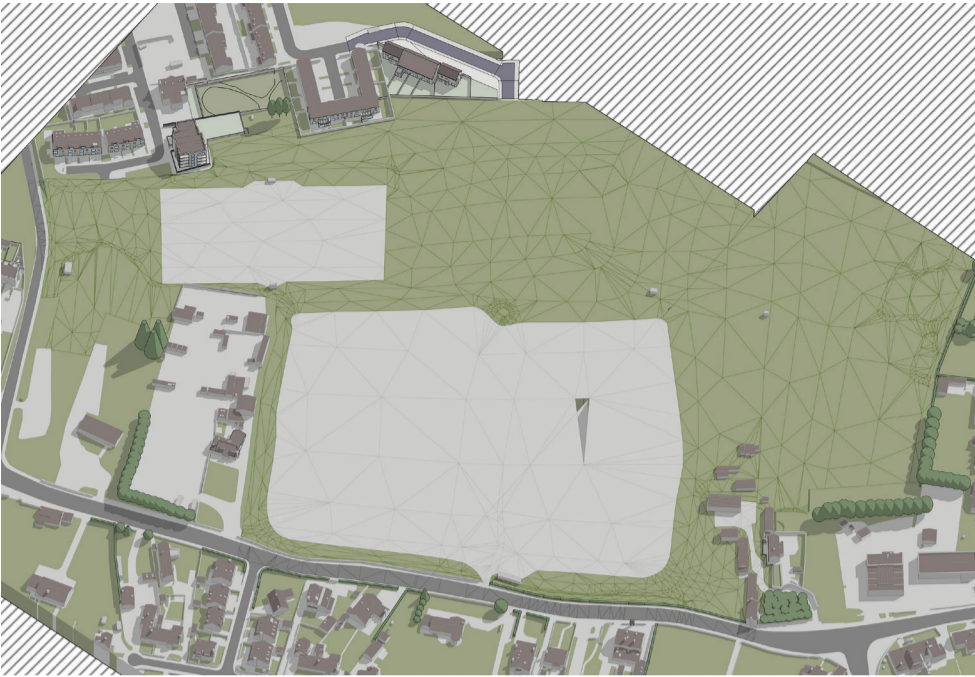
Applicant: Liscove Limited



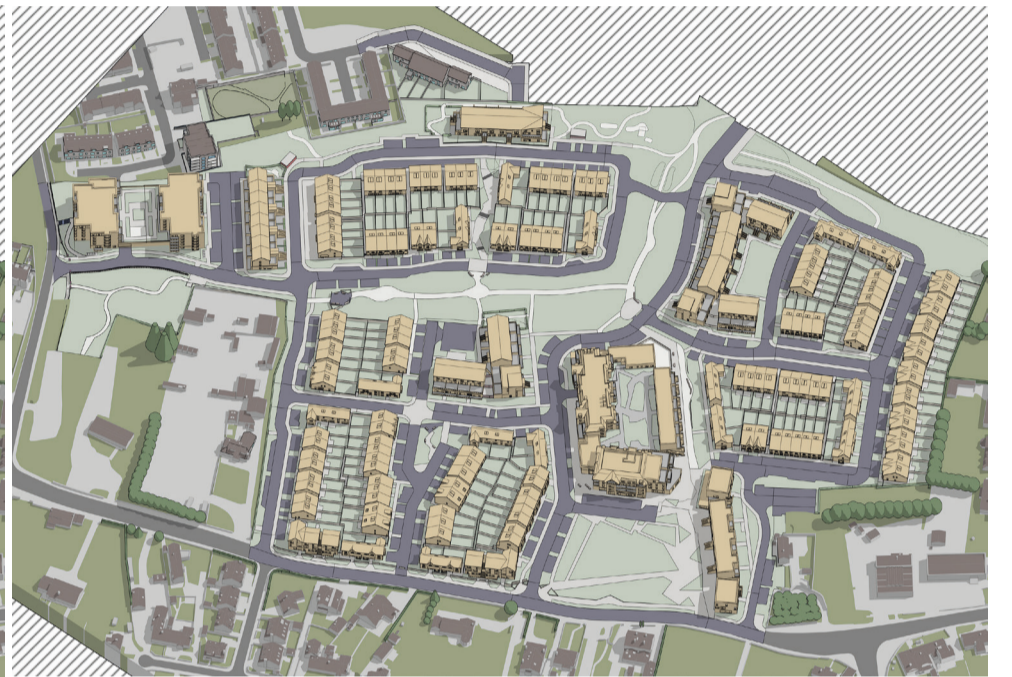
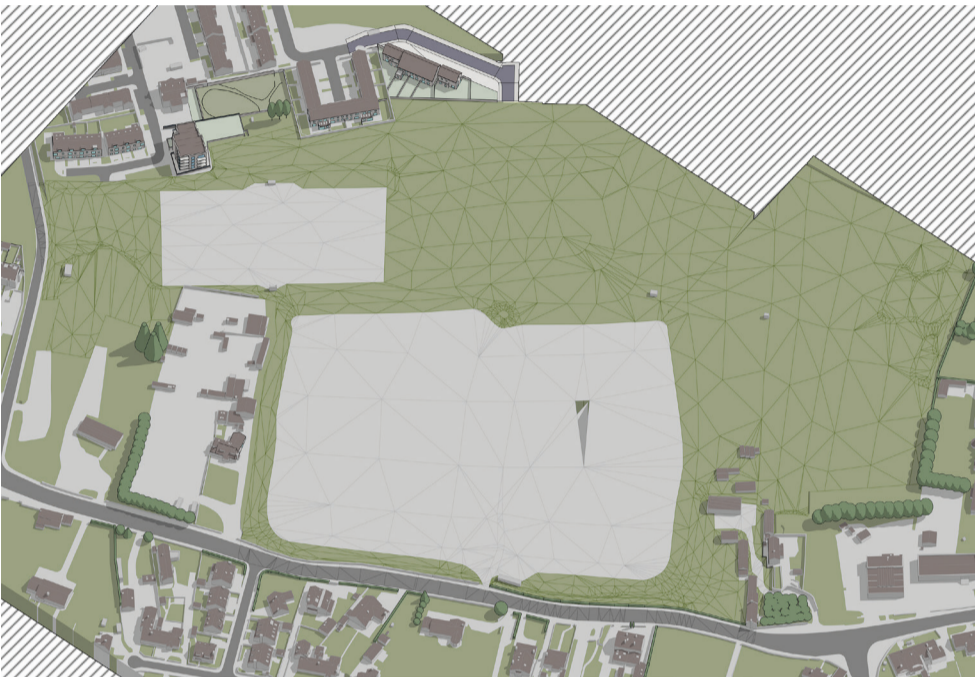
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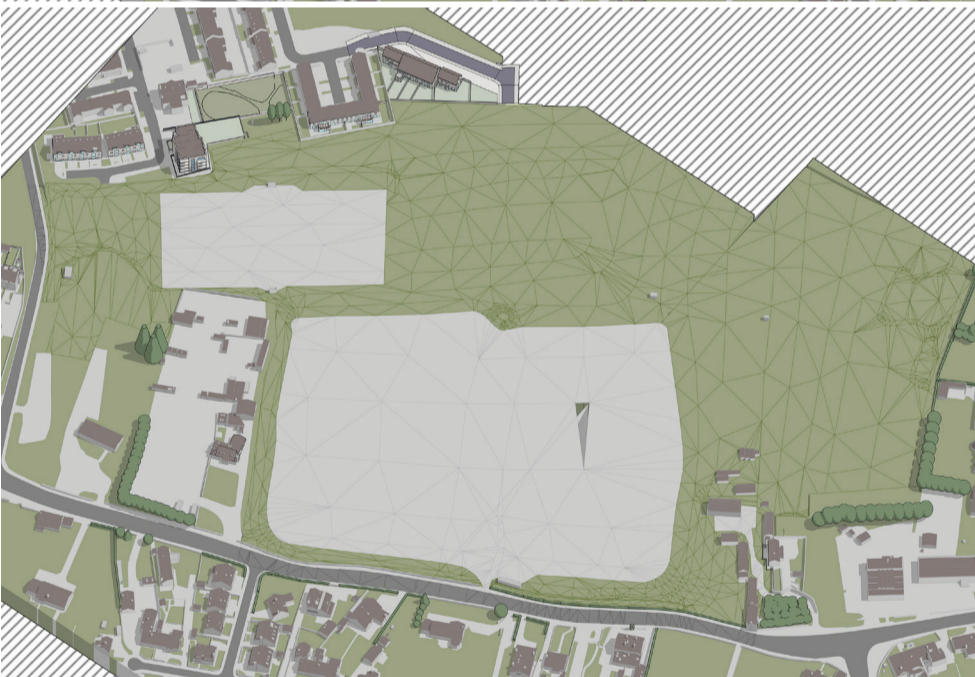
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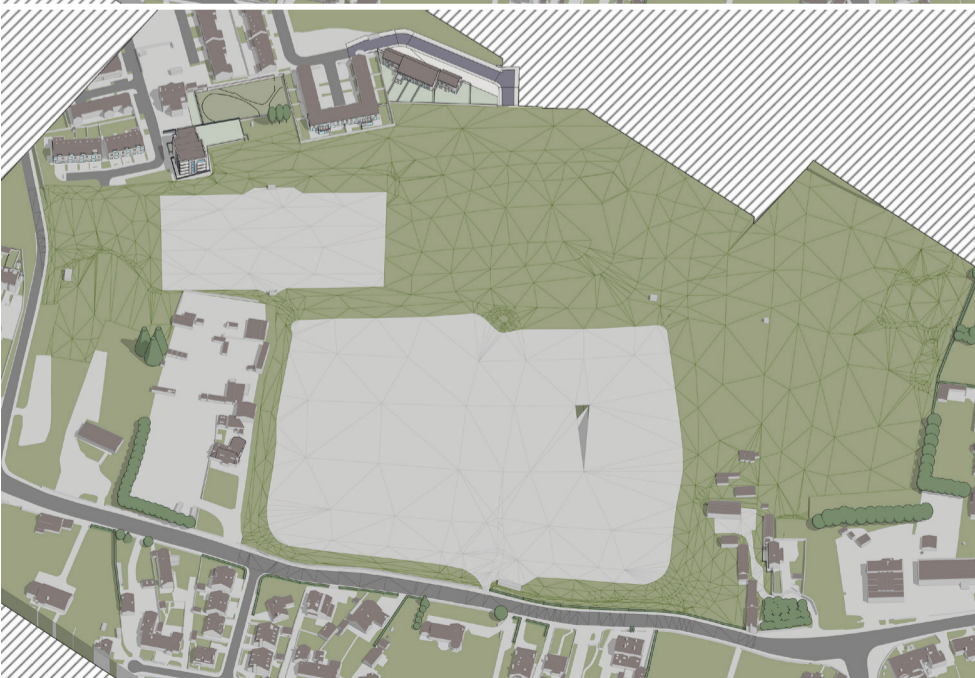
June 21st 11:00



June 21st 12:00



June 21st 13:00



June 21st
Sunrise 4:57 | Sunset 21:57

Project: Kiltiernan Village SHD

Applicant: Liscove Limited

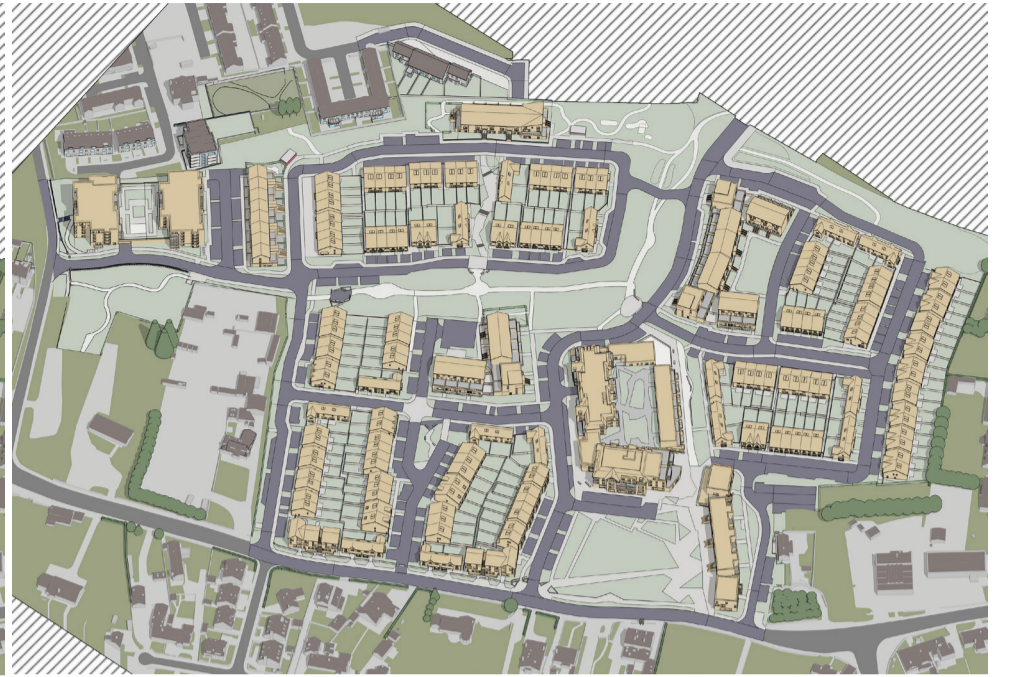
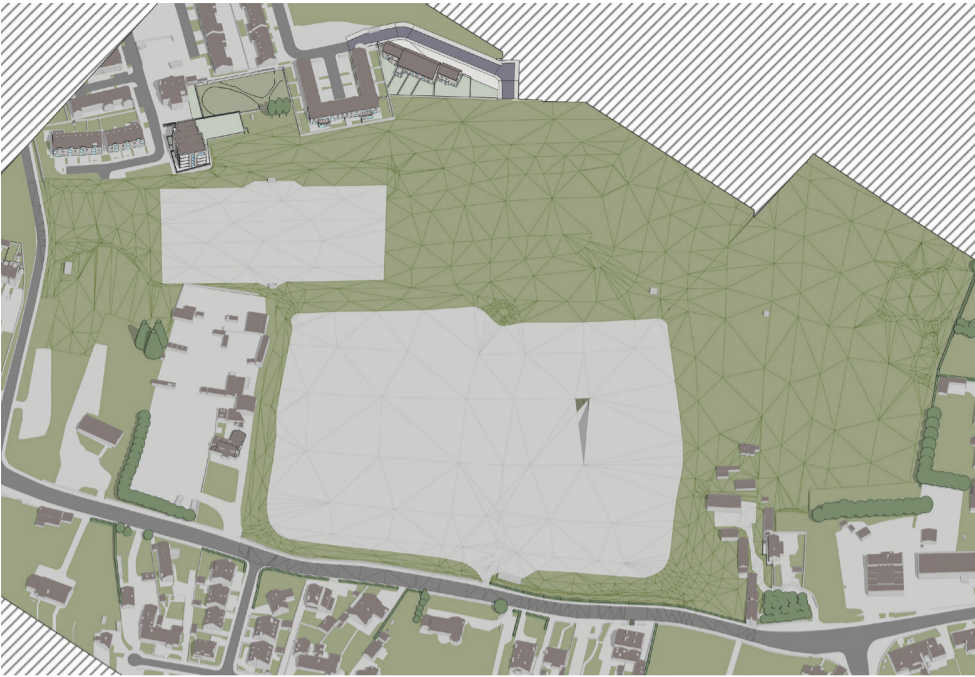




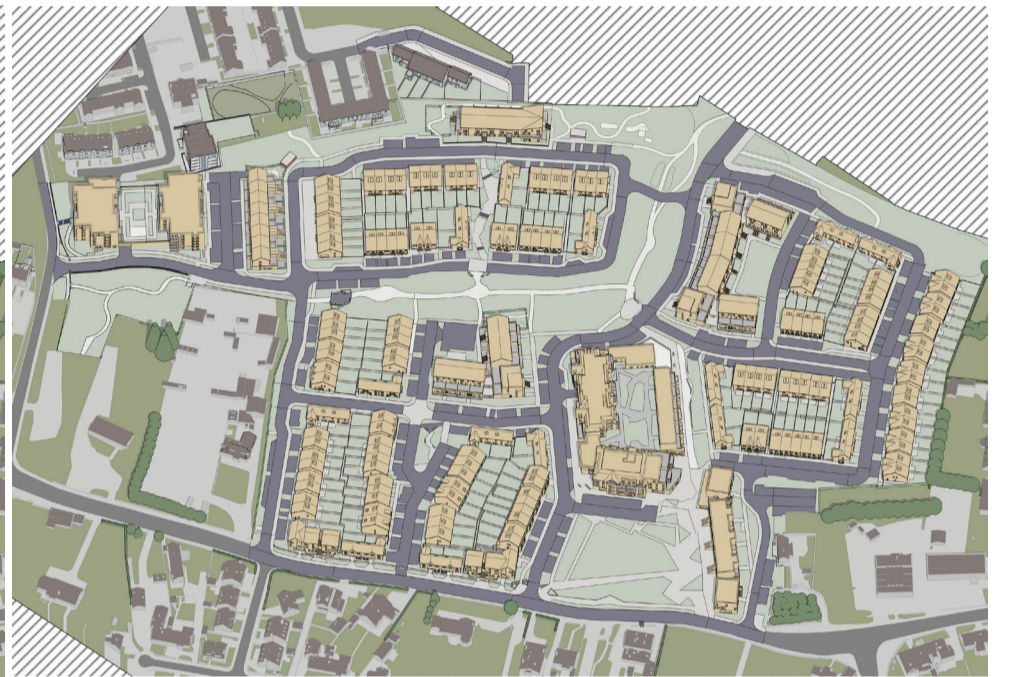
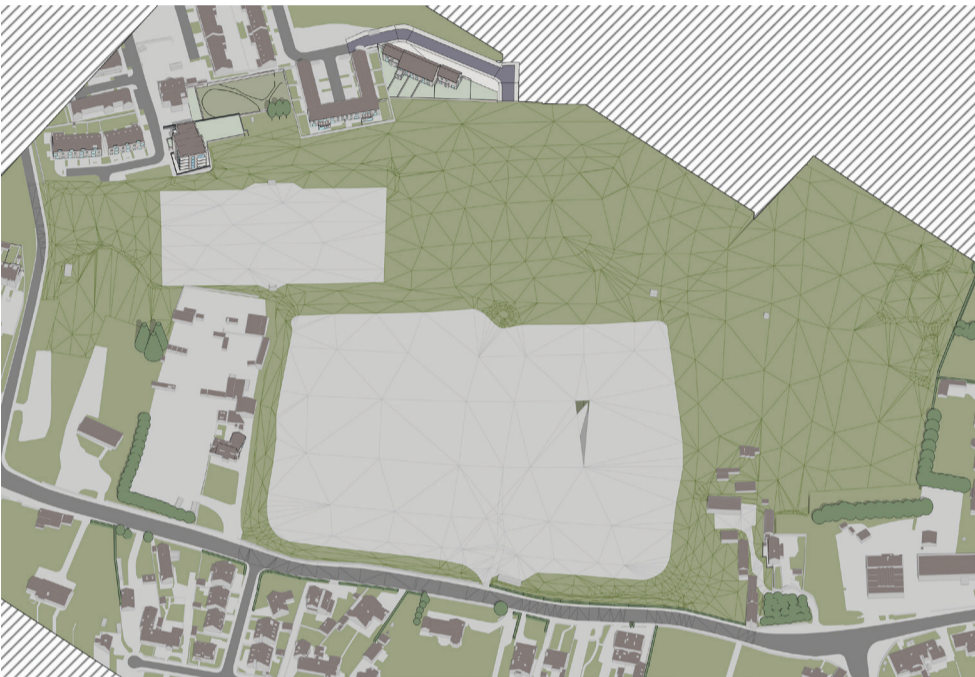
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Proposed

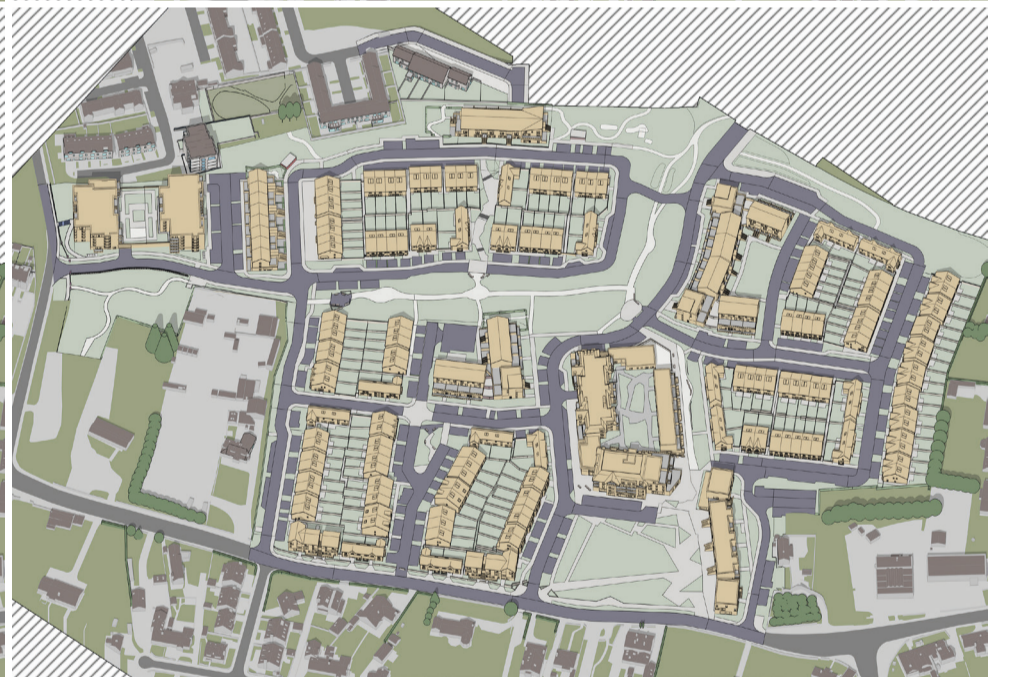
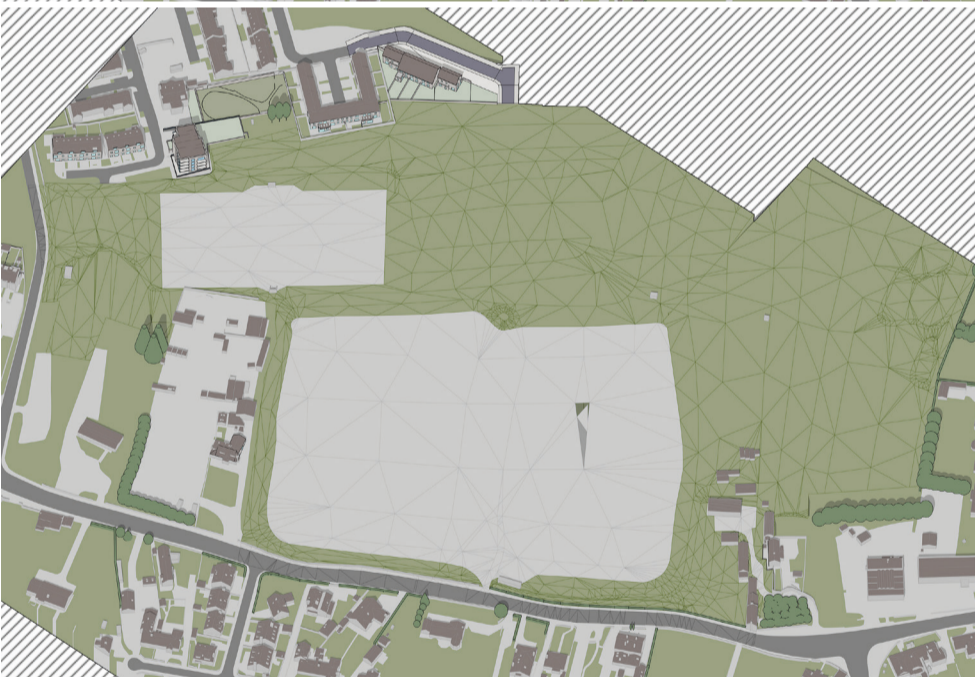
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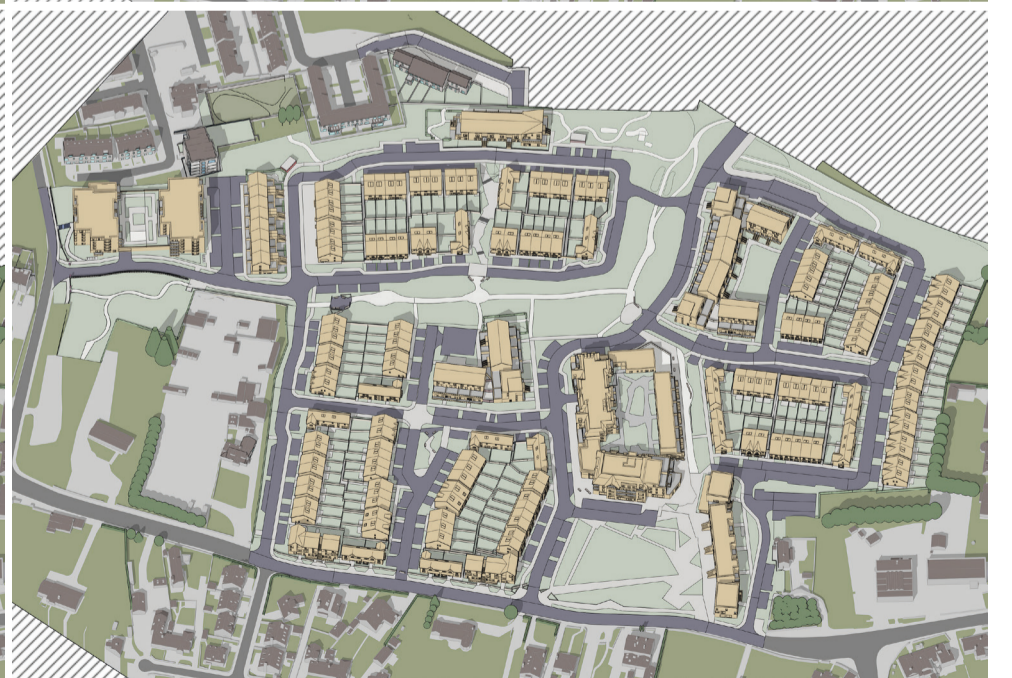
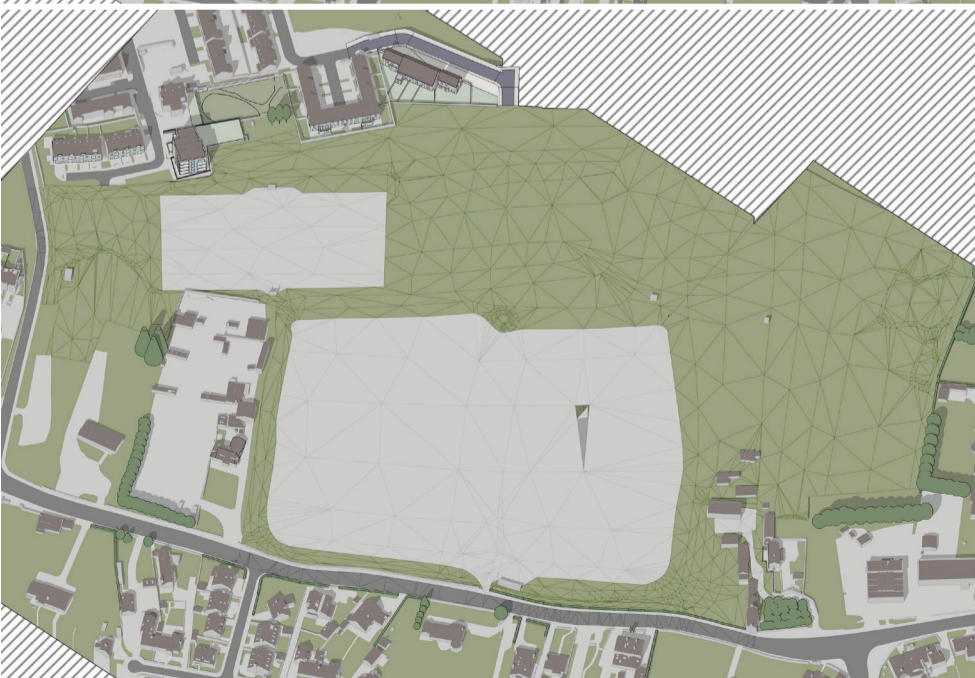
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June 21st 16:00



June 21st 17:00



June 21st
Sunrise 4:57 | Sunset 21:57

Project: Kiltiernan Village SHD

Applicant: Liscove Limited

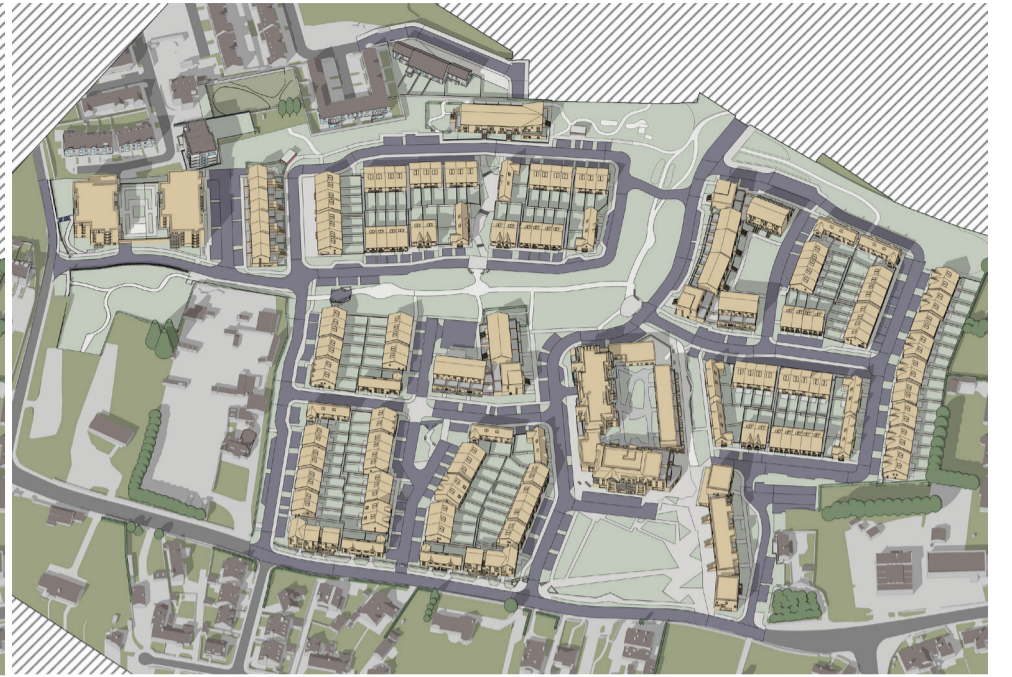
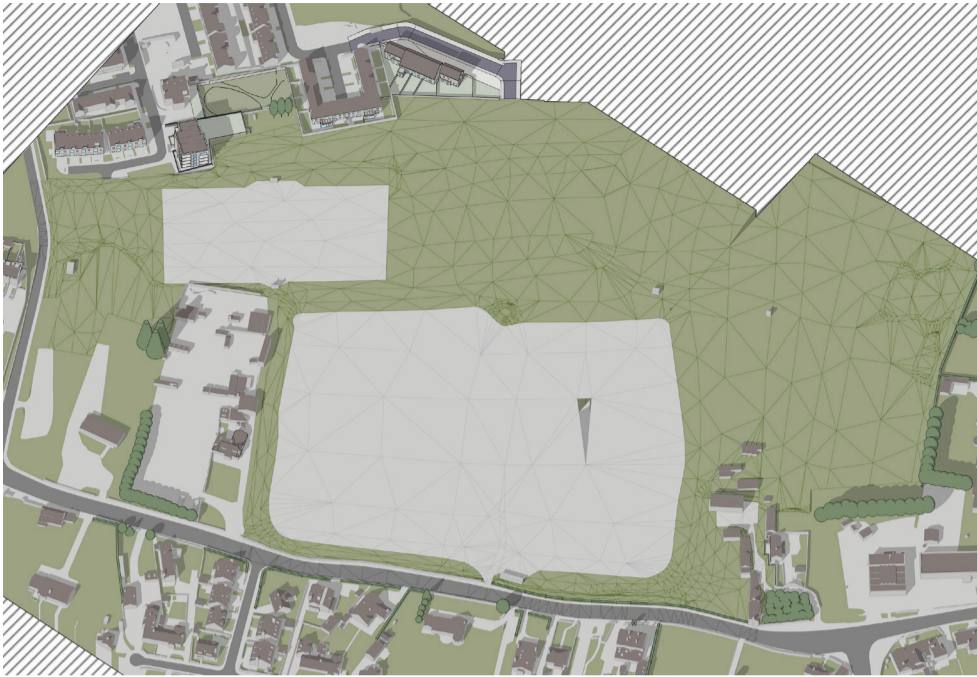




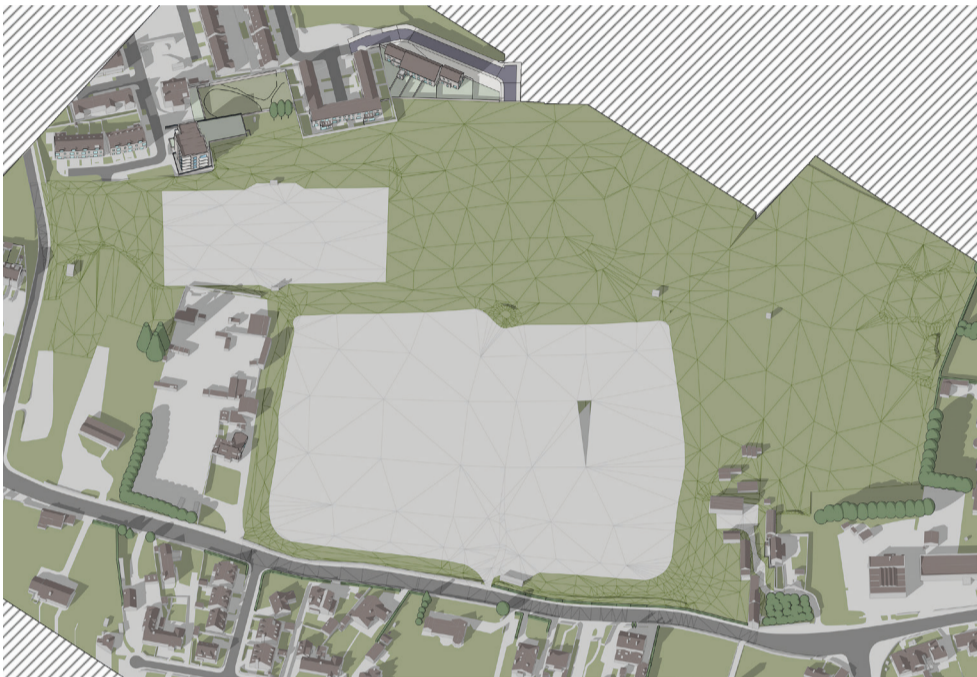
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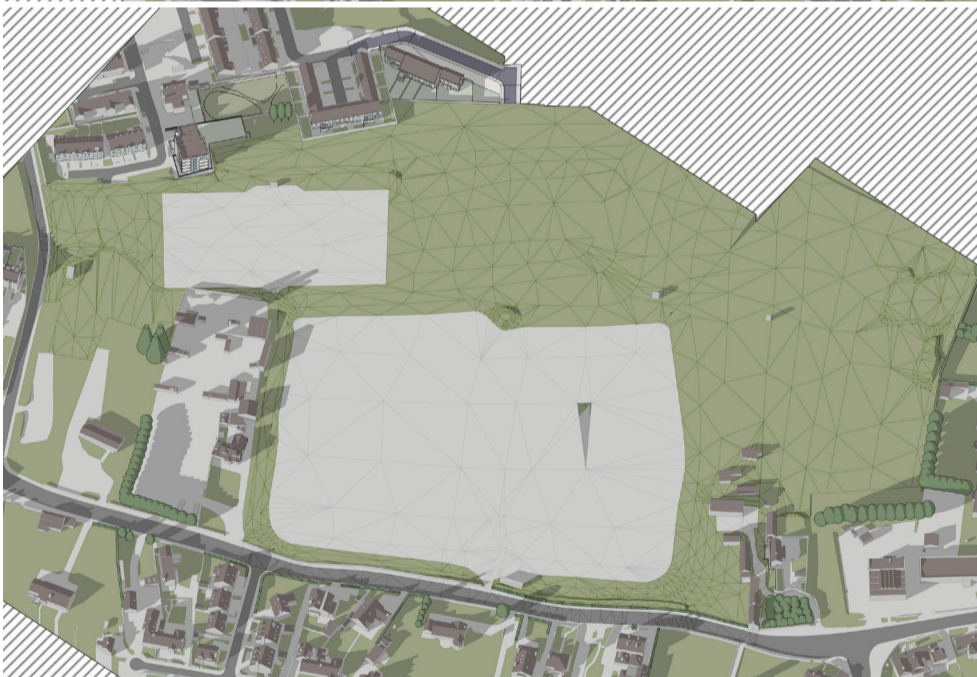
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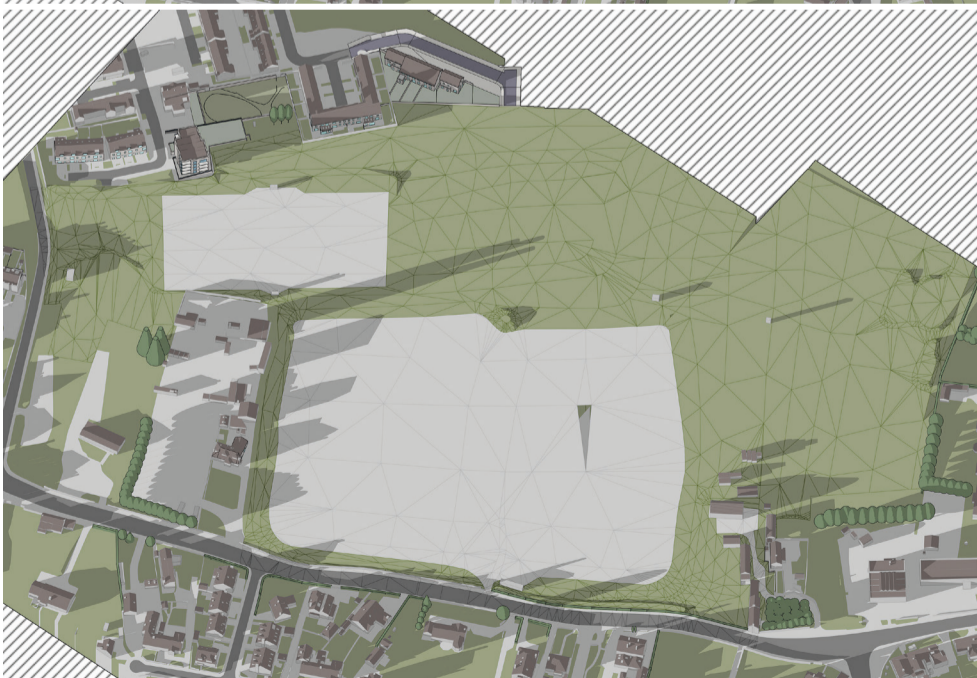
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June 21st 20:00



June 21st 21:00



June 21st
Sunrise 4:57 | Sunset 21:57

Project: Kiltiernan Village SHD

Applicant: Liscove Limited

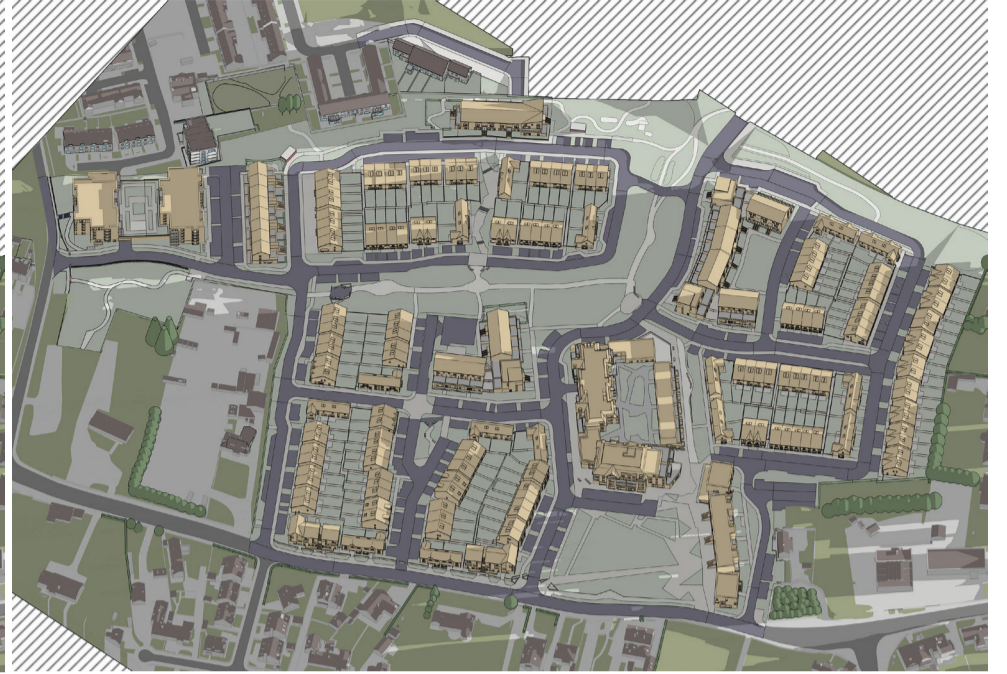
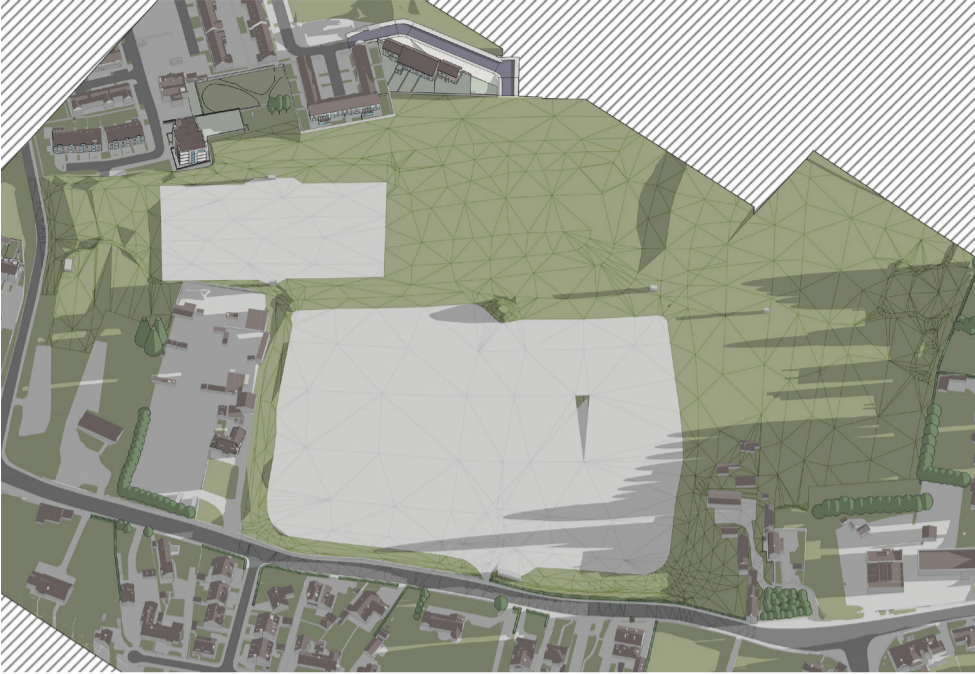




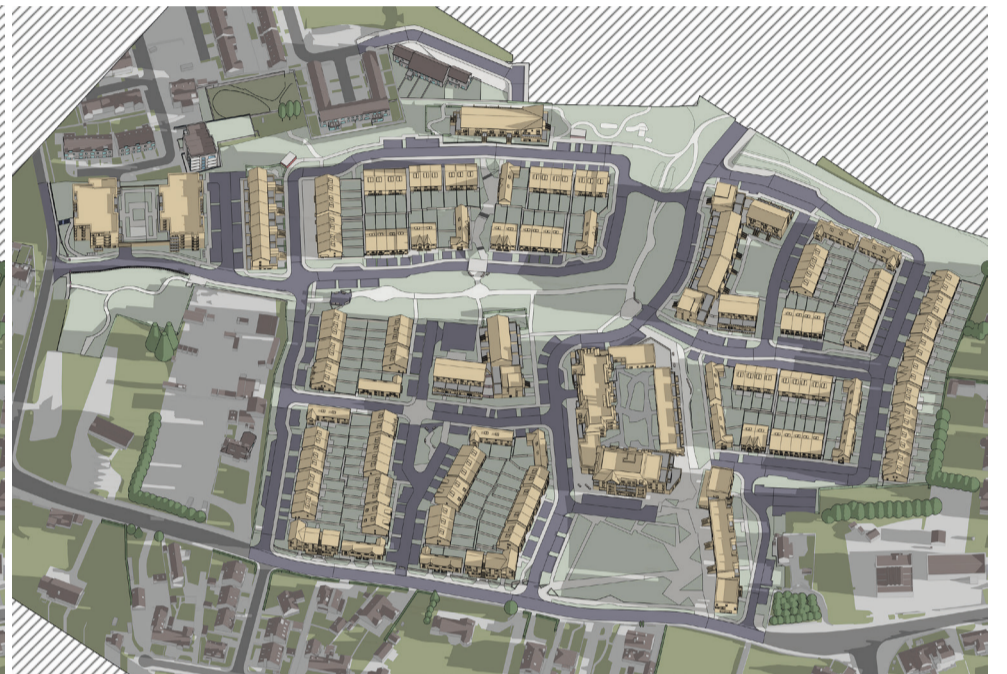
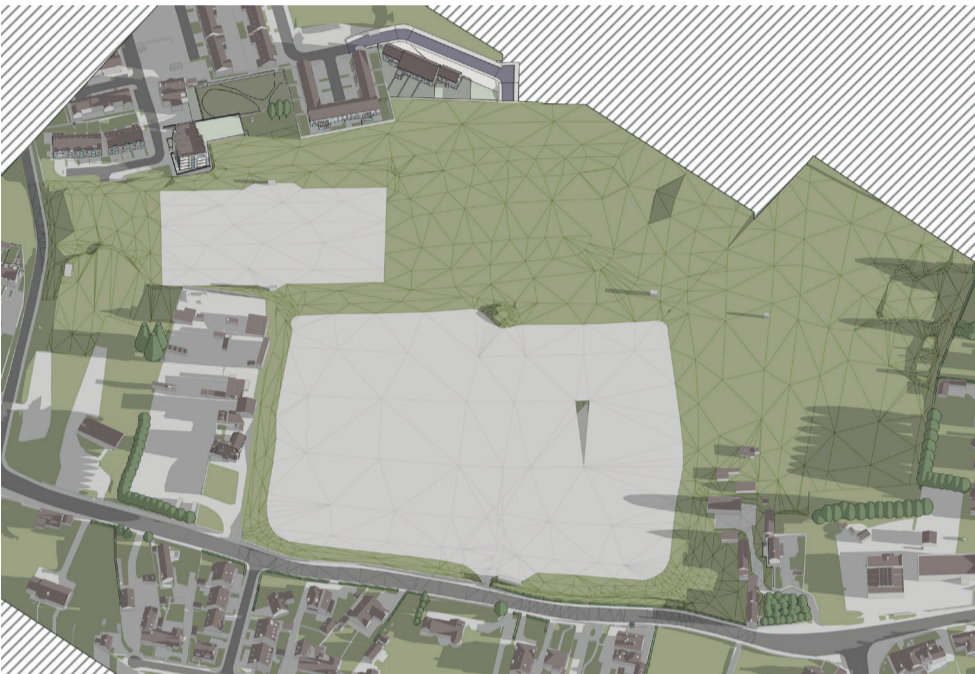
Baseline

Proposed

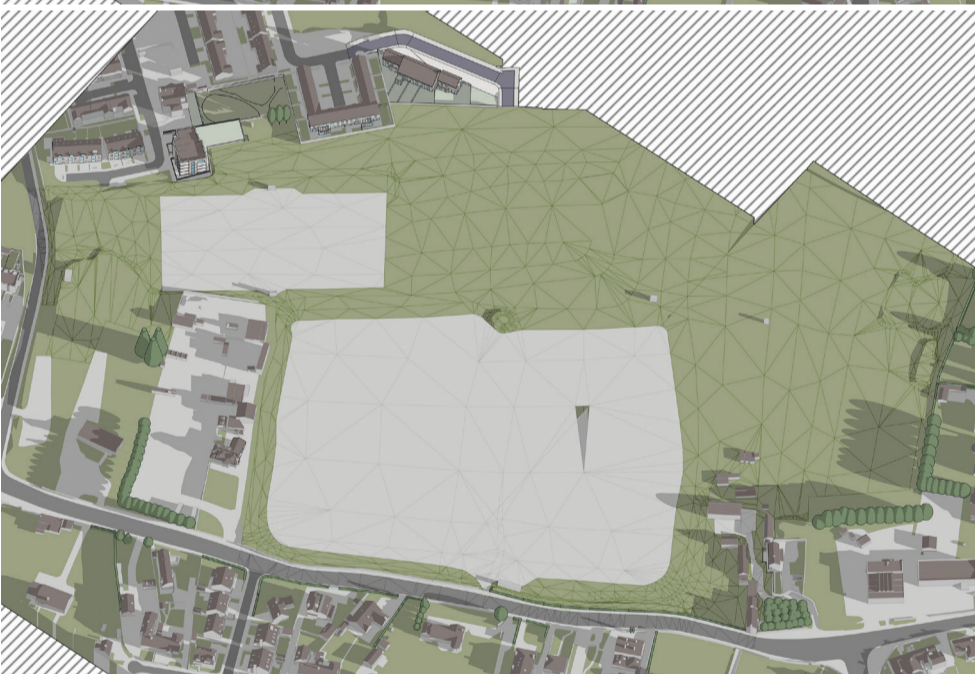
December 21st 9:00



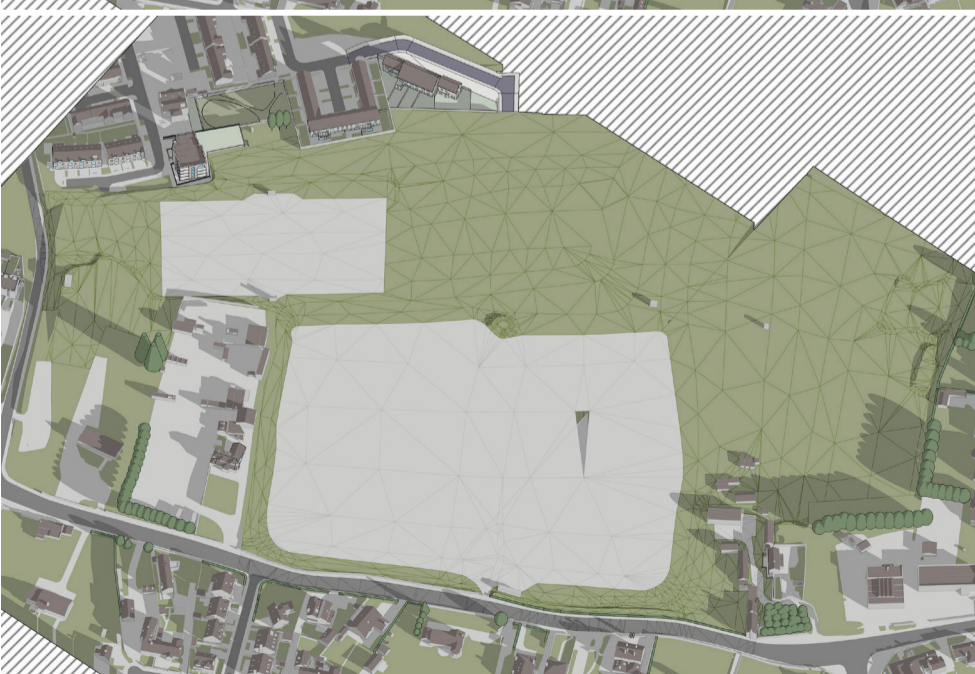
December 21st 10:00



December 21st 11:00



December 21st 12:00



6.5.3 Shadow Study 21 December

Project: Kiltiernan Village SHD



December 21st
Sunrise 8:38 | Sunset 16:08

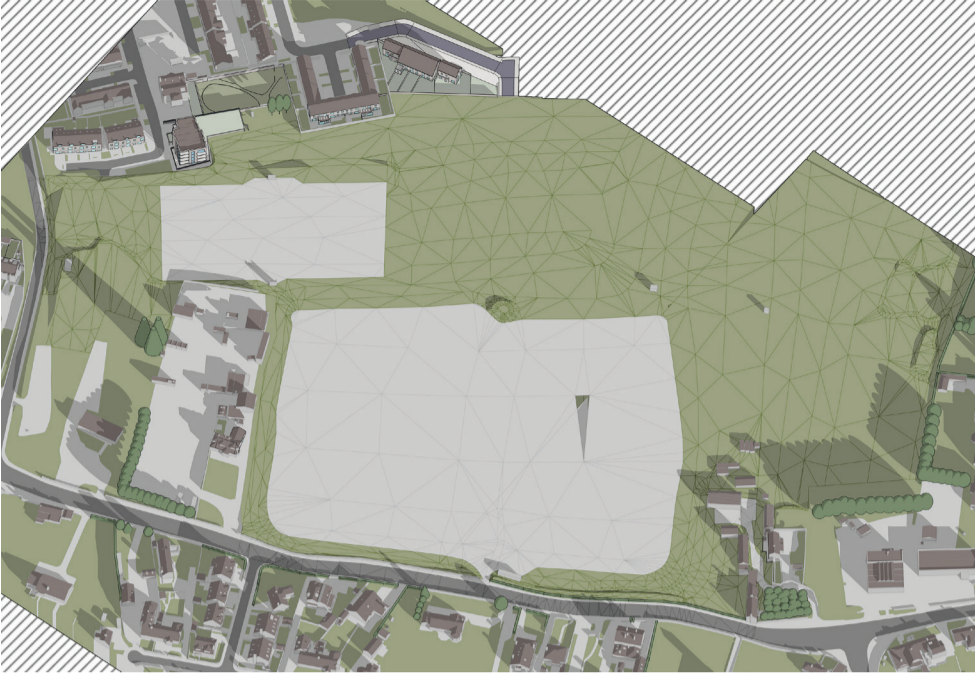
Applicant: Liscove Limited



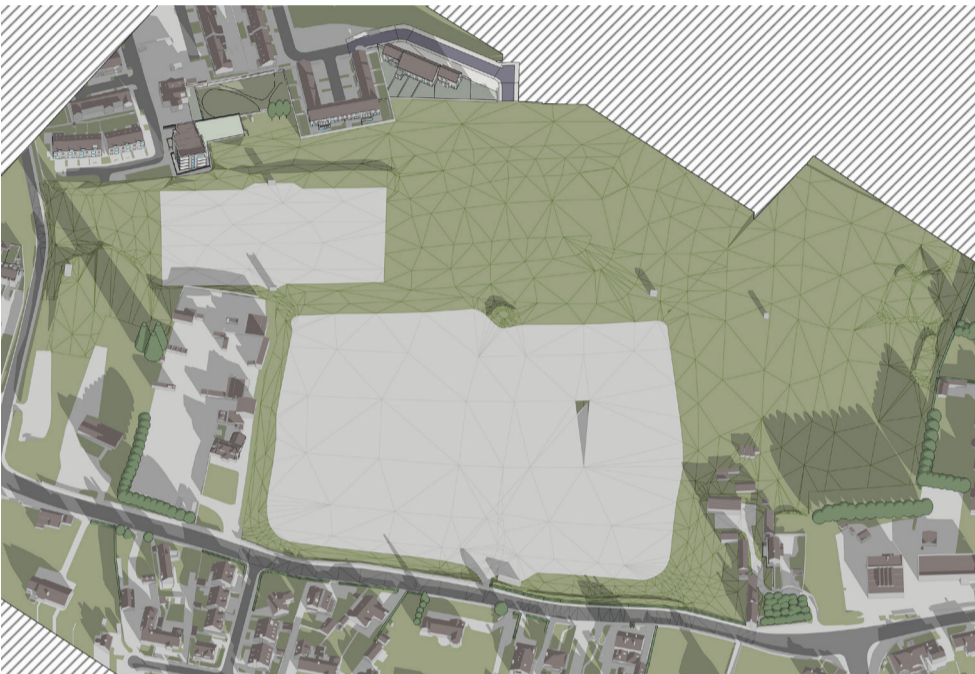
Baseline

Proposed

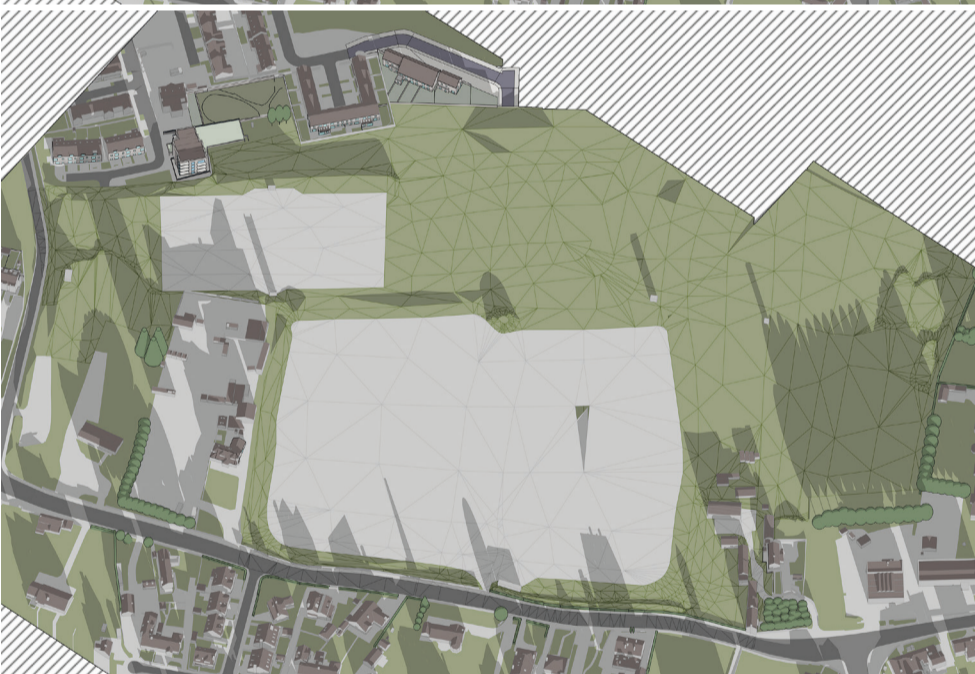
December 21st 13:00



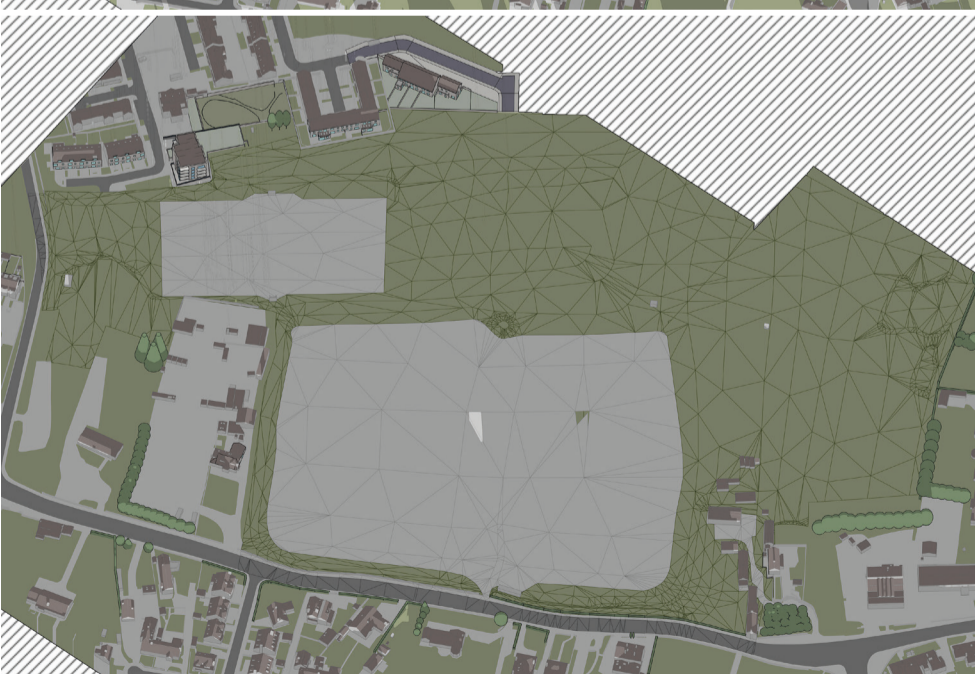
December 21st 14:00



December 21st 15:00



December 21st 16:00



December 21st
Sunrise 8:38 | Sunset 16:08

Project: Kiltiernan Village SHD

Applicant: Liscove Limited



7.0 Scheme Performance Results

7.1 Sun On Ground in Proposed Public Open Areas

Table No. 7.1: SOG Results: Proposed Public Open Areas			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Public Open Space 1	99.4%	50.0%	BRE Compliant
Public Open Space 2	100.0%	50.0%	BRE Compliant
Public Open Space 3	99.2%	50.0%	BRE Compliant
Public Open Space 4	100.0%	50.0%	BRE Compliant
Public Open Space 5	99.9%	50.0%	BRE Compliant
Public Open Space 6	100.0%	50.0%	BRE Compliant
Public Open Space 7	99.8%	50.0%	BRE Compliant
Public Open Space 8	97.9%	50.0%	BRE Compliant
Public Open Space 9	97.9%	50.0%	BRE Compliant
Dingle Way	99.9%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

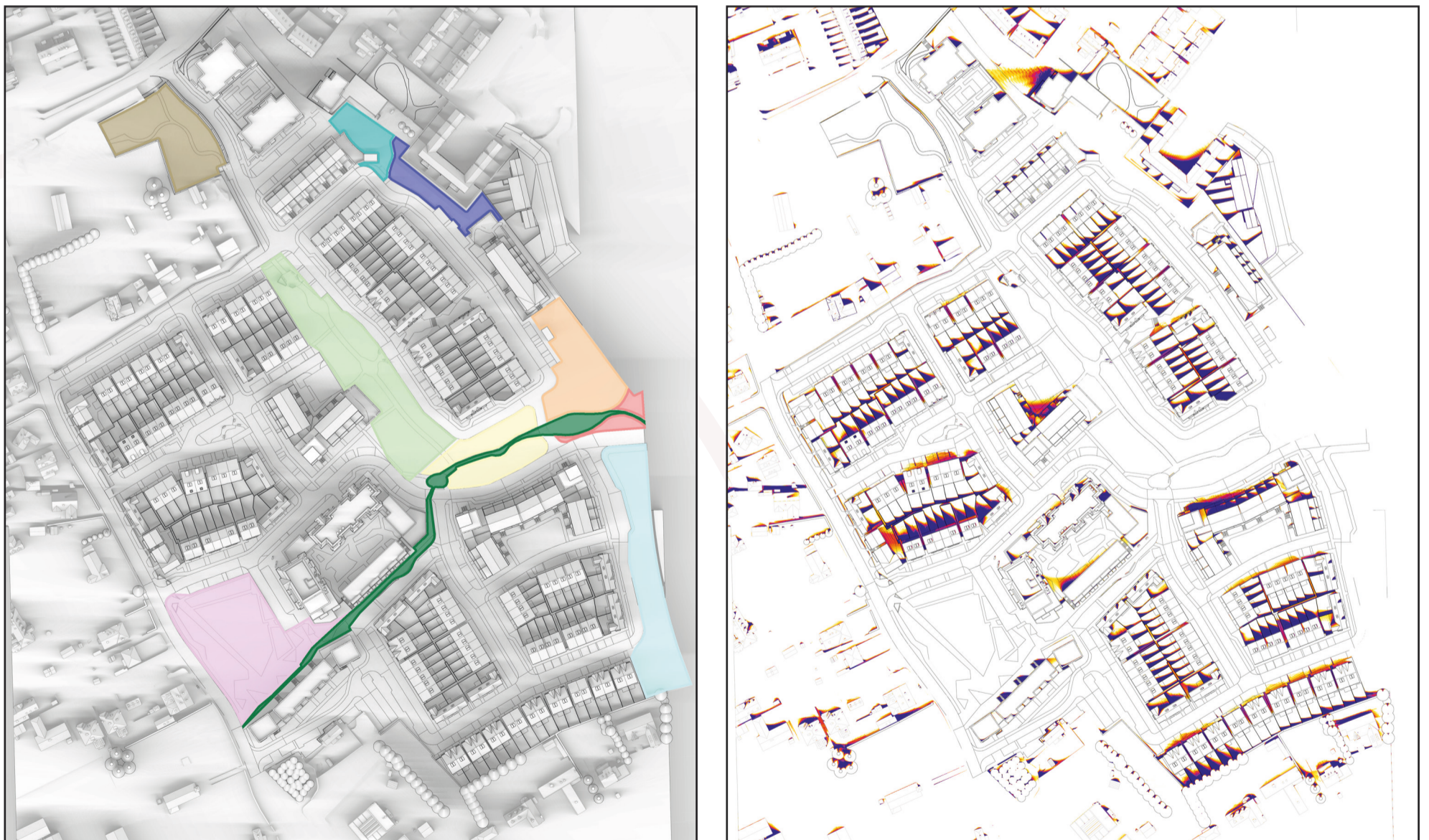


Figure 7.1: Indication of the amenity areas that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.2 Sun On Ground in Proposed Communal Open Areas

Table No. 7.2: SOG Results: Proposed Communal Open Areas			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Communal Open Space 1	90.4%	50.0%	BRE Compliant
Communal Open Space 2	11.7%	50.0%	23.5%
Communal Open Space 3	98.0%	50.0%	BRE Compliant
Communal Open Space 4	97.3%	50.0%	BRE Compliant
Communal Open Space 5	92.4%	50.0%	BRE Compliant
Communal Open Space 6	100.0%	50.0%	BRE Compliant
Communal Open Space 7	100.0%	50.0%	BRE Compliant
Communal Open Space 8	93.2%	50.0%	BRE Compliant
Communal Open Space 9	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

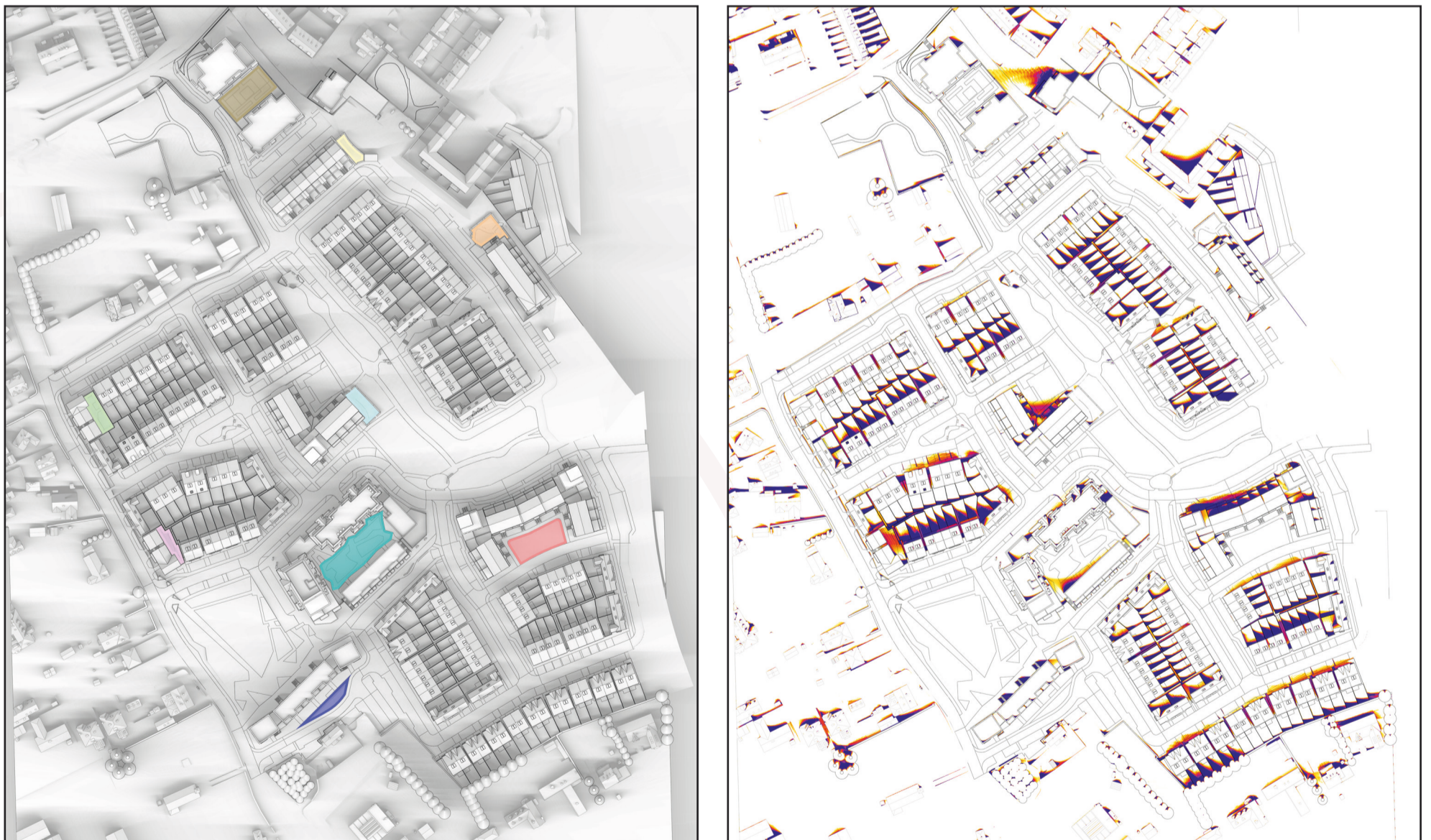


Figure 7.2: Indication of the amenity areas that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3 Sunlight in Proposed Private Amenity Areas

7.3.1 Duplex A1

Table No. 7.3: Sunlight in Proposed Private Amenity Area Results: Duplex A1			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Ground Floor			
Duplex A1_01	100.0%	50.0%	BRE Compliant
Duplex A1_02	100.0%	50.0%	BRE Compliant
Duplex A1_03	100.0%	50.0%	BRE Compliant
1st Floor			
Duplex A1_04	100.0%	50.0%	BRE Compliant
Duplex A1_05	83.3%	50.0%	BRE Compliant
Duplex A1_06	66.7%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

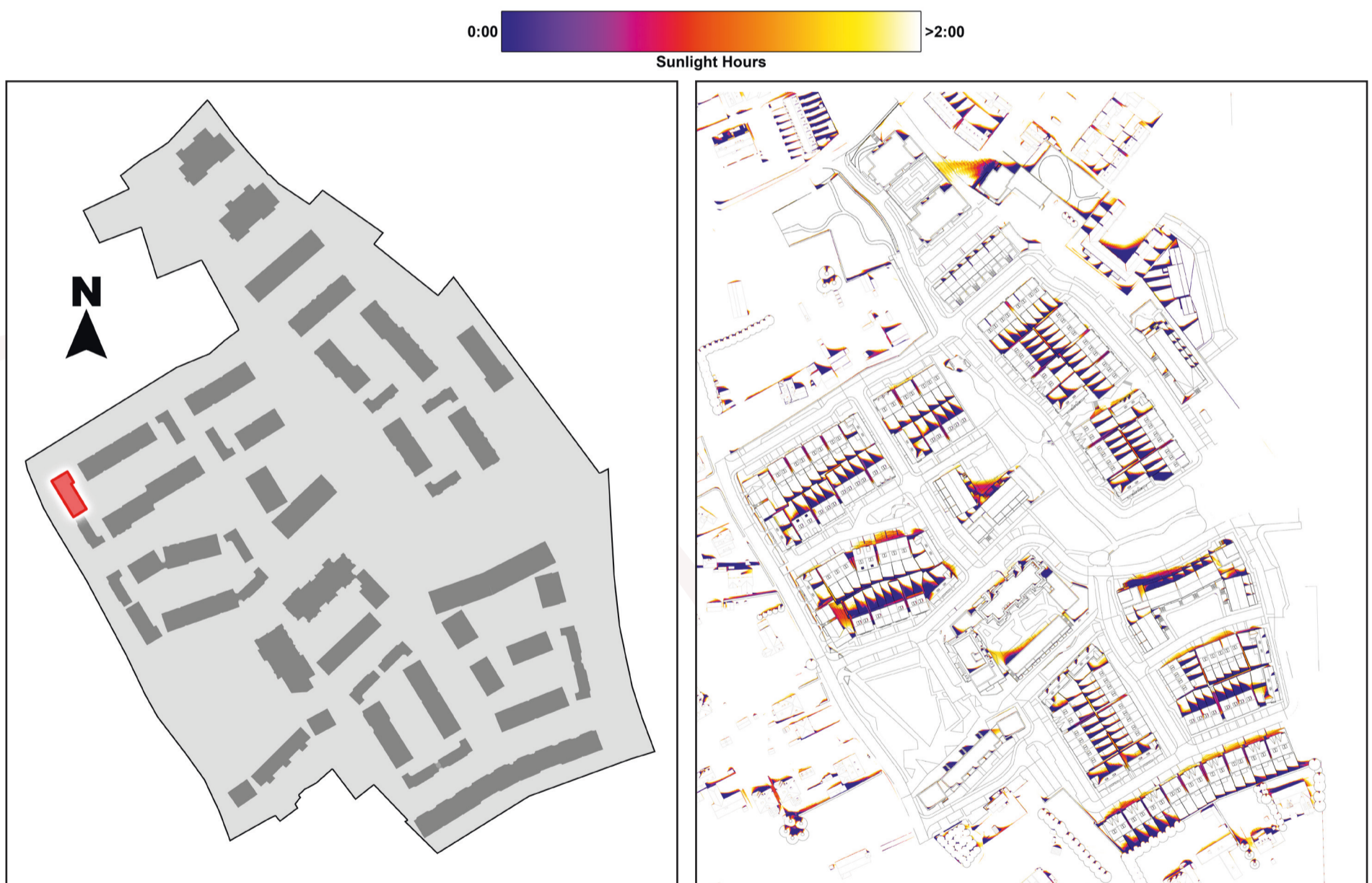


Figure 7.3: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.2 Duplex A2

Table No. 7.4: Sunlight in Proposed Private Amenity Area Results: Duplex A2			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Ground Floor			
Duplex A2_07	100.0%	50.0%	BRE Compliant
Duplex A2_08	100.0%	50.0%	BRE Compliant
Duplex A2_09	100.0%	50.0%	BRE Compliant
1st Floor			
Duplex A2_10	100.0%	50.0%	BRE Compliant
Duplex A2_11	83.3%	50.0%	BRE Compliant
Duplex A2_12	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

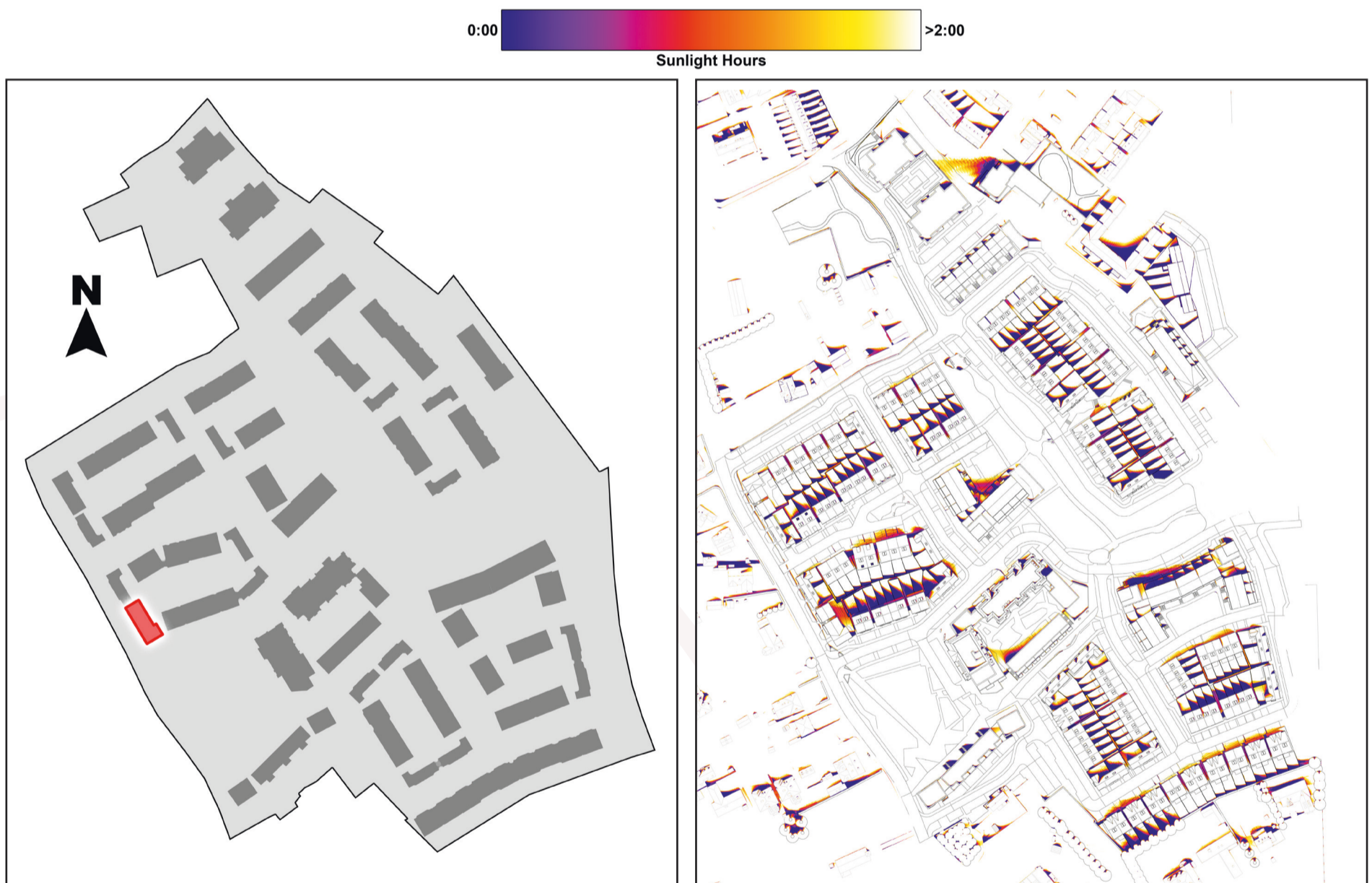


Figure 7.4: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.3 Duplex B1 - Ground Floor

Table No. 7.5: Sunlight in Proposed Private Amenity Area Results: Duplex B1 - Ground Floor			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Duplex B1_1 (South East)	100.0%	50.0%	BRE Compliant
Duplex B1_1 (North West)	61.9%	50.0%	BRE Compliant
Duplex B1_2 (South East)	100.0%	50.0%	BRE Compliant
Duplex B1_2 (North West)	48.4%	50.0%	96.8%
Duplex B1_3 (South East)	100.0%	50.0%	BRE Compliant
Duplex B1_3 (North West)	3.2%	50.0%	6.4%
Duplex B1_4 (South East)	100.0%	50.0%	BRE Compliant
Duplex B1_4 (North West)	0.0%	50.0%	0.0%
Duplex B1_5 (South East)	100.0%	50.0%	BRE Compliant
Duplex B1_5 (North West)	0.0%	50.0%	0.0%
Duplex B1_6 (South East)	100.0%	50.0%	BRE Compliant
Duplex B1_6 (North West)	34.3%	50.0%	68.5%
Duplex B1_7 (South West)	100.0%	50.0%	BRE Compliant
Duplex B1_7 (North East)	0.5%	50.0%	1.0%
Duplex B1_8 (South West)	99.7%	50.0%	BRE Compliant
Duplex B1_8 (North East)	0.0%	50.0%	0.0%
Duplex B1_9 (North East)	100.0%	50.0%	BRE Compliant
Duplex B1_9 (South West)	29.0%	50.0%	58.0%
Duplex B1_10 (South West)	99.2%	50.0%	BRE Compliant
Duplex B1_10 (North East)	75.8%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

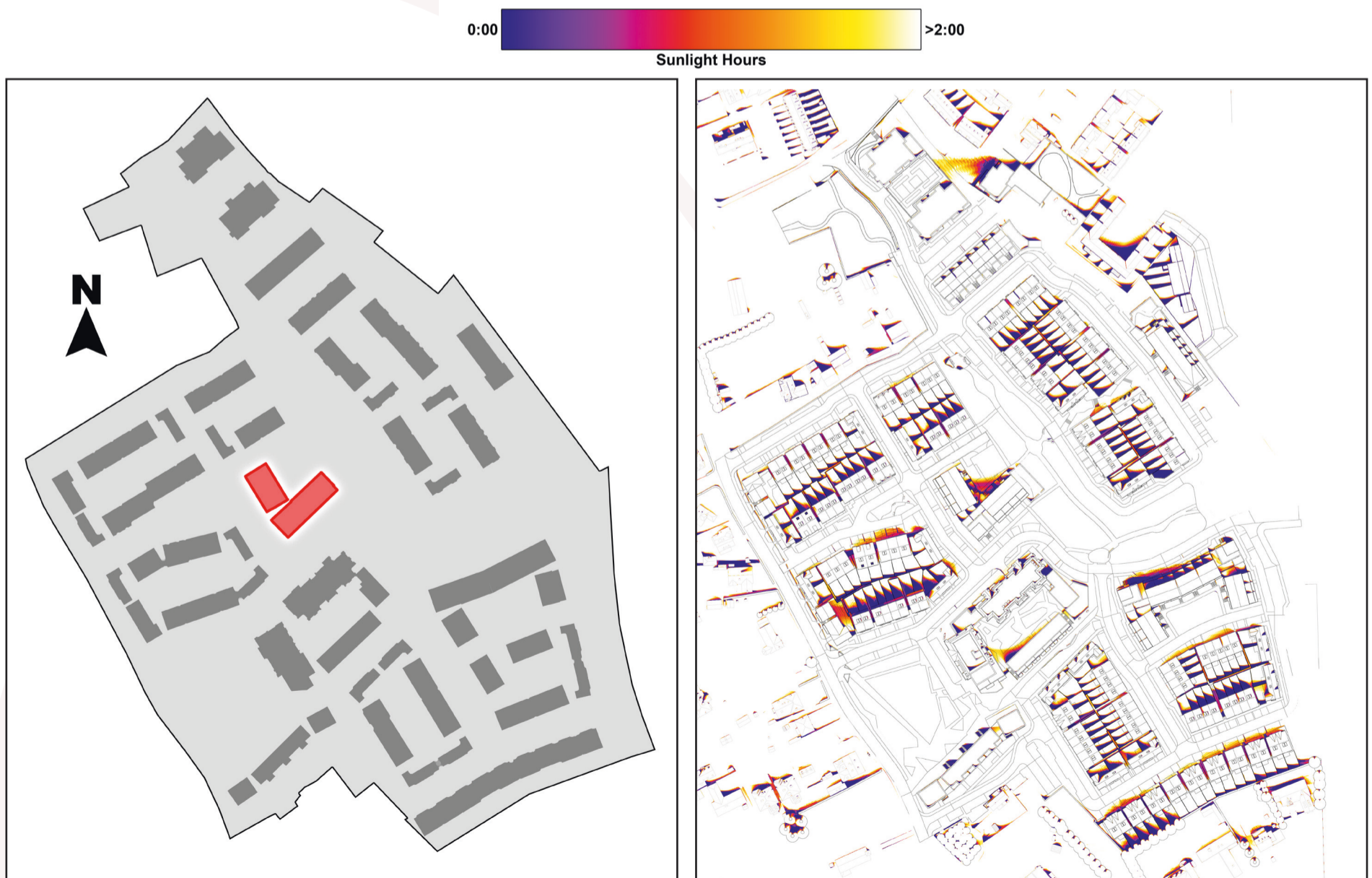


Figure 7.5: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.4 Duplex B1 - 1st Floor

Table No. 7.6: Sunlight in Proposed Private Amenity Area Results: Duplex B1 - 1st Floor			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Duplex B1_11	100.0%	50.0%	BRE Compliant
Duplex B1_12	100.0%	50.0%	BRE Compliant
Duplex B1_13	100.0%	50.0%	BRE Compliant
Duplex B1_14	100.0%	50.0%	BRE Compliant
Duplex B1_15	100.0%	50.0%	BRE Compliant
Duplex B1_16	100.0%	50.0%	BRE Compliant
Duplex B1_17	100.0%	50.0%	BRE Compliant
Duplex B1_18	99.5%	50.0%	BRE Compliant
Duplex B1_19	99.1%	50.0%	BRE Compliant
Duplex B1_20	99.9%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

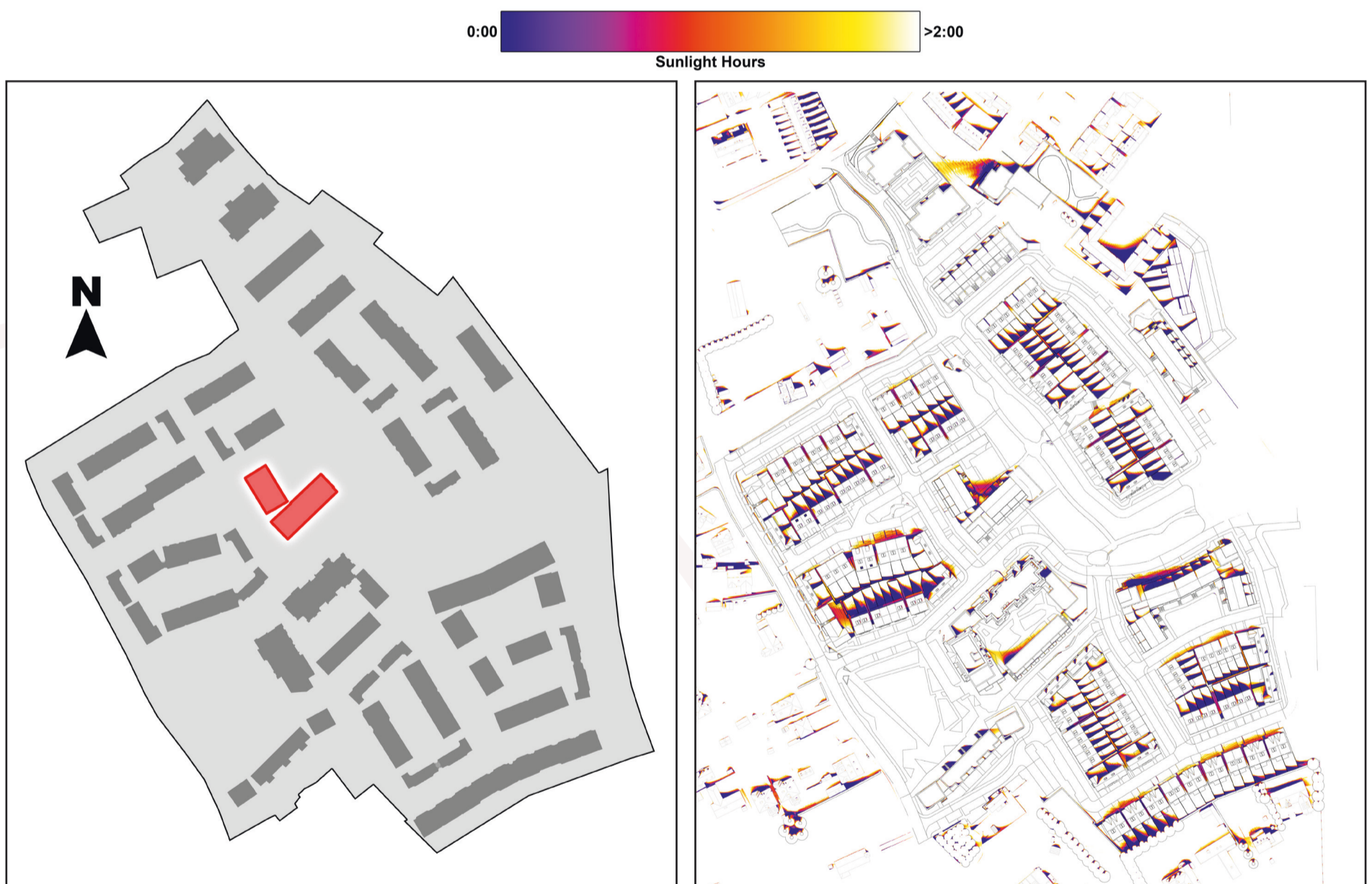


Figure 7.6: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.5 Duplex B2-B3 - Ground Floor

Table No. 7.7: Sunlight in Proposed Private Amenity Area Results: Duplex B2-B3 - Ground Floor			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Duplex B2-B3_1 (West)	100.0%	50.0%	BRE Compliant
Duplex B2-B3_1 (East)	100.0%	50.0%	BRE Compliant
Duplex B2-B3_2 (West)	97.9%	50.0%	BRE Compliant
Duplex B2-B3_2 (East)	41.1%	50.0%	82.1%
Duplex B2-B3_3 (West)	98.5%	50.0%	BRE Compliant
Duplex B2-B3_3 (East)	57.0%	50.0%	BRE Compliant
Duplex B2-B3_4 (South)	66.1%	50.0%	BRE Compliant
Duplex B2-B3_4 (North)	100.0%	50.0%	BRE Compliant
Duplex B2-B3_5 (South)	54.3%	50.0%	BRE Compliant
Duplex B2-B3_5 (North)	100.0%	50.0%	BRE Compliant
Duplex B2-B3_6 (South)	100.0%	50.0%	BRE Compliant
Duplex B2-B3_6 (North)	0.0%	50.0%	0.0%
Duplex B2-B3_7 (South)	100.0%	50.0%	BRE Compliant
Duplex B2-B3_7 (North)	0.0%	50.0%	0.0%
Duplex B2-B3_8 (South)	100.0%	50.0%	BRE Compliant
Duplex B2-B3_8 (North)	0.0%	50.0%	0.0%

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.



Figure 7.7: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.6 Duplex B2-B3 - Ground Floor

Table No. 7.8: Sunlight in Proposed Private Amenity Area Results: Duplex B2-B3 - Ground Floor			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Duplex B2-B3_9 (South)	100.0%	50.0%	BRE Compliant
Duplex B2-B3_9 (North)	0.0%	50.0%	0.0%
Duplex B2-B3_10 (South)	99.1%	50.0%	BRE Compliant
Duplex B2-B3_10 (North)	9.5%	50.0%	18.9%
Duplex B2-B3_11 (South)	100.0%	50.0%	BRE Compliant
Duplex B2-B3_11 (North)	0.0%	50.0%	0.0%
Duplex B2-B3_12 (South)	95.9%	50.0%	BRE Compliant
Duplex B2-B3_12 (North)	5.4%	50.0%	10.9%
Duplex B2-B3_13 (South)	7.7%	50.0%	15.4%
Duplex B2-B3_13 (North)	100.0%	50.0%	BRE Compliant
Duplex B2-B3_14 (South)	18.3%	50.0%	36.5%
Duplex B2-B3_14 (North)	100.0%	50.0%	BRE Compliant
Duplex B2-B3_15 (West)	91.6%	50.0%	BRE Compliant
Duplex B2-B3_15 (East)	92.7%	50.0%	BRE Compliant
Duplex B2-B3_16 (West)	88.6%	50.0%	BRE Compliant
Duplex B2-B3_16 (East)	92.3%	50.0%	BRE Compliant
Duplex B2-B3_17 (West)	100.0%	50.0%	BRE Compliant
Duplex B2-B3_17 (East)	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

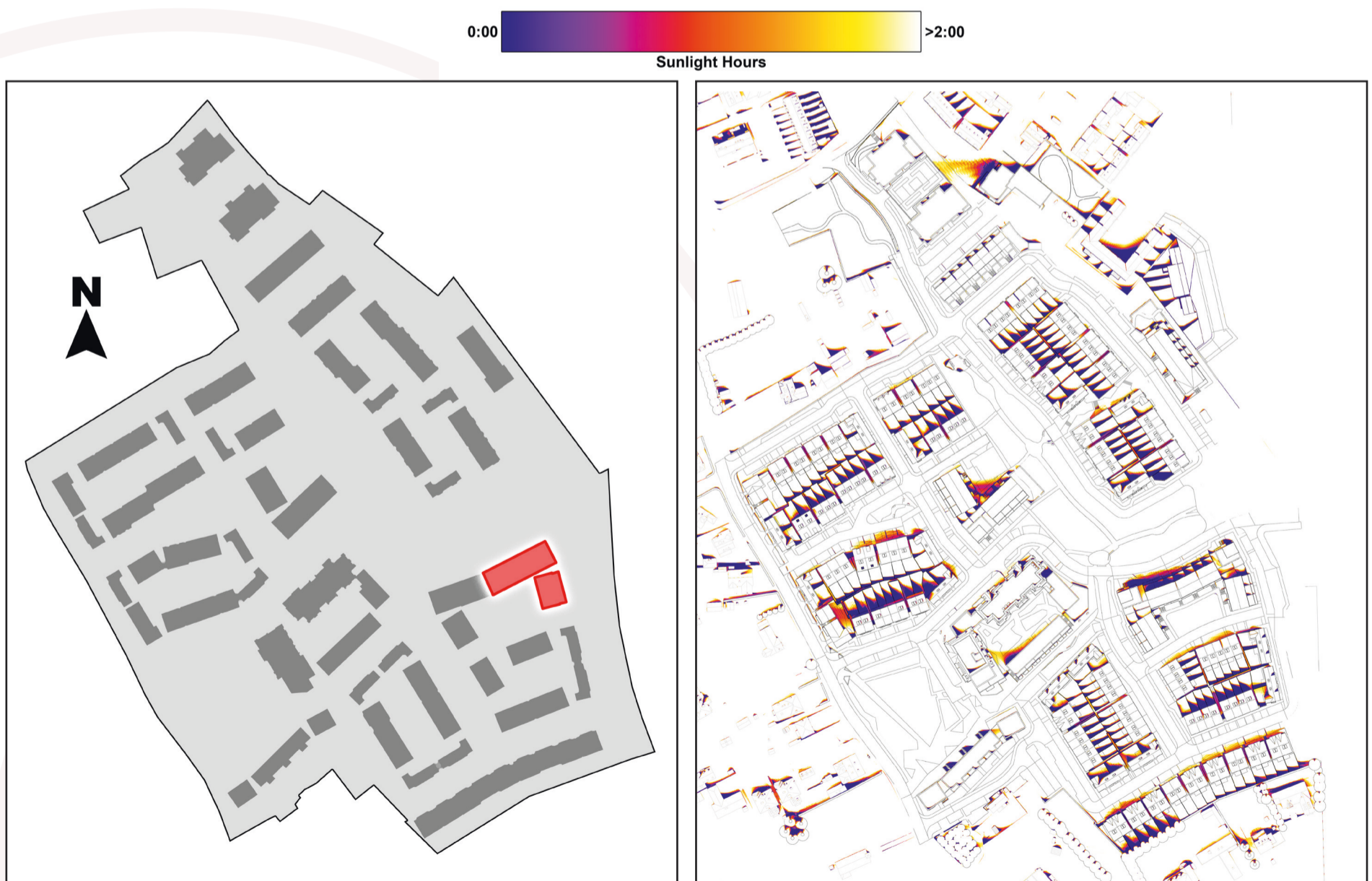


Figure 7.8: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.7 Duplex B2-B3 - 1st Floor

Table No. 7.9: Sunlight in Proposed Private Amenity Area Results: Duplex B2-B3 - 1st Floor			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Duplex B2-B3_18	100.0%	50.0%	BRE Compliant
Duplex B2-B3_19	97.7%	50.0%	BRE Compliant
Duplex B2-B3_20	98.3%	50.0%	BRE Compliant
Duplex B2-B3_21	99.5%	50.0%	BRE Compliant
Duplex B2-B3_22	47.6%	50.0%	95.2%
Duplex B2-B3_23	0.0%	50.0%	0.0%
Duplex B2-B3_24	0.0%	50.0%	0.0%
Duplex B2-B3_25	2.7%	50.0%	5.4%

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

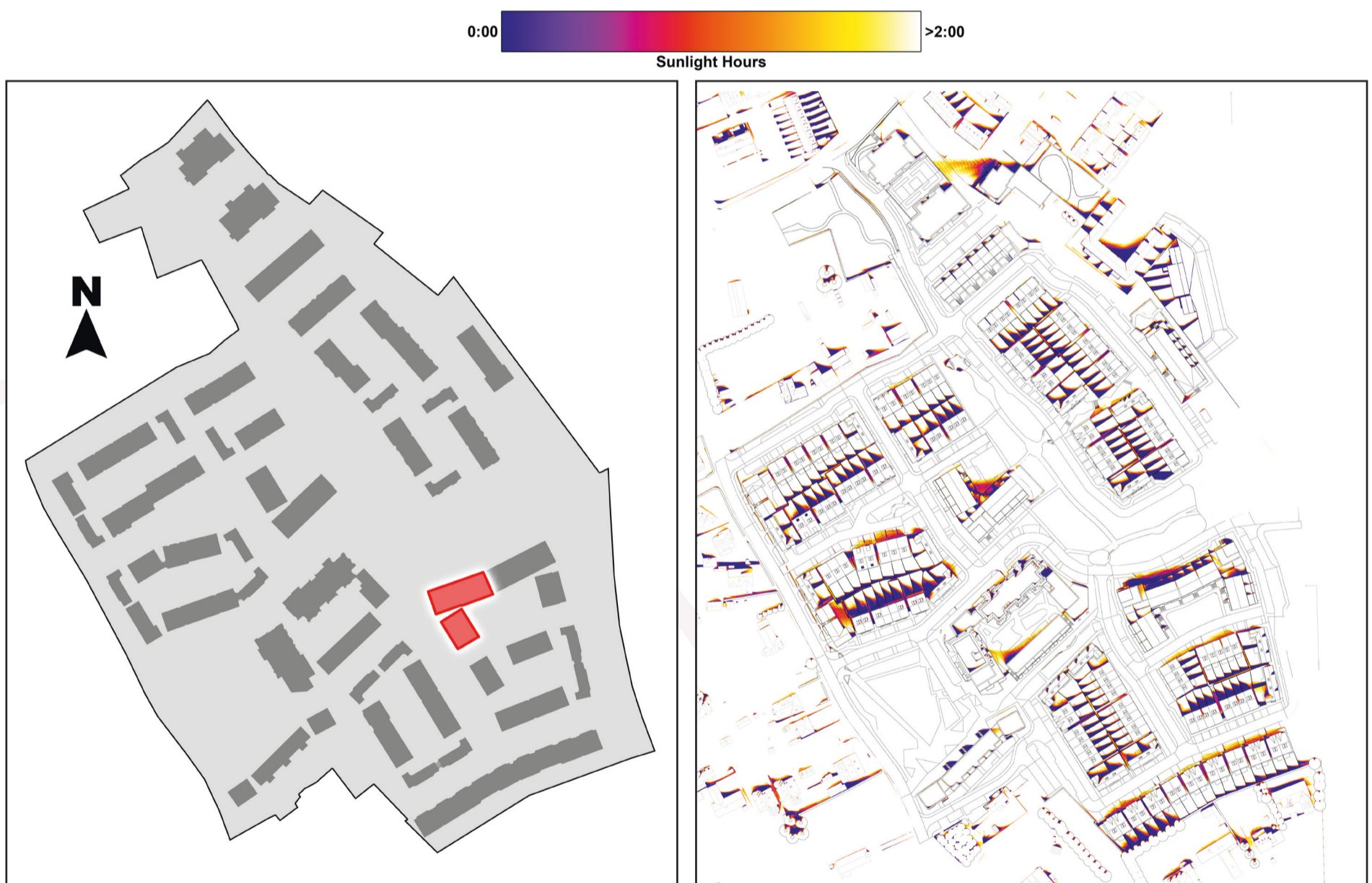


Figure 7.9: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.8 Duplex B2-B3 - 1st Floor

Table No. 7.10: Sunlight in Proposed Private Amenity Area Results: Duplex B2-B3 - 1st Floor			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Duplex B2-B3_26	9.1%	50.0%	18.2%
Duplex B2-B3_27	16.3%	50.0%	32.6%
Duplex B2-B3_28	7.5%	50.0%	15.1%
Duplex B2-B3_29	21.8%	50.0%	43.7%
Duplex B2-B3_30	45.7%	50.0%	91.5%
Duplex B2-B3_31	100.0%	50.0%	BRE Compliant
Duplex B2-B3_32	82.0%	50.0%	BRE Compliant
Duplex B2-B3_33	81.6%	50.0%	BRE Compliant
Duplex B2-B3_34	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.



Figure 7.10: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.9 Duplex C - Ground Floor

Table No. 7.11: Sunlight in Proposed Private Amenity Area Results: Duplex C - Ground Floor			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Duplex C_1 (South East)	100.0%	50.0%	BRE Compliant
Duplex C_1 (North West)	98.1%	50.0%	BRE Compliant
Duplex C_2 (South East)	98.9%	50.0%	BRE Compliant
Duplex C_2 (North West)	60.0%	50.0%	BRE Compliant
Duplex C_3 (South East)	100.0%	50.0%	BRE Compliant
Duplex C_3 (North West)	51.4%	50.0%	BRE Compliant
Duplex C_4 (South East)	99.6%	50.0%	BRE Compliant
Duplex C_4 (North West)	55.3%	50.0%	BRE Compliant
Duplex C_5 (South East)	100.0%	50.0%	BRE Compliant
Duplex C_5 (North West)	50.9%	50.0%	BRE Compliant
Duplex C_6 (South East)	100.0%	50.0%	BRE Compliant
Duplex C_6 (North West)	58.0%	50.0%	BRE Compliant
Duplex C_7 (South East)	100.0%	50.0%	BRE Compliant
Duplex C_7 (North West)	51.1%	50.0%	BRE Compliant
Duplex C_8 (South East)	100.0%	50.0%	BRE Compliant
Duplex C_8 (North West)	54.5%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

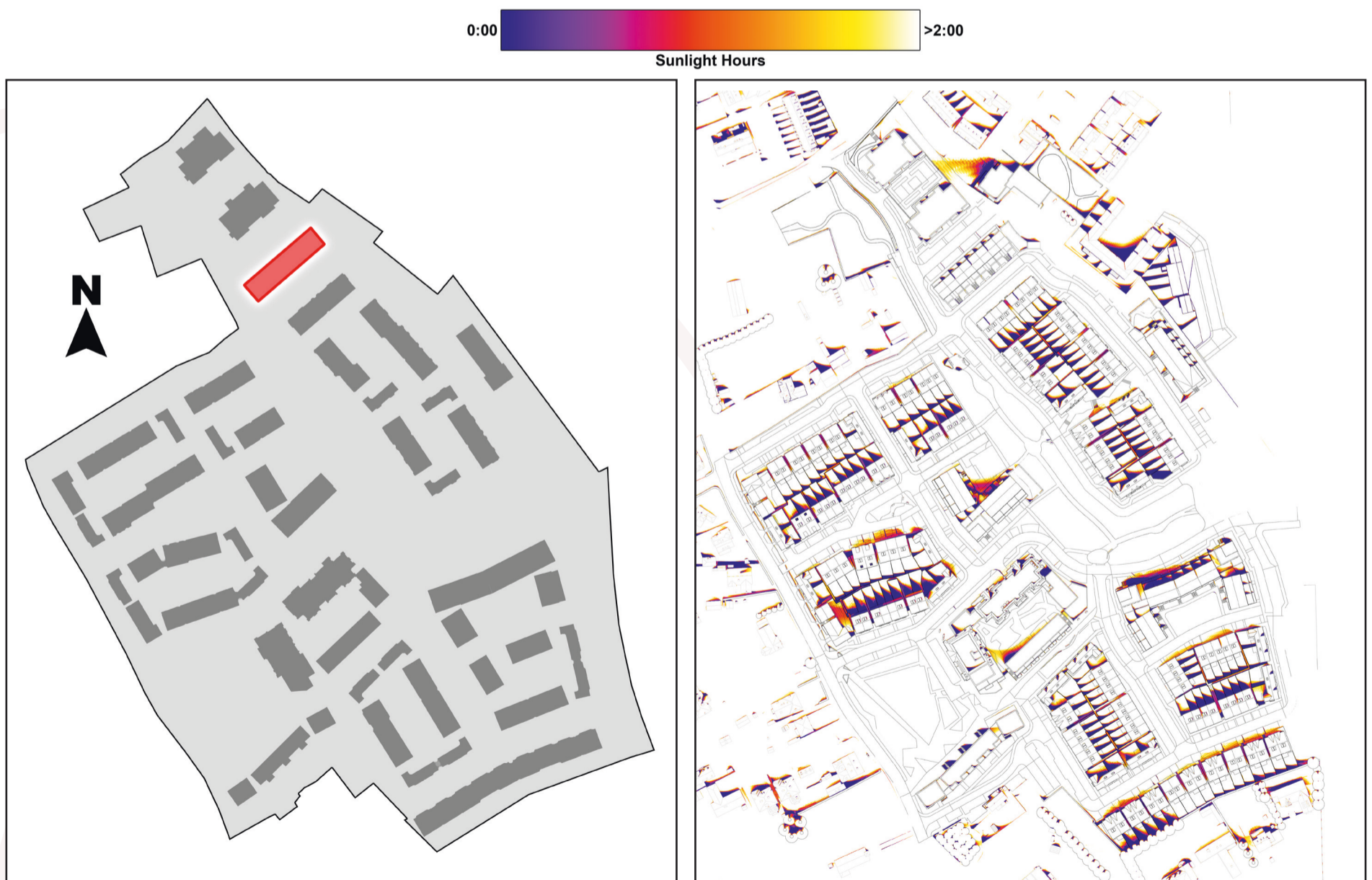


Figure 7.11: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.10 Duplex C 1stFloor

Table No. 7.12: Sunlight in Proposed Private Amenity Area Results: Duplex C 1st Floor			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Duplex C_9	100.0%	50.0%	BRE Compliant
Duplex C_10	100.0%	50.0%	BRE Compliant
Duplex C_11	100.0%	50.0%	BRE Compliant
Duplex C_12	99.7%	50.0%	BRE Compliant
Duplex C_13	100.0%	50.0%	BRE Compliant
Duplex C_14	100.0%	50.0%	BRE Compliant
Duplex C_15	100.0%	50.0%	BRE Compliant
Duplex C_16	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

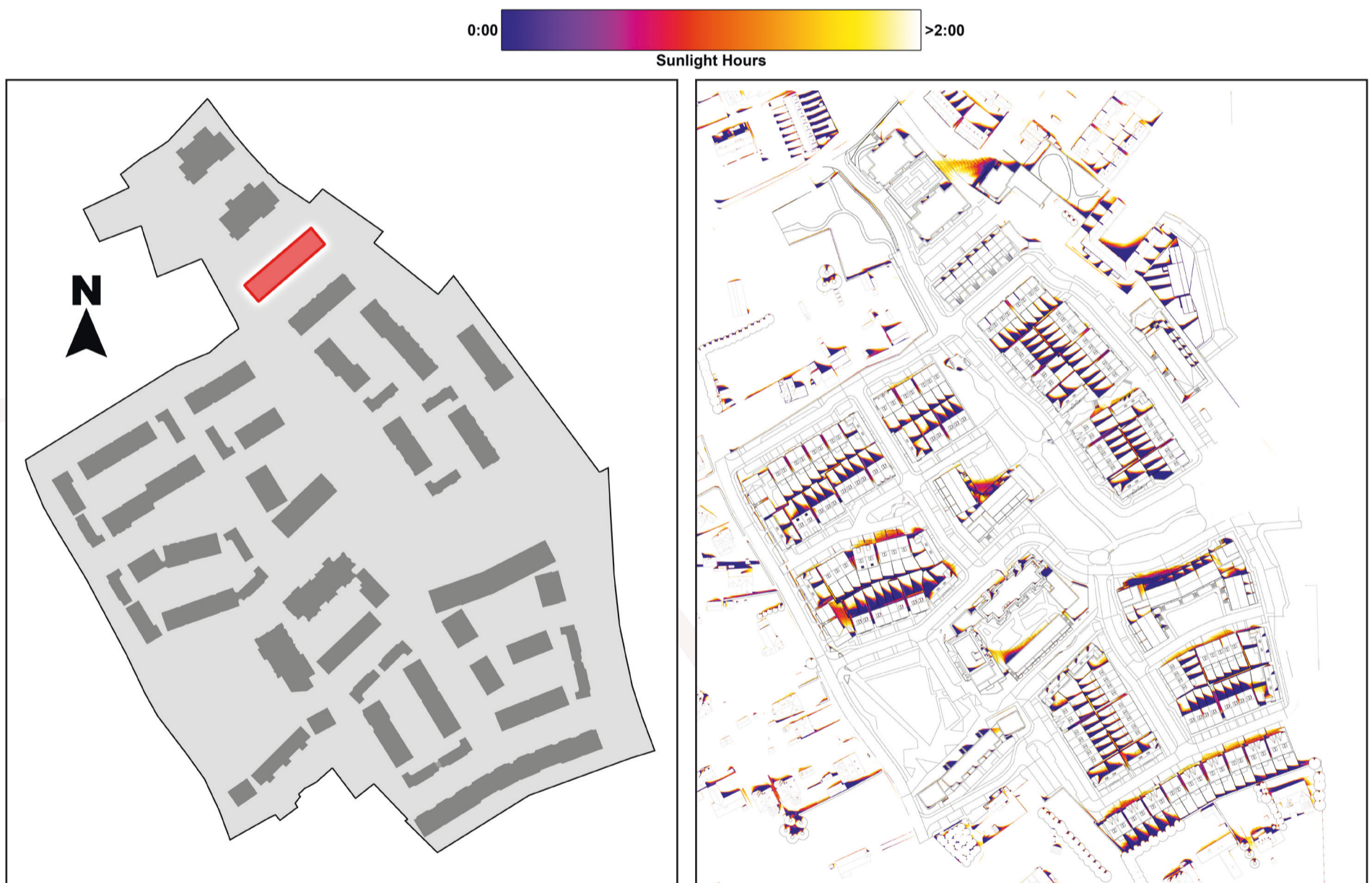


Figure 7.12: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.11 Duplex C - 1stFloor

Table No. 7.13: Sunlight in Proposed Private Amenity Area Results: Duplex C - 1st Floor			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Duplex C_9	100.0%	50.0%	BRE Compliant
Duplex C_10	100.0%	50.0%	BRE Compliant
Duplex C_11	100.0%	50.0%	BRE Compliant
Duplex C_12	99.7%	50.0%	BRE Compliant
Duplex C_13	100.0%	50.0%	BRE Compliant
Duplex C_14	100.0%	50.0%	BRE Compliant
Duplex C_15	100.0%	50.0%	BRE Compliant
Duplex C_16	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

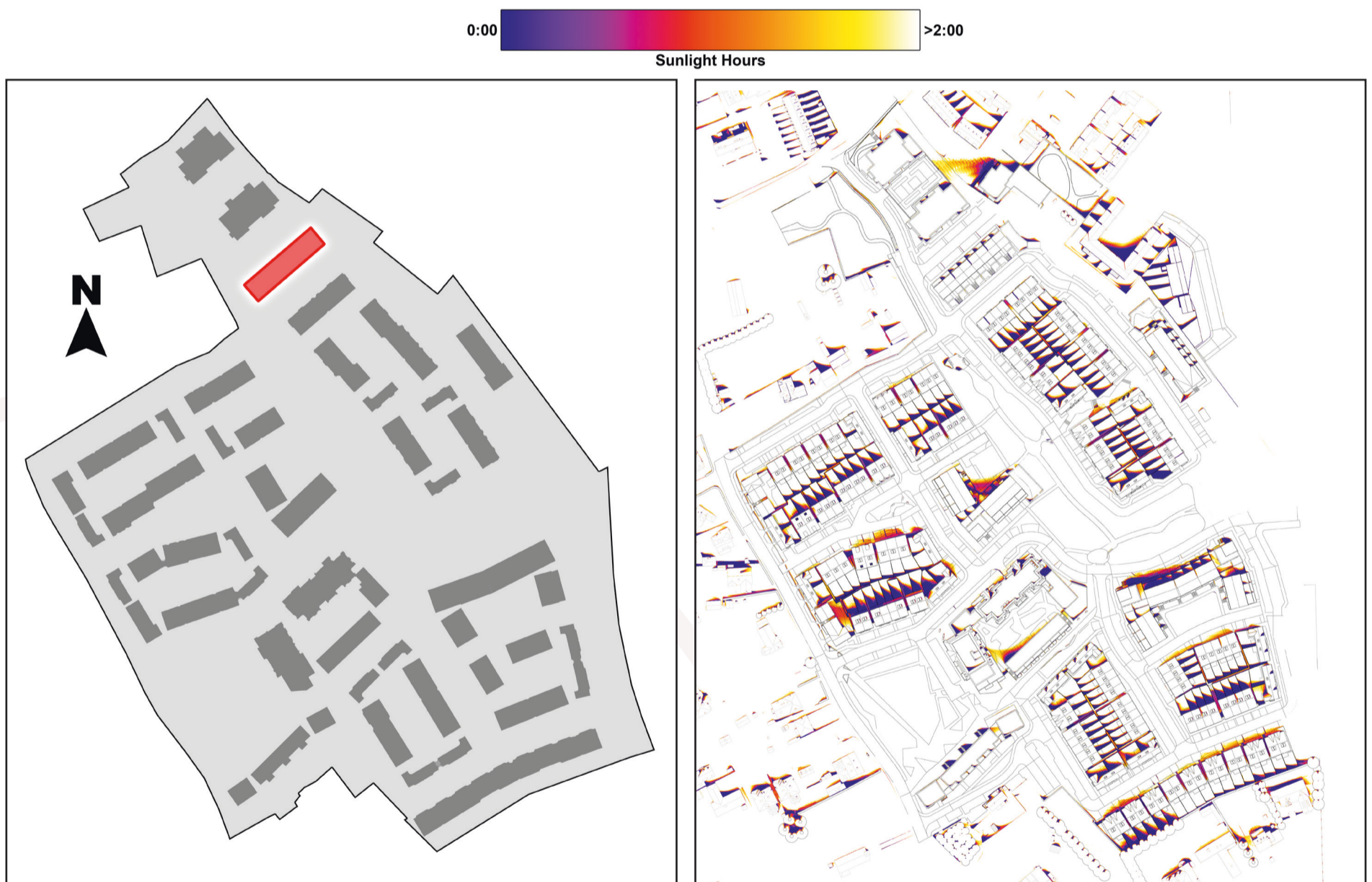


Figure 7.13: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.12 Duplex D

Table No. 7.14: Sunlight in Proposed Private Amenity Area Results: Duplex D			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Ground Floor			
Duplex D_1	42.1%	50.0%	84.1%
Duplex D_2	72.5%	50.0%	BRE Compliant
Duplex D_3	72.6%	50.0%	BRE Compliant
Duplex D_4	71.8%	50.0%	BRE Compliant
Duplex D_5	72.2%	50.0%	BRE Compliant
Duplex D_6	83.0%	50.0%	BRE Compliant
Duplex D_7	100.0%	50.0%	BRE Compliant
1st Floor			
Duplex D_8	91.2%	50.0%	BRE Compliant
Duplex D_9	77.3%	50.0%	BRE Compliant
Duplex D_10	77.7%	50.0%	BRE Compliant
Duplex D_11	77.7%	50.0%	BRE Compliant
Duplex D_12	79.5%	50.0%	BRE Compliant
Duplex D_13	100.0%	50.0%	BRE Compliant
Duplex D_14	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.



Figure 7.14: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.13 Duplex D1

Table No. 7.15: Sunlight in Proposed Private Amenity Area Results: Duplex D1			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Duplex D1_1	100.0%	50.0%	BRE Compliant
Duplex D1_2	93.1%	50.0%	BRE Compliant
Duplex D1_3	99.1%	50.0%	BRE Compliant
Duplex D1_4	92.1%	50.0%	BRE Compliant
Duplex D1_5	96.5%	50.0%	BRE Compliant
Duplex D1_6	90.9%	50.0%	BRE Compliant
Duplex D1_7	95.1%	50.0%	BRE Compliant
Duplex D1_8	95.5%	50.0%	BRE Compliant
Duplex D1_9	51.3%	50.0%	BRE Compliant
Duplex D1_10	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

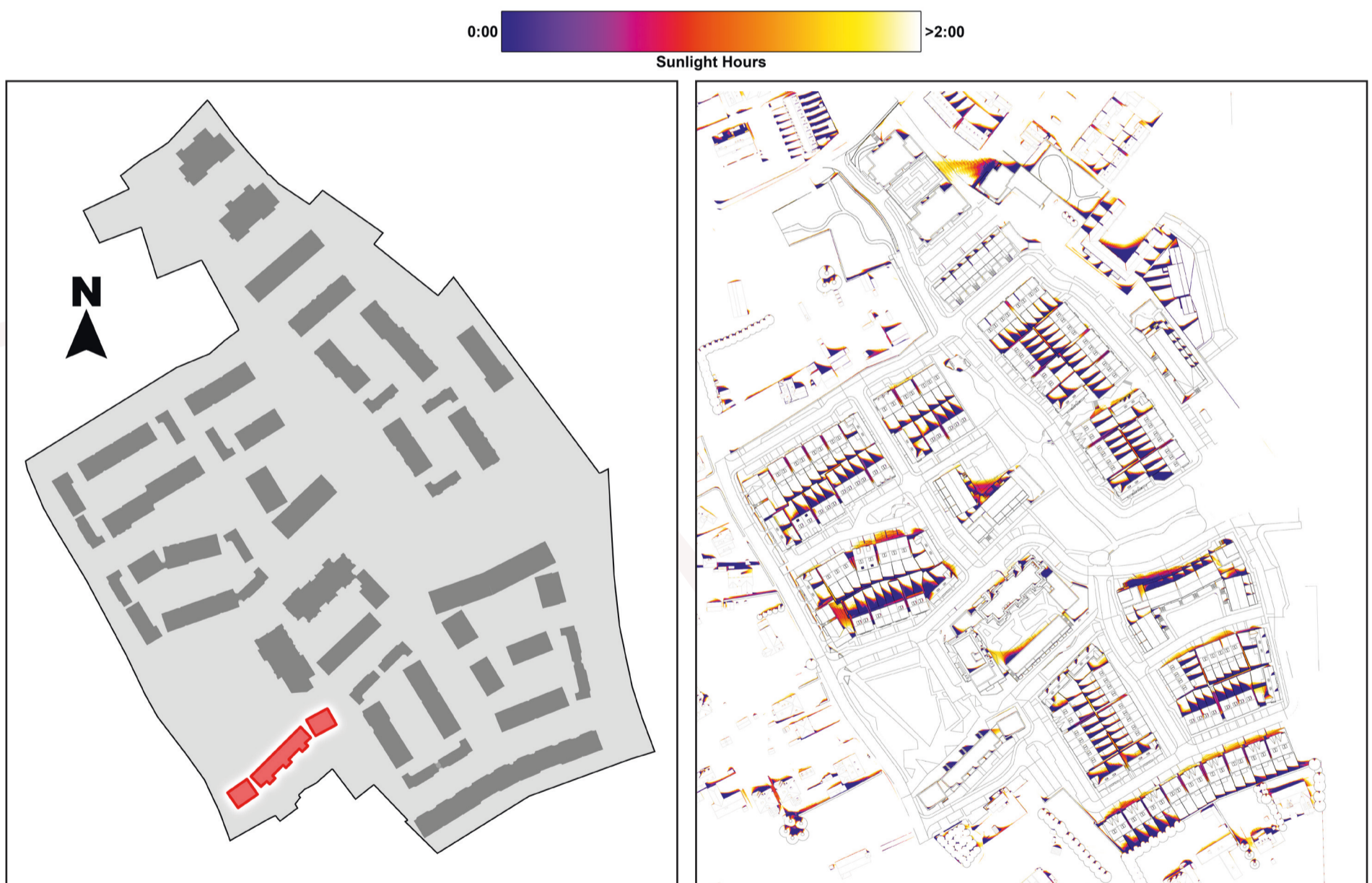


Figure 7.15: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.14 Apartment Block C - Ground & 1st Floor

Table No. 7.16: Sunlight in Proposed Private Amenity Area Results: Apartment Block C - Ground & 1st Floor			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Ground Floor			
Apt C_1	100.0%	50.0%	BRE Compliant
Apt C_2	100.0%	50.0%	BRE Compliant
Apt C_3	100.0%	50.0%	BRE Compliant
Apt C_4	100.0%	50.0%	BRE Compliant
Apt C_5	75.0%	50.0%	BRE Compliant
1st Floor			
Apt C_6	100.0%	50.0%	BRE Compliant
Apt C_7	100.0%	50.0%	BRE Compliant
Apt C_8	0.0%	50.0%	0.0%
Apt C_9	0.0%	50.0%	0.0%
Apt C_10	100.0%	50.0%	BRE Compliant
Apt C_11	100.0%	50.0%	BRE Compliant
Apt C_12	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

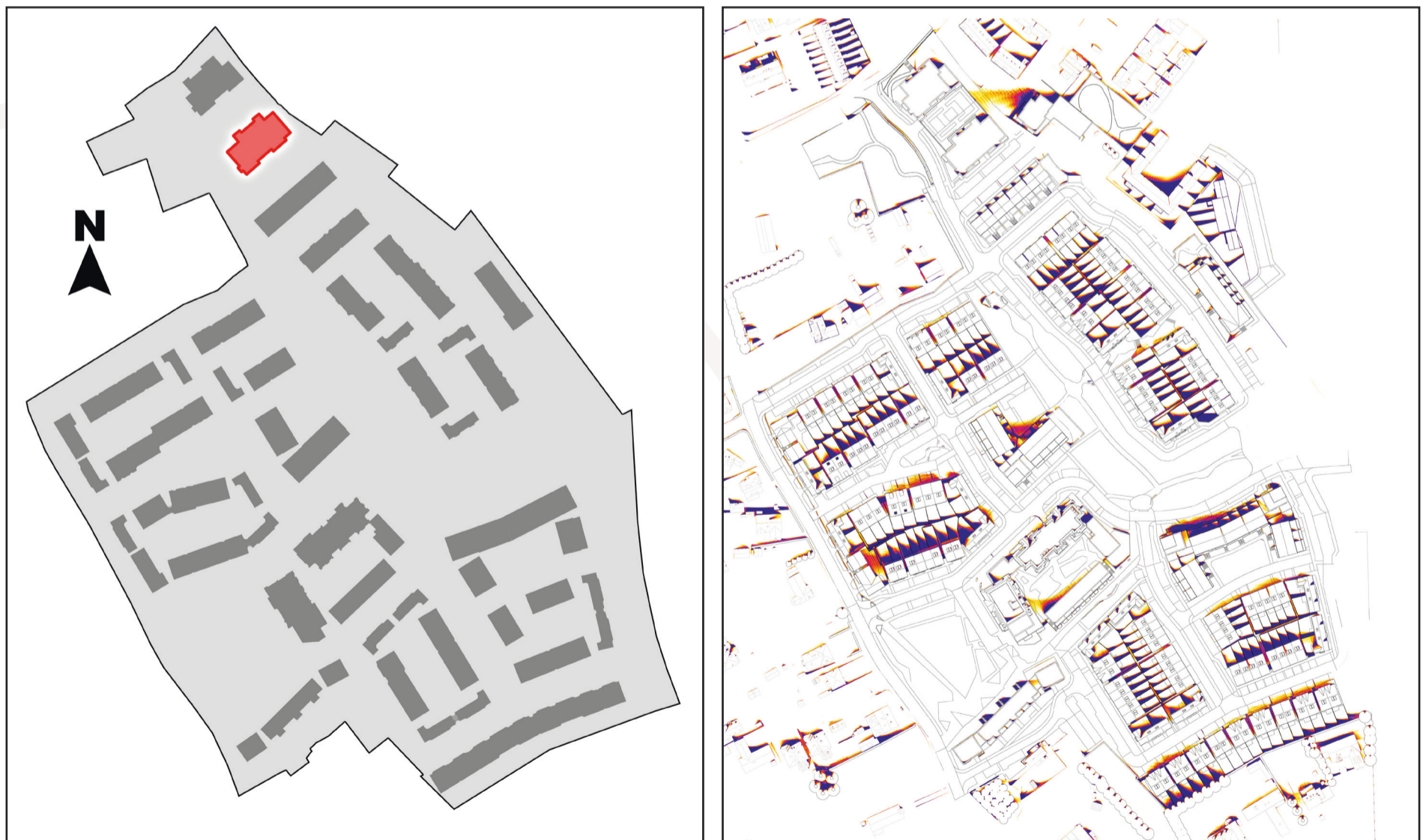


Figure 7.16: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.15 Apartment Block C - 2nd & 3rd Floor

Table No. 7.17: Sunlight in Proposed Private Amenity Area Results: Apartment Block C - 2nd & 3rd Floor			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
2nd Floor			
Apt C_13	100.0%	50.0%	BRE Compliant
Apt C_14	100.0%	50.0%	BRE Compliant
Apt C_15	0.0%	50.0%	0.0%
Apt C_16	0.0%	50.0%	0.0%
Apt C_17	100.0%	50.0%	BRE Compliant
Apt C_18	100.0%	50.0%	BRE Compliant
Apt C_19	100.0%	50.0%	BRE Compliant
3rd Floor			
Apt C_20	100.0%	50.0%	BRE Compliant
Apt C_21	100.0%	50.0%	BRE Compliant
Apt C_22	0.0%	50.0%	0.0%
Apt C_23	0.0%	50.0%	0.0%
Apt C_24	100.0%	50.0%	BRE Compliant
Apt C_25	100.0%	50.0%	BRE Compliant
Apt C_26	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

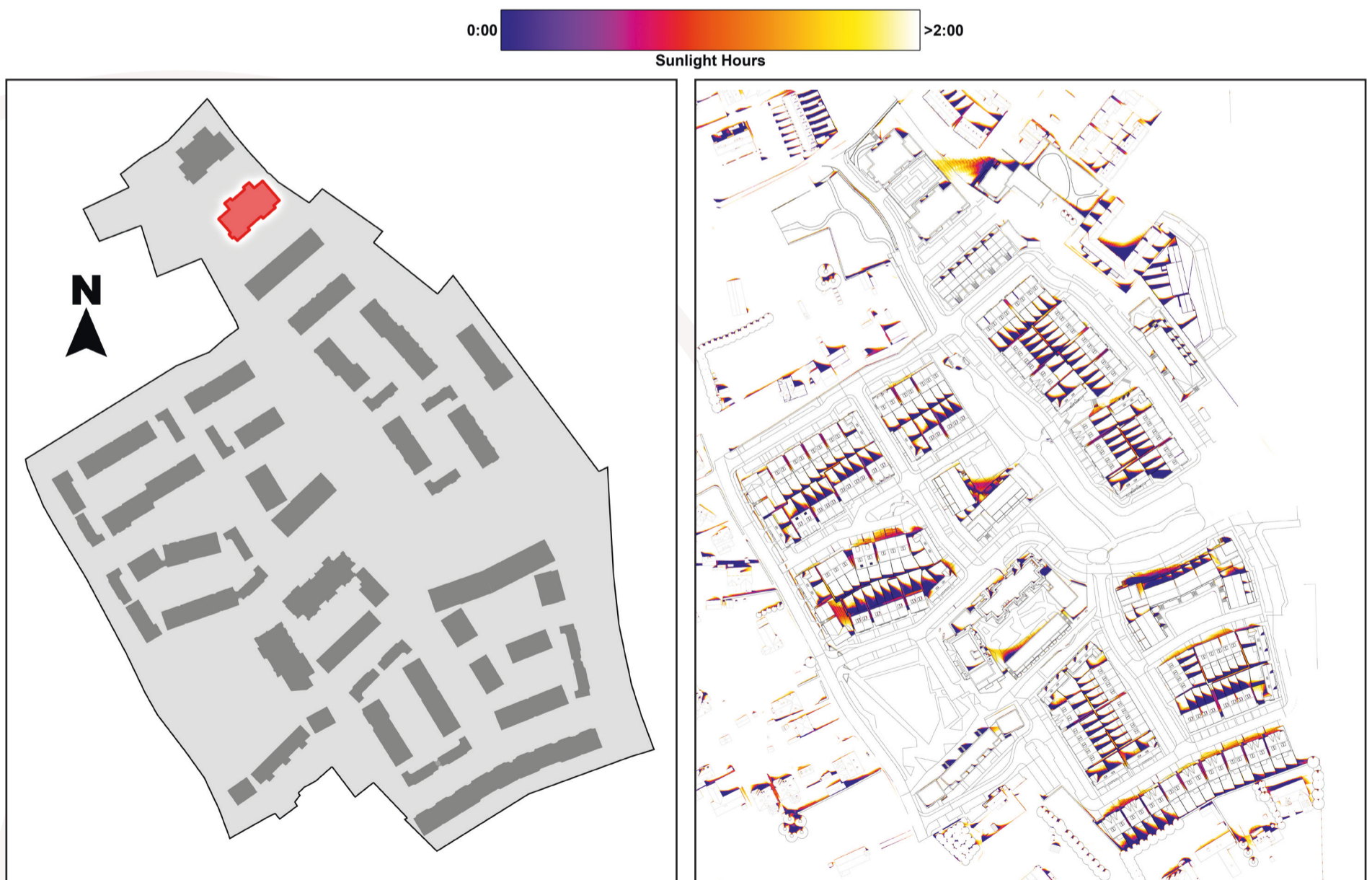


Figure 7.17: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.16 Apartment Block C - 4th Floor

Table No. 7.18: Sunlight in Proposed Private Amenity Area Results: Apartment Block C - 4th Floor			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
4th Floor			
Apt C_27	100.0%	50.0%	BRE Compliant
Apt C_28	100.0%	50.0%	BRE Compliant
Apt C_29	10.0%	50.0%	20.0%
Apt C_30	100.0%	50.0%	BRE Compliant
Apt C_31	100.0%	50.0%	BRE Compliant
Apt C_32	100.0%	50.0%	BRE Compliant
Apt C_33	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

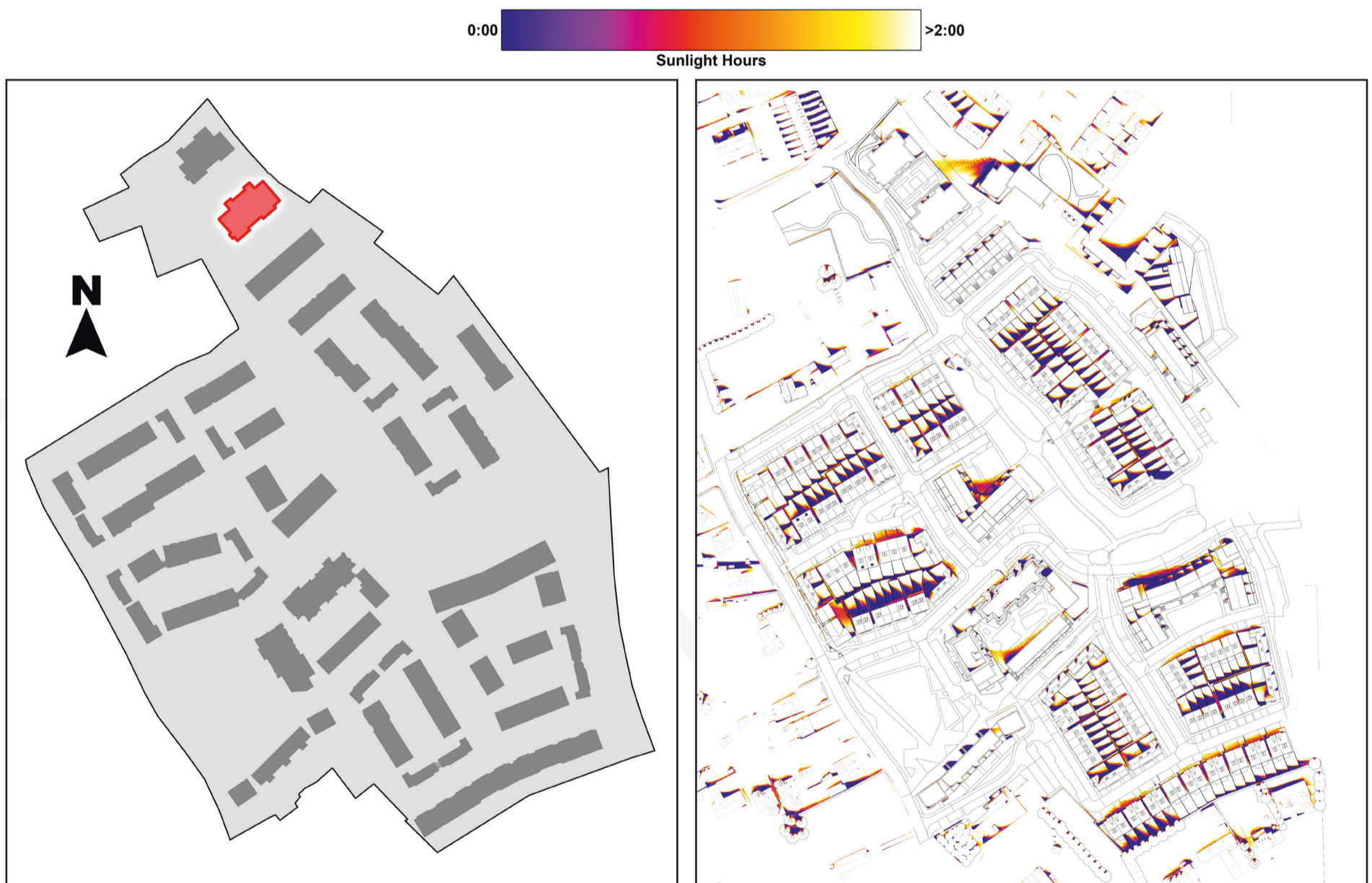


Figure 7.18: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.17 Apartment Block D - Ground - 2nd Floors

Table No. 7.19: Sunlight in Proposed Private Amenity Area Results: Apartment Block D - Ground - 2nd Floors			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Ground Floor			
Apt D_1	100.0%	50.0%	BRE Compliant
Apt D_2	0.0%	50.0%	0.0%
Apt D_3	0.0%	50.0%	0.0%
1st Floor			
Apt D_4	100.0%	50.0%	BRE Compliant
Apt D_5	0.0%	50.0%	0.0%
Apt D_6	0.0%	50.0%	0.0%
Apt D_7	100.0%	50.0%	BRE Compliant
Apt D_8	100.0%	50.0%	BRE Compliant
Apt D_9	90.0%	50.0%	BRE Compliant
2nd Floor			
Apt D_10	100.0%	50.0%	BRE Compliant
Apt D_11	0.0%	50.0%	0.0%
Apt D_12	0.0%	50.0%	0.0%
Apt D_13	100.0%	50.0%	BRE Compliant
Apt D_14	100.0%	50.0%	BRE Compliant
Apt D_15	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

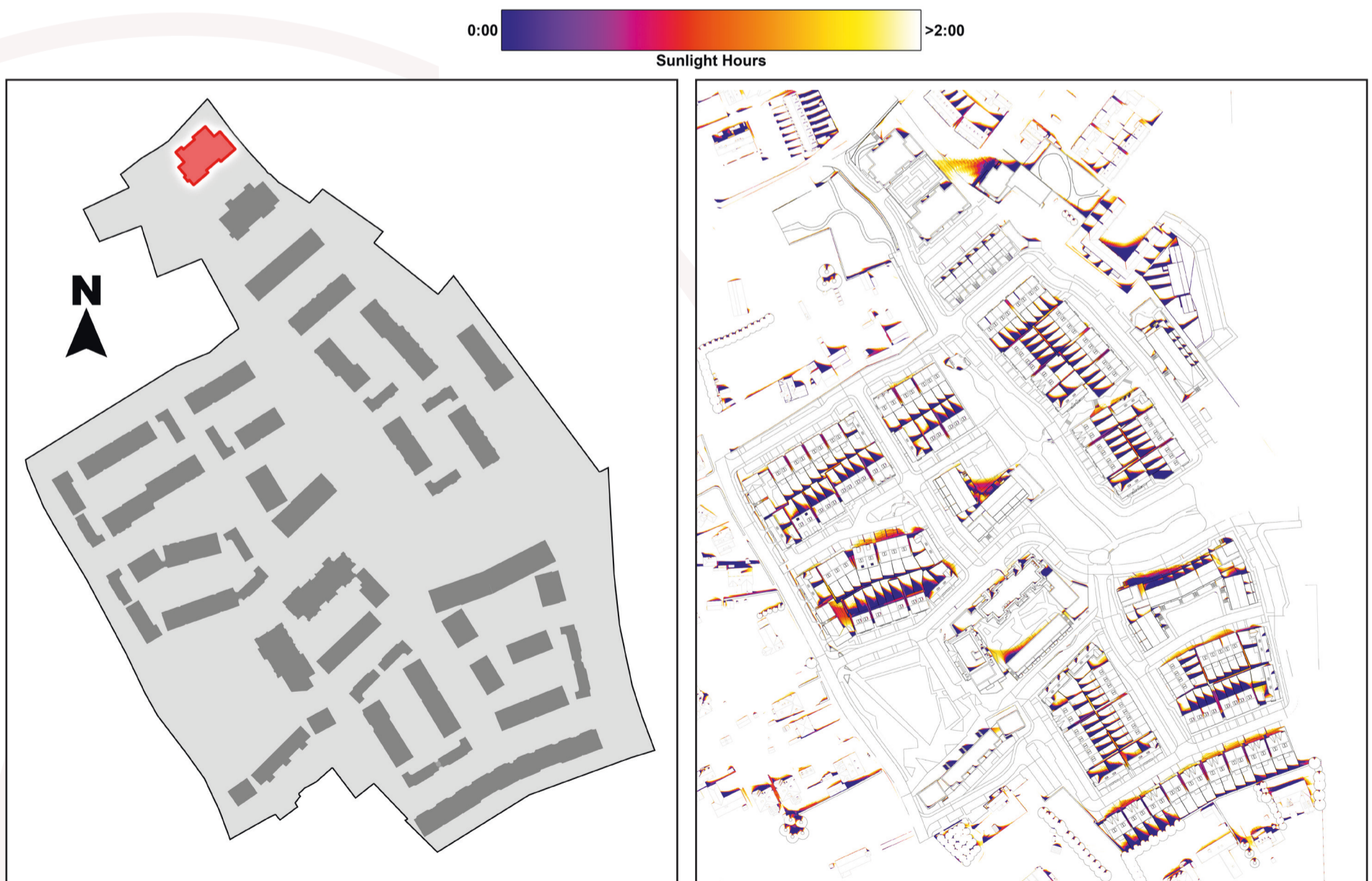


Figure 7.19: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.18 Apartment Block D - 3rd & 4th Floor

Table No. 7.20: Sunlight in Proposed Private Amenity Area Results: Apartment Block D - 3rd & 4th Floor			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
3rd Floor			
Apt D_16	100.0%	50.0%	BRE Compliant
Apt D_17	0.0%	50.0%	0.0%
Apt D_18	0.0%	50.0%	0.0%
Apt D_19	100.0%	50.0%	BRE Compliant
Apt D_20	100.0%	50.0%	BRE Compliant
Apt D_21	100.0%	50.0%	BRE Compliant
4th Floor			
Apt D_22	100.0%	50.0%	BRE Compliant
Apt D_23	10.0%	50.0%	20.0%
Apt D_24	22.2%	50.0%	44.4%
Apt D_25	100.0%	50.0%	BRE Compliant
Apt D_26	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

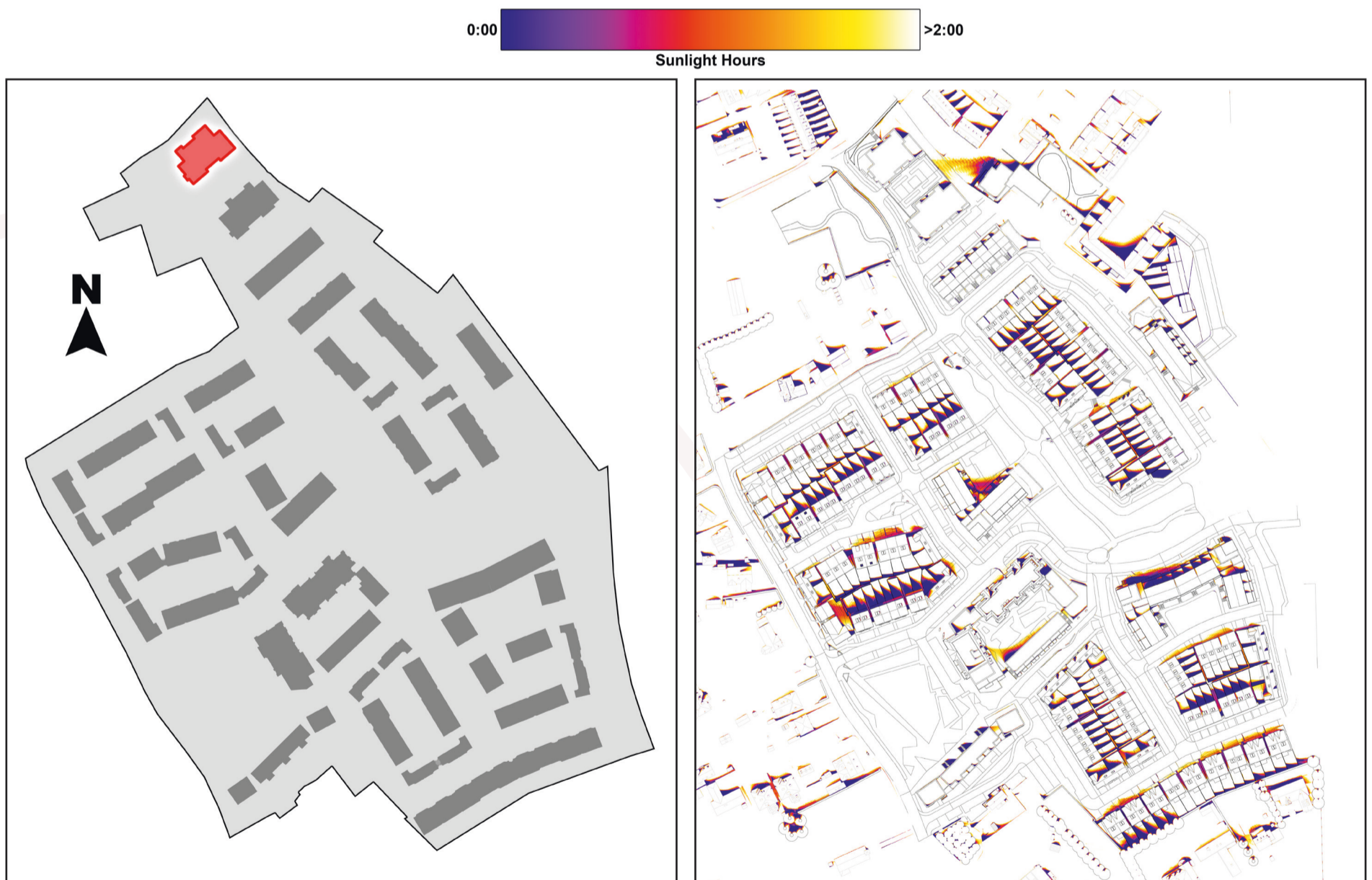


Figure 7.20: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.19 Neighbourhood Centre Block A

Table No. 7.21: Sunlight in Proposed Private Amenity Area Results: Neighbourhood Centre Block A			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
1st Floor			
NC_A1	100.0%	50.0%	BRE Compliant
NC_A2	100.0%	50.0%	BRE Compliant
NC_A3	100.0%	50.0%	BRE Compliant
NC_A4	60.0%	50.0%	BRE Compliant
NC_A5	50.0%	50.0%	100.0%
NC_A6	0.0%	50.0%	0.0%
NC_A7	100.0%	50.0%	BRE Compliant
2nd Floor			
NC_A8	100.0%	50.0%	BRE Compliant
NC_A9	100.0%	50.0%	BRE Compliant
NC_A10	100.0%	50.0%	BRE Compliant
NC_A11	60.0%	50.0%	BRE Compliant
NC_A12	100.0%	50.0%	BRE Compliant
NC_A13	62.5%	50.0%	BRE Compliant
NC_A14	100.0%	50.0%	BRE Compliant
3rd Floor			
NC_A15	100.0%	50.0%	BRE Compliant
NC_A16	100.0%	50.0%	BRE Compliant
NC_A17	100.0%	50.0%	BRE Compliant
NC_A18	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

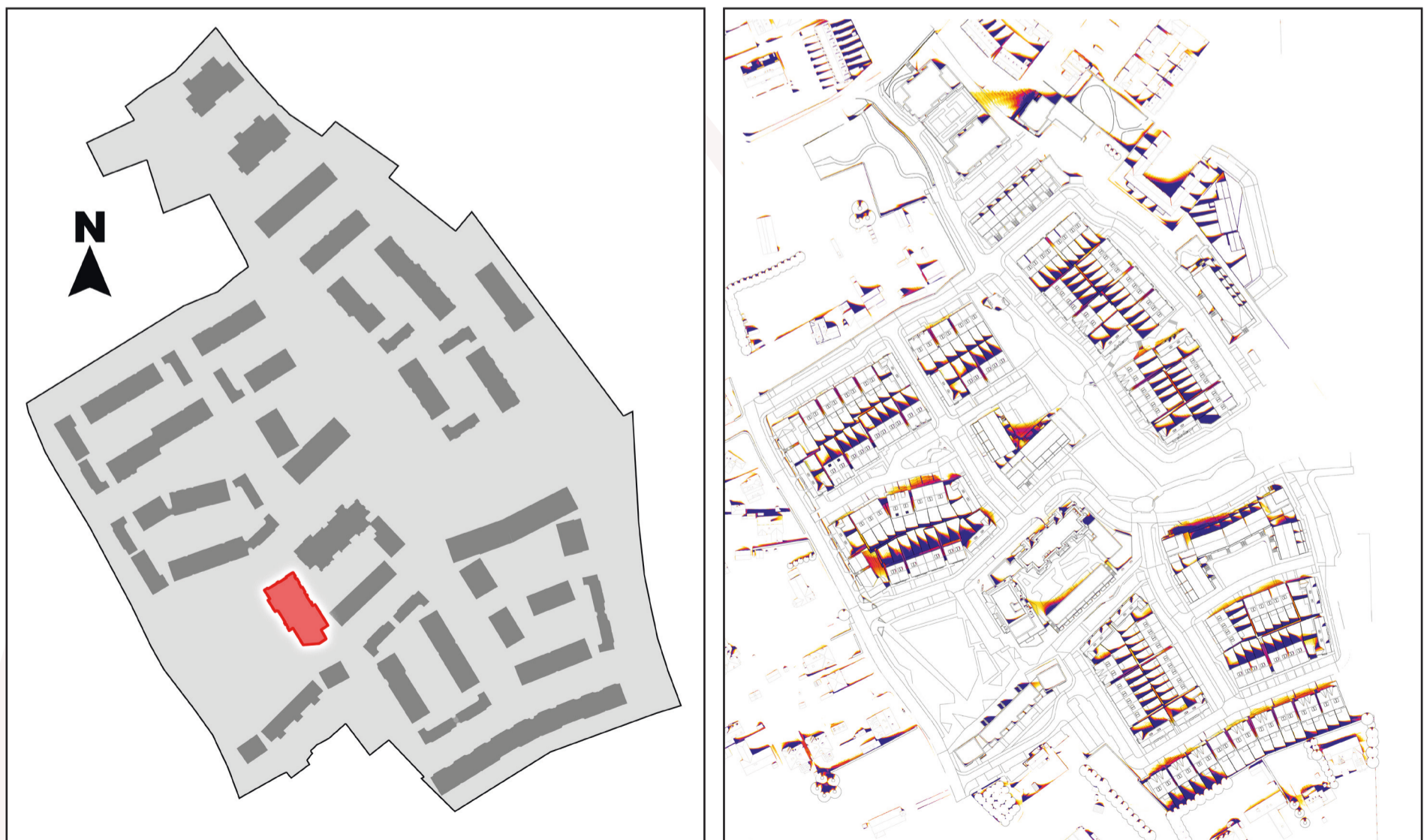


Figure 7.21: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.20 Neighbourhood Centre Block B - 1st & 2nd Floor

Table No. 7.22: Sunlight in Proposed Private Amenity Area Results: Neighbourhood Centre Block B - 1st & 2nd Floor

Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
1st Floor			
NC_B1	0.0%	50.0%	0.0%
NC_B2	0.0%	50.0%	0.0%
NC_B3	80.0%	50.0%	BRE Compliant
NC_B4	0.0%	50.0%	0.0%
NC_B5	100.0%	50.0%	BRE Compliant
NC_B6	100.0%	50.0%	BRE Compliant
NC_B7	100.0%	50.0%	BRE Compliant
2nd Floor			
NC_B8	60.0%	50.0%	BRE Compliant
NC_B9	0.0%	50.0%	0.0%
NC_B10	80.0%	50.0%	BRE Compliant
NC_B11	0.0%	50.0%	0.0%
NC_B12	100.0%	50.0%	BRE Compliant
NC_B13	100.0%	50.0%	BRE Compliant
NC_B14	100.0%	50.0%	BRE Compliant
NC_B15	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.



Figure 7.22: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.21 Neighbourhood Centre Block B - 3rd Floor

Table No. 7.23: Sunlight in Proposed Private Amenity Area Results: Neighbourhood Centre Block B - 3rd Floor			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
3rd Floor			
NC_B16	100.0%	50.0%	BRE Compliant
NC_B17	40.0%	50.0%	80.0%
NC_B18	100.0%	50.0%	BRE Compliant
NC_B19	60.0%	50.0%	BRE Compliant
NC_B20	100.0%	50.0%	BRE Compliant
NC_B21	100.0%	50.0%	BRE Compliant
NC_B22	100.0%	50.0%	BRE Compliant
NC_B23	100.0%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.



Figure 7.23: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3.22 Neighbourhood Centre Block B - 3rd Floor

Table No. 7.24: Sunlight in Proposed Private Amenity Area Results: Neighbourhood Centre Block B - 3rd Floor			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Ground Floor			
ND_D1	100.0%	50.0%	BRE Compliant
ND_D2	99.4%	50.0%	BRE Compliant
ND_D3	100.0%	50.0%	BRE Compliant
ND_D4	98.5%	50.0%	BRE Compliant
ND_D5	99.1%	50.0%	BRE Compliant
ND_D6	99.1%	50.0%	BRE Compliant
Ground Floor			
ND_D7	100.0%	50.0%	BRE Compliant
ND_D8	100.0%	50.0%	BRE Compliant
ND_D9	100.0%	50.0%	BRE Compliant
ND_D10	99.8%	50.0%	BRE Compliant
ND_D11	100.0%	50.0%	BRE Compliant
ND_D12	99.8%	50.0%	BRE Compliant

* The BRE Guidelines recommend that for a garden or amenity 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 March 21st.

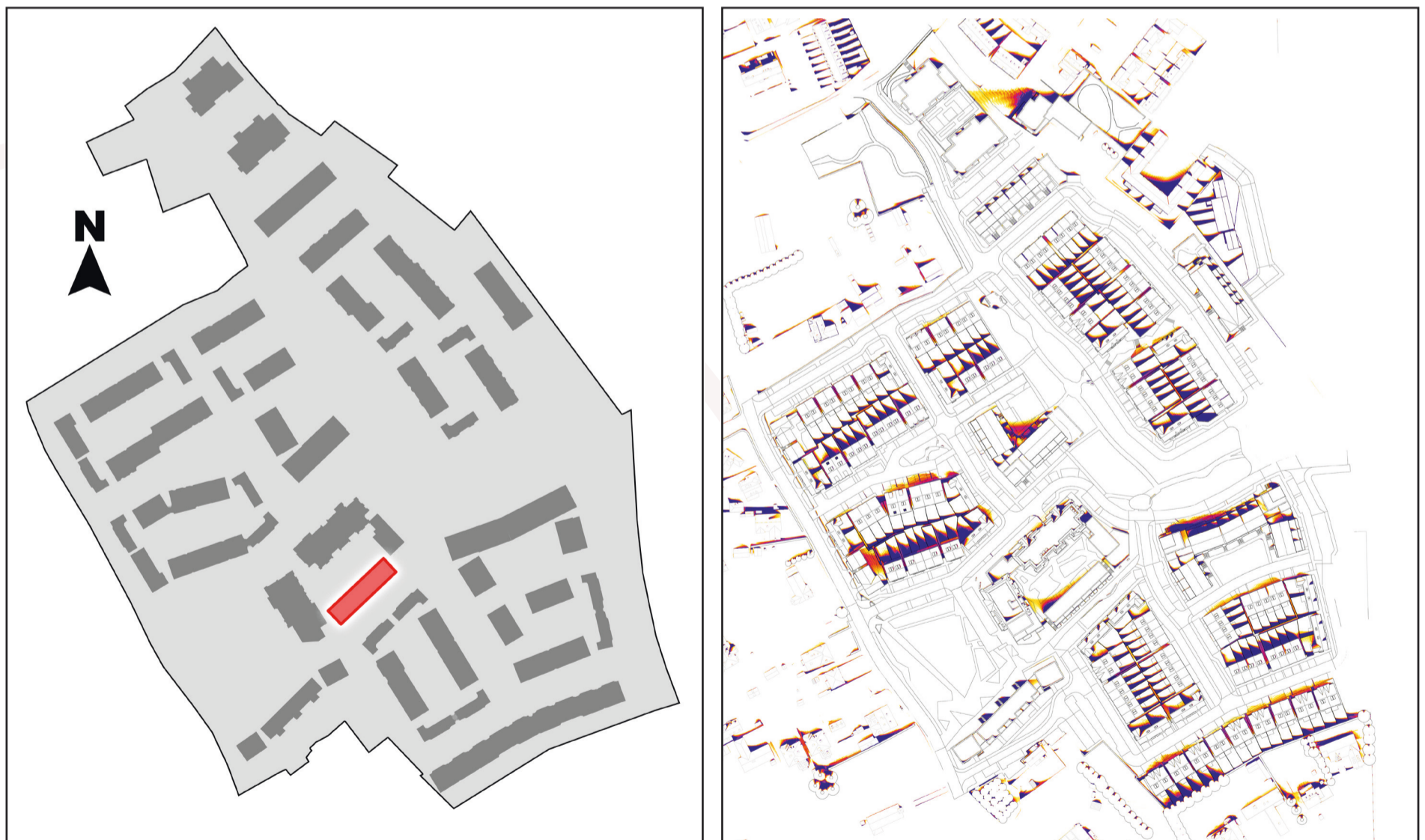


Figure 7.24: Indication of the block that have been assessed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.4 Average Daylight Factor

7.4.1 Duplex A1 - Ground Floor

Table No. 7.25: ADF Results: Duplex A1 - Ground Floor				
Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex A1_1	LKD	3.47%	2.0%	BRE Compliant
Duplex A1_1	Bed 1	4.90%	1.0%	BRE Compliant
Duplex A1_1	Bed 2	4.28%	1.0%	BRE Compliant
Duplex A1_2	LKD	3.31%	2.0%	BRE Compliant
Duplex A1_2	Bed 1	3.78%	1.0%	BRE Compliant
Duplex A1_2	Bed 2	3.88%	1.0%	BRE Compliant
Duplex A1_3	LKD	4.96%	2.0%	BRE Compliant
Duplex A1_3	Bed 1	1.42%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

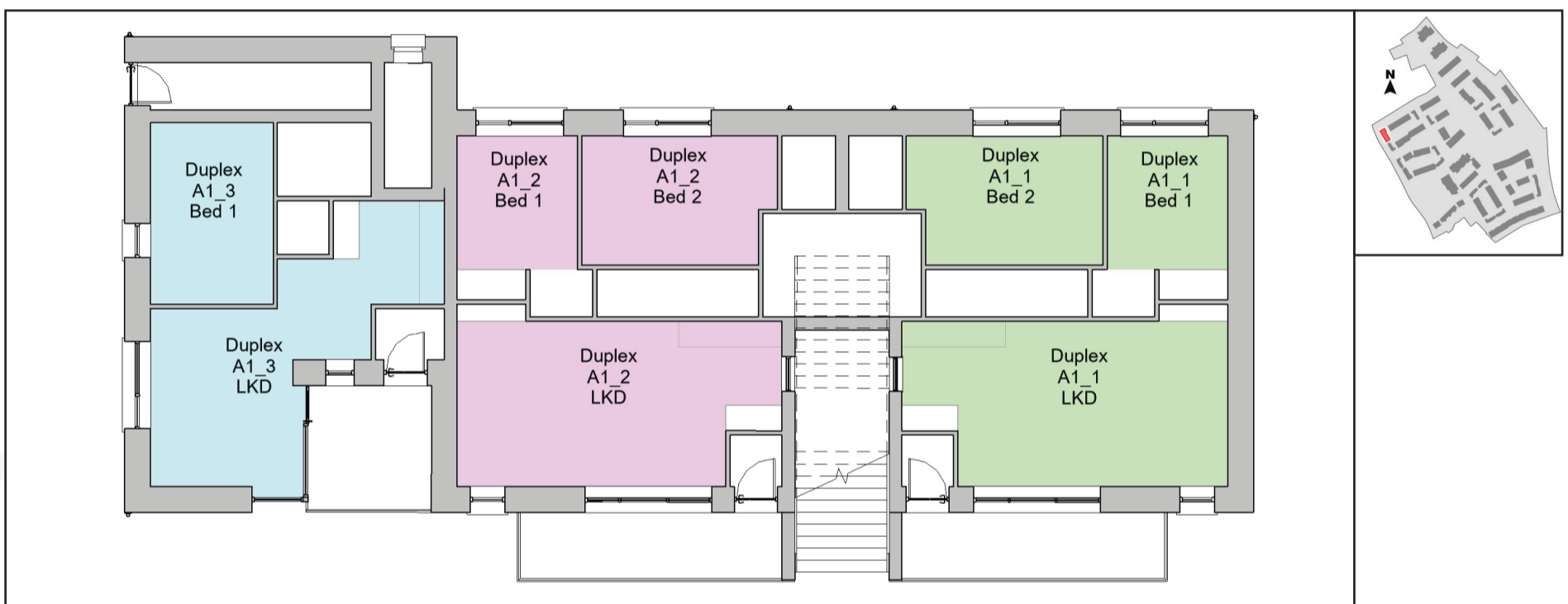


Figure 7.25: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.2 Duplex A1 - 1st and 2nd Floor

Table No. 7.26: ADF Results: Duplex A1 - 1st and 2nd Floor				
Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
1st Floor				
Duplex A1_4	LKD	2.10%	2.0%	BRE Compliant
Duplex A1_5	LKD	2.04%	2.0%	BRE Compliant
Duplex A1_6	LKD	3.09%	2.0%	BRE Compliant
2nd Floor				
Duplex A1_4	Bed 1	3.28%	1.0%	BRE Compliant
Duplex A1_4	Bed 2	1.26%	1.0%	BRE Compliant
Duplex A1_5	Bed 2	1.21%	1.0%	BRE Compliant
Duplex A1_5	Bed 1	3.18%	1.0%	BRE Compliant
Duplex A1_6	Bed 3	4.51%	1.0%	BRE Compliant
Duplex A1_6	Bed 2	1.89%	1.0%	BRE Compliant
Duplex A1_6	Bed 1	4.41%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.26: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.3 Duplex A2- Ground Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex A2_7	LKD	3.49%	2.0%	BRE Compliant
Duplex A2_7	Bed 1	4.74%	1.0%	BRE Compliant
Duplex A2_7	Bed 2	4.06%	1.0%	BRE Compliant
Duplex A2_8	LKD	3.10%	2.0%	BRE Compliant
Duplex A2_8	Bed 1	3.00%	1.0%	BRE Compliant
Duplex A2_8	Bed 2	3.40%	1.0%	BRE Compliant
Duplex A2_9	LKD	4.81%	2.0%	BRE Compliant
Duplex A2_9	Bed 1	1.41%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

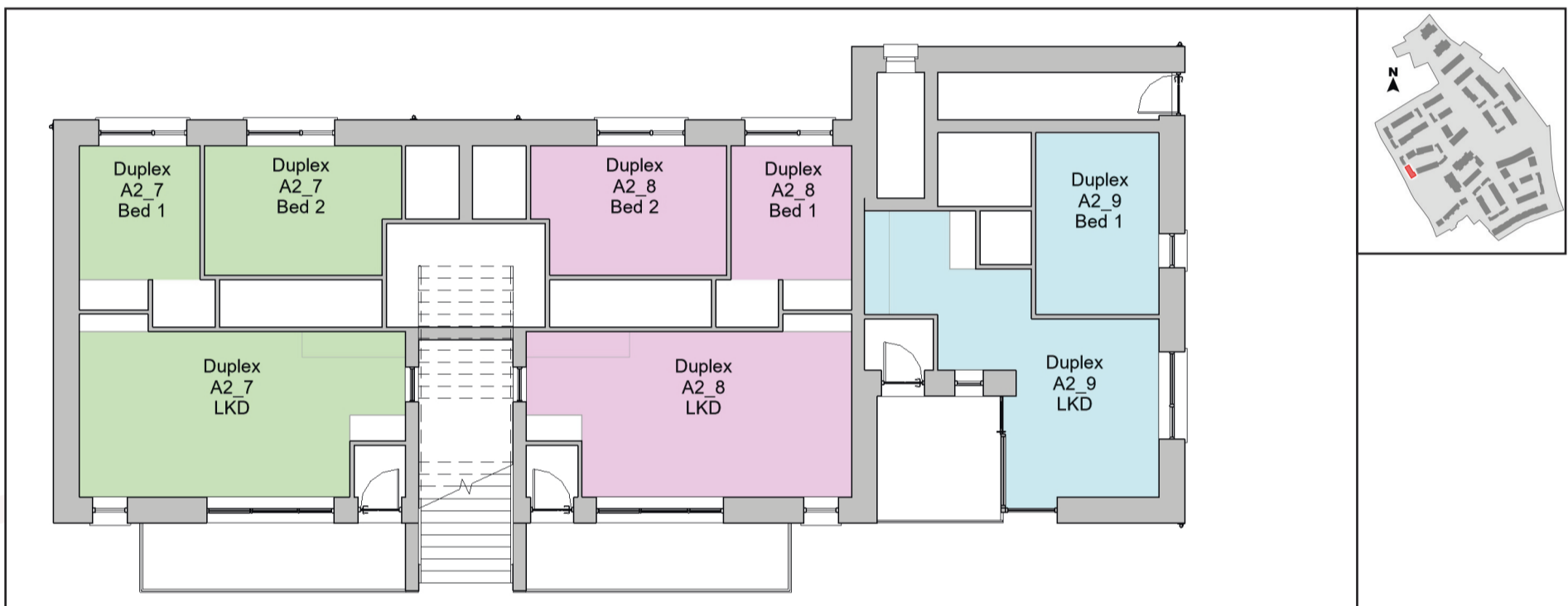


Figure 7.27: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.4 Duplex A2- 1st and 2nd Floor

Table No. 7.28: ADF Results: Duplex A2 - 1st and 2nd Floor				
Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
1st Floor				
Duplex A2_10	LKD	2.09%	2.0%	BRE Compliant
Duplex A2_11	LKD	2.00%	2.0%	BRE Compliant
Duplex A2_12	LKD	2.95%	2.0%	BRE Compliant
2nd Floor				
Duplex A2_10	Bed 1	3.28%	1.0%	BRE Compliant
Duplex A2_10	Bed 2	1.25%	1.0%	BRE Compliant
Duplex A2_11	Bed 2	1.21%	1.0%	BRE Compliant
Duplex A2_11	Bed 1	3.14%	1.0%	BRE Compliant
Duplex A2_12	Bed 3	4.49%	1.0%	BRE Compliant
Duplex A2_12	Bed 2	1.72%	1.0%	BRE Compliant
Duplex A2_12	Bed 1	4.01%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.28: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.5 Duplex B1- Ground Floor

Table No. 7.29: ADF Results: Duplex B1 - Ground Floor				
Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex B1_1	LKD	3.70%	2.0%	BRE Compliant
Duplex B1_1	Bed 2	1.94%	1.0%	BRE Compliant
Duplex B1_1	Bed 1	3.06%	1.0%	BRE Compliant
Duplex B1_2	LKD	1.91%	2.0%	96%
Duplex B1_2	Bed 1	1.34%	1.0%	BRE Compliant
Duplex B1_2	Bed 2	1.09%	1.0%	BRE Compliant
Duplex B1_3	LKD	3.11%	2.0%	BRE Compliant
Duplex B1_3	Bed 1	2.21%	1.0%	BRE Compliant
Duplex B1_3	Bed 2	1.10%	1.0%	BRE Compliant
Duplex B1_4	LKD	3.14%	2.0%	BRE Compliant
Duplex B1_4	Bed 2	1.65%	1.0%	BRE Compliant
Duplex B1_4	Bed 1	3.22%	1.0%	BRE Compliant
Duplex B1_5	LKD	3.27%	2.0%	BRE Compliant
Duplex B1_5	Bed 1	3.45%	1.0%	BRE Compliant
Duplex B1_5	Bed 2	1.63%	1.0%	BRE Compliant
Duplex B1_6	LKD	4.78%	2.0%	BRE Compliant
Duplex B1_6	Bed 2	1.79%	1.0%	BRE Compliant
Duplex B1_6	Bed 1	3.83%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.29: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.6 Duplex B1- Ground Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex B1_7	LKD	3.33%	2.0%	BRE Compliant
Duplex B1_7	Bed 2	1.22%	1.0%	BRE Compliant
Duplex B1_7	Bed 1	2.46%	1.0%	BRE Compliant
Duplex B1_8	LKD	3.36%	2.0%	BRE Compliant
Duplex B1_8	Bed 1	3.33%	1.0%	BRE Compliant
Duplex B1_8	Bed 2	1.69%	1.0%	BRE Compliant
Duplex B1_9	LKD	3.40%	2.0%	BRE Compliant
Duplex B1_9	Bed 2	1.68%	1.0%	BRE Compliant
Duplex B1_9	Bed 1	3.53%	1.0%	BRE Compliant
Duplex B1_10	LKD	4.78%	2.0%	BRE Compliant
Duplex B1_10	Bed 1	3.87%	1.0%	BRE Compliant
Duplex B1_10	Bed 2	1.79%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.30: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.7 Duplex B1- 1st Floor

Table No. 7.31: ADF Results: Duplex B1 - 1st Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex B1_11	Kitchen	4.11%	2.0%	BRE Compliant
Duplex B1_11	Living Room	4.71%	1.5%	BRE Compliant
Duplex B1_12	Kitchen	4.19%	2.0%	BRE Compliant
Duplex B1_12	Living Room	3.53%	1.5%	BRE Compliant
Duplex B1_13	Kitchen	2.41%	2.0%	BRE Compliant
Duplex B1_13	Living Room	6.12%	1.5%	BRE Compliant
Duplex B1_14	Kitchen	2.97%	2.0%	BRE Compliant
Duplex B1_14	Living Room	6.07%	1.5%	BRE Compliant
Duplex B1_15	Kitchen	3.02%	2.0%	BRE Compliant
Duplex B1_15	Living Room	6.19%	1.5%	BRE Compliant
Duplex B1_16	Kitchen	3.12%	2.0%	BRE Compliant
Duplex B1_16	Living Room	9.75%	1.5%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.31: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.8 Duplex B1- 1st Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex B1_17	Kitchen	2.58%	2.0%	BRE Compliant
Duplex B1_17	Living Room	6.64%	1.5%	BRE Compliant
Duplex B1_18	Kitchen	3.03%	2.0%	BRE Compliant
Duplex B1_18	Living Room	6.29%	1.5%	BRE Compliant
Duplex B1_19	Kitchen	3.12%	2.0%	BRE Compliant
Duplex B1_19	Living Room	6.30%	1.5%	BRE Compliant
Duplex B1_20	Kitchen	3.18%	2.0%	BRE Compliant
Duplex B1_20	Living Room	9.66%	1.5%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.32: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.9 Duplex B1- 2nd Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex B1_11	Bed 1	4.80%	1.0%	BRE Compliant
Duplex B1_11	Bed 3	3.60%	1.0%	BRE Compliant
Duplex B1_11	Bed 2	1.43%	1.0%	BRE Compliant
Duplex B1_12	Bed 3	3.06%	1.0%	BRE Compliant
Duplex B1_12	Bed 1	2.18%	1.0%	BRE Compliant
Duplex B1_12	Bed 2	3.48%	1.0%	BRE Compliant
Duplex B1_13	Bed 1	2.58%	1.0%	BRE Compliant
Duplex B1_13	Bed 3	3.80%	1.0%	BRE Compliant
Duplex B1_13	Bed 2	3.46%	1.0%	BRE Compliant
Duplex B1_14	Bed 3	3.90%	1.0%	BRE Compliant
Duplex B1_14	Bed 1	2.83%	1.0%	BRE Compliant
Duplex B1_14	Bed 2	3.40%	1.0%	BRE Compliant
Duplex B1_15	Bed 1	2.85%	1.0%	BRE Compliant
Duplex B1_15	Bed 3	4.09%	1.0%	BRE Compliant
Duplex B1_15	Bed 2	3.39%	1.0%	BRE Compliant
Duplex B1_16	Bed 3	3.99%	1.0%	BRE Compliant
Duplex B1_16	Bed 1	2.89%	1.0%	BRE Compliant
Duplex B1_16	Bed 2	7.59%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

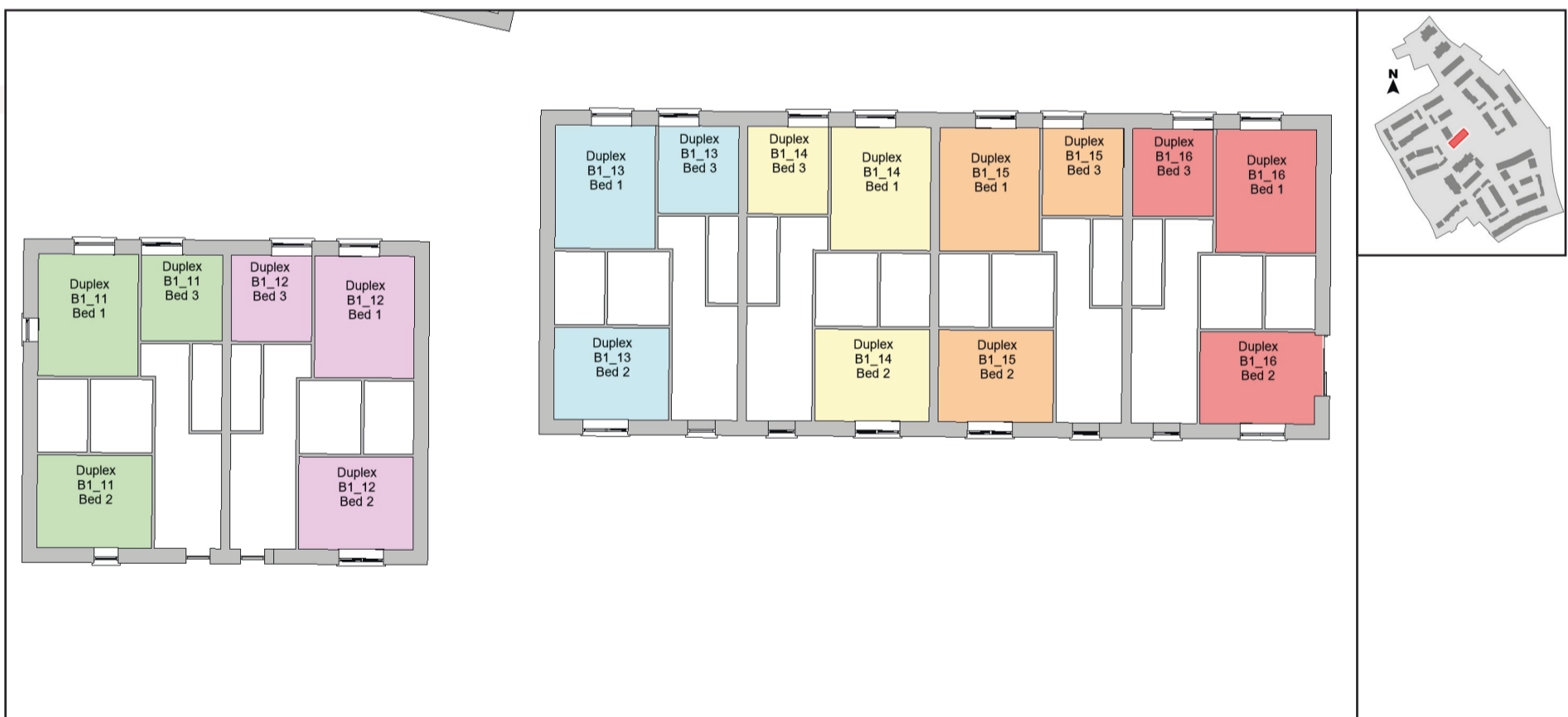


Figure 7.33: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.10 Duplex B1- 2nd Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex B1_17	Bed 1	2.66%	1.0%	BRE Compliant
Duplex B1_17	Bed 2	3.59%	1.0%	BRE Compliant
Duplex B1_17	Bed 3	3.75%	1.0%	BRE Compliant
Duplex B1_18	Bed 3	4.06%	1.0%	BRE Compliant
Duplex B1_18	Bed 1	2.85%	1.0%	BRE Compliant
Duplex B1_18	Bed 2	3.45%	1.0%	BRE Compliant
Duplex B1_19	Bed 1	2.91%	1.0%	BRE Compliant
Duplex B1_19	Bed 3	4.04%	1.0%	BRE Compliant
Duplex B1_19	Bed 2	3.49%	1.0%	BRE Compliant
Duplex B1_20	Bed 3	4.19%	1.0%	BRE Compliant
Duplex B1_20	Bed 1	2.92%	1.0%	BRE Compliant
Duplex B1_20	Bed 2	7.38%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

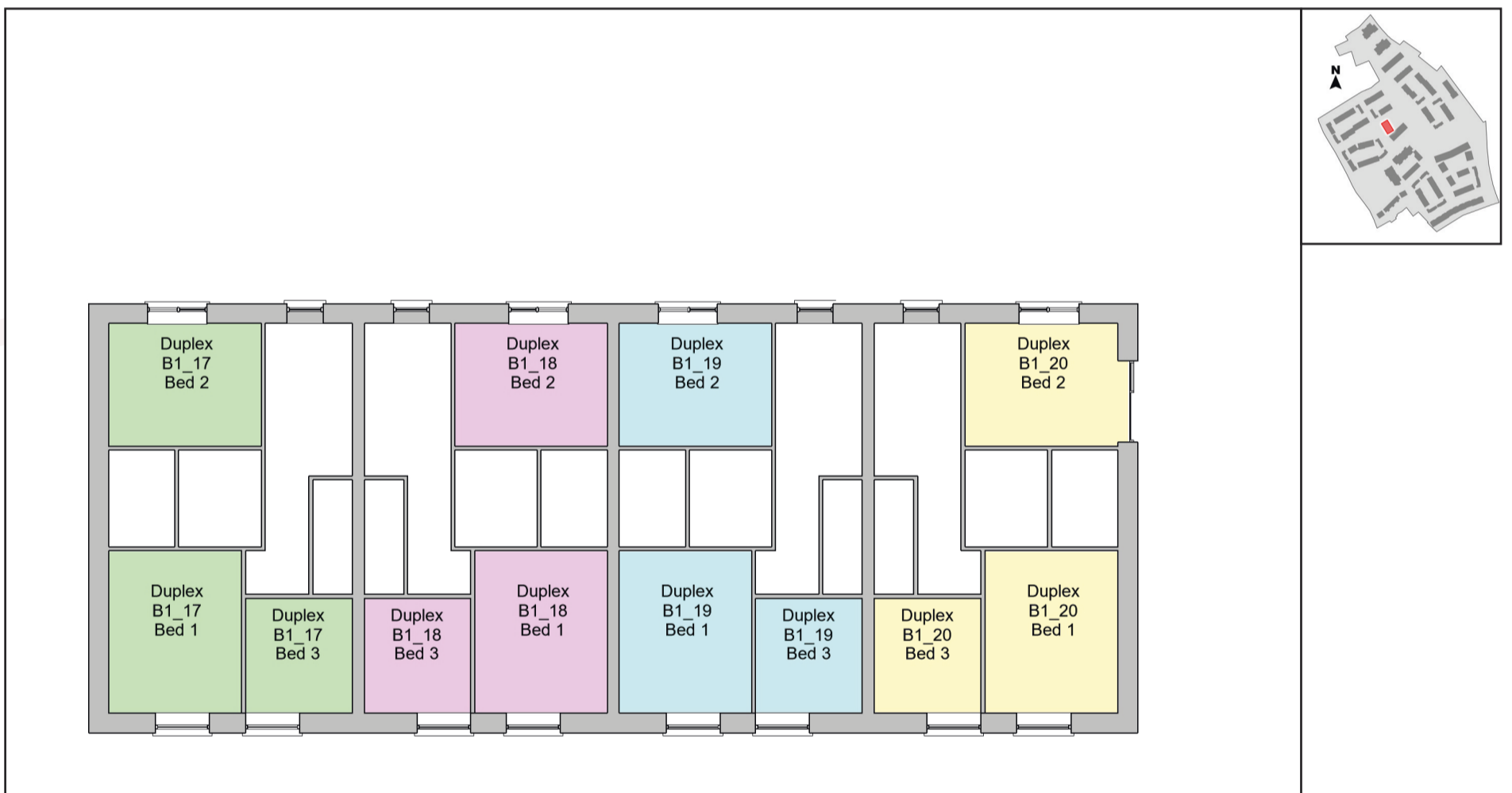


Figure 7.34: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.11 Duplex B2/B3 - Ground Floor

Table No. 7.35: ADF Results: Duplex B2/B3 - Ground Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex B2-B3_1	LKD	4.62%	2.0%	BRE Compliant
Duplex B2-B3_1	Bed 2	1.57%	1.0%	BRE Compliant
Duplex B2-B3_1	Bed 1	3.43%	1.0%	BRE Compliant
Duplex B2-B3_2	LKD	3.27%	2.0%	BRE Compliant
Duplex B2-B3_2	Bed 2	1.50%	1.0%	BRE Compliant
Duplex B2-B3_2	Bed 1	2.87%	1.0%	BRE Compliant
Duplex B2-B3_3	LKD	3.40%	2.0%	BRE Compliant
Duplex B2-B3_3	Bed 1	2.48%	1.0%	BRE Compliant
Duplex B2-B3_3	Bed 2	1.13%	1.0%	BRE Compliant
Duplex B2-B3_4	LKD	4.49%	2.0%	BRE Compliant
Duplex B2-B3_4	Bed 1	2.83%	1.0%	BRE Compliant
Duplex B2-B3_4	Bed 2	1.69%	1.0%	BRE Compliant
Duplex B2-B3_5	LKD	2.38%	2.0%	BRE Compliant
Duplex B2-B3_5	Bed 2	1.20%	1.0%	BRE Compliant
Duplex B2-B3_5	Bed 1	1.51%	1.0%	BRE Compliant
Duplex B2-B3_6	LKD	3.59%	2.0%	BRE Compliant
Duplex B2-B3_6	Bed 2	0.94%	1.0%	94%
Duplex B2-B3_6	Bed 1	2.07%	1.0%	BRE Compliant
Duplex B2-B3_7	LKD	3.58%	2.0%	BRE Compliant
Duplex B2-B3_7	Bed 1	3.13%	1.0%	BRE Compliant
Duplex B2-B3_7	Bed 2	1.52%	1.0%	BRE Compliant
Duplex B2-B3_8	LKD	3.59%	2.0%	BRE Compliant
Duplex B2-B3_8	Bed 2	1.47%	1.0%	BRE Compliant
Duplex B2-B3_8	Bed 1	3.24%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.35: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.12 Duplex B2/B3 - Ground Floor

Table No. 7.36: ADF Results: Duplex B2/B3 - Ground Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex B2-B3_9	LKD	2.84%	2.0%	BRE Compliant
Duplex B2-B3_9	Bed 1	3.19%	1.0%	BRE Compliant
Duplex B2-B3_9	Bed 2	1.51%	1.0%	BRE Compliant
Duplex B2-B3_10	LKD	3.52%	2.0%	BRE Compliant
Duplex B2-B3_10	Bed 2	1.50%	1.0%	BRE Compliant
Duplex B2-B3_10	Bed 1	3.28%	1.0%	BRE Compliant
Duplex B2-B3_11	LKD	3.44%	2.0%	BRE Compliant
Duplex B2-B3_11	Bed 2	1.50%	1.0%	BRE Compliant
Duplex B2-B3_11	Bed 1	3.13%	1.0%	BRE Compliant
Duplex B2-B3_12	LKD	3.44%	2.0%	BRE Compliant
Duplex B2-B3_12	Bed 1	2.23%	1.0%	BRE Compliant
Duplex B2-B3_12	Bed 2	1.09%	1.0%	BRE Compliant
Duplex B2-B3_13	LKD	2.36%	2.0%	BRE Compliant
Duplex B2-B3_13	Bed 2	1.19%	1.0%	BRE Compliant
Duplex B2-B3_13	Bed 1	1.51%	1.0%	BRE Compliant
Duplex B2-B3_14	LKD	4.65%	2.0%	BRE Compliant
Duplex B2-B3_14	Bed 1	2.95%	1.0%	BRE Compliant
Duplex B2-B3_14	Bed 2	1.77%	1.0%	BRE Compliant
Duplex B2-B3_15	LKD	3.71%	2.0%	BRE Compliant
Duplex B2-B3_15	Bed 2	1.00%	1.0%	BRE Compliant
Duplex B2-B3_15	Bed 1	2.23%	1.0%	BRE Compliant
Duplex B2-B3_16	LKD	3.58%	2.0%	BRE Compliant
Duplex B2-B3_16	Bed 2	1.37%	1.0%	BRE Compliant
Duplex B2-B3_16	Bed 1	2.67%	1.0%	BRE Compliant
Duplex B2-B3_17	LKD	4.86%	2.0%	BRE Compliant
Duplex B2-B3_17	Bed 1	3.20%	1.0%	BRE Compliant
Duplex B2-B3_17	Bed 2	1.45%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

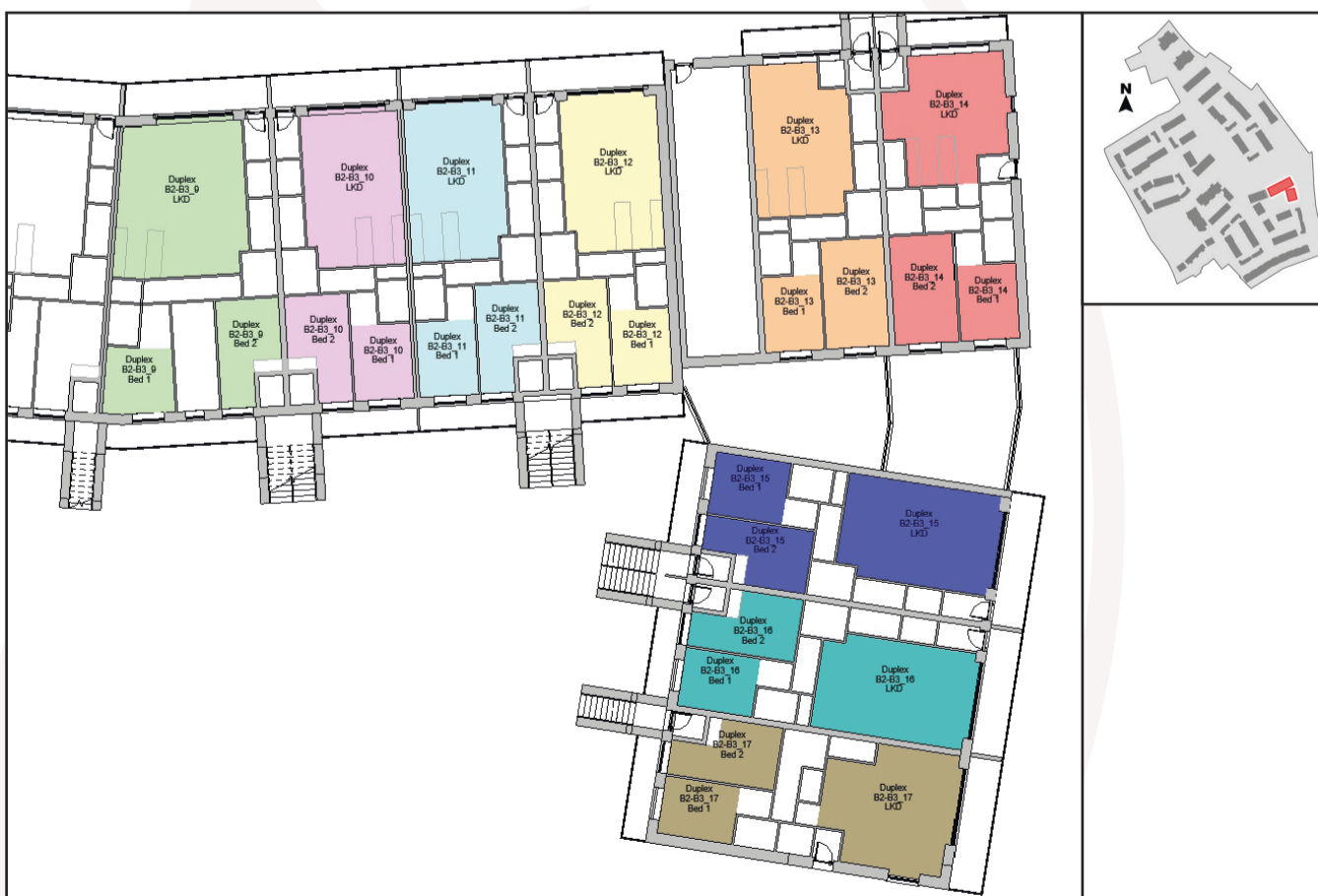


Figure 7.36: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.13 Duplex B2/B3 - 1st Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex B2-B3_18	Kitchen	3.06%	2.0%	BRE Compliant
Duplex B2-B3_18	Living Room	10.03%	1.5%	BRE Compliant
Duplex B2-B3_19	Kitchen	2.98%	2.0%	BRE Compliant
Duplex B2-B3_19	Living Room	6.66%	1.5%	BRE Compliant
Duplex B2-B3_20	Kitchen	2.64%	2.0%	BRE Compliant
Duplex B2-B3_20	Living Room	7.00%	1.5%	BRE Compliant
Duplex B2-B3_21	Kitchen	4.58%	2.0%	BRE Compliant
Duplex B2-B3_21	Living Room	4.69%	1.5%	BRE Compliant
Duplex B2-B3_22	Kitchen	4.48%	2.0%	BRE Compliant
Duplex B2-B3_22	Living Room	3.68%	1.5%	BRE Compliant
Duplex B2-B3_23	Kitchen	2.22%	2.0%	BRE Compliant
Duplex B2-B3_23	Living Room	6.37%	1.5%	BRE Compliant
Duplex B2-B3_24	Kitchen	2.92%	2.0%	BRE Compliant
Duplex B2-B3_24	Living Room	6.35%	1.5%	BRE Compliant
Duplex B2-B3_25	Kitchen	3.00%	2.0%	BRE Compliant
Duplex B2-B3_25	Living Room	6.35%	1.5%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.37: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.14 Duplex B2/B3 - 1st Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex B2-B3_26	Kitchen	2.08%	2.0%	BRE Compliant
Duplex B2-B3_26	Living Room	5.16%	1.5%	BRE Compliant
Duplex B2-B3_27	Kitchen	3.02%	2.0%	BRE Compliant
Duplex B2-B3_27	Living Room	6.64%	1.5%	BRE Compliant
Duplex B2-B3_28	Kitchen	2.97%	2.0%	BRE Compliant
Duplex B2-B3_28	Living Room	6.20%	1.5%	BRE Compliant
Duplex B2-B3_29	Kitchen	2.52%	2.0%	BRE Compliant
Duplex B2-B3_29	Living Room	6.46%	1.5%	BRE Compliant
Duplex B2-B3_30	Kitchen	4.47%	2.0%	BRE Compliant
Duplex B2-B3_30	Living Room	3.46%	1.5%	BRE Compliant
Duplex B2-B3_31	Kitchen	4.61%	2.0%	BRE Compliant
Duplex B2-B3_31	Living Room	4.76%	1.5%	BRE Compliant
Duplex B2-B3_32	Kitchen	2.35%	2.0%	BRE Compliant
Duplex B2-B3_32	Living Room	7.22%	1.5%	BRE Compliant
Duplex B2-B3_33	Kitchen	2.80%	2.0%	BRE Compliant
Duplex B2-B3_33	Living Room	6.86%	1.5%	BRE Compliant
Duplex B2-B3_34	Kitchen	2.89%	2.0%	BRE Compliant
Duplex B2-B3_34	Living Room	10.17%	1.5%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.38: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.15 Duplex B2/B3 - 2nd Floor

Table No. 7.39: ADF Results: Duplex B2/B3 - 2nd Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex B2-B3_18	Bed 3	3.94%	1.0%	BRE Compliant
Duplex B2-B3_18	Bed 1	2.85%	1.0%	BRE Compliant
Duplex B2-B3_18	Bed 2	7.20%	1.0%	BRE Compliant
Duplex B2-B3_19	Bed 3	3.90%	1.0%	BRE Compliant
Duplex B2-B3_19	Bed 1	2.82%	1.0%	BRE Compliant
Duplex B2-B3_19	Bed 2	3.49%	1.0%	BRE Compliant
Duplex B2-B3_20	Bed 1	2.69%	1.0%	BRE Compliant
Duplex B2-B3_20	Bed 3	3.92%	1.0%	BRE Compliant
Duplex B2-B3_20	Bed 2	3.07%	1.0%	BRE Compliant
Duplex B2-B3_21	Bed 1	4.69%	1.0%	BRE Compliant
Duplex B2-B3_21	Bed 2	1.59%	1.0%	BRE Compliant
Duplex B2-B3_21	Bed 3	3.42%	1.0%	BRE Compliant
Duplex B2-B3_22	Bed 1	2.14%	1.0%	BRE Compliant
Duplex B2-B3_22	Bed 2	3.32%	1.0%	BRE Compliant
Duplex B2-B3_22	Bed 3	3.13%	1.0%	BRE Compliant
Duplex B2-B3_23	Bed 2	3.59%	1.0%	BRE Compliant
Duplex B2-B3_23	Bed 3	3.69%	1.0%	BRE Compliant
Duplex B2-B3_23	Bed 1	2.52%	1.0%	BRE Compliant
Duplex B2-B3_24	Bed 2	3.73%	1.0%	BRE Compliant
Duplex B2-B3_24	Bed 1	2.90%	1.0%	BRE Compliant
Duplex B2-B3_24	Bed 3	4.17%	1.0%	BRE Compliant
Duplex B2-B3_25	Bed 2	3.62%	1.0%	BRE Compliant
Duplex B2-B3_25	Bed 3	4.13%	1.0%	BRE Compliant
Duplex B2-B3_25	Bed 1	2.95%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

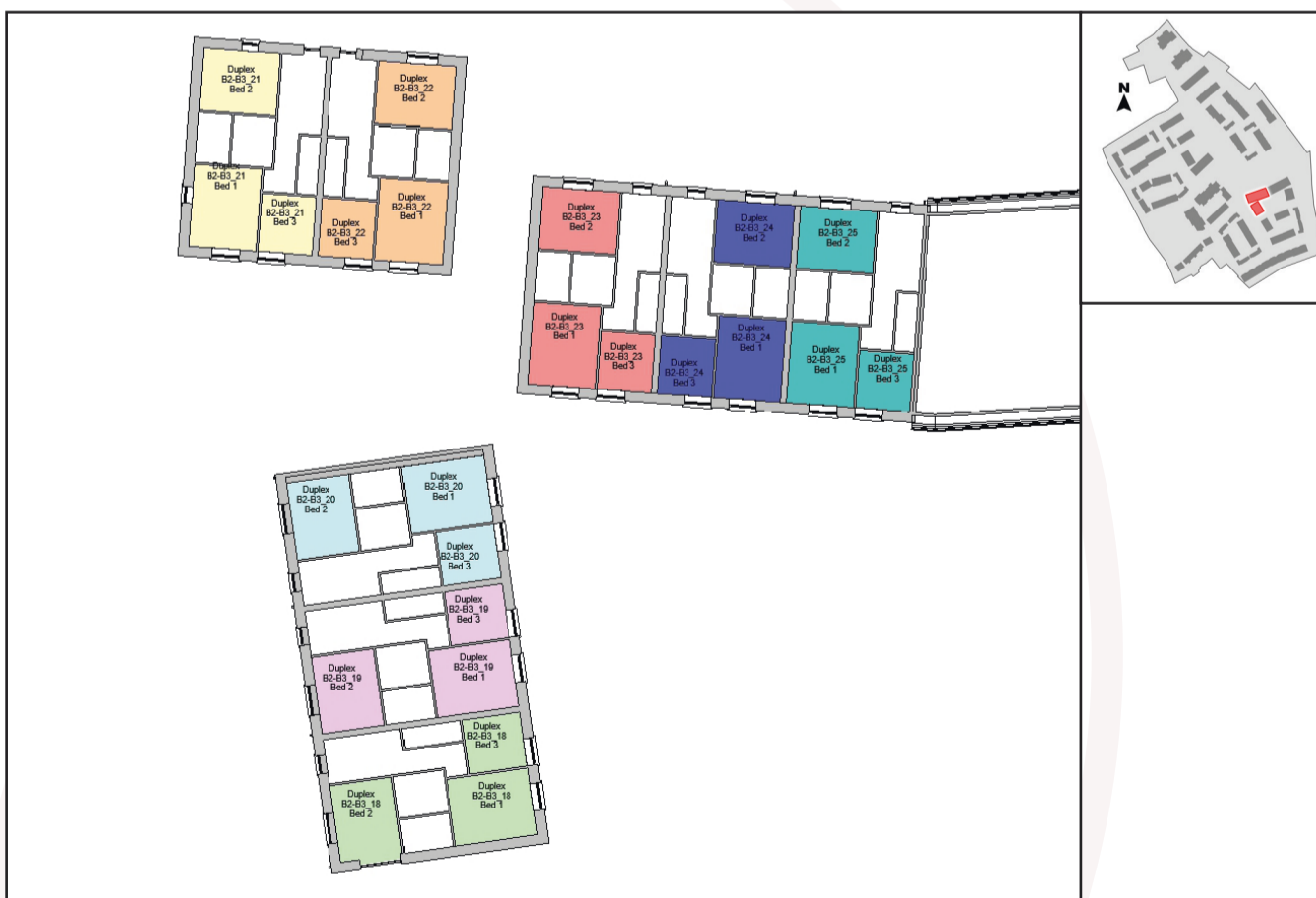


Figure 7.39: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.16 Duplex B2/B3 - 2nd Floor

Table No. 7.40: ADF Results: Duplex B2/B3 - 2nd Floor				
Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex B2-B3_26	Bed 2	2.55%	1.0%	BRE Compliant
Duplex B2-B3_26	Bed 1	2.25%	1.0%	BRE Compliant
Duplex B2-B3_26	Bed 3	3.56%	1.0%	BRE Compliant
Duplex B2-B3_27	Bed 3	4.26%	1.0%	BRE Compliant
Duplex B2-B3_27	Bed 1	2.93%	1.0%	BRE Compliant
Duplex B2-B3_27	Bed 2	3.51%	1.0%	BRE Compliant
Duplex B2-B3_28	Bed 2	3.60%	1.0%	BRE Compliant
Duplex B2-B3_28	Bed 1	2.91%	1.0%	BRE Compliant
Duplex B2-B3_28	Bed 3	4.02%	1.0%	BRE Compliant
Duplex B2-B3_29	Bed 3	4.03%	1.0%	BRE Compliant
Duplex B2-B3_29	Bed 1	2.72%	1.0%	BRE Compliant
Duplex B2-B3_29	Bed 2	3.52%	1.0%	BRE Compliant
Duplex B2-B3_30	Bed 3	3.09%	1.0%	BRE Compliant
Duplex B2-B3_30	Bed 1	2.20%	1.0%	BRE Compliant
Duplex B2-B3_30	Bed 2	3.37%	1.0%	BRE Compliant
Duplex B2-B3_31	Bed 1	4.88%	1.0%	BRE Compliant
Duplex B2-B3_31	Bed 3	3.58%	1.0%	BRE Compliant
Duplex B2-B3_31	Bed 2	1.57%	1.0%	BRE Compliant
Duplex B2-B3_33	Bed 1	2.47%	1.0%	BRE Compliant
Duplex B2-B3_33	Bed 2	3.50%	1.0%	BRE Compliant
Duplex B2-B3_33	Bed 2	3.22%	1.0%	BRE Compliant
Duplex B2-B3_33	Bed 2	3.84%	1.0%	BRE Compliant
Duplex B2-B3_33	Bed 1	2.69%	1.0%	BRE Compliant
Duplex B2-B3_33	Bed 2	3.66%	1.0%	BRE Compliant
Duplex B2-B3_34	Bed 2	3.90%	1.0%	BRE Compliant
Duplex B2-B3_34	Bed 1	2.73%	1.0%	BRE Compliant
Duplex B2-B3_34	Bed 2	7.68%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

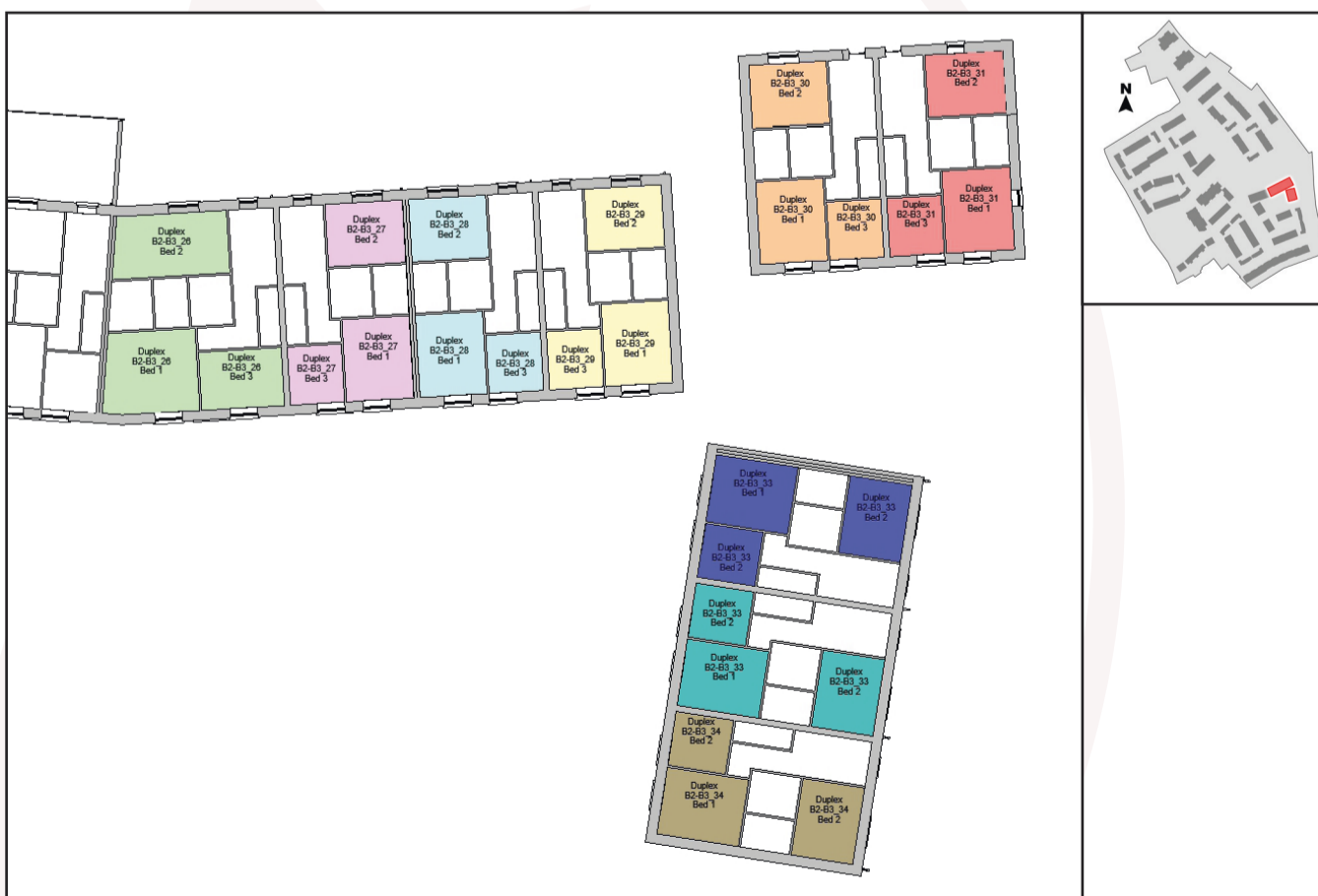


Figure 7.40: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.17 Duplex C - Ground Floor

Table No. 7.41: ADF Results: Duplex C - Ground Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex C_1	LKD	4.23%	2.0%	BRE Compliant
Duplex C_1	Bed 1	5.14%	1.0%	BRE Compliant
Duplex C_1	Bed 2	2.82%	1.0%	BRE Compliant
Duplex C_2	LKD	2.56%	2.0%	BRE Compliant
Duplex C_2	Bed 1	4.34%	1.0%	BRE Compliant
Duplex C_2	Bed 2	2.63%	1.0%	BRE Compliant
Duplex C_3	LKD	2.52%	2.0%	BRE Compliant
Duplex C_3	Bed 1	3.96%	1.0%	BRE Compliant
Duplex C_3	Bed 2	2.28%	1.0%	BRE Compliant
Duplex C_4	LKD	2.53%	2.0%	BRE Compliant
Duplex C_4	Bed 1	3.71%	1.0%	BRE Compliant
Duplex C_4	Bed 2	2.13%	1.0%	BRE Compliant
Duplex C_5	LKD	2.50%	2.0%	BRE Compliant
Duplex C_5	Bed 1	3.38%	1.0%	BRE Compliant
Duplex C_5	Bed 2	2.02%	1.0%	BRE Compliant
Duplex C_6	LKD	2.55%	2.0%	BRE Compliant
Duplex C_6	Bed 1	3.56%	1.0%	BRE Compliant
Duplex C_6	Bed 2	2.03%	1.0%	BRE Compliant
Duplex C_7	LKD	2.52%	2.0%	BRE Compliant
Duplex C_7	Bed 1	3.48%	1.0%	BRE Compliant
Duplex C_7	Bed 2	2.17%	1.0%	BRE Compliant
Duplex C_8	LKD	4.31%	2.0%	BRE Compliant
Duplex C_8	Bed 1	4.47%	1.0%	BRE Compliant
Duplex C_8	Bed 2	2.34%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.41: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.18 Duplex C - 1st Floor

Table No. 7.42: ADF Results: Duplex C - 1st Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex C_9	LKD	4.98%	2.0%	BRE Compliant
Duplex C_10	LKD	4.82%	2.0%	BRE Compliant
Duplex C_11	LKD	4.74%	2.0%	BRE Compliant
Duplex C_12	LKD	4.60%	2.0%	BRE Compliant
Duplex C_13	LKD	4.55%	2.0%	BRE Compliant
Duplex C_14	LKD	4.56%	2.0%	BRE Compliant
Duplex C_15	LKD	4.58%	2.0%	BRE Compliant
Duplex C_16	LKD	4.74%	2.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

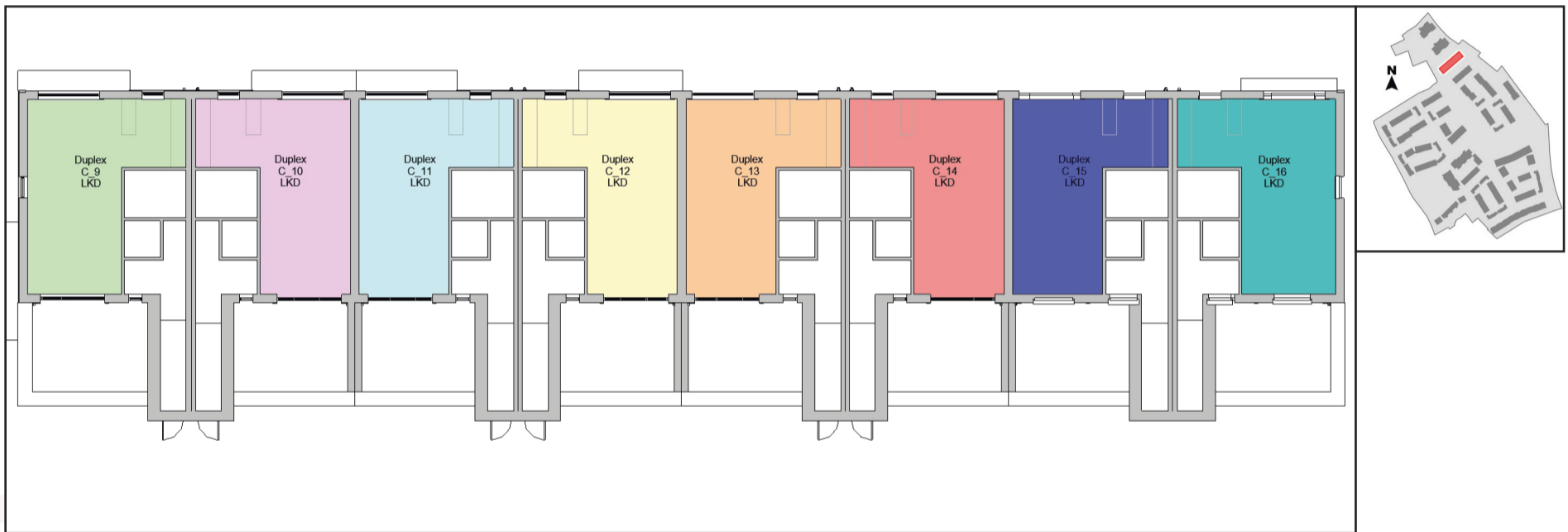


Figure 7.42: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.19 Duplex C -2nd Floor

Table No. 7.43: ADF Results: Duplex C - 2nd Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex C_9	Bed 2	5.30%	1.0%	BRE Compliant
Duplex C_9	Bed 1	2.81%	1.0%	BRE Compliant
Duplex C_9	Bed 3	3.08%	1.0%	BRE Compliant
Duplex C_10	Bed 2	5.13%	1.0%	BRE Compliant
Duplex C_10	Bed 1	3.30%	1.0%	BRE Compliant
Duplex C_10	Bed 3	3.97%	1.0%	BRE Compliant
Duplex C_11	Bed 2	5.02%	1.0%	BRE Compliant
Duplex C_11	Bed 1	3.28%	1.0%	BRE Compliant
Duplex C_11	Bed 3	3.89%	1.0%	BRE Compliant
Duplex C_12	Bed 2	4.83%	1.0%	BRE Compliant
Duplex C_12	Bed 1	3.31%	1.0%	BRE Compliant
Duplex C_12	Bed 3	3.98%	1.0%	BRE Compliant
Duplex C_13	Bed 2	4.77%	1.0%	BRE Compliant
Duplex C_13	Bed 1	3.30%	1.0%	BRE Compliant
Duplex C_13	Bed 3	3.90%	1.0%	BRE Compliant
Duplex C_14	Bed 2	4.77%	1.0%	BRE Compliant
Duplex C_14	Bed 1	3.31%	1.0%	BRE Compliant
Duplex C_14	Bed 3	3.99%	1.0%	BRE Compliant
Duplex C_15	Bed 2	4.80%	1.0%	BRE Compliant
Duplex C_15	Bed 1	3.30%	1.0%	BRE Compliant
Duplex C_15	Bed 3	3.90%	1.0%	BRE Compliant
Duplex C_16	Bed 2	5.00%	1.0%	BRE Compliant
Duplex C_16	Bed 1	2.86%	1.0%	BRE Compliant
Duplex C_16	Bed 3	3.08%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.43: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.20 Duplex D - Ground Floor

Table No. 7.44: ADF Results: Duplex D - Ground Floor				
Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex D_1	LKD	3.83%	2.0%	BRE Compliant
Duplex D_1	Bed 1	5.15%	1.0%	BRE Compliant
Duplex D_1	Bed 2	2.96%	1.0%	BRE Compliant
Duplex D_2	LKD	2.80%	2.0%	BRE Compliant
Duplex D_2	Bed 2	1.01%	1.0%	BRE Compliant
Duplex D_2	Bed 1	2.26%	1.0%	BRE Compliant
Duplex D_3	LKD	3.07%	2.0%	BRE Compliant
Duplex D_3	Bed 1	2.03%	1.0%	BRE Compliant
Duplex D_3	Bed 2	1.00%	1.0%	BRE Compliant
Duplex D_4	LKD	2.36%	2.0%	BRE Compliant
Duplex D_4	Bed 2	1.01%	1.0%	BRE Compliant
Duplex D_4	Bed 1	2.00%	1.0%	BRE Compliant
Duplex D_5	LKD	3.52%	2.0%	BRE Compliant
Duplex D_5	Bed 1	1.86%	1.0%	BRE Compliant
Duplex D_5	Bed 2	0.87%	1.0%	87%
Duplex D_6	LKD	1.55%	2.0%	78%
Duplex D_6	Bed 2	4.41%	1.0%	BRE Compliant
Duplex D_6	Bed 1	2.68%	1.0%	BRE Compliant
Duplex D_7	LKD	1.70%	2.0%	85%
Duplex D_7	Bed 1	3.37%	1.0%	BRE Compliant
Duplex D_7	Bed 2	5.49%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.44: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.21 Duplex D - 1st Floor

Table No. 7.45: ADF Results: Duplex D - 1st Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex D_8	LKD	4.59%	2.0%	BRE Compliant
Duplex D_9	Kitchen	4.54%	2.0%	BRE Compliant
Duplex D_9	Living Room	2.56%	1.5%	BRE Compliant
Duplex D_11	Kitchen	4.42%	2.0%	BRE Compliant
Duplex D_11	Living Room	2.54%	1.5%	BRE Compliant
Duplex D_11	Kitchen	4.53%	2.0%	BRE Compliant
Duplex D_11	Living Room	2.53%	1.5%	BRE Compliant
Duplex D_12	Kitchen	4.43%	2.0%	BRE Compliant
Duplex D_12	Living Room	2.46%	1.5%	BRE Compliant
Duplex D_13	Kitchen	4.27%	2.0%	BRE Compliant
Duplex D_13	Living Room	4.51%	1.5%	BRE Compliant
Duplex D_14	Kitchen	3.43%	2.0%	BRE Compliant
Duplex D_14	Living Room	5.07%	1.5%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

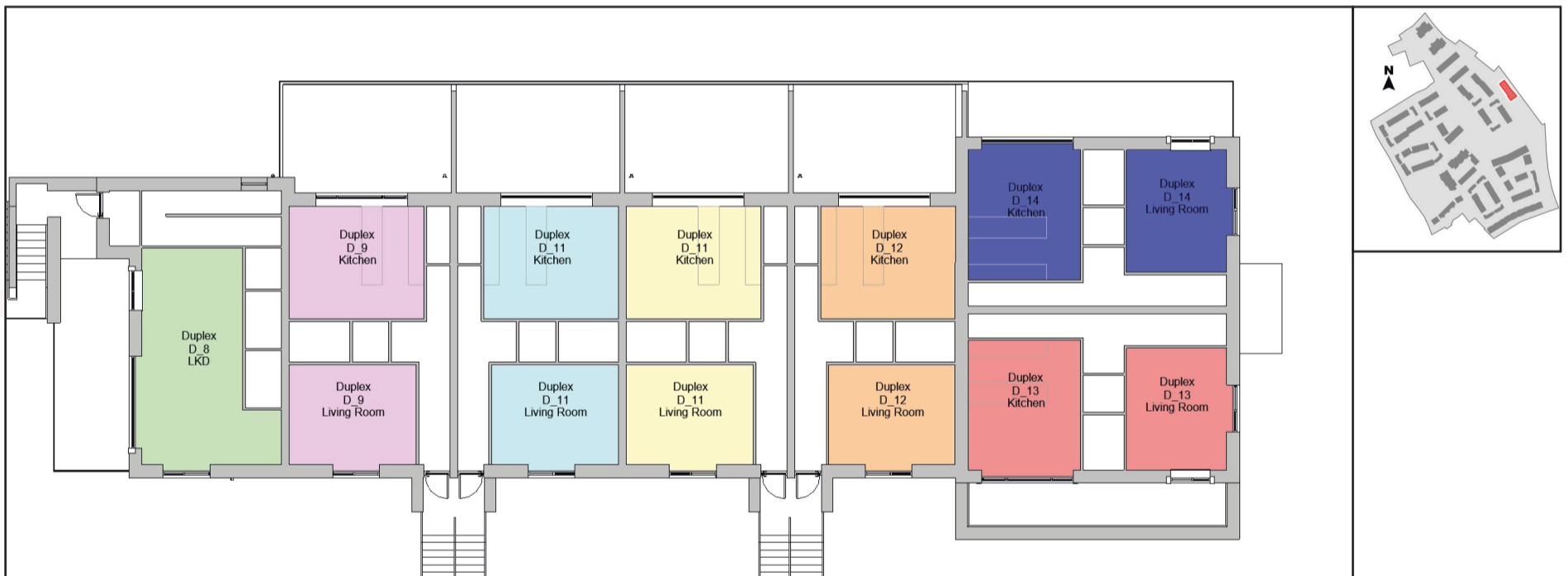


Figure 7.45: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.22 Duplex D - 2nd Floor

Table No. 7.46: ADF Results: Duplex D - 2nd Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex D_8	Bed 2	3.16%	1.0%	BRE Compliant
Duplex D_8	Bed 3	4.19%	1.0%	BRE Compliant
Duplex D_8	Bed 1	4.64%	1.0%	BRE Compliant
Duplex D_9	Bed 2	2.18%	1.0%	BRE Compliant
Duplex D_9	Bed 1	1.54%	1.0%	BRE Compliant
Duplex D_9	Bed 3	2.12%	1.0%	BRE Compliant
Duplex D_10	Bed 3	2.24%	1.0%	BRE Compliant
Duplex D_10	Bed 1	1.53%	1.0%	BRE Compliant
Duplex D_10	Bed 2	2.23%	1.0%	BRE Compliant
Duplex D_11	Bed 1	1.52%	1.0%	BRE Compliant
Duplex D_11	Bed 2	2.29%	1.0%	BRE Compliant
Duplex D_11	Bed 3	2.10%	1.0%	BRE Compliant
Duplex D_12	Bed 3	2.20%	1.0%	BRE Compliant
Duplex D_12	Bed 1	1.50%	1.0%	BRE Compliant
Duplex D_12	Bed 2	2.27%	1.0%	BRE Compliant
Duplex D_13	Bed 3	3.39%	1.0%	BRE Compliant
Duplex D_13	Bed 1	4.86%	1.0%	BRE Compliant
Duplex D_13	Bed 2	2.94%	1.0%	BRE Compliant
Duplex D_14	Bed 2	3.83%	1.0%	BRE Compliant
Duplex D_14	Bed 1	5.63%	1.0%	BRE Compliant
Duplex D_14	Bed 3	3.48%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

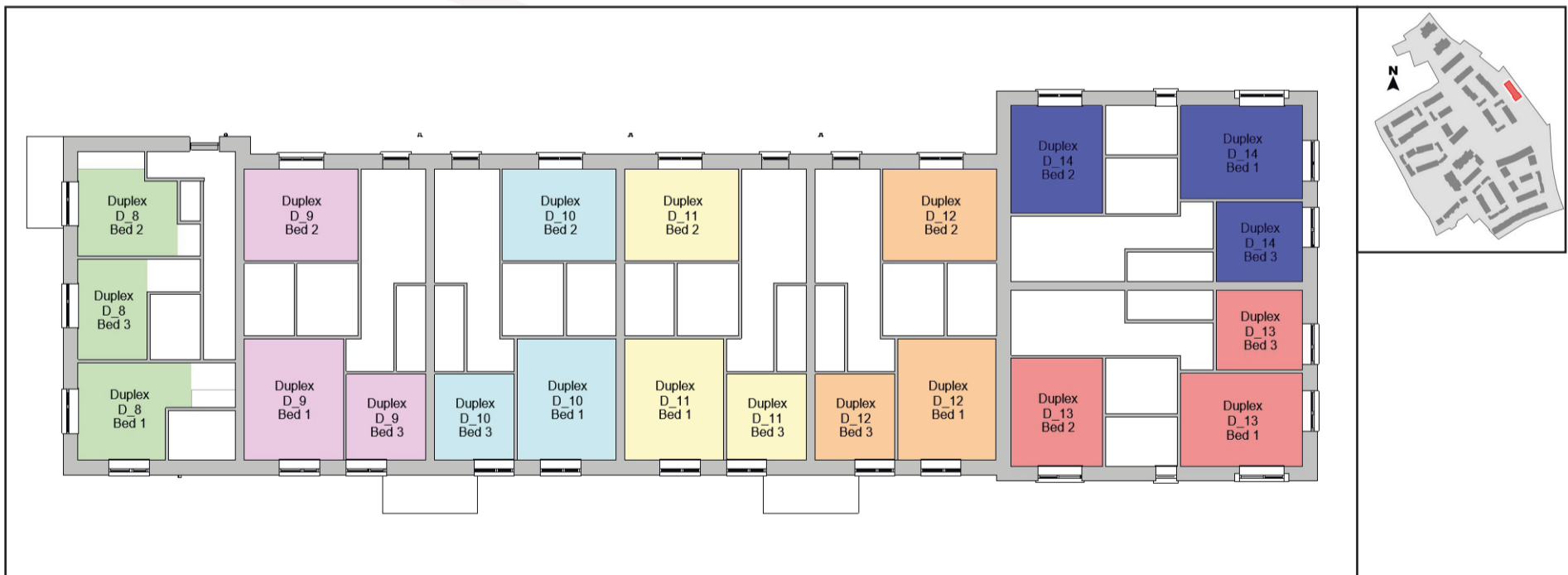


Figure 7.46: Floor plan of assessed building with keyplan highlighting the assessed building.

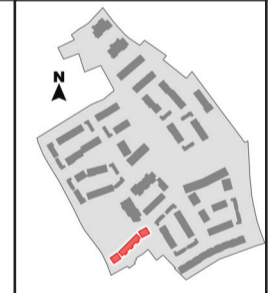
7.4.23 Duplex D1 - 1st Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex D1_1	LKD	5.12%	2.0%	BRE Compliant
Duplex D1_2	LKD	2.17%	2.0%	BRE Compliant
Duplex D1_3	LKD	3.51%	2.0%	BRE Compliant
Duplex D1_4	LKD	3.36%	2.0%	BRE Compliant
Duplex D1_5	LKD	3.28%	2.0%	BRE Compliant
Duplex D1_6	LKD	3.24%	2.0%	BRE Compliant
Duplex D1_7	LKD	3.37%	2.0%	BRE Compliant
Duplex D1_8	LKD	3.40%	2.0%	BRE Compliant
Duplex D1_9	LKD	2.49%	2.0%	BRE Compliant
Duplex D1_10	LKD	3.89%	2.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.47: Floor plan of assessed building with keyplan highlighting the assessed building.



7.4.24 Duplex D1 - 2nd Floor

Table No. 7.48: ADF Results: Duplex D1 - 2nd Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Duplex D1_1	Bed 1	3.46%	1.0%	BRE Compliant
Duplex D1_1	Bed 2	2.33%	1.0%	BRE Compliant
Duplex D1_1	Bed 3	5.25%	1.0%	BRE Compliant
Duplex D1_2	Bed 2	2.42%	1.0%	BRE Compliant
Duplex D1_2	Bed 1	2.14%	1.0%	BRE Compliant
Duplex D1_2	Bed 3	3.51%	1.0%	BRE Compliant
Duplex D1_3	Bed 1	2.37%	1.0%	BRE Compliant
Duplex D1_3	Bed 2	2.75%	1.0%	BRE Compliant
Duplex D1_3	Bed 3	4.46%	1.0%	BRE Compliant
Duplex D1_4	Bed 2	2.66%	1.0%	BRE Compliant
Duplex D1_4	Bed 1	2.35%	1.0%	BRE Compliant
Duplex D1_4	Bed 3	4.42%	1.0%	BRE Compliant
Duplex D1_5	Bed 1	2.34%	1.0%	BRE Compliant
Duplex D1_5	Bed 2	2.72%	1.0%	BRE Compliant
Duplex D1_5	Bed 3	4.36%	1.0%	BRE Compliant
Duplex D1_6	Bed 2	2.64%	1.0%	BRE Compliant
Duplex D1_6	Bed 1	2.31%	1.0%	BRE Compliant
Duplex D1_6	Bed 3	4.34%	1.0%	BRE Compliant
Duplex D1_7	Bed 1	2.31%	1.0%	BRE Compliant
Duplex D1_7	Bed 2	2.81%	1.0%	BRE Compliant
Duplex D1_7	Bed 3	4.42%	1.0%	BRE Compliant
Duplex D1_8	Bed 1	2.33%	1.0%	BRE Compliant
Duplex D1_8	Bed 2	2.78%	1.0%	BRE Compliant
Duplex D1_8	Bed 3	4.19%	1.0%	BRE Compliant
Duplex D1_9	Bed 1	2.03%	1.0%	BRE Compliant
Duplex D1_9	Bed 2	2.25%	1.0%	BRE Compliant
Duplex D1_9	Bed 3	3.45%	1.0%	BRE Compliant
Duplex D1_10	Bed 2	2.14%	1.0%	BRE Compliant
Duplex D1_10	Bed 1	3.03%	1.0%	BRE Compliant
Duplex D1_10	Bed 3	4.71%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

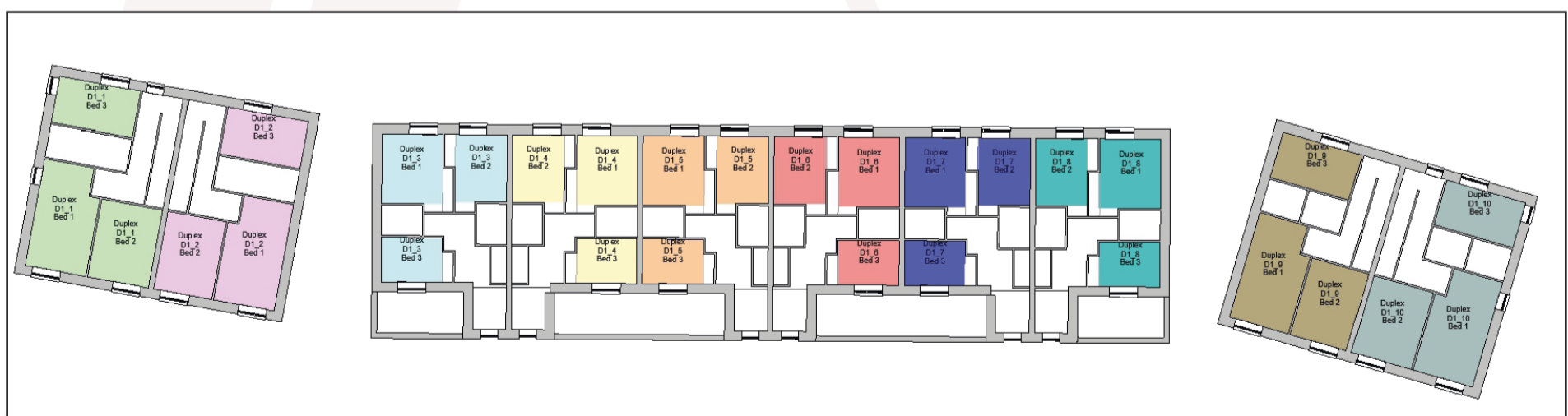


Figure 7.48: Floor plan of assessed building with keyplan highlighting the assessed building.



7.4.25 Apartment Block C - Ground Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Apt C_1	LKD	5.92%	2.0%	BRE Compliant
Apt C_1	Bed 1	1.25%	1.0%	BRE Compliant
Apt C_1	Bed 2	1.96%	1.0%	BRE Compliant
Apt C_2	LKD	2.17%	2.0%	BRE Compliant
Apt C_2	Bed 1	2.69%	1.0%	BRE Compliant
Apt C_3	LKD	2.26%	2.0%	BRE Compliant
Apt C_3	Bed 1	1.92%	1.0%	BRE Compliant
Apt C_4	LKD	2.41%	2.0%	BRE Compliant
Apt C_4	Bed 2	1.46%	1.0%	BRE Compliant
Apt C_4	Bed 1	1.45%	1.0%	BRE Compliant
Apt C_5	LKD	1.42%	2.0%	71%
Apt C_5	Bed 2	2.70%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

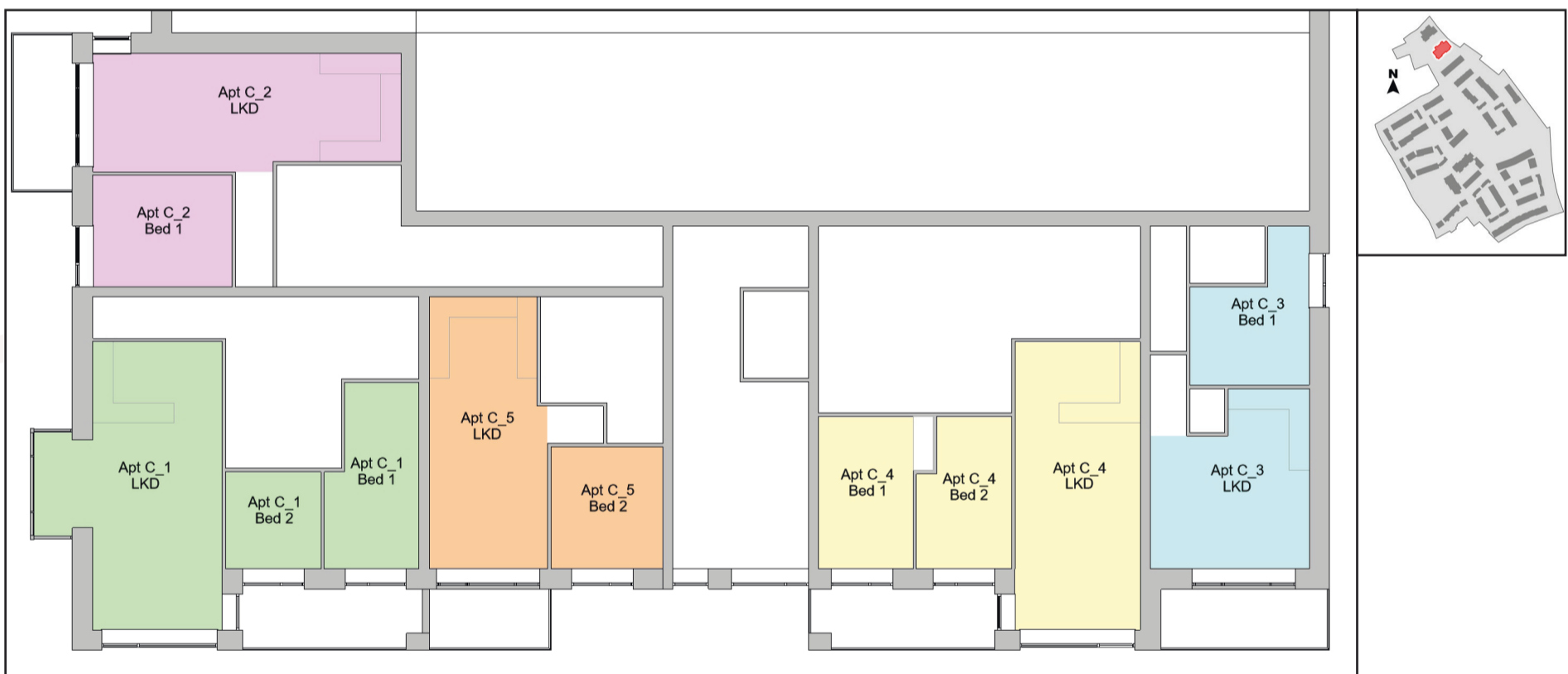


Figure 7.49: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.26 Apartment Block C - 1st Floor

Table No. 7.50: ADF Results: Apartment Block C - 1st Floor				
Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Apt C_6	LKD	5.46%	2.0%	BRE Compliant
Apt C_6	Bed 1	1.22%	1.0%	BRE Compliant
Apt C_6	Bed 2	1.37%	1.0%	BRE Compliant
Apt C_7	LKD	3.40%	2.0%	BRE Compliant
Apt C_7	Bed 1	3.28%	1.0%	BRE Compliant
Apt C_8	LKD	2.94%	2.0%	BRE Compliant
Apt C_8	Bed 1	1.02%	1.0%	BRE Compliant
Apt C_8	Bed 2	0.84%	1.0%	84%
Apt C_9	LKD	2.97%	2.0%	BRE Compliant
Apt C_9	Bed 1	0.74%	1.0%	74%
Apt C_10	LKD	3.42%	2.0%	BRE Compliant
Apt C_10	Bed 1	4.02%	1.0%	BRE Compliant
Apt C_10	Bed 2	2.17%	1.0%	BRE Compliant
Apt C_11	LKD	2.66%	2.0%	BRE Compliant
Apt C_11	Bed 1	1.42%	1.0%	BRE Compliant
Apt C_11	Bed 2	1.42%	1.0%	BRE Compliant
Apt C_12	LKD	1.33%	2.0%	67%
Apt C_12	Bed 1	3.28%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.50: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.27 Apartment Block C -2nd Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Apt C_13	LKD	5.94%	2.0%	BRE Compliant
Apt C_13	Bed 1	1.37%	1.0%	BRE Compliant
Apt C_13	Bed 2	1.54%	1.0%	BRE Compliant
Apt C_14	LKD	3.53%	2.0%	BRE Compliant
Apt C_14	Bed 1	3.39%	1.0%	BRE Compliant
Apt C_15	LKD	2.98%	2.0%	BRE Compliant
Apt C_15	Bed 1	1.17%	1.0%	BRE Compliant
Apt C_15	Bed 2	1.01%	1.0%	BRE Compliant
Apt C_16	LKD	3.08%	2.0%	BRE Compliant
Apt C_16	Bed 2	1.10%	1.0%	BRE Compliant
Apt C_16	Bed 1	1.17%	1.0%	BRE Compliant
Apt C_17	LKD	3.77%	2.0%	BRE Compliant
Apt C_17	Bed 1	3.75%	1.0%	BRE Compliant
Apt C_17	Bed 2	2.31%	1.0%	BRE Compliant
Apt C_18	LKD	2.85%	2.0%	BRE Compliant
Apt C_18	Bed 1	1.57%	1.0%	BRE Compliant
Apt C_18	Bed 2	1.60%	1.0%	BRE Compliant
Apt C_19	LKD	1.49%	2.0%	75%
Apt C_19	Bed 1	3.50%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.51: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.28 Apartment Block C -3rd Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Apt C_20	LKD	5.97%	2.0%	BRE Compliant
Apt C_20	Bed 1	1.48%	1.0%	BRE Compliant
Apt C_20	Bed 2	1.65%	1.0%	BRE Compliant
Apt C_21	LKD	3.67%	2.0%	BRE Compliant
Apt C_21	Bed 1	3.49%	1.0%	BRE Compliant
Apt C_22	LKD	3.24%	2.0%	BRE Compliant
Apt C_22	Bed 1	1.36%	1.0%	BRE Compliant
Apt C_22	Bed 2	1.14%	1.0%	BRE Compliant
Apt C_23	LKD	3.36%	2.0%	BRE Compliant
Apt C_23	Bed 2	1.17%	1.0%	BRE Compliant
Apt C_23	Bed 1	1.35%	1.0%	BRE Compliant
Apt C_24	LKD	3.96%	2.0%	BRE Compliant
Apt C_24	Bed 1	3.87%	1.0%	BRE Compliant
Apt C_24	Bed 2	2.45%	1.0%	BRE Compliant
Apt C_25	LKD	2.99%	2.0%	BRE Compliant
Apt C_25	Bed 1	1.68%	1.0%	BRE Compliant
Apt C_25	Bed 2	1.72%	1.0%	BRE Compliant
Apt C_26	LKD	1.60%	2.0%	80%
Apt C_26	Bed 1	3.67%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

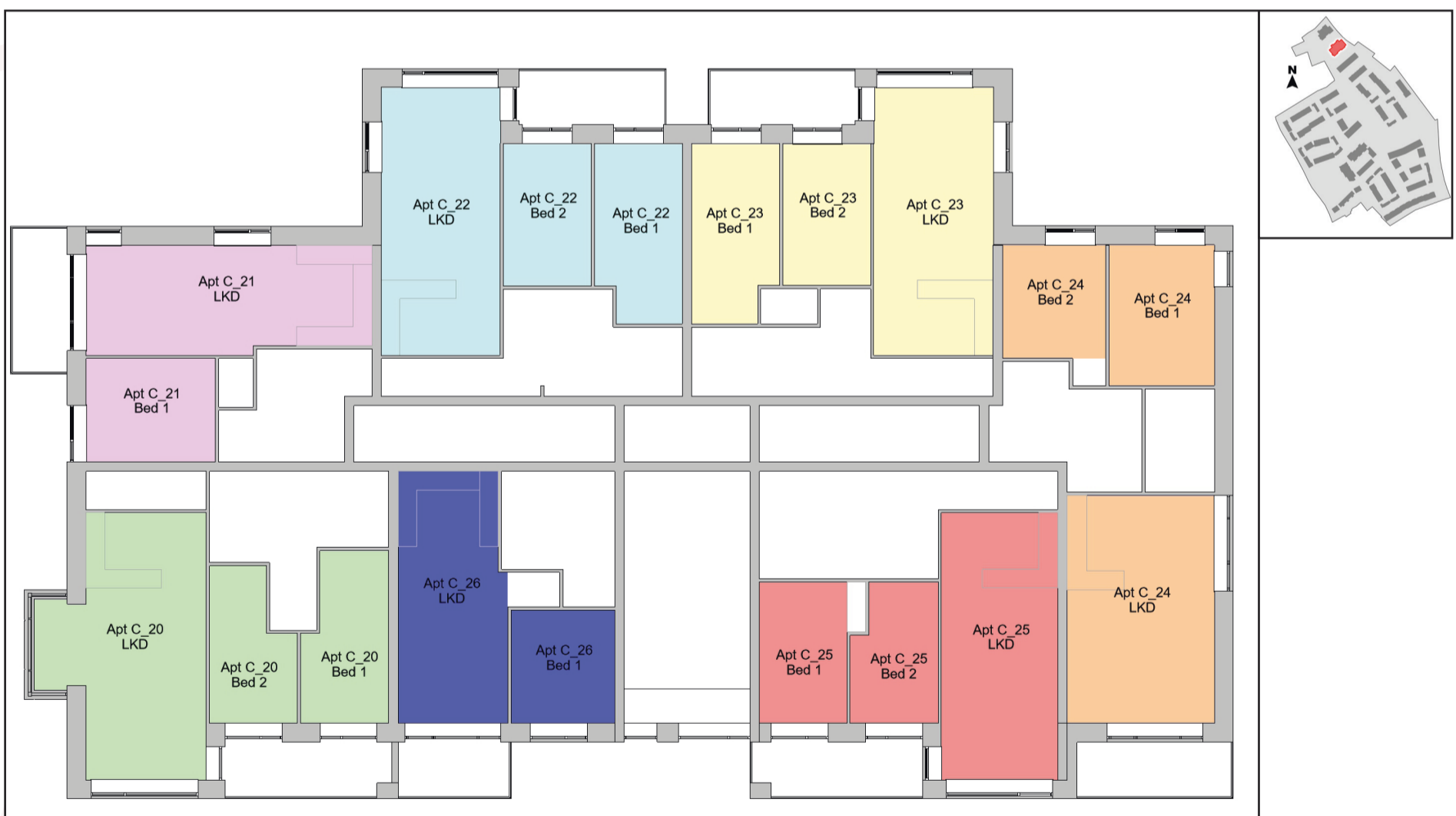


Figure 7.52: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.29 Apartment Block C -4th Floor

Table No. 7.53: ADF Results: Apartment Block C - 4th Floor				
Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Apt C_27	LKD	6.03%	2.0%	BRE Compliant
Apt C_27	Bed 1	1.54%	1.0%	BRE Compliant
Apt C_27	Bed 2	1.71%	1.0%	BRE Compliant
Apt C_28	LKD	4.95%	2.0%	BRE Compliant
Apt C_28	Bed 1	3.83%	1.0%	BRE Compliant
Apt C_29	LKD	3.87%	2.0%	BRE Compliant
Apt C_29	Bed 1	2.49%	1.0%	BRE Compliant
Apt C_29	Bed 2	2.45%	1.0%	BRE Compliant
Apt C_30	LKD	3.96%	2.0%	BRE Compliant
Apt C_30	Bed 2	2.64%	1.0%	BRE Compliant
Apt C_30	Bed 1	2.49%	1.0%	BRE Compliant
Apt C_31	LKD	5.28%	2.0%	BRE Compliant
Apt C_31	Bed 1	7.08%	1.0%	BRE Compliant
Apt C_31	Bed 2	2.96%	1.0%	BRE Compliant
Apt C_32	LKD	3.30%	2.0%	BRE Compliant
Apt C_32	Bed 1	1.70%	1.0%	BRE Compliant
Apt C_32	Bed 2	1.77%	1.0%	BRE Compliant
Apt C_33	LKD	2.77%	2.0%	BRE Compliant
Apt C_33	Bed 1	4.15%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

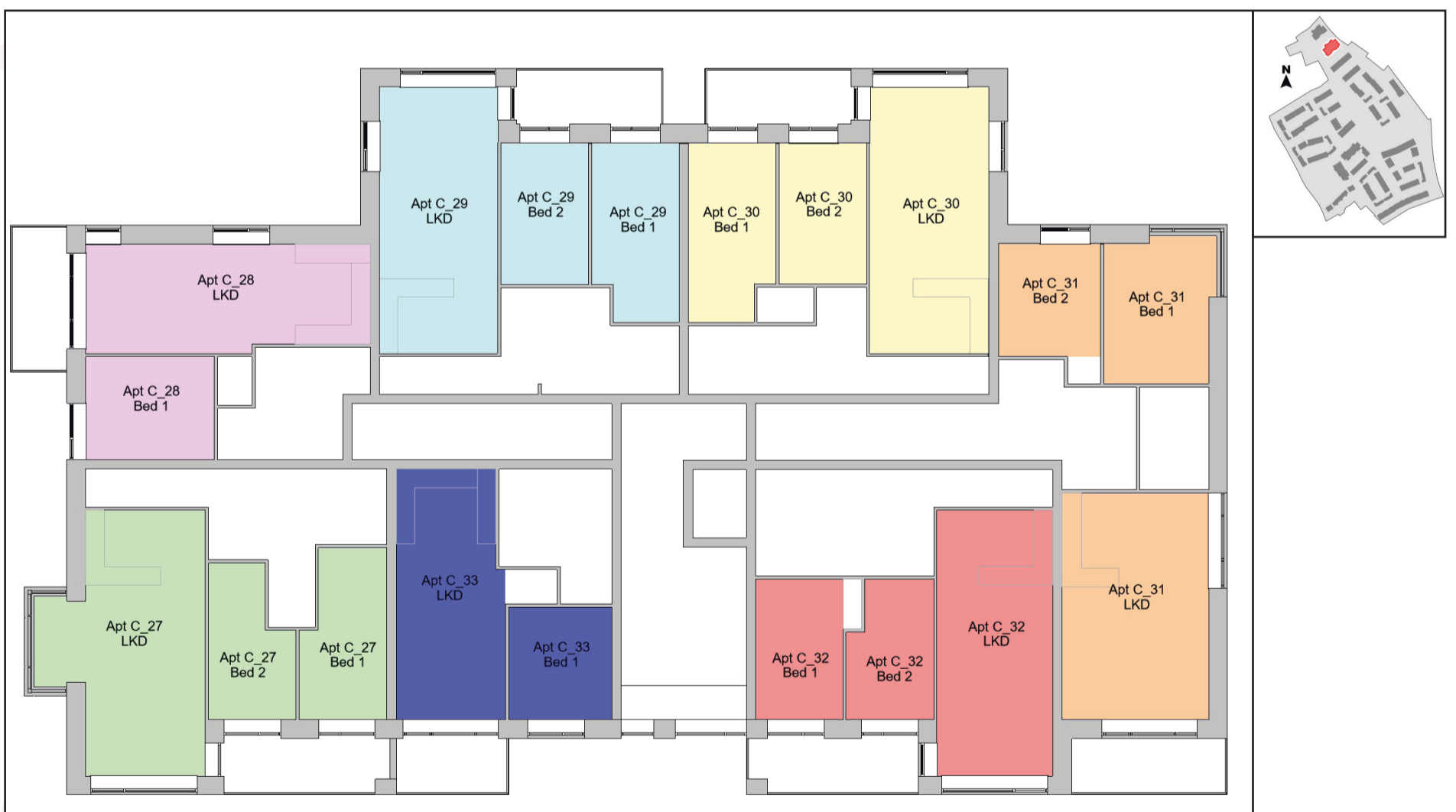


Figure 7.53: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.30 Apartment Block D -Ground Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Apt D_1	LKD	3.68%	2.0%	BRE Compliant
Apt D_1	Bed 2	2.05%	1.0%	BRE Compliant
Apt D_1	Bed 1	2.35%	1.0%	BRE Compliant
Apt D_2	LKD	3.97%	2.0%	BRE Compliant
Apt D_2	Bed 1	2.15%	1.0%	BRE Compliant
Apt D_2	Bed 2	2.26%	1.0%	BRE Compliant
Apt D_3	LKD	4.27%	2.0%	BRE Compliant
Apt D_3	Bed 2	2.29%	1.0%	BRE Compliant
Apt D_3	Bed 1	2.14%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.54: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.31 Apartment Block D - 1st Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Apt D_4	LKD	4.32%	2.0%	BRE Compliant
Apt D_4	Bed 2	5.94%	1.0%	BRE Compliant
Apt D_4	Bed 1	1.80%	1.0%	BRE Compliant
Apt D_5	LKD	4.68%	2.0%	BRE Compliant
Apt D_5	Bed 1	1.84%	1.0%	BRE Compliant
Apt D_5	Bed 2	1.88%	1.0%	BRE Compliant
Apt D_6	LKD	5.07%	2.0%	BRE Compliant
Apt D_6	Bed 2	1.94%	1.0%	BRE Compliant
Apt D_6	Bed 1	1.85%	1.0%	BRE Compliant
Apt D_7	LKD	4.44%	2.0%	BRE Compliant
Apt D_7	Bed 2	4.94%	1.0%	BRE Compliant
Apt D_7	Bed 1	1.80%	1.0%	BRE Compliant
Apt D_8	LKD	2.09%	2.0%	BRE Compliant
Apt D_8	Bed 1	0.72%	1.0%	72%
Apt D_9	LKD	2.09%	2.0%	BRE Compliant
Apt D_9	Bed 1	1.00	1.0%	BRE Compliant
Apt D_9	Bed 2	0.83%	1.0%	83%

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.55: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.32 Apartment Block D - 2nd Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Apt D_10	LKD	4.62%	2.0%	BRE Compliant
Apt D_10	Bed 2	6.05%	1.0%	BRE Compliant
Apt D_10	Bed 1	1.93%	1.0%	BRE Compliant
Apt D_11	LKD	4.87%	2.0%	BRE Compliant
Apt D_11	Bed 1	1.88%	1.0%	BRE Compliant
Apt D_11	Bed 2	1.92%	1.0%	BRE Compliant
Apt D_12	LKD	5.30%	2.0%	BRE Compliant
Apt D_12	Bed 2	1.98%	1.0%	BRE Compliant
Apt D_12	Bed 1	1.90%	1.0%	BRE Compliant
Apt D_13	LKD	4.37%	2.0%	BRE Compliant
Apt D_13	Bed 2	4.96%	1.0%	BRE Compliant
Apt D_13	Bed 1	2.05%	1.0%	BRE Compliant
Apt D_14	LKD	2.21%	2.0%	BRE Compliant
Apt D_14	Bed 2	1.04%	1.0%	BRE Compliant
Apt D_14	Bed 1	1.13%	1.0%	BRE Compliant
Apt D_15	LKD	2.22%	2.0%	BRE Compliant
Apt D_15	Bed 1	1.14%	1.0%	BRE Compliant
Apt D_15	Bed 2	0.98%	1.0%	98%

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.56: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.33 Apartment Block D - 3rd Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Apt D_16	LKD	4.82%	2.0%	BRE Compliant
Apt D_16	Bed 2	6.24%	1.0%	BRE Compliant
Apt D_16	Bed 1	2.74%	1.0%	BRE Compliant
Apt D_17	LKD	4.91%	2.0%	BRE Compliant
Apt D_17	Bed 1	1.45%	1.0%	BRE Compliant
Apt D_17	Bed 2	1.48%	1.0%	BRE Compliant
Apt D_18	LKD	5.47%	2.0%	BRE Compliant
Apt D_18	Bed 2	2.00%	1.0%	BRE Compliant
Apt D_18	Bed 1	1.94%	1.0%	BRE Compliant
Apt D_19	LKD	5.66%	2.0%	BRE Compliant
Apt D_19	Bed 2	8.00%	1.0%	BRE Compliant
Apt D_19	Bed 1	2.77%	1.0%	BRE Compliant
Apt D_20	LKD	2.43%	2.0%	BRE Compliant
Apt D_20	Bed 2	1.24%	1.0%	BRE Compliant
Apt D_20	Bed 1	1.48%	1.0%	BRE Compliant
Apt D_21	LKD	2.45%	2.0%	BRE Compliant
Apt D_21	Bed 1	1.48%	1.0%	BRE Compliant
Apt D_21	Bed 2	1.17%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.57: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.34 Apartment Block D - 4th Floor

Table No. 7.58: ADF Results: Apartment Block D - 4th Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
Apt D_22	LKD	5.98%	2.0%	BRE Compliant
Apt D_22	Bed 2	5.40%	1.0%	BRE Compliant
Apt D_22	Bed 1	2.35%	1.0%	BRE Compliant
Apt D_23	LKD	5.22%	2.0%	BRE Compliant
Apt D_23	Bed 1	3.86%	1.0%	BRE Compliant
Apt D_23	Bed 2	3.68%	1.0%	BRE Compliant
Apt D_24	LKD	5.65%	2.0%	BRE Compliant
Apt D_24	Bed 2	1.88%	1.0%	BRE Compliant
Apt D_24	Bed 1	1.83%	1.0%	BRE Compliant
Apt D_25	LKD	4.63%	2.0%	BRE Compliant
Apt D_25	Bed 2	2.51%	1.0%	BRE Compliant
Apt D_25	Bed 1	2.38%	1.0%	BRE Compliant
Apt D_26	LKD	2.86%	2.0%	BRE Compliant
Apt D_26	Bed 1	2.39%	1.0%	BRE Compliant
Apt D_26	Bed 2	2.34%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.58: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.35 Neighbourhood Centre Block A - 1st Floor

Table No. 7.59: ADF Results: Neighbourhood Centre Block A - 1st Floor				
Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
NC_A1	LKD	1.80%	2.0%	90%
NC_A1	Bed 1	4.67%	1.0%	BRE Compliant
NC_A1	Bed 2	3.27%	1.0%	BRE Compliant
NC_A2	LKD	3.06%	2.0%	BRE Compliant
NC_A2	Bed 2	1.85%	1.0%	BRE Compliant
NC_A2	Bed 1	1.64%	1.0%	BRE Compliant
NC_A3	LKD	2.71%	2.0%	BRE Compliant
NC_A3	Bed 1	1.66%	1.0%	BRE Compliant
NC_A3	Bed 2	1.84%	1.0%	BRE Compliant
NC_A4	LKD	2.48%	2.0%	BRE Compliant
NC_A4	Bed 1	1.72%	1.0%	BRE Compliant
NC_A4	Bed 2	2.01%	1.0%	BRE Compliant
NC_A5	LKD	3.17%	2.0%	BRE Compliant
NC_A5	Bed 2	2.01%	1.0%	BRE Compliant
NC_A5	Bed 1	2.01%	1.0%	BRE Compliant
NC_A6	LKD	3.32%	2.0%	BRE Compliant
NC_A6	Bed 1	2.01%	1.0%	BRE Compliant
NC_A7	LKD	3.51%	2.0%	BRE Compliant
NC_A7	Bed 1	2.97%	1.0%	BRE Compliant
NC_A7	Bed 2	2.80%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

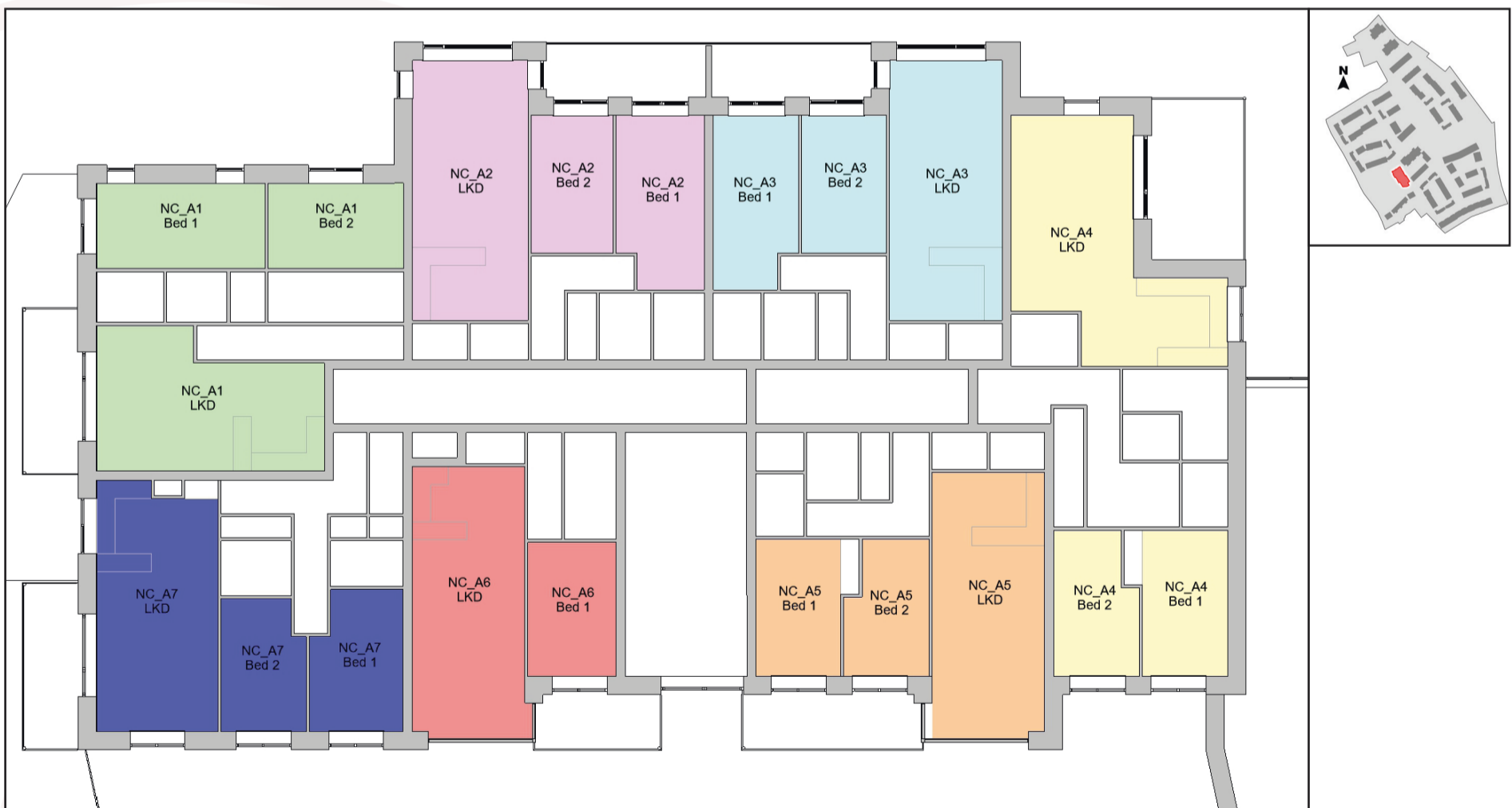


Figure 7.59: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.36 Neighbourhood Centre Block A - 2nd Floor

Table No. 7.60: ADF Results: Neighbourhood Centre Block A - 2nd Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
NC_A8	LKD	2.83%	2.0%	BRE Compliant
NC_A8	Bed 1	4.74%	1.0%	BRE Compliant
NC_A8	Bed 2	3.32%	1.0%	BRE Compliant
NC_A9	LKD	3.26%	2.0%	BRE Compliant
NC_A9	Bed 2	2.84%	1.0%	BRE Compliant
NC_A9	Bed 1	2.62%	1.0%	BRE Compliant
NC_A10	LKD	2.89%	2.0%	BRE Compliant
NC_A10	Bed 1	2.56%	1.0%	BRE Compliant
NC_A10	Bed 2	2.69%	1.0%	BRE Compliant
NC_A11	LKD	2.75%	2.0%	BRE Compliant
NC_A11	Bed 1	5.83%	1.0%	BRE Compliant
NC_A11	Bed 2	2.58%	1.0%	BRE Compliant
NC_A12	LKD	3.67%	2.0%	BRE Compliant
NC_A12	Bed 2	3.15%	1.0%	BRE Compliant
NC_A12	Bed 1	3.12%	1.0%	BRE Compliant
NC_A13	LKD	3.78%	2.0%	BRE Compliant
NC_A13	Bed 1	3.09%	1.0%	BRE Compliant
NC_A14	LKD	4.96%	2.0%	BRE Compliant
NC_A14	Bed 1	3.45%	1.0%	BRE Compliant
NC_A14	Bed 2	3.63%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

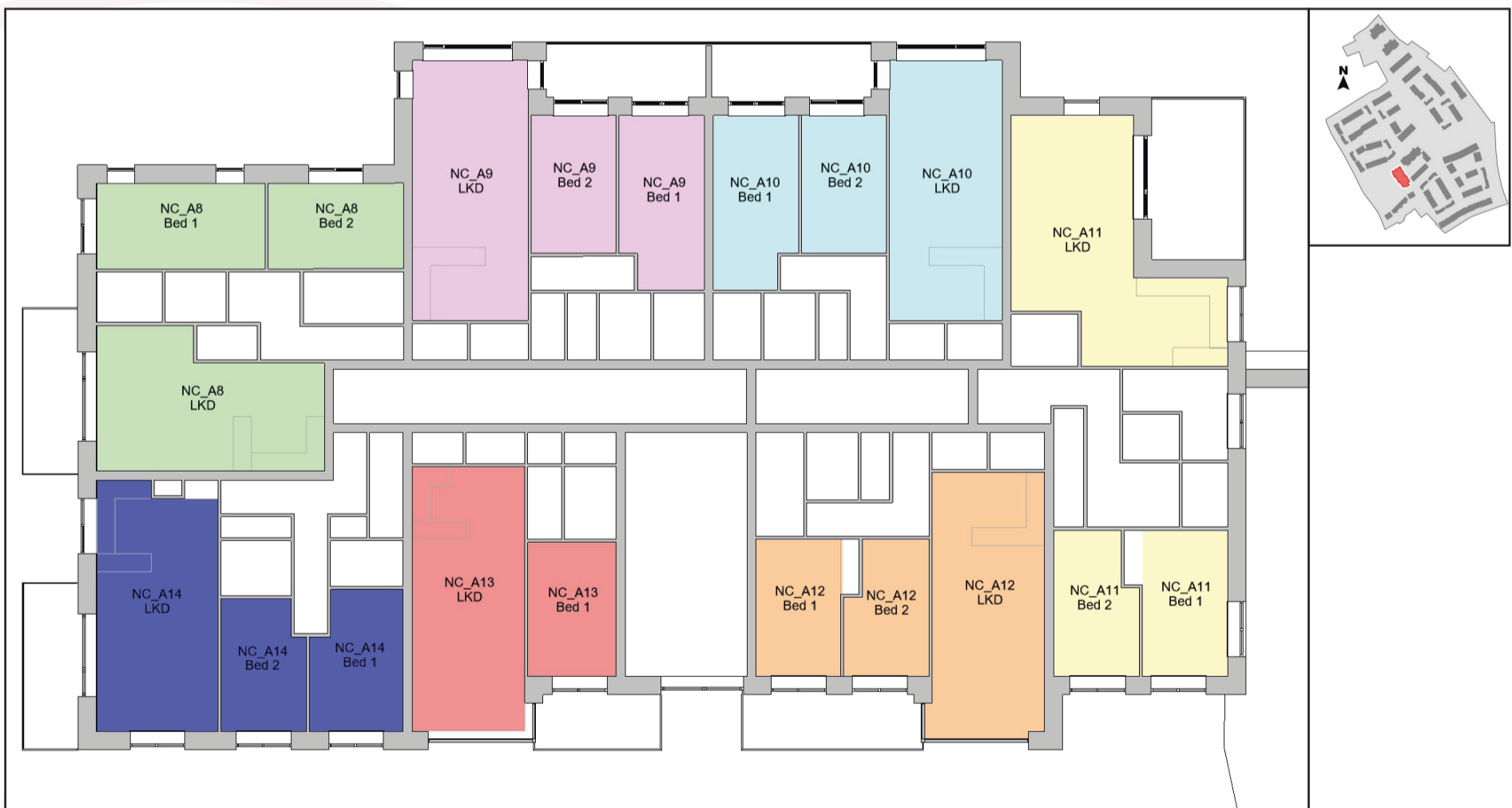


Figure 7.60: Floor plan of assessed building with keyplan highlighting the assessed building.

7.4.37 Neighbourhood Centre Block A - 3rd Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
NC_A15	LKD	4.89%	2.0%	BRE Compliant
NC_A15	Bed 2	3.37%	1.0%	BRE Compliant
NC_A15	Bed 3	2.11%	1.0%	BRE Compliant
NC_A15	Bed 1	1.81%	1.0%	BRE Compliant
NC_A16	LKD	1.90%	2.0%	95%
NC_A16	Bed 1	2.15%	1.0%	BRE Compliant
NC_A16	Bed 2	2.26%	1.0%	BRE Compliant
NC_A16	Bed 3	2.42%	1.0%	BRE Compliant
NC_A17	LKD	2.59%	2.0%	BRE Compliant
NC_A17	Bed 2	2.17%	1.0%	BRE Compliant
NC_A17	Bed 1	2.51%	1.0%	BRE Compliant
NC_A17	Bed 3	2.59%	1.0%	BRE Compliant
NC_A18	LKD	7.83%	2.0%	BRE Compliant
NC_A18	Bed 1	2.50%	1.0%	BRE Compliant
NC_A18	Bed 2	2.63%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.61: Floor plan of assessed building with keyplan highlighting the assessed building.

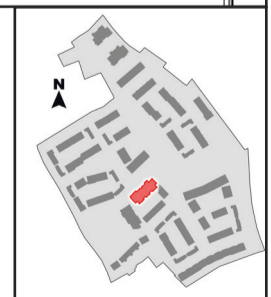
7.4.38 Neighbourhood Centre Block B - 1st Floor

Table No. 7.62: ADF Results: Neighbourhood Centre Block B - 1st Floor				
Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
NC_B1	LKD	2.04%	2.0%	BRE Compliant
NC_B1	Bed 1	1.80%	1.0%	BRE Compliant
NC_B1	Bed 2	3.07%	1.0%	BRE Compliant
NC_B2	LKD	3.11%	2.0%	BRE Compliant
NC_B2	Bed 2	2.80%	1.0%	BRE Compliant
NC_B2	Bed 1	3.30%	1.0%	BRE Compliant
NC_B3	LKD	3.00%	2.0%	BRE Compliant
NC_B3	Bed 2	2.80%	1.0%	BRE Compliant
NC_B3	Bed 1	3.71%	1.0%	BRE Compliant
NC_B4	LKD	4.54%	2.0%	BRE Compliant
NC_B4	Bed 1	2.70%	1.0%	BRE Compliant
NC_B4	Bed 2	3.29%	1.0%	BRE Compliant
NC_B5	LKD	3.36%	2.0%	BRE Compliant
NC_B5	Bed 2	3.23%	1.0%	BRE Compliant
NC_B5	Bed 1	2.83%	1.0%	BRE Compliant
NC_B6	LKD	1.58%	2.0%	79%
NC_B6	Bed 1	3.37%	1.0%	BRE Compliant
NC_B6	Bed 2	2.66%	1.0%	BRE Compliant
NC_B7	LKD	3.26%	2.0%	BRE Compliant
NC_B7	Bed 1	2.71%	1.0%	BRE Compliant
NC_B7	Bed 2	3.20%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.62: Floor plan of assessed building with keyplan highlighting the assessed building.



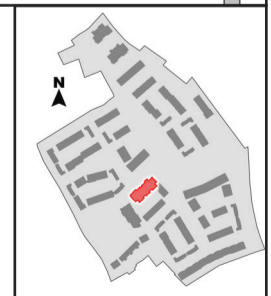
7.4.39 Neighbourhood Centre Block B - 2nd Floor

Table No. 7.63: ADF Results: Neighbourhood Centre Block B - 2nd Floor				
Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
NC_B8	LKD	2.12%	2.0%	BRE Compliant
NC_B8	Bed 1	2.80%	1.0%	BRE Compliant
NC_B8	Bed 2	3.44%	1.0%	BRE Compliant
NC_B9	LKD	3.21%	2.0%	BRE Compliant
NC_B9	Bed 2	2.92%	1.0%	BRE Compliant
NC_B9	Bed 1	3.38%	1.0%	BRE Compliant
NC_B10	LKD	3.11%	2.0%	BRE Compliant
NC_B10	Bed 2	2.88%	1.0%	BRE Compliant
NC_B10	Bed 1	3.77%	1.0%	BRE Compliant
NC_B11	LKD	4.51%	2.0%	BRE Compliant
NC_B11	Bed 1	3.53%	1.0%	BRE Compliant
NC_B11	Bed 2	3.45%	1.0%	BRE Compliant
NC_B12	LKD	4.21%	2.0%	BRE Compliant
NC_B12	Bed 2	3.54%	1.0%	BRE Compliant
NC_B12	Bed 1	2.98%	1.0%	BRE Compliant
NC_B13	LKD	2.16%	2.0%	BRE Compliant
NC_B13	Bed 1	2.96%	1.0%	BRE Compliant
NC_B14	LKD	2.14%	2.0%	BRE Compliant
NC_B14	Bed 2	3.01%	1.0%	BRE Compliant
NC_B15	LKD	3.74%	2.0%	BRE Compliant
NC_B15	Bed 1	3.00%	1.0%	BRE Compliant
NC_B15	Bed 2	3.52%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.63: Floor plan of assessed building with keyplan highlighting the assessed building.



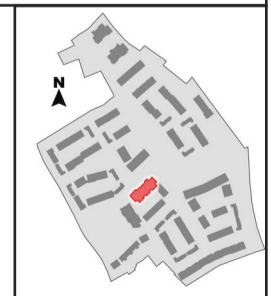
7.4.40 Neighbourhood Centre Block B - 3rd Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
NC_B16	LKD	3.03%	2.0%	BRE Compliant
NC_B16	Bed 1	3.37%	1.0%	BRE Compliant
NC_B16	Bed 2	4.23%	1.0%	BRE Compliant
NC_B17	LKD	2.45%	2.0%	BRE Compliant
NC_B17	Bed 1	3.52%	1.0%	BRE Compliant
NC_B17	Bed 2	4.31%	1.0%	BRE Compliant
NC_B18	LKD	2.44%	2.0%	BRE Compliant
NC_B18	Bed 2	4.27%	1.0%	BRE Compliant
NC_B18	Bed 1	4.19%	1.0%	BRE Compliant
NC_B19	LKD	5.22%	2.0%	BRE Compliant
NC_B19	Bed 1	3.39%	1.0%	BRE Compliant
NC_B19	Bed 2	4.28%	1.0%	BRE Compliant
NC_B20	LKD	5.24%	2.0%	BRE Compliant
NC_B20	Bed 2	3.52%	1.0%	BRE Compliant
NC_B20	Bed 1	3.36%	1.0%	BRE Compliant
NC_B21	LKD	2.96%	2.0%	BRE Compliant
NC_B21	Bed 1	3.65%	1.0%	BRE Compliant
NC_B22	LKD	2.94%	2.0%	BRE Compliant
NC_B22	Bed 1	3.63%	1.0%	BRE Compliant
NC_B23	LKD	4.94%	2.0%	BRE Compliant
NC_B23	Bed 1	3.30%	1.0%	BRE Compliant
NC_B23	Bed 2	3.71%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.



Figure 7.64: Floor plan of assessed building with keyplan highlighting the assessed building.



7.4.41 Neighbourhood Centre Block C - Ground & 1st Floor

Table No. 7.65: ADF Results: Neighbourhood Centre Block C - Ground & 1st Floor				
Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance*
Ground Floor				
NC_Creche	Classroom 01	3.02%	1.5%	Compliant
NC_Creche	Classroom 02	1.88%	1.5%	Compliant
NC_Creche	Classroom 03	1.75%	1.5%	Compliant
1st Floor				
NC_Creche	Creche Kitchen	2.64%	2.0%	Compliant
NC_Creche	Classroom 06	4.56%	1.5%	Compliant
NC_Creche	Classroom 05	3.80%	1.5%	Compliant
NC_Creche	Classroom 04	5.84%	1.5%	Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. In instances that do not have a predefined ADF target value, such as the proposed Creche, 3DDB have applied a recommendation regarding ADF minimum. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163, however it should be noted that the creche has not been included in the compliance rates as it is not part of the residential development.



Figure 7.65: Floor plan of assessed building with keyplan highlighting the assessed building.



7.4.42 Neighbourhood Centre Block D - Ground Floor

Table No. 7.66: ADF Results: Neighbourhood Centre Block D - Ground Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
NC_D1	LKD	2.37%	2.0%	BRE Compliant
NC_D1	Bed 1	3.58%	1.0%	BRE Compliant
NC_D2	LKD	2.27%	2.0%	BRE Compliant
NC_D2	Bed 1	3.57%	1.0%	BRE Compliant
NC_D3	LKD	2.34%	2.0%	BRE Compliant
NC_D3	Bed 1	3.59%	1.0%	BRE Compliant
NC_D4	LKD	2.30%	2.0%	BRE Compliant
NC_D4	Bed 1	3.59%	1.0%	BRE Compliant
NC_D5	LKD	2.33%	2.0%	BRE Compliant
NC_D5	Bed 1	3.60%	1.0%	BRE Compliant
NC_D6	LKD	2.34%	2.0%	BRE Compliant
NC_D6	Bed 1	3.89%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

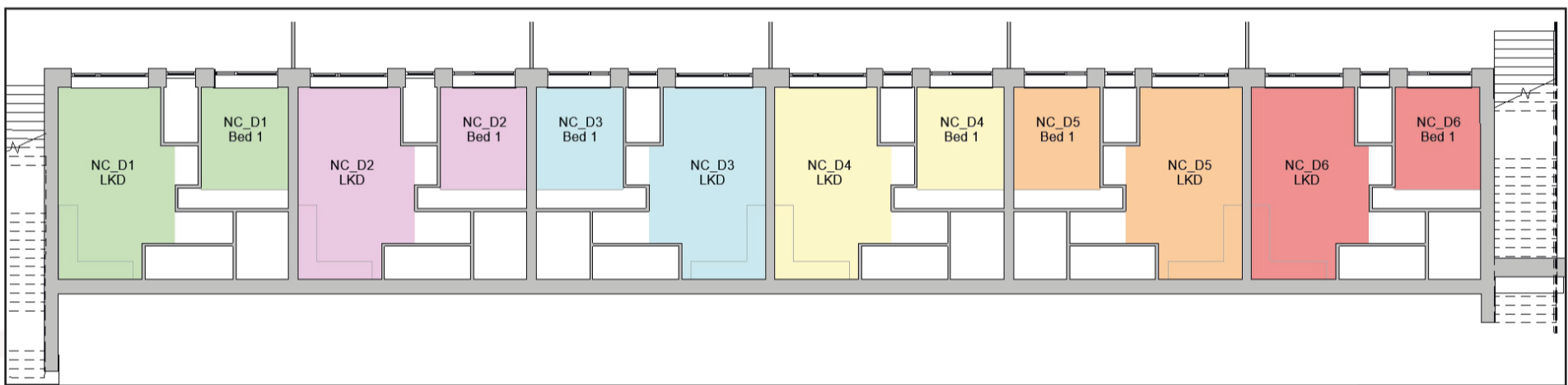
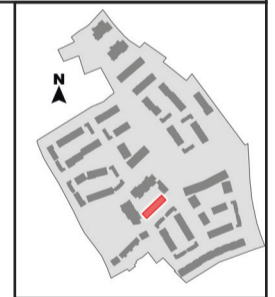


Figure 7.66: Floor plan of assessed building with keyplan highlighting the assessed building.



7.4.43 Neighbourhood Centre Block D - 1st Floor

Table No. 7.67: ADF Results: Neighbourhood Centre Block D - 1st Floor

Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
NC_D7	LKD	3.81%	2.0%	BRE Compliant
NC_D8	LKD	3.63%	1.0%	BRE Compliant
NC_D9	LKD	3.67%	2.0%	BRE Compliant
NC_D10	LKD	3.67%	1.0%	BRE Compliant
NC_D11	LKD	3.68%	2.0%	BRE Compliant
NC_D12	LKD	3.61%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

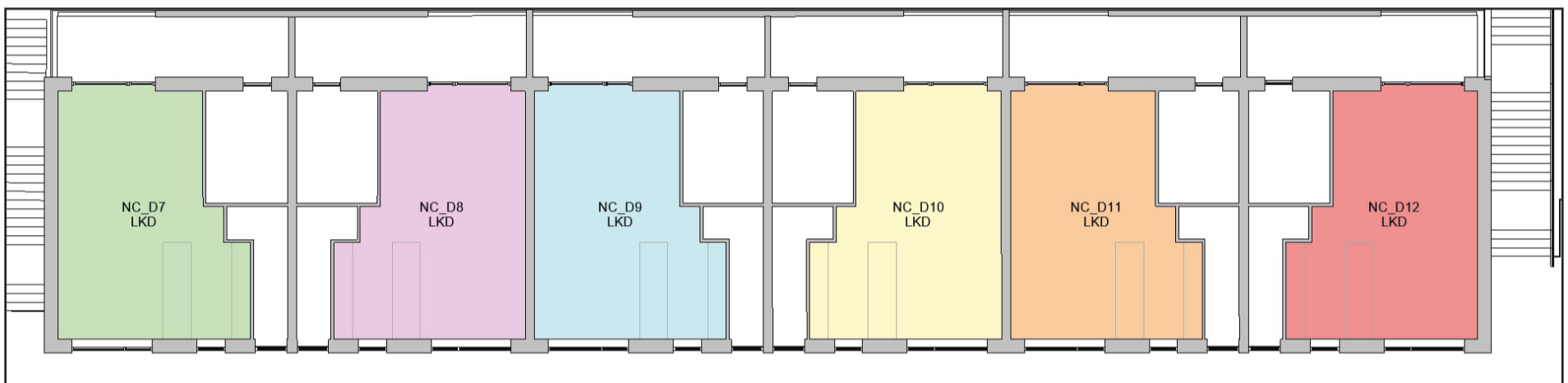
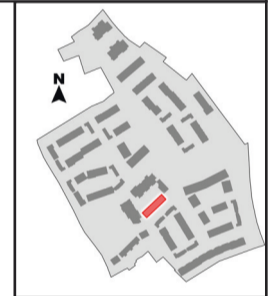


Figure 7.67: Floor plan of assessed building with keyplan highlighting the assessed building.



7.4.44 Neighbourhood Centre Block D - 2nd Floor

Table No. 7.68: ADF Results: Neighbourhood Centre Block D - 2nd Floor				
Unit Number	Room Description	Predicted ADF Value	Recommended Minimum ADF	Level of Compliance with BRE Guidelines*
NC_D7	Bed 2	6.12%	1.0%	BRE Compliant
NC_D7	Bed 1	6.85%	1.0%	BRE Compliant
NC_D7	Bed 3	3.38%	1.0%	BRE Compliant
NC_D8	Bed 3	3.43%	1.0%	BRE Compliant
NC_D8	Bed 1	6.82%	1.0%	BRE Compliant
NC_D8	Bed 2	6.04%	1.0%	BRE Compliant
NC_D9	Bed 2	6.08%	1.0%	BRE Compliant
NC_D9	Bed 1	6.79%	1.0%	BRE Compliant
NC_D9	Bed 3	3.40%	1.0%	BRE Compliant
NC_D10	Bed 3	3.45%	1.0%	BRE Compliant
NC_D10	Bed 1	6.80%	1.0%	BRE Compliant
NC_D10	Bed 2	6.09%	1.0%	BRE Compliant
NC_D11	Bed 1	6.80%	1.0%	BRE Compliant
NC_D11	Bed 2	6.12%	1.0%	BRE Compliant
NC_D11	Bed 3	3.43%	1.0%	BRE Compliant
NC_D12	Bed 1	6.81%	1.0%	BRE Compliant
NC_D12	Bed 3	3.44%	1.0%	BRE Compliant
NC_D12	Bed 2	5.49%	1.0%	BRE Compliant

*The following ADF target values should be considered when reading the above table of results: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. In LKDs, the higher target value of 2.0% should be applied. Consideration should be given to the methodology section of this report, specifically "Recommended Minimum ADF" on page 18, when reviewing these results. The circa compliance rates for the assessed units can be found in section 8.2.3 on page 163.

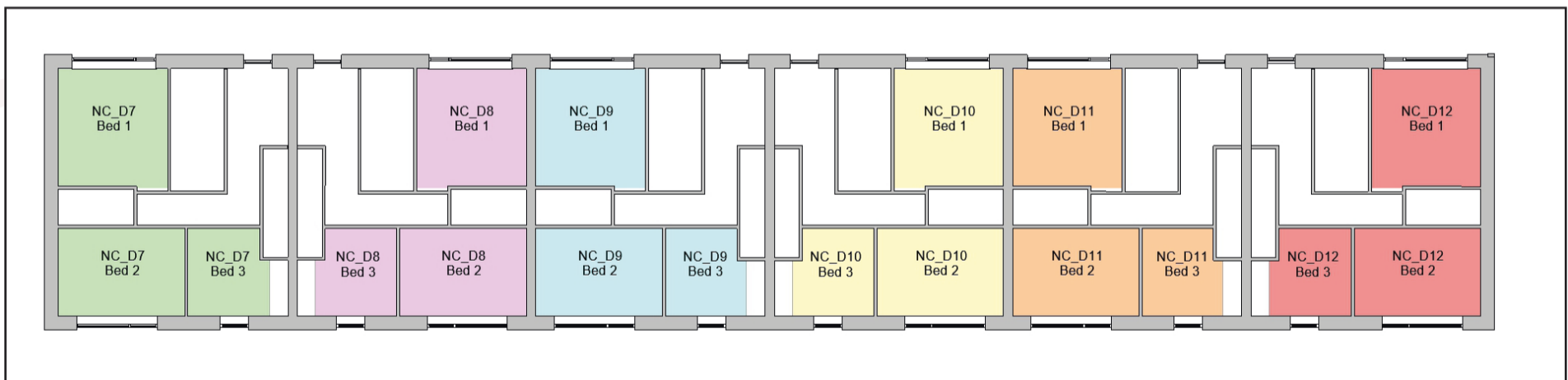
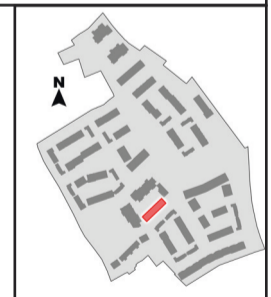


Figure 7.68: Floor plan of assessed building with keyplan highlighting the assessed building.



7.5 Appendix Results - Alternative Daylight Standards

7.5.1 Duplex A1 - Ground Floor

Table No. 7.69: Alternative Daylight Standards Results: Duplex A1 - Ground Floor								
Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex A1_1	LKD	3.47%	Yes	99%	100%	Yes	100%	Yes
Duplex A1_1	Bed 1	4.90%	Yes	100%	100%	Yes	100%	Yes
Duplex A1_1	Bed 2	4.28%	Yes	100%	100%	Yes	100%	Yes
Duplex A1_2	LKD	3.31%	Yes	98%	100%	Yes	100%	Yes
Duplex A1_2	Bed 1	3.78%	Yes	100%	100%	Yes	100%	Yes
Duplex A1_2	Bed 2	3.88%	Yes	100%	100%	Yes	100%	Yes
Duplex A1_3	LKD	4.96%	Yes	87%	94%	No	88%	Yes
Duplex A1_3	Bed 1	1.42%	Yes	20%	91%	No	91%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

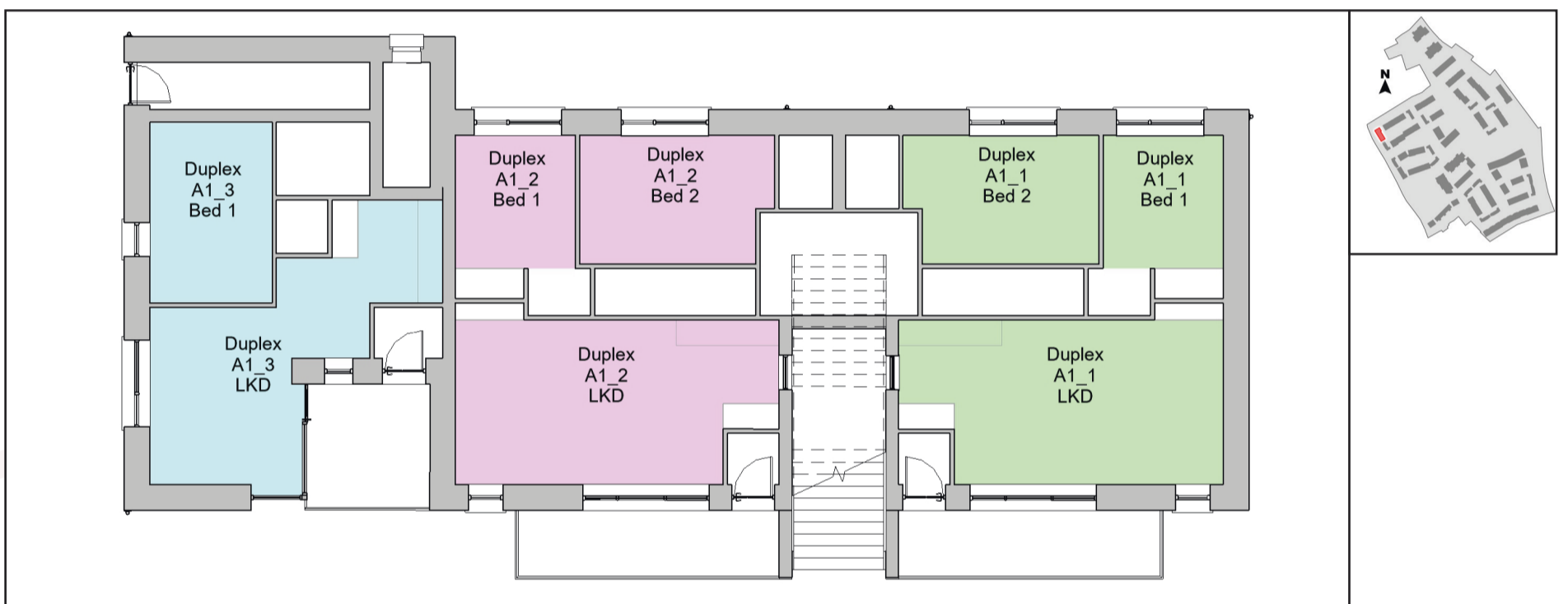


Figure 7.69: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.2 Duplex A1 - 1st and 2nd Floor

Table No. 7.70: Alternative Daylight Standards Results: Duplex A1 - 1st and 2nd Floor								
Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
1st Floor								
Duplex A1_4	LKD	2.10%	Yes	65%	100%	Yes	93%	Yes
Duplex A1_5	LKD	2.04%	Yes	55%	100%	Yes	87%	Yes
Duplex A1_6	LKD	3.09%	Yes	97%	100%	Yes	100%	Yes
2nd Floor								
Duplex A1_4	Bed 1	3.28%	Yes	100%	100%	Yes	100%	Yes
Duplex A1_4	Bed 2	1.26%	Yes	28%	100%	No	100%	Yes
Duplex A1_5	Bed 2	1.21%	Yes	24%	100%	No	100%	Yes
Duplex A1_5	Bed 1	3.18%	Yes	100%	100%	Yes	100%	Yes
Duplex A1_6	Bed 3	4.51%	Yes	100%	100%	Yes	100%	Yes
Duplex A1_6	Bed 2	1.89%	Yes	45%	100%	No	100%	Yes
Duplex A1_6	Bed 1	4.41%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.70: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.3 Duplex A2- Ground Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex A2_7	LKD	3.49%	Yes	98%	100%	Yes	100%	Yes
Duplex A2_7	Bed 1	4.74%	Yes	100%	100%	Yes	100%	Yes
Duplex A2_7	Bed 2	4.06%	Yes	99%	100%	Yes	100%	Yes
Duplex A2_8	LKD	3.10%	Yes	98%	100%	Yes	100%	Yes
Duplex A2_8	Bed 1	3.00%	Yes	86%	100%	Yes	100%	Yes
Duplex A2_8	Bed 2	3.40%	Yes	95%	100%	Yes	100%	Yes
Duplex A2_9	LKD	4.81%	Yes	86%	100%	Yes	86%	Yes
Duplex A2_9	Bed 1	1.41%	Yes	58%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

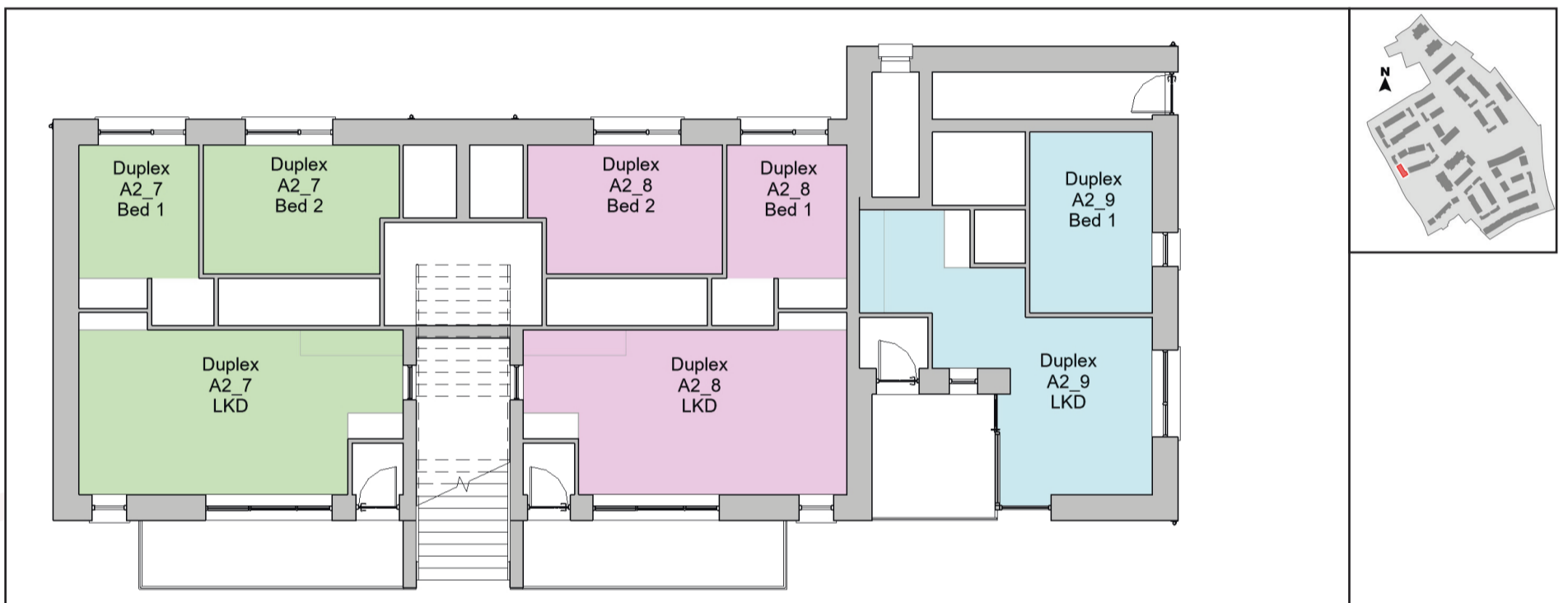


Figure 7.71: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.4 Duplex A2- 1st and 2nd Floor

Table No. 7.72: Alternative Daylight Standards Results: Duplex A2 - 1st and 2nd Floor								
Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
1st Floor								
Duplex A2_10	LKD	2.09%	Yes	67%	100%	Yes	93%	Yes
Duplex A2_11	LKD	2.00%	Yes	61%	100%	Yes	91%	Yes
Duplex A2_12	LKD	2.95%	Yes	100%	100%	Yes	100%	Yes
2nd Floor								
Duplex A2_10	Bed 1	3.28%	Yes	100%	100%	Yes	100%	Yes
Duplex A2_10	Bed 2	1.25%	Yes	29%	100%	No	100%	Yes
Duplex A2_11	Bed 2	1.21%	Yes	24%	100%	No	100%	Yes
Duplex A2_11	Bed 1	3.14%	Yes	100%	100%	Yes	100%	Yes
Duplex A2_12	Bed 3	4.49%	Yes	100%	100%	Yes	100%	Yes
Duplex A2_12	Bed 2	1.72%	Yes	98%	100%	Yes	100%	Yes
Duplex A2_12	Bed 1	4.01%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.72: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.5 Duplex B1- Ground Floor

Table No. 7.73: Alternative Daylight Standards Results: Duplex B1- Ground Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex B1_1	LKD	3.70%	Yes	97%	100%	Yes	100%	Yes
Duplex B1_1	Bed 2	1.94%	Yes	42%	100%	No	100%	Yes
Duplex B1_1	Bed 1	3.06%	Yes	80%	100%	Yes	100%	Yes
Duplex B1_2	LKD	1.91%	No	35%	100%	No	61%	Yes
Duplex B1_2	Bed 1	1.34%	Yes	26%	100%	No	100%	Yes
Duplex B1_2	Bed 2	1.09%	Yes	18%	100%	No	100%	Yes
Duplex B1_3	LKD	3.11%	Yes	74%	100%	Yes	100%	Yes
Duplex B1_3	Bed 1	2.21%	Yes	41%	100%	No	100%	Yes
Duplex B1_3	Bed 2	1.10%	Yes	13%	51%	No	51%	Yes
Duplex B1_4	LKD	3.14%	Yes	82%	100%	Yes	100%	Yes
Duplex B1_4	Bed 2	1.65%	Yes	20%	100%	No	100%	Yes
Duplex B1_4	Bed 1	3.22%	Yes	80%	100%	Yes	100%	Yes
Duplex B1_5	LKD	3.27%	Yes	90%	100%	Yes	100%	Yes
Duplex B1_5	Bed 1	3.45%	Yes	94%	100%	Yes	100%	Yes
Duplex B1_5	Bed 2	1.63%	Yes	20%	100%	No	100%	Yes
Duplex B1_6	LKD	4.78%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_6	Bed 2	1.79%	Yes	21%	100%	No	100%	Yes
Duplex B1_6	Bed 1	3.83%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.73: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.6 Duplex B1- Ground Floor

Table No. 7.74: Alternative Daylight Standards Results: Duplex B1- Ground Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex B1_7	LKD	3.33%	Yes	81%	100%	Yes	100%	Yes
Duplex B1_7	Bed 2	1.22%	Yes	15%	60%	No	60%	Yes
Duplex B1_7	Bed 1	2.46%	Yes	50%	100%	Yes	100%	Yes
Duplex B1_8	LKD	3.36%	Yes	85%	100%	Yes	100%	Yes
Duplex B1_8	Bed 1	3.33%	Yes	94%	100%	Yes	100%	Yes
Duplex B1_8	Bed 2	1.69%	Yes	22%	98%	No	98%	Yes
Duplex B1_9	LKD	3.40%	Yes	87%	100%	Yes	100%	Yes
Duplex B1_9	Bed 2	1.68%	Yes	22%	100%	No	100%	Yes
Duplex B1_9	Bed 1	3.53%	Yes	98%	100%	Yes	100%	Yes
Duplex B1_10	LKD	4.78%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_10	Bed 1	3.87%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_10	Bed 2	1.79%	Yes	25%	100%	No	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.74: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.7 Duplex B1- 1st Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex B1_11	Kitchen	4.11%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_11	Living Room	4.71%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_12	Kitchen	4.19%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_12	Living Room	3.53%	Yes	99%	100%	Yes	100%	Yes
Duplex B1_13	Kitchen	2.41%	Yes	53%	100%	Yes	91%	Yes
Duplex B1_13	Living Room	6.12%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_14	Kitchen	2.97%	Yes	89%	100%	Yes	100%	Yes
Duplex B1_14	Living Room	6.07%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_15	Kitchen	3.02%	Yes	98%	100%	Yes	100%	Yes
Duplex B1_15	Living Room	6.19%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_16	Kitchen	3.12%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_16	Living Room	9.75%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.75: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.8 Duplex B1- 1st Floor

Table No. 7.76: Alternative Daylight Standards Results: Duplex B1- 1st Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex B1_17	Kitchen	2.58%	Yes	64%	100%	Yes	97%	Yes
Duplex B1_17	Living Room	6.64%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_18	Kitchen	3.03%	Yes	92%	100%	Yes	100%	Yes
Duplex B1_18	Living Room	6.29%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_19	Kitchen	3.12%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_19	Living Room	6.30%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_20	Kitchen	3.18%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_20	Living Room	9.66%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.76: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.9 Duplex B1- 2nd Floor

Table No. 7.77: Alternative Daylight Standards Results: Duplex B1- 2nd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex B1_11	Bed 1	4.80%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_11	Bed 3	3.60%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_11	Bed 2	1.43%	Yes	37%	100%	No	100%	Yes
Duplex B1_12	Bed 3	3.06%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_12	Bed 1	2.18%	Yes	81%	100%	Yes	100%	Yes
Duplex B1_12	Bed 2	3.48%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_13	Bed 1	2.58%	Yes	76%	100%	Yes	100%	Yes
Duplex B1_13	Bed 3	3.80%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_13	Bed 2	3.46%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_14	Bed 3	3.90%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_14	Bed 1	2.83%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_14	Bed 2	3.40%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_15	Bed 1	2.85%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_15	Bed 3	4.09%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_15	Bed 2	3.39%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_16	Bed 3	3.99%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_16	Bed 1	2.89%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_16	Bed 2	7.59%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.77: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.10 Duplex B1- 2nd Floor

Table No. 7.78: Alternative Daylight Standards Results: Duplex B1- 2nd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex B1_17	Bed 1	2.66%	Yes	85%	100%	Yes	100%	Yes
Duplex B1_17	Bed 2	3.59%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_17	Bed 3	3.75%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_18	Bed 3	4.06%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_18	Bed 1	2.85%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_18	Bed 2	3.45%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_19	Bed 1	2.91%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_19	Bed 3	4.04%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_19	Bed 2	3.49%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_20	Bed 3	4.19%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_20	Bed 1	2.92%	Yes	100%	100%	Yes	100%	Yes
Duplex B1_20	Bed 2	7.38%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

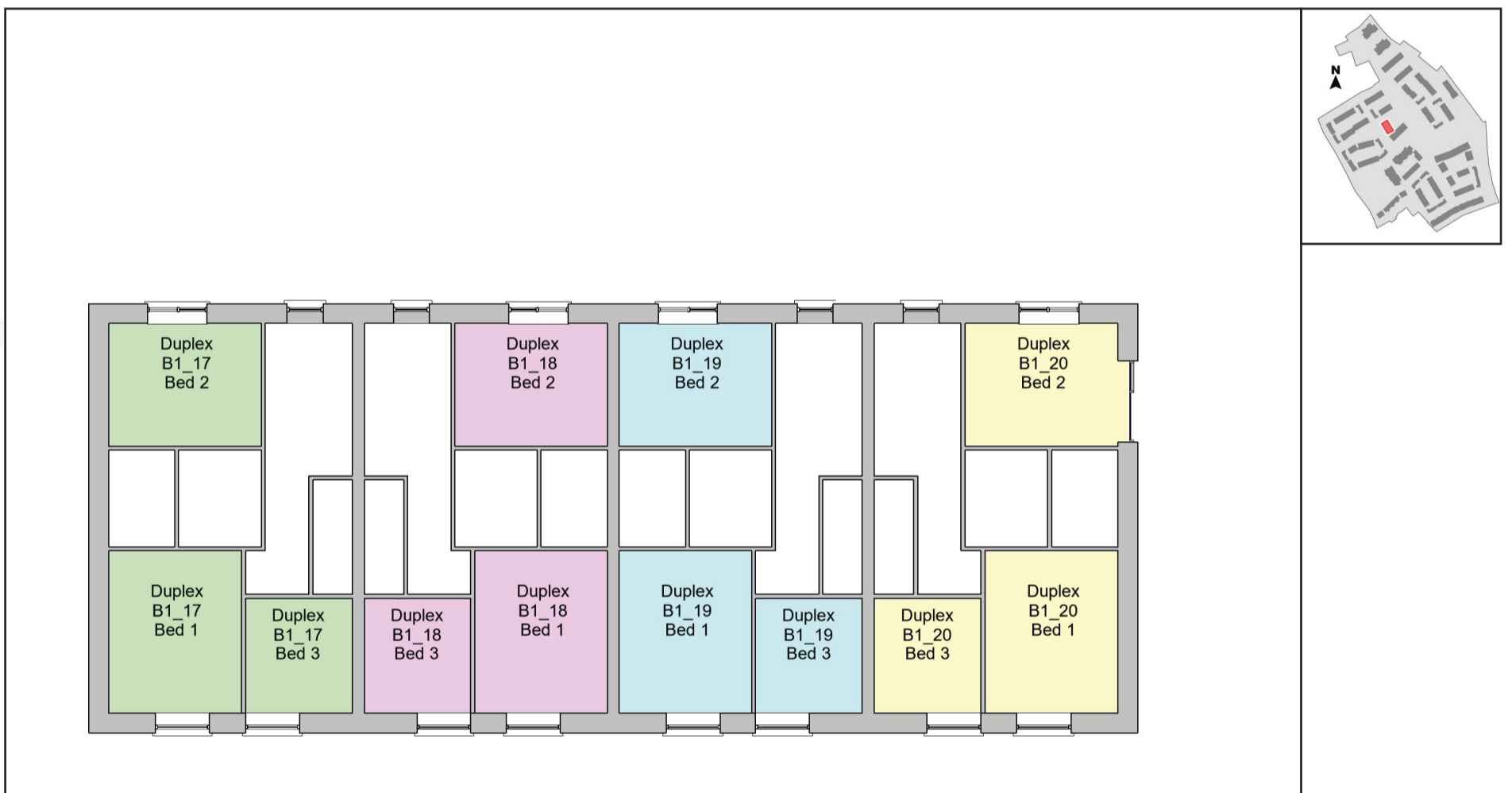


Figure 7.78: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.11 Duplex B2/B3 - Ground Floor

Table No. 7.79: Alternative Daylight Standards Results: Duplex B2/B3 - Ground Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex B2-B3_1	LKD	4.62%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_1	Bed 2	1.57%	Yes	22%	100%	No	100%	Yes
Duplex B2-B3_1	Bed 1	3.43%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_2	LKD	3.27%	Yes	81%	100%	Yes	100%	Yes
Duplex B2-B3_2	Bed 2	1.50%	Yes	22%	95%	No	95%	Yes
Duplex B2-B3_2	Bed 1	2.87%	Yes	76%	100%	Yes	100%	Yes
Duplex B2-B3_3	LKD	3.40%	Yes	78%	100%	Yes	100%	Yes
Duplex B2-B3_3	Bed 1	2.48%	Yes	57%	100%	Yes	100%	Yes
Duplex B2-B3_3	Bed 2	1.13%	Yes	15%	66%	No	66%	Yes
Duplex B2-B3_4	LKD	4.49%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_4	Bed 1	2.83%	Yes	98%	100%	Yes	100%	Yes
Duplex B2-B3_4	Bed 2	1.69%	Yes	37%	100%	No	100%	Yes
Duplex B2-B3_5	LKD	2.38%	Yes	41%	100%	No	73%	Yes
Duplex B2-B3_5	Bed 2	1.20%	Yes	19%	100%	No	100%	Yes
Duplex B2-B3_5	Bed 1	1.51%	Yes	24%	100%	No	100%	Yes
Duplex B2-B3_6	LKD	3.59%	Yes	76%	100%	Yes	100%	Yes
Duplex B2-B3_6	Bed 2	0.94%	No	17%	62%	No	62%	Yes
Duplex B2-B3_6	Bed 1	2.07%	Yes	56%	100%	Yes	100%	Yes
Duplex B2-B3_7	LKD	3.58%	Yes	76%	100%	Yes	100%	Yes
Duplex B2-B3_7	Bed 1	3.13%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_7	Bed 2	1.52%	Yes	25%	100%	No	100%	Yes
Duplex B2-B3_8	LKD	3.59%	Yes	76%	100%	Yes	100%	Yes
Duplex B2-B3_8	Bed 2	1.47%	Yes	25%	100%	No	100%	Yes
Duplex B2-B3_8	Bed 1	3.24%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.79: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.12 Duplex B2/B3 - Ground Floor

Table No. 7.80: Alternative Daylight Standards Results: Duplex B2/B3 - Ground Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex B2-B3_9	LKD	2.84%	Yes	59%	100%	Yes	100%	Yes
Duplex B2-B3_9	Bed 1	3.19%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_9	Bed 2	1.51%	Yes	25%	100%	No	100%	Yes
Duplex B2-B3_10	LKD	3.52%	Yes	76%	100%	Yes	100%	Yes
Duplex B2-B3_10	Bed 2	1.50%	Yes	25%	100%	No	100%	Yes
Duplex B2-B3_10	Bed 1	3.28%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_11	LKD	3.44%	Yes	73%	100%	Yes	100%	Yes
Duplex B2-B3_11	Bed 2	1.50%	Yes	25%	100%	No	100%	Yes
Duplex B2-B3_11	Bed 1	3.13%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_12	LKD	3.44%	Yes	73%	100%	Yes	100%	Yes
Duplex B2-B3_12	Bed 1	2.23%	Yes	67%	100%	Yes	100%	Yes
Duplex B2-B3_12	Bed 2	1.09%	Yes	20%	75%	No	75%	Yes
Duplex B2-B3_13	LKD	2.36%	Yes	42%	100%	No	75%	Yes
Duplex B2-B3_13	Bed 2	1.19%	Yes	17%	93%	No	93%	Yes
Duplex B2-B3_13	Bed 1	1.51%	Yes	22%	100%	No	100%	Yes
Duplex B2-B3_14	LKD	4.65%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_14	Bed 1	2.95%	Yes	98%	100%	Yes	100%	Yes
Duplex B2-B3_14	Bed 2	1.77%	Yes	34%	100%	No	100%	Yes
Duplex B2-B3_15	LKD	3.71%	Yes	83%	100%	Yes	100%	Yes
Duplex B2-B3_15	Bed 2	1.00%	Yes	15%	51%	No	51%	Yes
Duplex B2-B3_15	Bed 1	2.23%	Yes	56%	100%	Yes	100%	Yes
Duplex B2-B3_16	LKD	3.58%	Yes	88%	100%	Yes	100%	Yes
Duplex B2-B3_16	Bed 2	1.37%	Yes	22%	94%	No	94%	Yes
Duplex B2-B3_16	Bed 1	2.67%	Yes	74%	100%	Yes	100%	Yes
Duplex B2-B3_17	LKD	4.86%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_17	Bed 1	3.20%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_17	Bed 2	1.45%	Yes	22%	100%	No	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

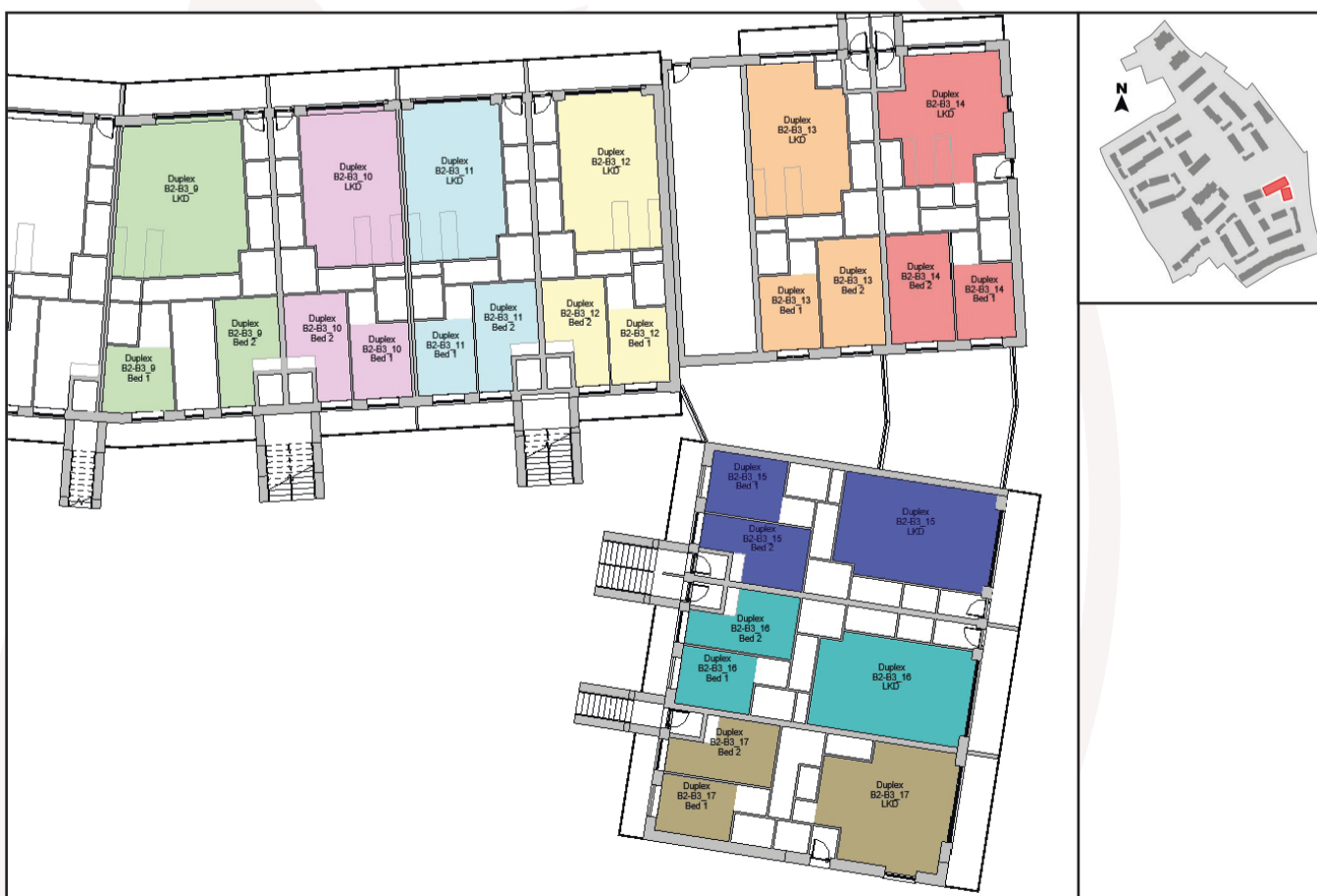


Figure 7.80: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.13 Duplex B2/B3 - 1st Floor

Table No. 7.81: Alternative Daylight Standards Results: Duplex B2/B3 - 1st Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex B2-B3_18	Kitchen	3.06%	Yes	99%	100%	Yes	100%	Yes
Duplex B2-B3_18	Living Room	10.03%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_19	Kitchen	2.98%	Yes	96%	100%	Yes	100%	Yes
Duplex B2-B3_19	Living Room	6.66%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_20	Kitchen	2.64%	Yes	75%	100%	Yes	100%	Yes
Duplex B2-B3_20	Living Room	7.00%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_21	Kitchen	4.58%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_21	Living Room	4.69%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_22	Kitchen	4.48%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_22	Living Room	3.68%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_23	Kitchen	2.22%	Yes	76%	100%	Yes	95%	Yes
Duplex B2-B3_23	Living Room	6.37%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_24	Kitchen	2.92%	Yes	99%	100%	Yes	100%	Yes
Duplex B2-B3_24	Living Room	6.35%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_25	Kitchen	3.00%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_25	Living Room	6.35%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.81: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.14 Duplex B2/B3 - 1st Floor

Table No. 7.82: Alternative Daylight Standards Results: Duplex B2/B3 - 1st Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex B2-B3_26	Kitchen	2.08%	Yes	64%	100%	Yes	78%	Yes
Duplex B2-B3_26	Living Room	5.16%	Yes	99%	100%	Yes	100%	Yes
Duplex B2-B3_27	Kitchen	3.02%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_27	Living Room	6.64%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_28	Kitchen	2.97%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_28	Living Room	6.20%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_29	Kitchen	2.52%	Yes	94%	100%	Yes	100%	Yes
Duplex B2-B3_29	Living Room	6.46%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_30	Kitchen	4.47%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_30	Living Room	3.46%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_31	Kitchen	4.61%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_31	Living Room	4.76%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_32	Kitchen	2.35%	Yes	76%	100%	Yes	100%	Yes
Duplex B2-B3_32	Living Room	7.22%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_33	Kitchen	2.80%	Yes	95%	100%	Yes	100%	Yes
Duplex B2-B3_33	Living Room	6.86%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_34	Kitchen	2.89%	Yes	98%	100%	Yes	100%	Yes
Duplex B2-B3_34	Living Room	10.17%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.82: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.15 Duplex B2/B3 - 2nd Floor

Table No. 7.83: Alternative Daylight Standards Results: Duplex B2/B3 -2nd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex B2-B3_18	Bed 3	3.94%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_18	Bed 1	2.85%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_18	Bed 2	7.20%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_19	Bed 3	3.90%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_19	Bed 1	2.82%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_19	Bed 2	3.49%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_20	Bed 1	2.69%	Yes	96%	100%	Yes	100%	Yes
Duplex B2-B3_20	Bed 3	3.92%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_20	Bed 2	3.07%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_21	Bed 1	4.69%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_21	Bed 2	1.59%	Yes	25%	100%	No	100%	Yes
Duplex B2-B3_21	Bed 3	3.42%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_22	Bed 1	2.14%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_22	Bed 2	3.32%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_22	Bed 3	3.13%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_23	Bed 2	3.59%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_23	Bed 3	3.69%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_23	Bed 1	2.52%	Yes	99%	100%	Yes	100%	Yes
Duplex B2-B3_24	Bed 2	3.73%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_24	Bed 1	2.90%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_24	Bed 3	4.17%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_25	Bed 2	3.62%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_25	Bed 3	4.13%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_25	Bed 1	2.95%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

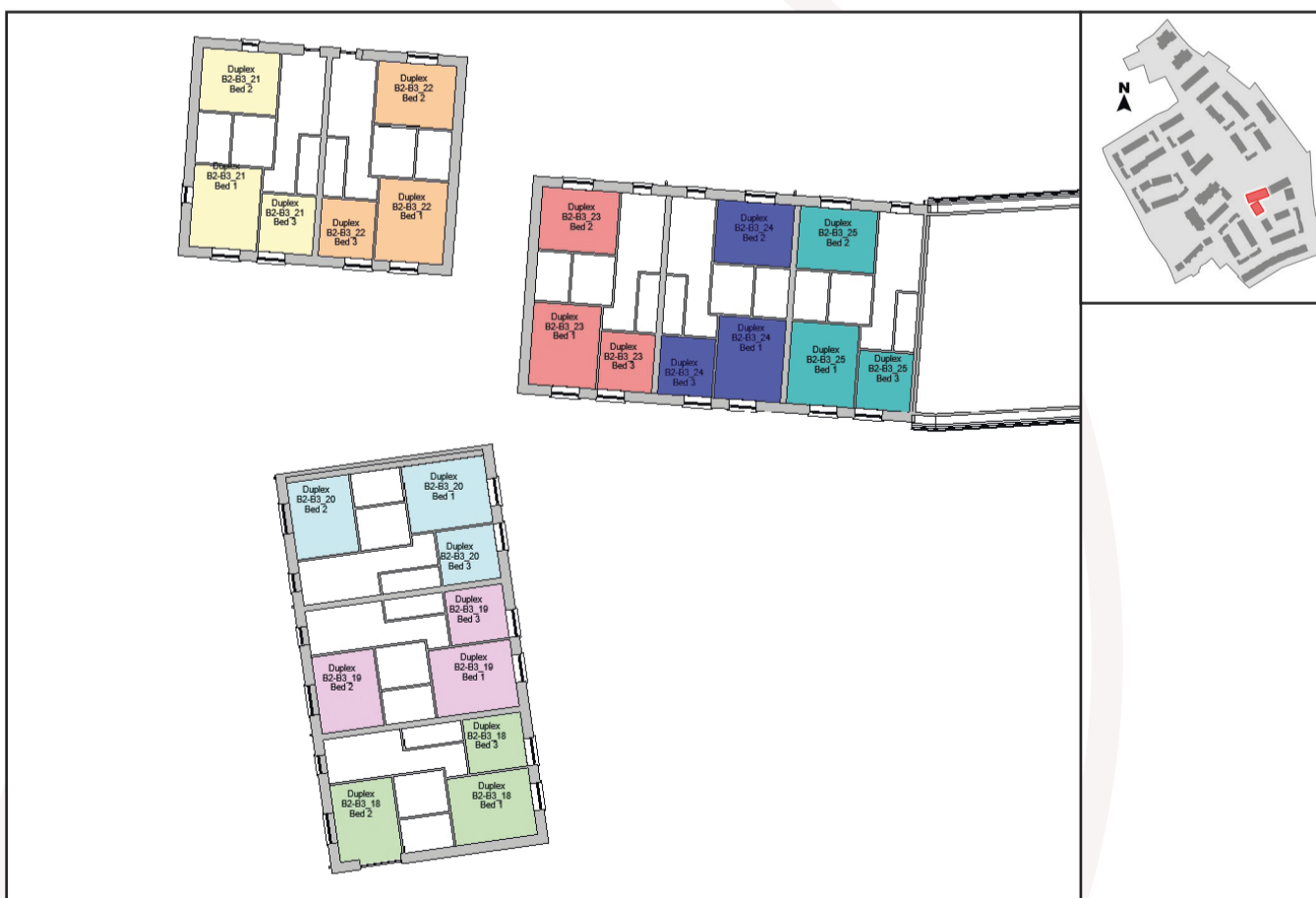


Figure 7.83: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.16 Duplex B2/B3 - 2nd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex B2-B3_26	Bed 2	2.55%	Yes	73%	100%	Yes	100%	Yes
Duplex B2-B3_26	Bed 1	2.25%	Yes	95%	100%	Yes	100%	Yes
Duplex B2-B3_26	Bed 3	3.56%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_27	Bed 3	4.26%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_27	Bed 1	2.93%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_27	Bed 2	3.51%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_28	Bed 2	3.60%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_28	Bed 1	2.91%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_28	Bed 3	4.02%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_29	Bed 3	4.03%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_29	Bed 1	2.72%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_29	Bed 2	3.52%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_30	Bed 3	3.09%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_30	Bed 1	2.20%	Yes	86%	100%	Yes	100%	Yes
Duplex B2-B3_30	Bed 2	3.37%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_31	Bed 1	4.88%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_31	Bed 3	3.58%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_31	Bed 2	1.57%	Yes	25%	100%	No	100%	Yes
Duplex B2-B3_33	Bed 1	2.47%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_33	Bed 2	3.50%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_33	Bed 2	3.22%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_33	Bed 2	3.84%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_33	Bed 1	2.69%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_33	Bed 2	3.66%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_34	Bed 2	3.90%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_34	Bed 1	2.73%	Yes	100%	100%	Yes	100%	Yes
Duplex B2-B3_34	Bed 2	7.68%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.84: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.17 Duplex C - Ground Floor

Table No. 7.85: Alternative Daylight Standards Results: Duplex C - Ground Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex C_1	LKD	4.23%	Yes	100%	100%	Yes	100%	Yes
Duplex C_1	Bed 1	5.14%	Yes	100%	100%	Yes	100%	Yes
Duplex C_1	Bed 2	2.82%	Yes	92%	100%	Yes	100%	Yes
Duplex C_2	LKD	2.56%	Yes	77%	100%	Yes	91%	Yes
Duplex C_2	Bed 1	4.34%	Yes	100%	100%	Yes	100%	Yes
Duplex C_2	Bed 2	2.63%	Yes	72%	100%	Yes	100%	Yes
Duplex C_3	LKD	2.52%	Yes	78%	100%	Yes	95%	Yes
Duplex C_3	Bed 1	3.96%	Yes	100%	100%	Yes	100%	Yes
Duplex C_3	Bed 2	2.28%	Yes	53%	100%	Yes	100%	Yes
Duplex C_4	LKD	2.53%	Yes	74%	100%	Yes	89%	Yes
Duplex C_4	Bed 1	3.71%	Yes	100%	100%	Yes	100%	Yes
Duplex C_4	Bed 2	2.13%	Yes	42%	100%	No	100%	Yes
Duplex C_5	LKD	2.50%	Yes	76%	100%	Yes	90%	Yes
Duplex C_5	Bed 1	3.38%	Yes	100%	100%	Yes	100%	Yes
Duplex C_5	Bed 2	2.02%	Yes	40%	100%	No	100%	Yes
Duplex C_6	LKD	2.55%	Yes	75%	100%	Yes	96%	Yes
Duplex C_6	Bed 1	3.56%	Yes	100%	100%	Yes	100%	Yes
Duplex C_6	Bed 2	2.03%	Yes	40%	100%	No	100%	Yes
Duplex C_7	LKD	2.52%	Yes	76%	100%	Yes	89%	Yes
Duplex C_7	Bed 1	3.48%	Yes	100%	100%	Yes	100%	Yes
Duplex C_7	Bed 2	2.17%	Yes	45%	100%	No	100%	Yes
Duplex C_8	LKD	4.31%	Yes	99%	100%	Yes	100%	Yes
Duplex C_8	Bed 1	4.47%	Yes	100%	100%	Yes	100%	Yes
Duplex C_8	Bed 2	2.34%	Yes	50%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.85: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.18 Duplex C - 1st Floor

Table No. 7.86: Alternative Daylight Standards Results: Duplex C - 1st Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex C_9	LKD	4.98%	Yes	100%	100%	Yes	100%	Yes
Duplex C_10	LKD	4.82%	Yes	100%	100%	Yes	100%	Yes
Duplex C_11	LKD	4.74%	Yes	100%	100%	Yes	100%	Yes
Duplex C_12	LKD	4.60%	Yes	100%	100%	Yes	100%	Yes
Duplex C_13	LKD	4.55%	Yes	100%	100%	Yes	100%	Yes
Duplex C_14	LKD	4.56%	Yes	100%	100%	Yes	100%	Yes
Duplex C_15	LKD	4.58%	Yes	100%	100%	Yes	100%	Yes
Duplex C_16	LKD	4.74%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

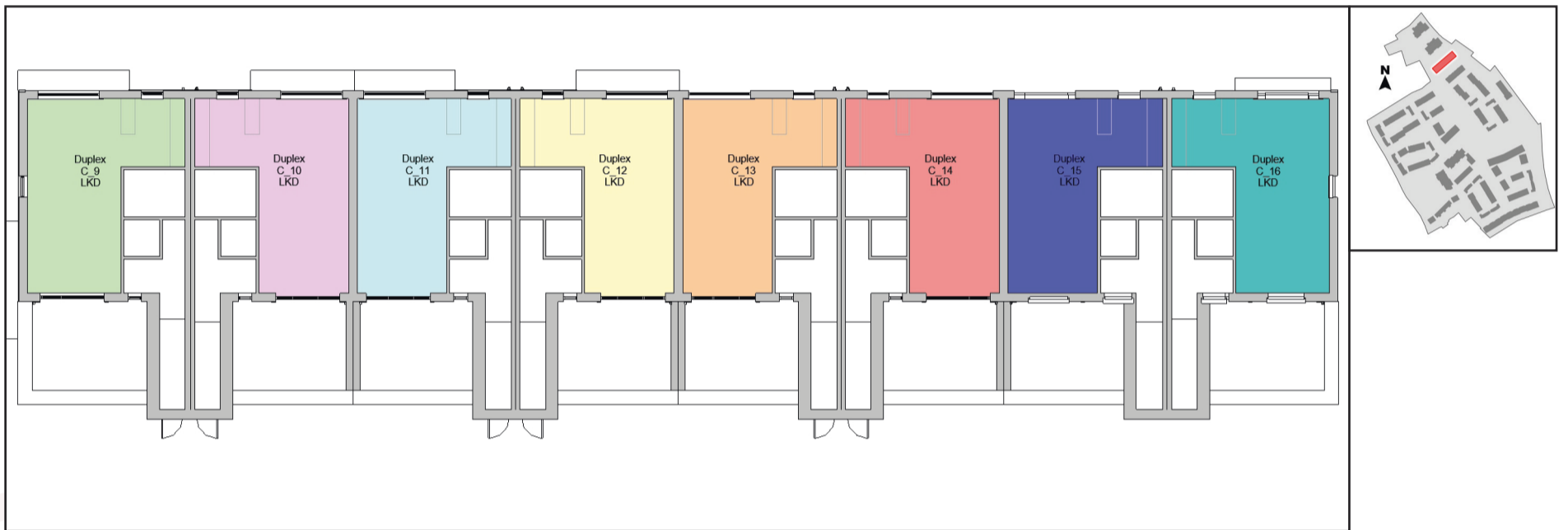


Figure 7.86: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.19 Duplex C - 2nd Floor

Table No. 7.87: Alternative Daylight Standards Results: Duplex C - 2nd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex C_9	Bed 2	5.30%	Yes	100%	100%	Yes	100%	Yes
Duplex C_9	Bed 1	2.81%	Yes	100%	100%	Yes	100%	Yes
Duplex C_9	Bed 3	3.08%	Yes	100%	100%	Yes	100%	Yes
Duplex C_10	Bed 2	5.13%	Yes	100%	100%	Yes	100%	Yes
Duplex C_10	Bed 1	3.30%	Yes	100%	100%	Yes	100%	Yes
Duplex C_10	Bed 3	3.97%	Yes	100%	100%	Yes	100%	Yes
Duplex C_11	Bed 2	5.02%	Yes	100%	100%	Yes	100%	Yes
Duplex C_11	Bed 1	3.28%	Yes	100%	100%	Yes	100%	Yes
Duplex C_11	Bed 3	3.89%	Yes	100%	100%	Yes	100%	Yes
Duplex C_12	Bed 2	4.83%	Yes	100%	100%	Yes	100%	Yes
Duplex C_12	Bed 1	3.31%	Yes	100%	100%	Yes	100%	Yes
Duplex C_12	Bed 3	3.98%	Yes	100%	100%	Yes	100%	Yes
Duplex C_13	Bed 2	4.77%	Yes	100%	100%	Yes	100%	Yes
Duplex C_13	Bed 1	3.30%	Yes	100%	100%	Yes	100%	Yes
Duplex C_13	Bed 3	3.90%	Yes	100%	100%	Yes	100%	Yes
Duplex C_14	Bed 2	4.77%	Yes	100%	100%	Yes	100%	Yes
Duplex C_14	Bed 1	3.31%	Yes	100%	100%	Yes	100%	Yes
Duplex C_14	Bed 3	3.99%	Yes	100%	100%	Yes	100%	Yes
Duplex C_15	Bed 2	4.80%	Yes	100%	100%	Yes	100%	Yes
Duplex C_15	Bed 1	3.30%	Yes	100%	100%	Yes	100%	Yes
Duplex C_15	Bed 3	3.90%	Yes	100%	100%	Yes	100%	Yes
Duplex C_16	Bed 2	5.00%	Yes	100%	100%	Yes	100%	Yes
Duplex C_16	Bed 1	2.86%	Yes	100%	100%	Yes	100%	Yes
Duplex C_16	Bed 3	3.08%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

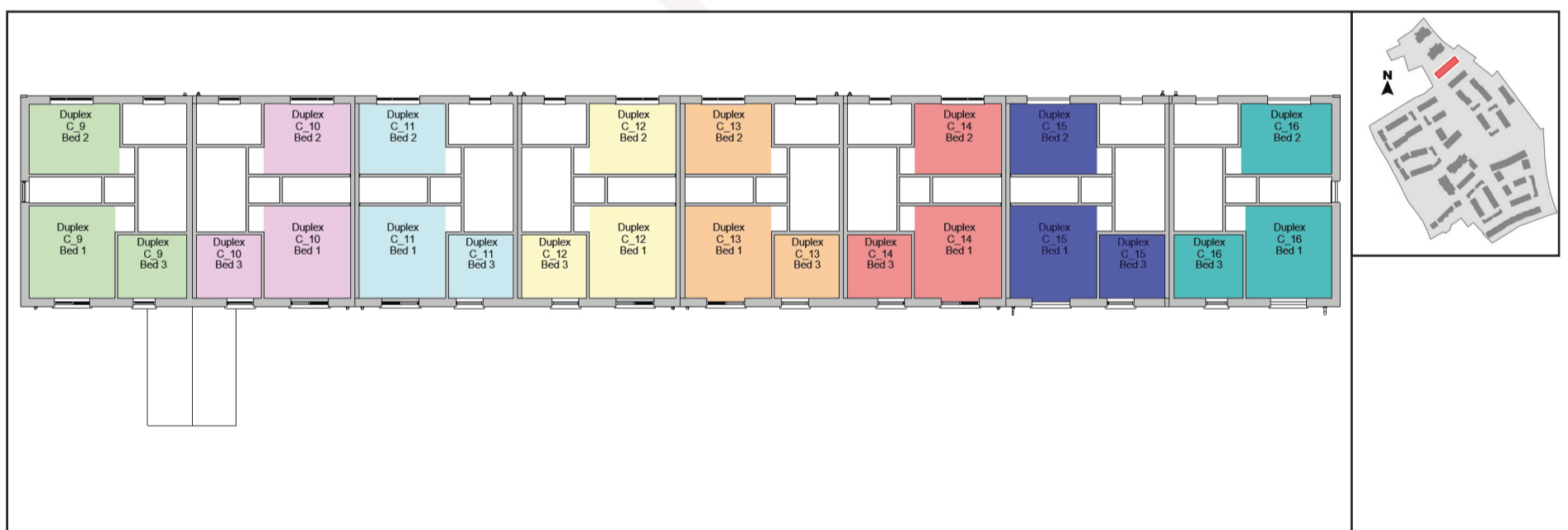


Figure 7.87: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.20 Duplex D - Ground Floor

Table No. 7.88: Alternative Daylight Standards Results: Duplex D - Ground Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex D_1	LKD	3.83%	Yes	100%	100%	Yes	100%	Yes
Duplex D_1	Bed 1	5.15%	Yes	100%	100%	Yes	100%	Yes
Duplex D_1	Bed 2	2.96%	Yes	83%	100%	Yes	100%	Yes
Duplex D_2	LKD	2.80%	Yes	57%	97%	Yes	85%	Yes
Duplex D_2	Bed 2	1.01%	Yes	15%	43%	No	43%	No
Duplex D_2	Bed 1	2.26%	Yes	53%	100%	Yes	100%	Yes
Duplex D_3	LKD	3.07%	Yes	66%	100%	Yes	92%	Yes
Duplex D_3	Bed 1	2.03%	Yes	52%	100%	Yes	100%	Yes
Duplex D_3	Bed 2	1.00%	Yes	18%	65%	No	65%	Yes
Duplex D_4	LKD	2.36%	Yes	56%	96%	Yes	86%	Yes
Duplex D_4	Bed 2	1.01%	Yes	15%	51%	No	51%	Yes
Duplex D_4	Bed 1	2.00%	Yes	48%	100%	No	100%	Yes
Duplex D_5	LKD	3.52%	Yes	74%	100%	Yes	93%	Yes
Duplex D_5	Bed 1	1.86%	Yes	44%	100%	No	100%	Yes
Duplex D_5	Bed 2	0.87%	No	15%	37%	No	37%	No
Duplex D_6	LKD	1.55%	No	33%	100%	No	53%	Yes
Duplex D_6	Bed 2	4.41%	Yes	100%	100%	Yes	100%	Yes
Duplex D_6	Bed 1	2.68%	Yes	76%	100%	Yes	100%	Yes
Duplex D_7	LKD	1.70%	No	35%	100%	No	61%	Yes
Duplex D_7	Bed 1	3.37%	Yes	100%	100%	Yes	100%	Yes
Duplex D_7	Bed 2	5.49%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

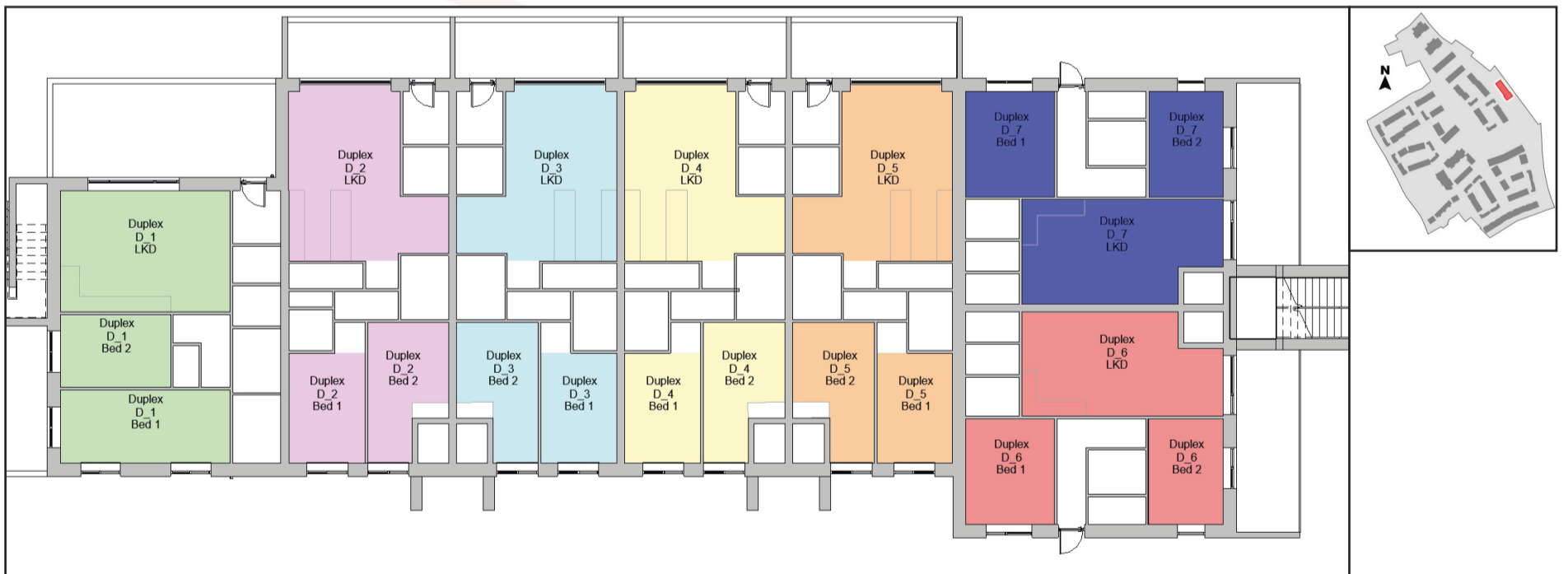


Figure 7.88: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.21 Duplex D - 1st Floor

Table No. 7.89: Alternative Daylight Standards Results: Duplex D - 1st Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex D_8	LKD	4.59%	Yes	100%	100%	Yes	100%	Yes
Duplex D_9	Kitchen	4.54%	Yes	100%	100%	Yes	100%	Yes
Duplex D_9	Living Room	2.56%	Yes	99%	100%	Yes	100%	Yes
Duplex D_11	Kitchen	4.42%	Yes	100%	100%	Yes	100%	Yes
Duplex D_11	Living Room	2.54%	Yes	99%	100%	Yes	100%	Yes
Duplex D_11	Kitchen	4.53%	Yes	100%	100%	Yes	100%	Yes
Duplex D_11	Living Room	2.53%	Yes	99%	100%	Yes	100%	Yes
Duplex D_12	Kitchen	4.43%	Yes	100%	100%	Yes	100%	Yes
Duplex D_12	Living Room	2.46%	Yes	99%	100%	Yes	100%	Yes
Duplex D_13	Kitchen	4.27%	Yes	100%	100%	Yes	100%	Yes
Duplex D_13	Living Room	4.51%	Yes	100%	100%	Yes	100%	Yes
Duplex D_14	Kitchen	3.43%	Yes	100%	100%	Yes	100%	Yes
Duplex D_14	Living Room	5.07%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.89: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.22 Duplex D - 2nd Floor

Table No. 7.90: Alternative Daylight Standards Results: Duplex D - 2nd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex D_8	Bed 2	3.16%	Yes	100%	100%	Yes	100%	Yes
Duplex D_8	Bed 3	4.19%	Yes	100%	100%	Yes	100%	Yes
Duplex D_8	Bed 1	4.64%	Yes	100%	100%	Yes	100%	Yes
Duplex D_9	Bed 2	2.18%	Yes	100%	100%	Yes	100%	Yes
Duplex D_9	Bed 1	1.54%	Yes	55%	100%	Yes	100%	Yes
Duplex D_9	Bed 3	2.12%	Yes	100%	100%	Yes	100%	Yes
Duplex D_10	Bed 3	2.24%	Yes	100%	100%	Yes	100%	Yes
Duplex D_10	Bed 1	1.53%	Yes	55%	100%	Yes	100%	Yes
Duplex D_10	Bed 2	2.23%	Yes	100%	100%	Yes	100%	Yes
Duplex D_11	Bed 1	1.52%	Yes	55%	100%	Yes	100%	Yes
Duplex D_11	Bed 2	2.29%	Yes	100%	100%	Yes	100%	Yes
Duplex D_11	Bed 3	2.10%	Yes	97%	100%	Yes	100%	Yes
Duplex D_12	Bed 3	2.20%	Yes	100%	100%	Yes	100%	Yes
Duplex D_12	Bed 1	1.50%	Yes	53%	100%	Yes	100%	Yes
Duplex D_12	Bed 2	2.27%	Yes	100%	100%	Yes	100%	Yes
Duplex D_13	Bed 3	3.39%	Yes	100%	100%	Yes	100%	Yes
Duplex D_13	Bed 1	4.86%	Yes	100%	100%	Yes	100%	Yes
Duplex D_13	Bed 2	2.94%	Yes	100%	100%	Yes	100%	Yes
Duplex D_14	Bed 2	3.83%	Yes	100%	100%	Yes	100%	Yes
Duplex D_14	Bed 1	5.63%	Yes	100%	100%	Yes	100%	Yes
Duplex D_14	Bed 3	3.48%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

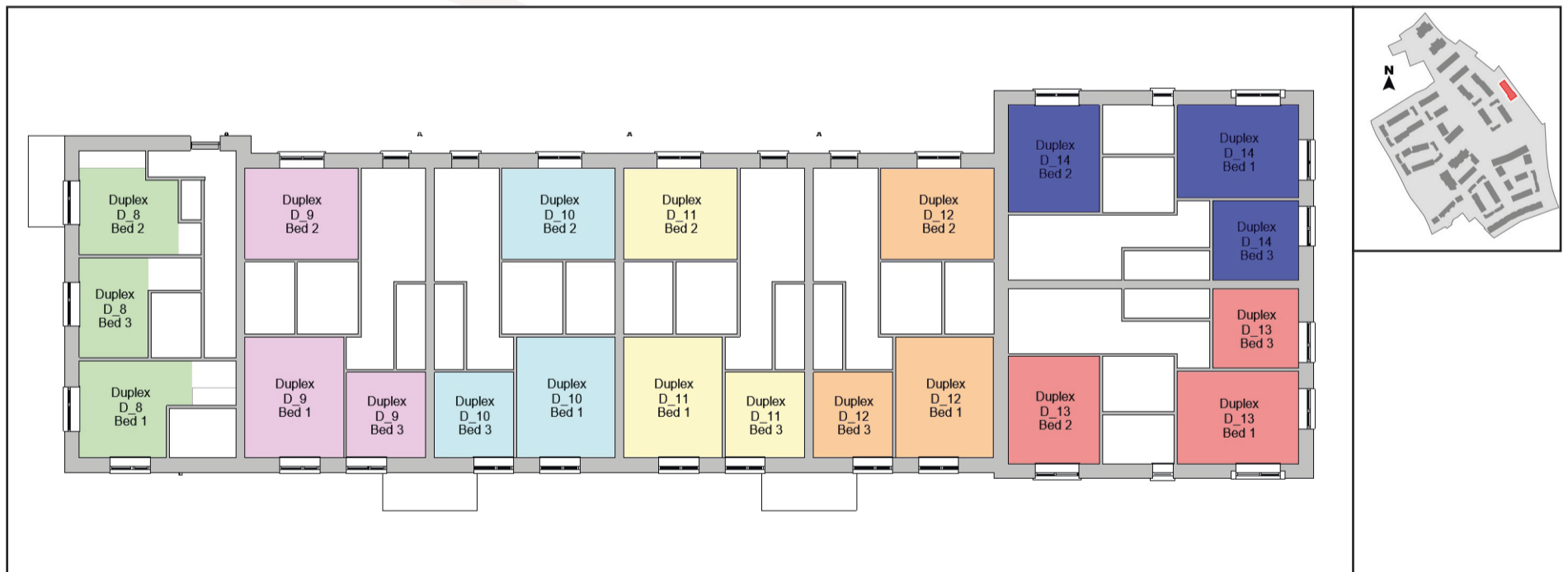


Figure 7.90: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.23 Duplex D1 - 1st Floor

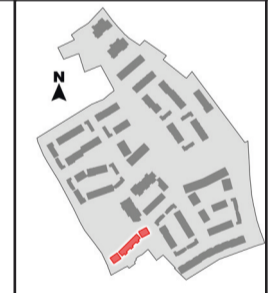
Table No. 7.91: Alternative Daylight Standards Results: Duplex D1 - 1st Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex D1_1	LKD	5.12%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_2	LKD	2.17%	Yes	65%	100%	Yes	83%	Yes
Duplex D1_3	LKD	3.51%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_4	LKD	3.36%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_5	LKD	3.28%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_6	LKD	3.24%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_7	LKD	3.37%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_8	LKD	3.40%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_9	LKD	2.49%	Yes	79%	100%	Yes	97%	Yes
Duplex D1_10	LKD	3.89%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.91: Floor plan of assessed building with keyplan highlighting the assessed building.



7.5.24 Duplex D1 - 2nd Floor

Table No. 7.92: Alternative Daylight Standards Results: Duplex D1 - 2nd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Duplex D1_1	Bed 1	3.46%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_1	Bed 2	2.33%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_1	Bed 3	5.25%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_2	Bed 2	2.42%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_2	Bed 1	2.14%	Yes	76%	100%	Yes	100%	Yes
Duplex D1_2	Bed 3	3.51%	Yes	95%	100%	Yes	100%	Yes
Duplex D1_3	Bed 1	2.37%	Yes	59%	100%	Yes	100%	Yes
Duplex D1_3	Bed 2	2.75%	Yes	94%	100%	Yes	100%	Yes
Duplex D1_3	Bed 3	4.46%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_4	Bed 2	2.66%	Yes	84%	100%	Yes	100%	Yes
Duplex D1_4	Bed 1	2.35%	Yes	61%	100%	Yes	100%	Yes
Duplex D1_4	Bed 3	4.42%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_5	Bed 1	2.34%	Yes	59%	100%	Yes	100%	Yes
Duplex D1_5	Bed 2	2.72%	Yes	89%	100%	Yes	100%	Yes
Duplex D1_5	Bed 3	4.36%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_6	Bed 2	2.64%	Yes	81%	100%	Yes	100%	Yes
Duplex D1_6	Bed 1	2.31%	Yes	60%	100%	Yes	100%	Yes
Duplex D1_6	Bed 3	4.34%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_7	Bed 1	2.31%	Yes	56%	100%	Yes	100%	Yes
Duplex D1_7	Bed 2	2.81%	Yes	89%	100%	Yes	100%	Yes
Duplex D1_7	Bed 3	4.42%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_8	Bed 1	2.33%	Yes	61%	100%	Yes	100%	Yes
Duplex D1_8	Bed 2	2.78%	Yes	85%	100%	Yes	100%	Yes
Duplex D1_8	Bed 3	4.19%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_9	Bed 1	2.03%	Yes	74%	100%	Yes	100%	Yes
Duplex D1_9	Bed 2	2.25%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_9	Bed 3	3.45%	Yes	92%	100%	Yes	100%	Yes
Duplex D1_10	Bed 2	2.14%	Yes	95%	100%	Yes	100%	Yes
Duplex D1_10	Bed 1	3.03%	Yes	100%	100%	Yes	100%	Yes
Duplex D1_10	Bed 3	4.71%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

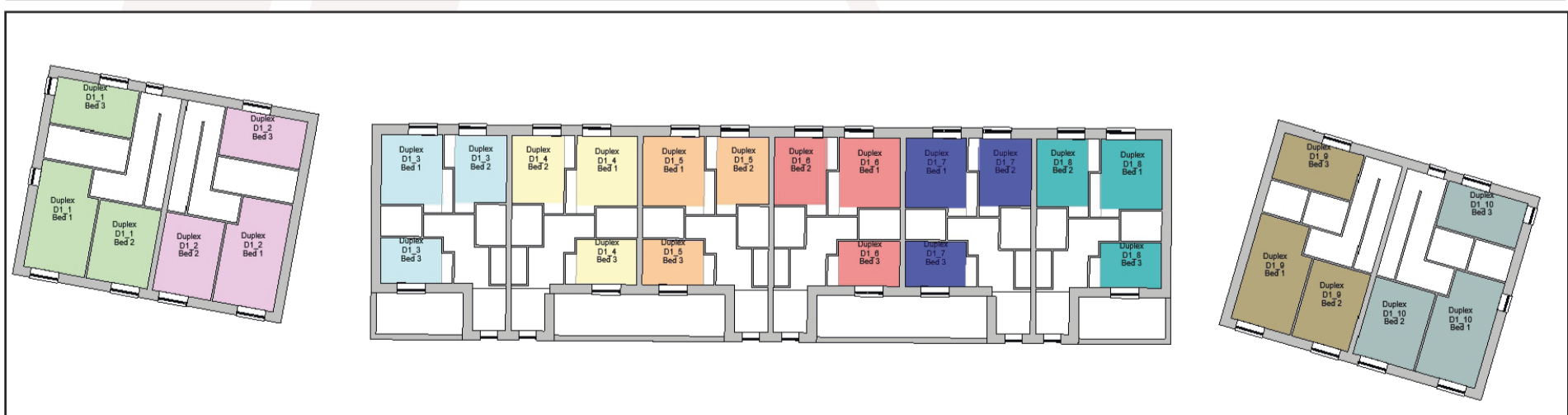


Figure 7.92: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.25 Apartment Block C - Ground Floor

Table No. 7.93: Alternative Daylight Standards Results: Apartment Block C - Ground Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Apt C_1	LKD	5.92%	Yes	100%	100%	Yes	100%	Yes
Apt C_1	Bed 1	1.25%	Yes	42%	100%	No	100%	Yes
Apt C_1	Bed 2	1.96%	Yes	94%	100%	Yes	100%	Yes
Apt C_2	LKD	2.17%	Yes	51%	100%	Yes	65%	Yes
Apt C_2	Bed 1	2.69%	Yes	100%	100%	Yes	100%	Yes
Apt C_3	LKD	2.26%	Yes	88%	100%	Yes	100%	Yes
Apt C_3	Bed 1	1.92%	Yes	28%	100%	No	100%	Yes
Apt C_4	LKD	2.41%	Yes	78%	100%	Yes	100%	Yes
Apt C_4	Bed 2	1.46%	Yes	53%	100%	Yes	100%	Yes
Apt C_4	Bed 1	1.45%	Yes	46%	100%	No	100%	Yes
Apt C_5	LKD	1.42%	No	37%	84%	No	50%	Yes
Apt C_5	Bed 2	2.70%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

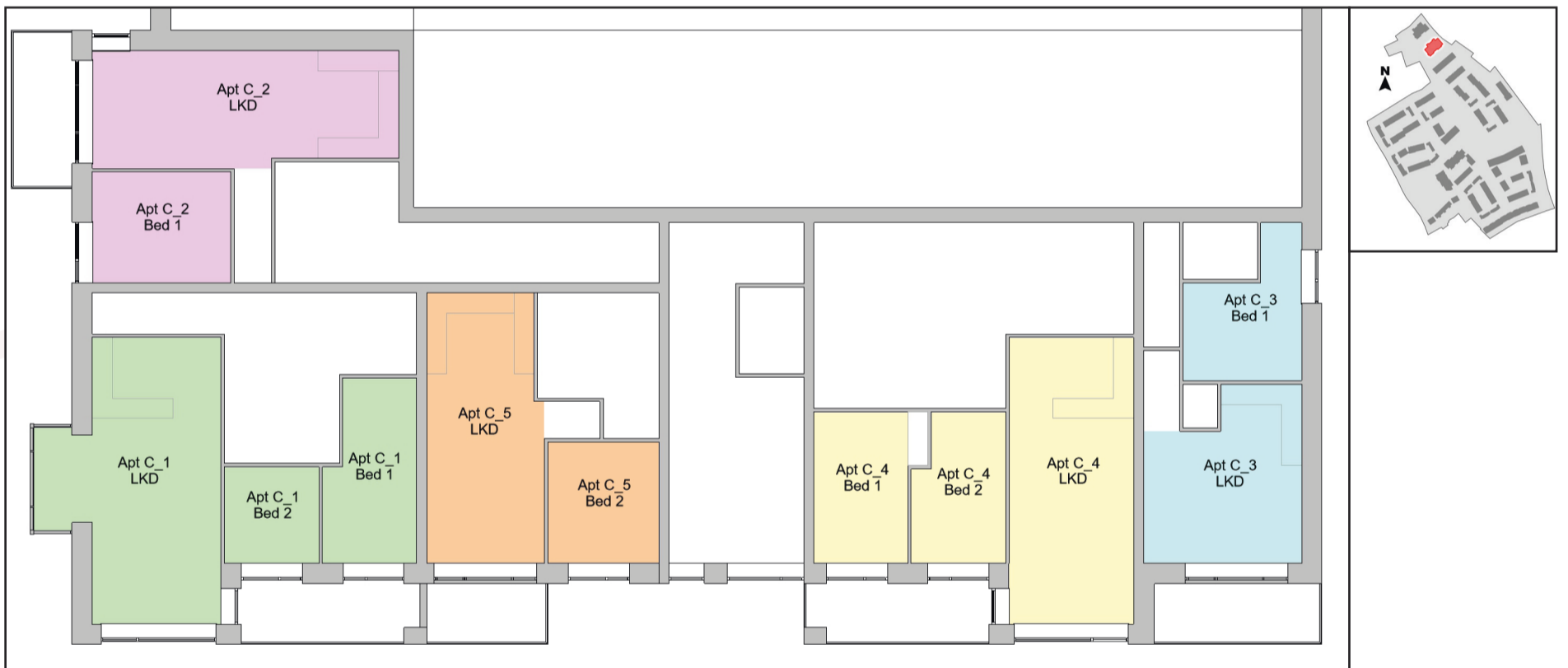


Figure 7.93: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.26 Apartment Block C - 1st Floor

Table No. 7.94: Alternative Daylight Standards Results: Apartment Block C - 1st Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Apt C_6	LKD	5.46%	Yes	86%	100%	Yes	95%	Yes
Apt C_6	Bed 1	1.22%	Yes	46%	100%	No	100%	Yes
Apt C_6	Bed 2	1.37%	Yes	51%	100%	Yes	100%	Yes
Apt C_7	LKD	3.40%	Yes	83%	100%	Yes	92%	Yes
Apt C_7	Bed 1	3.28%	Yes	100%	100%	Yes	100%	Yes
Apt C_8	LKD	2.94%	Yes	55%	100%	Yes	72%	Yes
Apt C_8	Bed 1	1.02%	Yes	18%	82%	No	82%	Yes
Apt C_8	Bed 2	0.84%	No	7%	82%	No	82%	Yes
Apt C_9	LKD	2.97%	Yes	53%	100%	Yes	69%	Yes
Apt C_9	Bed 1	0.74%	No	6%	68%	No	68%	Yes
Apt C_10	LKD	3.42%	Yes	99%	100%	Yes	100%	Yes
Apt C_10	Bed 1	4.02%	Yes	100%	100%	Yes	100%	Yes
Apt C_10	Bed 2	2.17%	Yes	49%	100%	No	100%	Yes
Apt C_11	LKD	2.66%	Yes	74%	98%	Yes	81%	Yes
Apt C_11	Bed 1	1.42%	Yes	50%	100%	Yes	100%	Yes
Apt C_11	Bed 2	1.42%	Yes	57%	100%	Yes	100%	Yes
Apt C_12	LKD	1.33%	No	41%	78%	No	55%	Yes
Apt C_12	Bed 1	3.28%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.94: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.27 Apartment Block C - 2nd Floor

Table No. 7.95: Alternative Daylight Standards Results: Apartment Block C - 2nd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Apt C_13	LKD	5.94%	Yes	98%	100%	Yes	100%	Yes
Apt C_13	Bed 1	1.37%	Yes	57%	100%	Yes	100%	Yes
Apt C_13	Bed 2	1.54%	Yes	68%	100%	Yes	100%	Yes
Apt C_14	LKD	3.53%	Yes	85%	100%	Yes	95%	Yes
Apt C_14	Bed 1	3.39%	Yes	100%	100%	Yes	100%	Yes
Apt C_15	LKD	2.98%	Yes	59%	91%	No	76%	Yes
Apt C_15	Bed 1	1.17%	Yes	26%	91%	No	91%	Yes
Apt C_15	Bed 2	1.01%	Yes	13%	100%	No	100%	Yes
Apt C_16	LKD	3.08%	Yes	57%	88%	No	75%	Yes
Apt C_16	Bed 2	1.10%	Yes	21%	100%	No	100%	Yes
Apt C_16	Bed 1	1.17%	Yes	26%	91%	No	91%	Yes
Apt C_17	LKD	3.77%	Yes	100%	100%	Yes	100%	Yes
Apt C_17	Bed 1	3.75%	Yes	100%	100%	Yes	100%	Yes
Apt C_17	Bed 2	2.31%	Yes	67%	100%	Yes	100%	Yes
Apt C_18	LKD	2.85%	Yes	78%	100%	Yes	93%	Yes
Apt C_18	Bed 1	1.57%	Yes	65%	100%	Yes	100%	Yes
Apt C_18	Bed 2	1.60%	Yes	73%	100%	Yes	100%	Yes
Apt C_19	LKD	1.49%	No	47%	87%	No	64%	Yes
Apt C_19	Bed 1	3.50%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

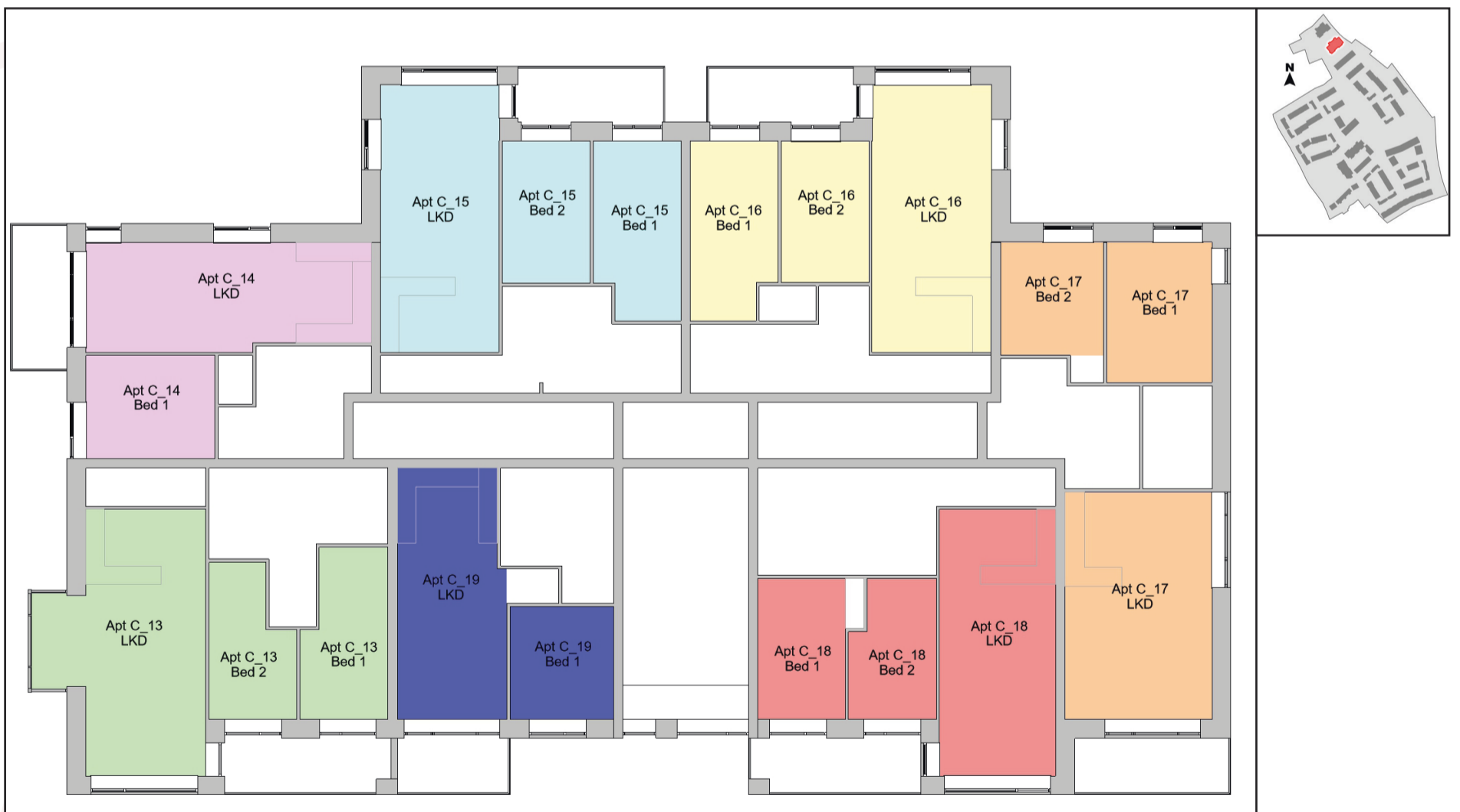


Figure 7.95: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.28 Apartment Block C - 3rd Floor

Table No. 7.96: Alternative Daylight Standards Results: Apartment Block C - 3rd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Apt C_20	LKD	5.97%	Yes	99%	100%	Yes	100%	Yes
Apt C_20	Bed 1	1.48%	Yes	61%	100%	Yes	100%	Yes
Apt C_20	Bed 2	1.65%	Yes	75%	100%	Yes	100%	Yes
Apt C_21	LKD	3.67%	Yes	86%	100%	Yes	99%	Yes
Apt C_21	Bed 1	3.49%	Yes	100%	100%	Yes	100%	Yes
Apt C_22	LKD	3.24%	Yes	64%	92%	No	76%	Yes
Apt C_22	Bed 1	1.36%	Yes	34%	100%	No	100%	Yes
Apt C_22	Bed 2	1.14%	Yes	22%	100%	No	100%	Yes
Apt C_23	LKD	3.36%	Yes	63%	92%	No	76%	Yes
Apt C_23	Bed 2	1.17%	Yes	32%	100%	No	100%	Yes
Apt C_23	Bed 1	1.35%	Yes	33%	100%	No	100%	Yes
Apt C_24	LKD	3.96%	Yes	100%	100%	Yes	100%	Yes
Apt C_24	Bed 1	3.87%	Yes	100%	100%	Yes	100%	Yes
Apt C_24	Bed 2	2.45%	Yes	92%	100%	Yes	100%	Yes
Apt C_25	LKD	2.99%	Yes	74%	100%	Yes	89%	Yes
Apt C_25	Bed 1	1.68%	Yes	88%	100%	Yes	100%	Yes
Apt C_25	Bed 2	1.72%	Yes	93%	100%	Yes	100%	Yes
Apt C_26	LKD	1.60%	No	55%	100%	Yes	71%	Yes
Apt C_26	Bed 1	3.67%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

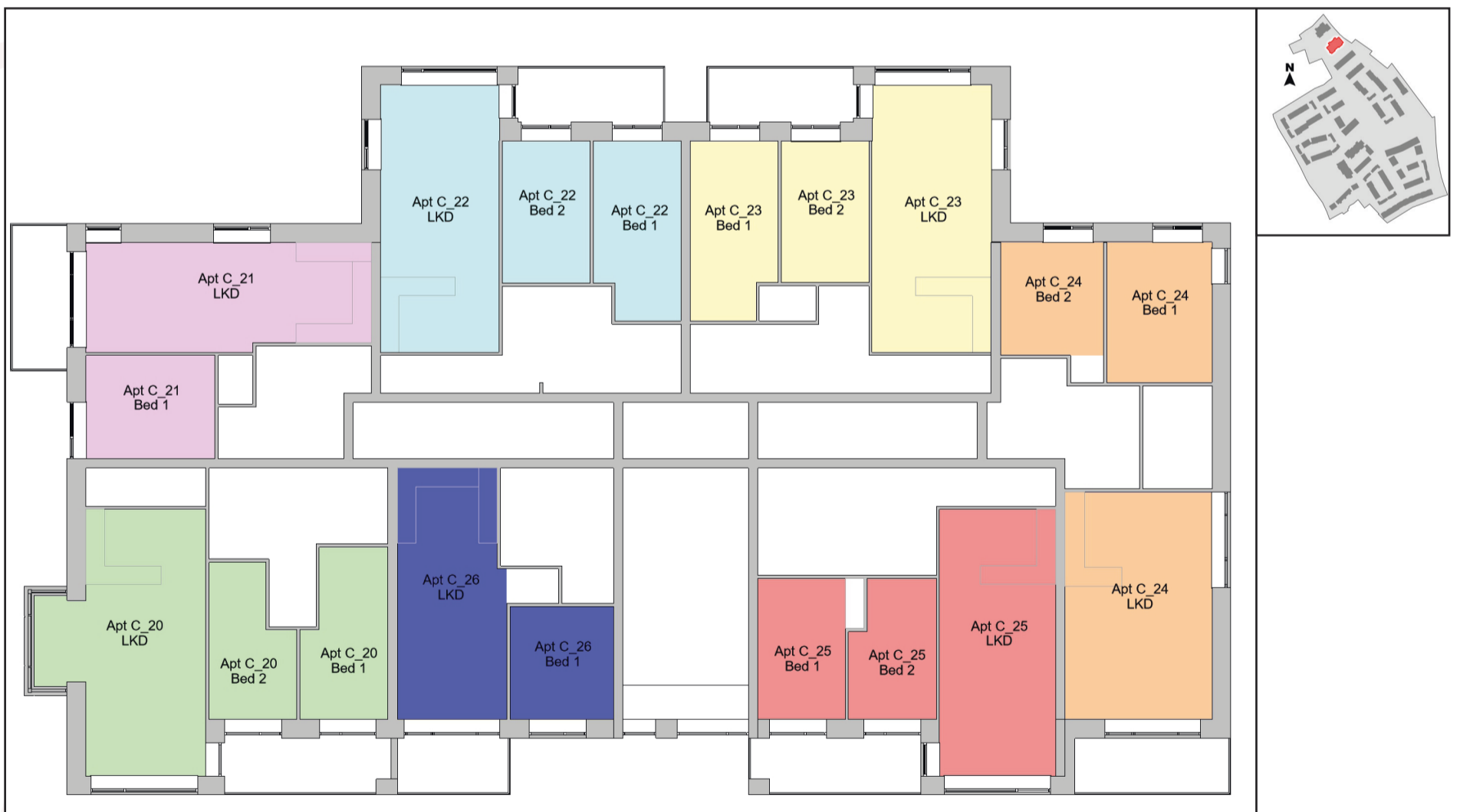


Figure 7.96: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.29 Apartment Block C - 4th Floor

Table No. 7.97: Alternative Daylight Standards Results: Apartment Block C - 4th Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Apt C_27	LKD	6.03%	Yes	100%	100%	Yes	100%	Yes
Apt C_27	Bed 1	1.54%	Yes	63%	100%	Yes	100%	Yes
Apt C_27	Bed 2	1.71%	Yes	74%	100%	Yes	100%	Yes
Apt C_28	LKD	4.95%	Yes	89%	100%	Yes	100%	Yes
Apt C_28	Bed 1	3.83%	Yes	100%	100%	Yes	100%	Yes
Apt C_29	LKD	3.87%	Yes	71%	92%	No	78%	Yes
Apt C_29	Bed 1	2.49%	Yes	58%	100%	Yes	100%	Yes
Apt C_29	Bed 2	2.45%	Yes	61%	100%	Yes	100%	Yes
Apt C_30	LKD	3.96%	Yes	71%	92%	No	77%	Yes
Apt C_30	Bed 2	2.64%	Yes	75%	100%	Yes	100%	Yes
Apt C_30	Bed 1	2.49%	Yes	58%	100%	Yes	100%	Yes
Apt C_31	LKD	5.28%	Yes	100%	100%	Yes	100%	Yes
Apt C_31	Bed 1	7.08%	Yes	100%	100%	Yes	100%	Yes
Apt C_31	Bed 2	2.96%	Yes	98%	100%	Yes	100%	Yes
Apt C_32	LKD	3.30%	Yes	75%	100%	Yes	92%	Yes
Apt C_32	Bed 1	1.70%	Yes	81%	100%	Yes	100%	Yes
Apt C_32	Bed 2	1.77%	Yes	98%	100%	Yes	100%	Yes
Apt C_33	LKD	2.77%	Yes	67%	100%	Yes	81%	Yes
Apt C_33	Bed 1	4.15%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

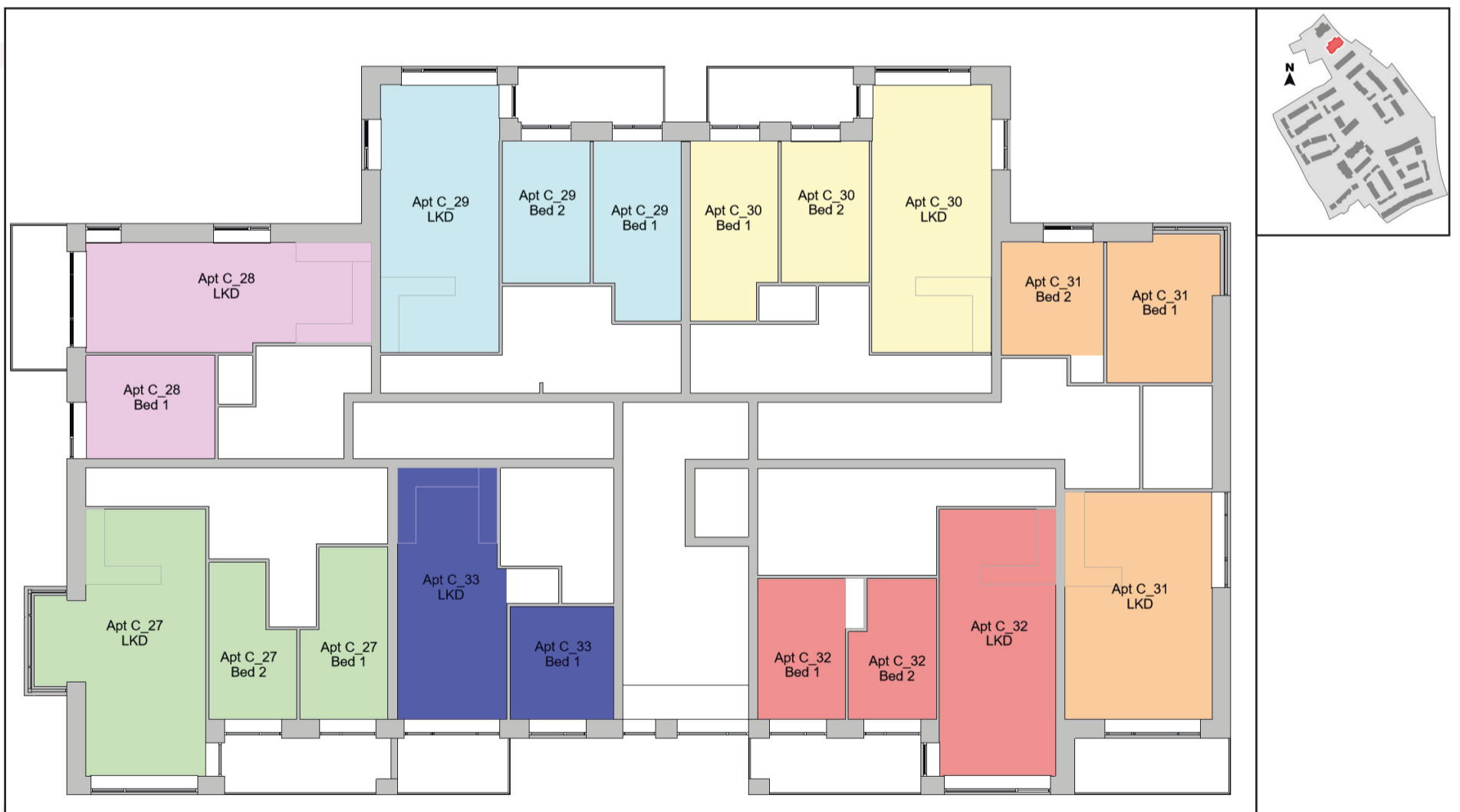


Figure 7.97: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.30 Apartment Block D - Ground Floor

Table No. 7.98: Alternative Daylight Standards Results: Apartment Block D - Ground Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Apt D_1	LKD	3.68%	Yes	100%	100%	Yes	100%	Yes
Apt D_1	Bed 2	2.05%	Yes	98%	100%	Yes	100%	Yes
Apt D_1	Bed 1	2.35%	Yes	83%	100%	Yes	100%	Yes
Apt D_2	LKD	3.97%	Yes	100%	100%	Yes	100%	Yes
Apt D_2	Bed 1	2.15%	Yes	56%	100%	Yes	100%	Yes
Apt D_2	Bed 2	2.26%	Yes	67%	100%	Yes	100%	Yes
Apt D_3	LKD	4.27%	Yes	100%	100%	Yes	100%	Yes
Apt D_3	Bed 2	2.29%	Yes	70%	100%	Yes	100%	Yes
Apt D_3	Bed 1	2.14%	Yes	60%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.98: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.31 Apartment Block D - 1st Floor

Table No. 7.99: Alternative Daylight Standards Results: Apartment Block D - 1st Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Apt D_4	LKD	4.32%	Yes	100%	100%	Yes	100%	Yes
Apt D_4	Bed 2	5.94%	Yes	100%	100%	Yes	100%	Yes
Apt D_4	Bed 1	1.80%	Yes	45%	100%	No	100%	Yes
Apt D_5	LKD	4.68%	Yes	100%	100%	Yes	100%	Yes
Apt D_5	Bed 1	1.84%	Yes	58%	100%	Yes	100%	Yes
Apt D_5	Bed 2	1.88%	Yes	70%	100%	Yes	100%	Yes
Apt D_6	LKD	5.07%	Yes	100%	100%	Yes	100%	Yes
Apt D_6	Bed 2	1.94%	Yes	73%	100%	Yes	100%	Yes
Apt D_6	Bed 1	1.85%	Yes	61%	100%	Yes	100%	Yes
Apt D_7	LKD	4.44%	Yes	100%	100%	Yes	100%	Yes
Apt D_7	Bed 2	4.94%	Yes	100%	100%	Yes	100%	Yes
Apt D_7	Bed 1	1.80%	Yes	45%	100%	No	100%	Yes
Apt D_8	LKD	2.09%	Yes	44%	100%	No	61%	Yes
Apt D_8	Bed 1	0.72%	No	9%	86%	No	86%	Yes
Apt D_9	LKD	2.09%	Yes	44%	100%	No	61%	Yes
Apt D_9	Bed 1	1.00%	Yes	22%	92%	No	92%	Yes
Apt D_9	Bed 2	0.83%	No	13%	100%	No	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.99: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.32 Apartment Block D - 2nd Floor

Table No. 7.100: Alternative Daylight Standards Results: Apartment Block D - 2nd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Apt D_10	LKD	4.62%	Yes	100%	100%	Yes	100%	Yes
Apt D_10	Bed 2	6.05%	Yes	100%	100%	Yes	100%	Yes
Apt D_10	Bed 1	1.93%	Yes	55%	100%	Yes	100%	Yes
Apt D_11	LKD	4.87%	Yes	100%	100%	Yes	100%	Yes
Apt D_11	Bed 1	1.88%	Yes	65%	100%	Yes	100%	Yes
Apt D_11	Bed 2	1.92%	Yes	72%	100%	Yes	100%	Yes
Apt D_12	LKD	5.30%	Yes	100%	100%	Yes	100%	Yes
Apt D_12	Bed 2	1.98%	Yes	82%	100%	Yes	100%	Yes
Apt D_12	Bed 1	1.90%	Yes	63%	100%	Yes	100%	Yes
Apt D_13	LKD	4.37%	Yes	100%	100%	Yes	100%	Yes
Apt D_13	Bed 2	4.96%	Yes	100%	100%	Yes	100%	Yes
Apt D_13	Bed 1	2.05%	Yes	57%	100%	Yes	100%	Yes
Apt D_14	LKD	2.21%	Yes	50%	100%	Yes	67%	Yes
Apt D_14	Bed 2	1.04%	Yes	31%	100%	No	100%	Yes
Apt D_14	Bed 1	1.13%	Yes	34%	100%	No	100%	Yes
Apt D_15	LKD	2.22%	Yes	50%	100%	Yes	66%	Yes
Apt D_15	Bed 1	1.14%	Yes	34%	100%	No	100%	Yes
Apt D_15	Bed 2	0.98%	No	22%	100%	No	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.100: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.33 Apartment Block D - 3rd Floor

Table No. 7.101: Alternative Daylight Standards Results: Apartment Block D - 3rd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Apt D_16	LKD	4.82%	Yes	100%	100%	Yes	100%	Yes
Apt D_16	Bed 2	6.24%	Yes	100%	100%	Yes	100%	Yes
Apt D_16	Bed 1	2.74%	Yes	100%	100%	Yes	100%	Yes
Apt D_17	LKD	4.91%	Yes	100%	100%	Yes	100%	Yes
Apt D_17	Bed 1	1.45%	Yes	44%	100%	No	100%	Yes
Apt D_17	Bed 2	1.48%	Yes	43%	100%	No	100%	Yes
Apt D_18	LKD	5.47%	Yes	100%	100%	Yes	100%	Yes
Apt D_18	Bed 2	2.00%	Yes	83%	100%	Yes	100%	Yes
Apt D_18	Bed 1	1.94%	Yes	67%	100%	Yes	100%	Yes
Apt D_19	LKD	5.66%	Yes	100%	100%	Yes	100%	Yes
Apt D_19	Bed 2	8.00%	Yes	100%	100%	Yes	100%	Yes
Apt D_19	Bed 1	2.77%	Yes	100%	100%	Yes	100%	Yes
Apt D_20	LKD	2.43%	Yes	60%	100%	Yes	76%	Yes
Apt D_20	Bed 2	1.24%	Yes	49%	100%	No	100%	Yes
Apt D_20	Bed 1	1.48%	Yes	58%	100%	Yes	100%	Yes
Apt D_21	LKD	2.45%	Yes	60%	100%	Yes	78%	Yes
Apt D_21	Bed 1	1.48%	Yes	56%	100%	Yes	100%	Yes
Apt D_21	Bed 2	1.17%	Yes	39%	100%	No	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.101: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.34 Apartment Block D - 4th Floor

Table No. 7.102: Alternative Daylight Standards Results: Apartment Block D - 4th Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Apt D_22	LKD	5.98%	Yes	100%	100%	Yes	100%	Yes
Apt D_22	Bed 2	5.40%	Yes	100%	100%	Yes	100%	Yes
Apt D_22	Bed 1	2.35%	Yes	89%	100%	Yes	100%	Yes
Apt D_23	LKD	5.22%	Yes	100%	100%	Yes	100%	Yes
Apt D_23	Bed 1	3.86%	Yes	100%	100%	Yes	100%	Yes
Apt D_23	Bed 2	3.68%	Yes	100%	100%	Yes	100%	Yes
Apt D_24	LKD	5.65%	Yes	100%	100%	Yes	100%	Yes
Apt D_24	Bed 2	1.88%	Yes	72%	100%	Yes	100%	Yes
Apt D_24	Bed 1	1.83%	Yes	61%	100%	Yes	100%	Yes
Apt D_25	LKD	4.63%	Yes	100%	100%	Yes	100%	Yes
Apt D_25	Bed 2	2.51%	Yes	100%	100%	Yes	100%	Yes
Apt D_25	Bed 1	2.38%	Yes	75%	100%	Yes	100%	Yes
Apt D_26	LKD	2.86%	Yes	66%	100%	Yes	88%	Yes
Apt D_26	Bed 1	2.39%	Yes	75%	100%	Yes	100%	Yes
Apt D_26	Bed 2	2.34%	Yes	82%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.102: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.35 Neighbourhood Centre Block A - 1st Floor

Table No. 7.103: Alternative Daylight Standards Results: Neighbourhood Centre Block A - 1st Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
NC_A1	LKD	1.80%	No	59%	100%	Yes	73%	Yes
NC_A1	Bed 1	4.67%	Yes	100%	100%	Yes	100%	Yes
NC_A1	Bed 2	3.27%	Yes	100%	100%	Yes	100%	Yes
NC_A2	LKD	3.06%	Yes	72%	100%	Yes	100%	Yes
NC_A2	Bed 2	1.85%	Yes	99%	100%	Yes	100%	Yes
NC_A2	Bed 1	1.64%	Yes	67%	100%	Yes	100%	Yes
NC_A3	LKD	2.71%	Yes	68%	100%	Yes	100%	Yes
NC_A3	Bed 1	1.66%	Yes	64%	100%	Yes	100%	Yes
NC_A3	Bed 2	1.84%	Yes	100%	100%	Yes	100%	Yes
NC_A4	LKD	2.48%	Yes	85%	100%	Yes	100%	Yes
NC_A4	Bed 1	1.72%	Yes	35%	100%	No	100%	Yes
NC_A4	Bed 2	2.01%	Yes	47%	100%	No	100%	Yes
NC_A5	LKD	3.17%	Yes	60%	100%	Yes	80%	Yes
NC_A5	Bed 2	2.01%	Yes	66%	100%	Yes	100%	Yes
NC_A5	Bed 1	2.01%	Yes	57%	100%	Yes	100%	Yes
NC_A6	LKD	3.32%	Yes	57%	100%	Yes	78%	Yes
NC_A6	Bed 1	2.01%	Yes	62%	100%	Yes	100%	Yes
NC_A7	LKD	3.51%	Yes	100%	100%	Yes	100%	Yes
NC_A7	Bed 1	2.97%	Yes	74%	100%	Yes	100%	Yes
NC_A7	Bed 2	2.80%	Yes	84%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

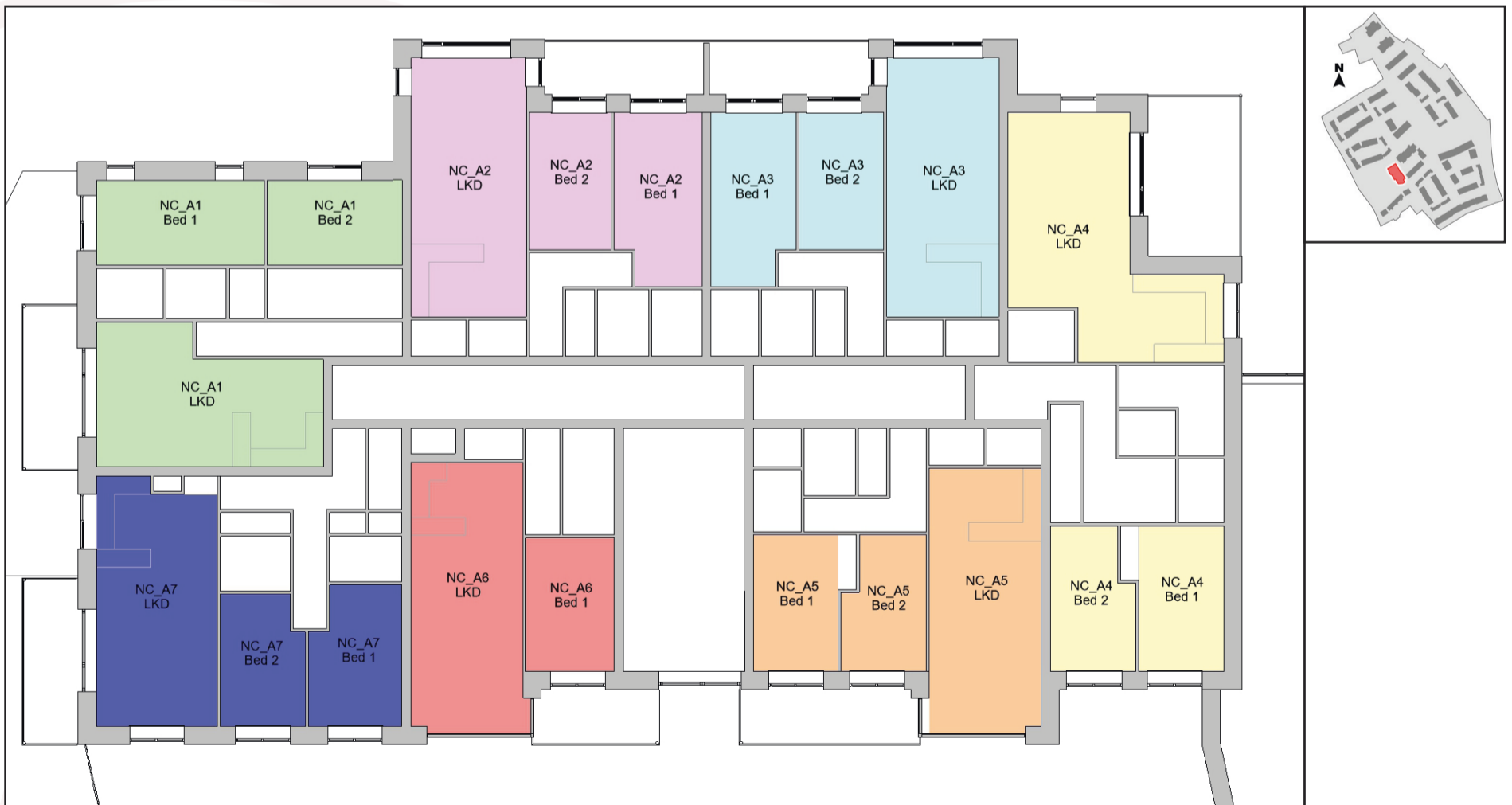


Figure 7.103: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.36 Neighbourhood Centre Block A - 2nd Floor

Table No. 7.104: Alternative Daylight Standards Results: Neighbourhood Centre Block A - 2nd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
NC_A8	LKD	2.83%	Yes	73%	100%	Yes	98%	Yes
NC_A8	Bed 1	4.74%	Yes	100%	100%	Yes	100%	Yes
NC_A8	Bed 2	3.32%	Yes	100%	100%	Yes	100%	Yes
NC_A9	LKD	3.26%	Yes	76%	100%	Yes	100%	Yes
NC_A9	Bed 2	2.84%	Yes	100%	100%	Yes	100%	Yes
NC_A9	Bed 1	2.62%	Yes	86%	100%	Yes	100%	Yes
NC_A10	LKD	2.89%	Yes	72%	100%	Yes	100%	Yes
NC_A10	Bed 1	2.56%	Yes	82%	100%	Yes	100%	Yes
NC_A10	Bed 2	2.69%	Yes	100%	100%	Yes	100%	Yes
NC_A11	LKD	2.75%	Yes	100%	100%	Yes	100%	Yes
NC_A11	Bed 1	5.83%	Yes	100%	100%	Yes	100%	Yes
NC_A11	Bed 2	2.58%	Yes	66%	100%	Yes	100%	Yes
NC_A12	LKD	3.67%	Yes	68%	100%	Yes	98%	Yes
NC_A12	Bed 2	3.15%	Yes	100%	100%	Yes	100%	Yes
NC_A12	Bed 1	3.12%	Yes	94%	100%	Yes	100%	Yes
NC_A13	LKD	3.78%	Yes	66%	100%	Yes	100%	Yes
NC_A13	Bed 1	3.09%	Yes	100%	100%	Yes	100%	Yes
NC_A14	LKD	4.96%	Yes	100%	100%	Yes	100%	Yes
NC_A14	Bed 1	3.45%	Yes	100%	100%	Yes	100%	Yes
NC_A14	Bed 2	3.63%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

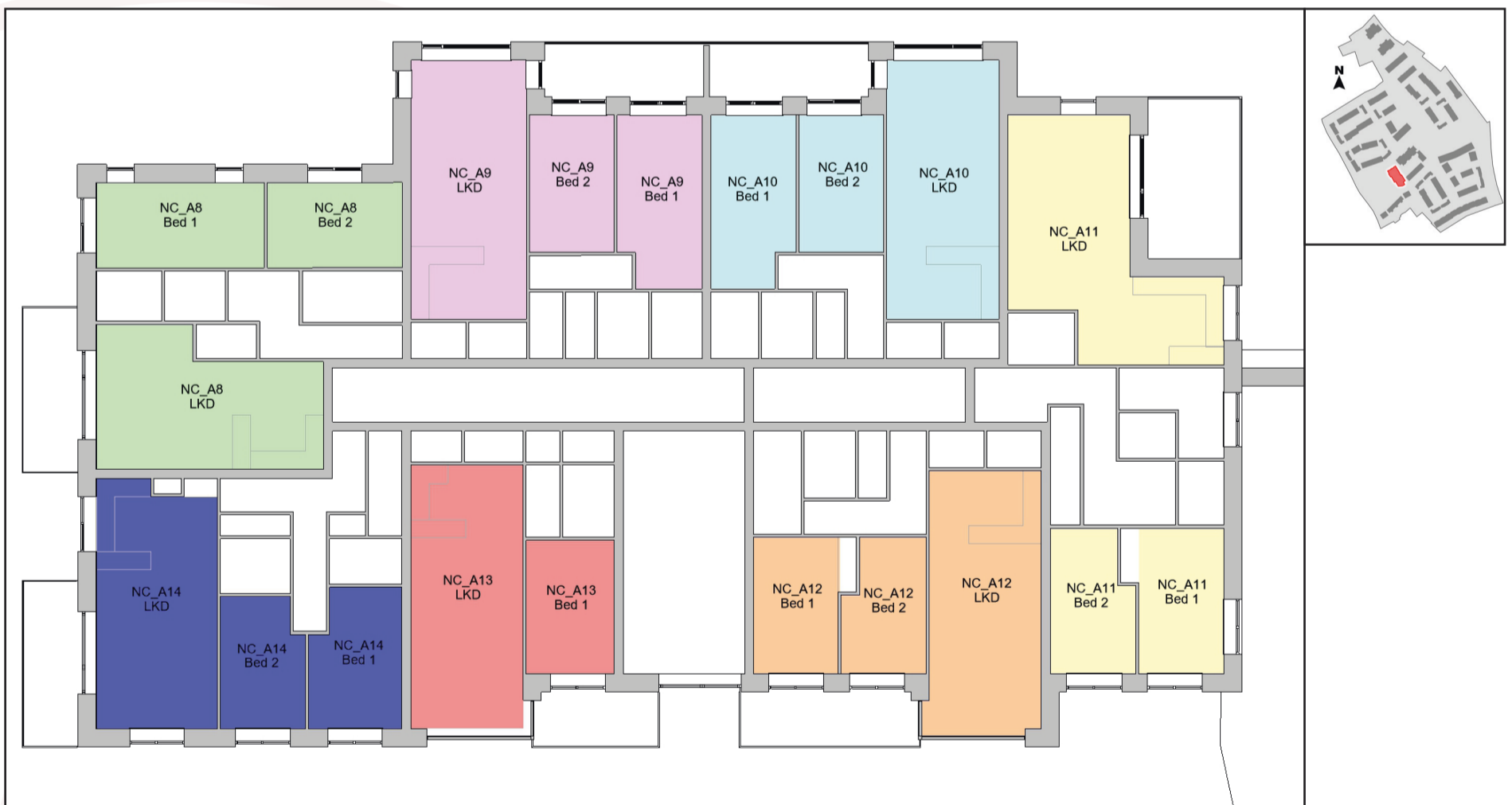


Figure 7.104: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.37 Neighbourhood Centre Block A - 3rd Floor

Table No. 7.105: Alternative Daylight Standards Results: Neighbourhood Centre Block A - 3rd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
NC_A15	LKD	4.89%	Yes	100%	100%	Yes	100%	Yes
NC_A15	Bed 2	3.37%	Yes	100%	100%	Yes	100%	Yes
NC_A15	Bed 3	2.11%	Yes	99%	100%	Yes	100%	Yes
NC_A15	Bed 1	1.81%	Yes	60%	100%	Yes	100%	Yes
NC_A16	LKD	1.90%	No	71%	100%	Yes	98%	Yes
NC_A16	Bed 1	2.15%	Yes	95%	100%	Yes	100%	Yes
NC_A16	Bed 2	2.26%	Yes	98%	100%	Yes	100%	Yes
NC_A16	Bed 3	2.42%	Yes	97%	100%	Yes	100%	Yes
NC_A17	LKD	2.59%	Yes	76%	100%	Yes	97%	Yes
NC_A17	Bed 2	2.17%	Yes	59%	100%	Yes	100%	Yes
NC_A17	Bed 1	2.51%	Yes	99%	100%	Yes	100%	Yes
NC_A17	Bed 3	2.59%	Yes	100%	100%	Yes	100%	Yes
NC_A18	LKD	7.83%	Yes	100%	100%	Yes	100%	Yes
NC_A18	Bed 1	2.50%	Yes	76%	100%	Yes	100%	Yes
NC_A18	Bed 2	2.63%	Yes	81%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.105: Floor plan of assessed building with keyplan highlighting the assessed building.

7.5.38 Neighbourhood Centre Block B - 1st Floor

Table No. 7.106: Alternative Daylight Standards Results: Neighbourhood Centre Block B - 1st Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
NC_B1	LKD	2.04%	Yes	54%	100%	Yes	98%	Yes
NC_B1	Bed 1	1.80%	Yes	40%	100%	No	100%	Yes
NC_B1	Bed 2	3.07%	Yes	100%	100%	Yes	100%	Yes
NC_B2	LKD	3.11%	Yes	60%	100%	Yes	82%	Yes
NC_B2	Bed 2	2.80%	Yes	100%	100%	Yes	100%	Yes
NC_B2	Bed 1	3.30%	Yes	84%	100%	Yes	100%	Yes
NC_B3	LKD	3.00%	Yes	56%	100%	Yes	75%	Yes
NC_B3	Bed 2	2.80%	Yes	100%	100%	Yes	100%	Yes
NC_B3	Bed 1	3.71%	Yes	91%	100%	Yes	100%	Yes
NC_B4	LKD	4.54%	Yes	100%	100%	Yes	100%	Yes
NC_B4	Bed 1	2.70%	Yes	77%	100%	Yes	100%	Yes
NC_B4	Bed 2	3.29%	Yes	100%	100%	Yes	100%	Yes
NC_B5	LKD	3.36%	Yes	100%	100%	Yes	100%	Yes
NC_B5	Bed 2	3.23%	Yes	100%	100%	Yes	100%	Yes
NC_B5	Bed 1	2.83%	Yes	100%	100%	Yes	100%	Yes
NC_B6	LKD	1.58%	No	43%	97%	No	68%	Yes
NC_B6	Bed 1	3.37%	Yes	100%	100%	Yes	100%	Yes
NC_B6	Bed 2	2.66%	Yes	100%	100%	Yes	100%	Yes
NC_B7	LKD	3.26%	Yes	100%	100%	Yes	100%	Yes
NC_B7	Bed 1	2.71%	Yes	100%	100%	Yes	100%	Yes
NC_B7	Bed 2	3.20%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.106: Floor plan of assessed building with keyplan highlighting the assessed building.



7.5.39 Neighbourhood Centre Block B - 2nd Floor

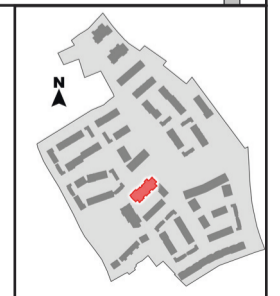
Table No. 7.107: Alternative Daylight Standards Results: Neighbourhood Centre Block B - 2nd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
NC_B8	LKD	2.12%	Yes	62%	100%	Yes	100%	Yes
NC_B8	Bed 1	2.80%	Yes	93%	100%	Yes	100%	Yes
NC_B8	Bed 2	3.44%	Yes	100%	100%	Yes	100%	Yes
NC_B9	LKD	3.21%	Yes	64%	100%	Yes	98%	Yes
NC_B9	Bed 2	2.92%	Yes	100%	100%	Yes	100%	Yes
NC_B9	Bed 1	3.38%	Yes	86%	100%	Yes	100%	Yes
NC_B10	LKD	3.11%	Yes	61%	100%	Yes	81%	Yes
NC_B10	Bed 2	2.88%	Yes	100%	100%	Yes	100%	Yes
NC_B10	Bed 1	3.77%	Yes	94%	100%	Yes	100%	Yes
NC_B11	LKD	4.51%	Yes	100%	100%	Yes	100%	Yes
NC_B11	Bed 1	3.53%	Yes	100%	100%	Yes	100%	Yes
NC_B11	Bed 2	3.45%	Yes	100%	100%	Yes	100%	Yes
NC_B12	LKD	4.21%	Yes	100%	100%	Yes	100%	Yes
NC_B12	Bed 2	3.54%	Yes	100%	100%	Yes	100%	Yes
NC_B12	Bed 1	2.98%	Yes	100%	100%	Yes	100%	Yes
NC_B13	LKD	2.16%	Yes	76%	100%	Yes	94%	Yes
NC_B13	Bed 1	2.96%	Yes	100%	100%	Yes	100%	Yes
NC_B14	LKD	2.14%	Yes	77%	100%	Yes	99%	Yes
NC_B14	Bed 2	3.01%	Yes	100%	100%	Yes	100%	Yes
NC_B15	LKD	3.74%	Yes	100%	100%	Yes	100%	Yes
NC_B15	Bed 1	3.00%	Yes	100%	100%	Yes	100%	Yes
NC_B15	Bed 2	3.52%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.107: Floor plan of assessed building with keyplan highlighting the assessed building.



7.5.40 Neighbourhood Centre Block B - 3rd Floor

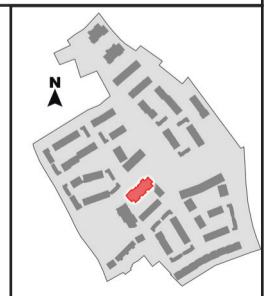
Table No. 7.108: Alternative Daylight Standards Results: Neighbourhood Centre Block B - 3rd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
NC_B16	LKD	3.03%	Yes	92%	100%	Yes	100%	Yes
NC_B16	Bed 1	3.37%	Yes	100%	100%	Yes	100%	Yes
NC_B16	Bed 2	4.23%	Yes	100%	100%	Yes	100%	Yes
NC_B17	LKD	2.45%	Yes	50%	100%	Yes	67%	Yes
NC_B17	Bed 1	3.52%	Yes	92%	100%	Yes	100%	Yes
NC_B17	Bed 2	4.31%	Yes	100%	100%	Yes	100%	Yes
NC_B18	LKD	2.44%	Yes	51%	100%	Yes	65%	Yes
NC_B18	Bed 2	4.27%	Yes	100%	100%	Yes	100%	Yes
NC_B18	Bed 1	4.19%	Yes	100%	100%	Yes	100%	Yes
NC_B19	LKD	5.22%	Yes	100%	100%	Yes	100%	Yes
NC_B19	Bed 1	3.39%	Yes	100%	100%	Yes	100%	Yes
NC_B19	Bed 2	4.28%	Yes	100%	100%	Yes	100%	Yes
NC_B20	LKD	5.24%	Yes	100%	100%	Yes	100%	Yes
NC_B20	Bed 2	3.52%	Yes	100%	100%	Yes	100%	Yes
NC_B20	Bed 1	3.36%	Yes	100%	100%	Yes	100%	Yes
NC_B21	LKD	2.96%	Yes	83%	100%	Yes	100%	Yes
NC_B21	Bed 1	3.65%	Yes	100%	100%	Yes	100%	Yes
NC_B22	LKD	2.94%	Yes	86%	100%	Yes	100%	Yes
NC_B22	Bed 1	3.63%	Yes	100%	100%	Yes	100%	Yes
NC_B23	LKD	4.94%	Yes	100%	100%	Yes	100%	Yes
NC_B23	Bed 1	3.30%	Yes	100%	100%	Yes	100%	Yes
NC_B23	Bed 2	3.71%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.108: Floor plan of assessed building with keyplan highlighting the assessed building.



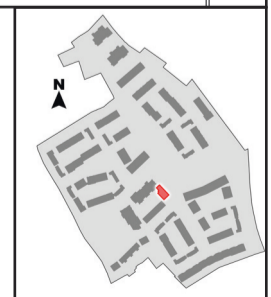
7.5.41 Neighbourhood Centre Block C - Ground & 1st Floor

Table No. 7.109: Alternative Daylight Standards Results: Neighbourhood Centre Block C - Ground & 1st Floor								
Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
Ground Floor								
NC_Creche	Class 01	3.02%	Yes	94%	100%	Yes	100%	Yes
NC_Creche	Class 02	1.88%	Yes	35%	100%	No	96%	Yes
NC_Creche	Class 03	1.75%	Yes	36%	95%	No	70%	Yes
1st Floor								
NC_Creche	Creche Kitchen	2.64%	Yes	100%	100%	Yes	100%	Yes
NC_Creche	Class 06	4.56%	Yes	100%	100%	Yes	100%	Yes
NC_Creche	Class 05	3.80%	Yes	100%	100%	Yes	100%	Yes
NC_Creche	Class 04	5.84%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.



Figure 7.109: Floor plan of assessed building with keyplan highlighting the assessed building.



7.5.42 Neighbourhood Centre Block D - Ground Floor

Table No. 7.110: Alternative Daylight Standards Results: Neighbourhood Centre Block D - Ground Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
NC_D1	LKD	2.37%	Yes	56%	100%	Yes	86%	Yes
NC_D1	Bed 1	3.58%	Yes	100%	100%	Yes	100%	Yes
NC_D2	LKD	2.27%	Yes	53%	100%	Yes	83%	Yes
NC_D2	Bed 1	3.57%	Yes	100%	100%	Yes	100%	Yes
NC_D3	LKD	2.34%	Yes	56%	100%	Yes	87%	Yes
NC_D3	Bed 1	3.59%	Yes	100%	100%	Yes	100%	Yes
NC_D4	LKD	2.30%	Yes	55%	100%	Yes	86%	Yes
NC_D4	Bed 1	3.59%	Yes	100%	100%	Yes	100%	Yes
NC_D5	LKD	2.33%	Yes	55%	100%	Yes	81%	Yes
NC_D5	Bed 1	3.60%	Yes	100%	100%	Yes	100%	Yes
NC_D6	LKD	2.34%	Yes	58%	100%	Yes	89%	Yes
NC_D6	Bed 1	3.89%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

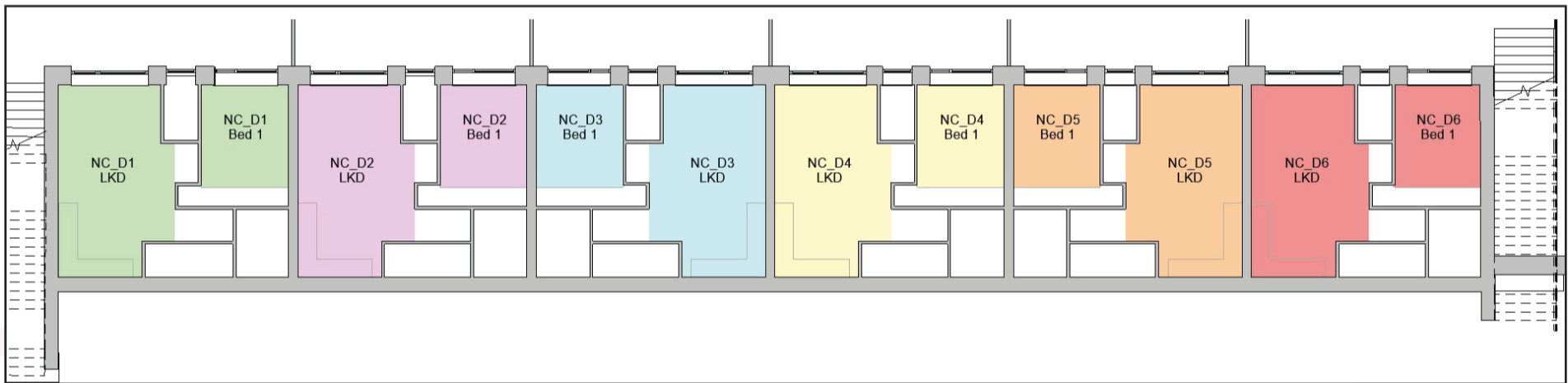
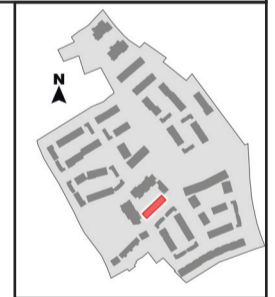


Figure 7.110: Floor plan of assessed building with keyplan highlighting the assessed building.



7.5.43 Neighbourhood Centre Block D - 1st Floor

Table No. 7.111: Alternative Daylight Standards Results: Neighbourhood Centre Block D - 1st Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
NC_D7	LKD	3.81%	Yes	100%	100%	Yes	100%	Yes
NC_D8	LKD	3.63%	Yes	100%	100%	Yes	100%	Yes
NC_D9	LKD	3.67%	Yes	100%	100%	Yes	100%	Yes
NC_D10	LKD	3.67%	Yes	100%	100%	Yes	100%	Yes
NC_D11	LKD	3.68%	Yes	100%	100%	Yes	100%	Yes
NC_D12	LKD	3.61%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

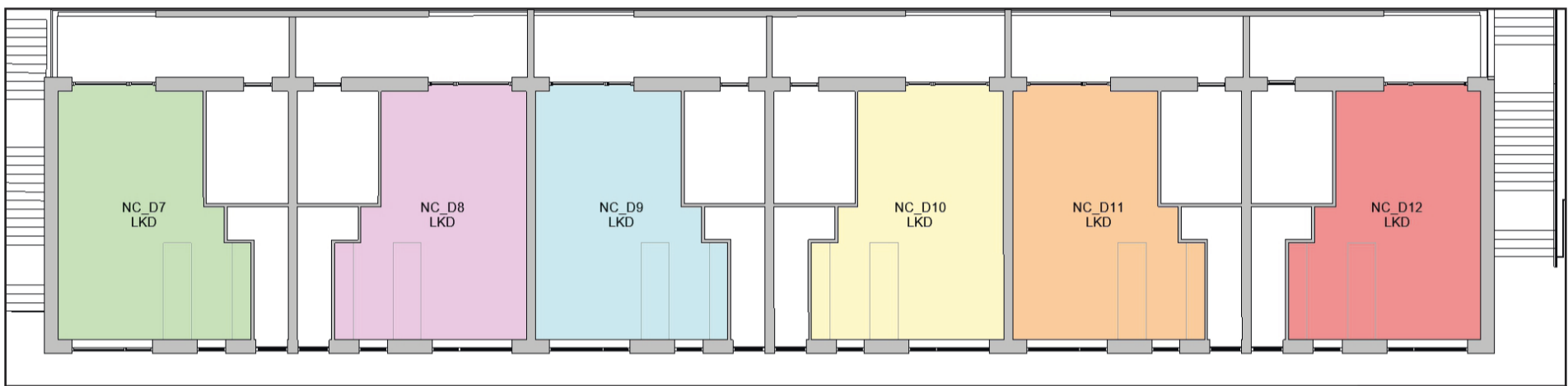


Figure 7.111: Floor plan of assessed building with keyplan highlighting the assessed building.



7.5.44 Neighbourhood Centre Block D - 2nd Floor

Table No. 7.112: Alternative Daylight Standards Results: Neighbourhood Centre Block D - 2nd Floor

Unit Number	Room Description	BS 8206-2		EN 17037			BS_EN 17037	
		Predicted ADF	Meets Criteria*	% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets Criteria*	% of area above target Lux* (recommendation >50%)	Meets Criteria*
NC_D7	Bed 2	6.12%	Yes	100%	100%	Yes	100%	Yes
NC_D7	Bed 1	6.85%	Yes	100%	100%	Yes	100%	Yes
NC_D7	Bed 3	3.38%	Yes	100%	100%	Yes	100%	Yes
NC_D8	Bed 3	3.43%	Yes	100%	100%	Yes	100%	Yes
NC_D8	Bed 1	6.82%	Yes	100%	100%	Yes	100%	Yes
NC_D8	Bed 2	6.04%	Yes	100%	100%	Yes	100%	Yes
NC_D9	Bed 2	6.08%	Yes	100%	100%	Yes	100%	Yes
NC_D9	Bed 1	6.79%	Yes	100%	100%	Yes	100%	Yes
NC_D9	Bed 3	3.40%	Yes	100%	100%	Yes	100%	Yes
NC_D10	Bed 3	3.45%	Yes	100%	100%	Yes	100%	Yes
NC_D10	Bed 1	6.80%	Yes	100%	100%	Yes	100%	Yes
NC_D10	Bed 2	6.09%	Yes	100%	100%	Yes	100%	Yes
NC_D11	Bed 1	6.80%	Yes	100%	100%	Yes	100%	Yes
NC_D11	Bed 2	6.12%	Yes	100%	100%	Yes	100%	Yes
NC_D11	Bed 3	3.43%	Yes	100%	100%	Yes	100%	Yes
NC_D12	Bed 1	6.81%	Yes	100%	100%	Yes	100%	Yes
NC_D12	Bed 3	3.44%	Yes	100%	100%	Yes	100%	Yes
NC_D12	Bed 2	5.49%	Yes	100%	100%	Yes	100%	Yes

*For information regarding the criteria under the various guidelines please refer to section 2.0 on page 5.

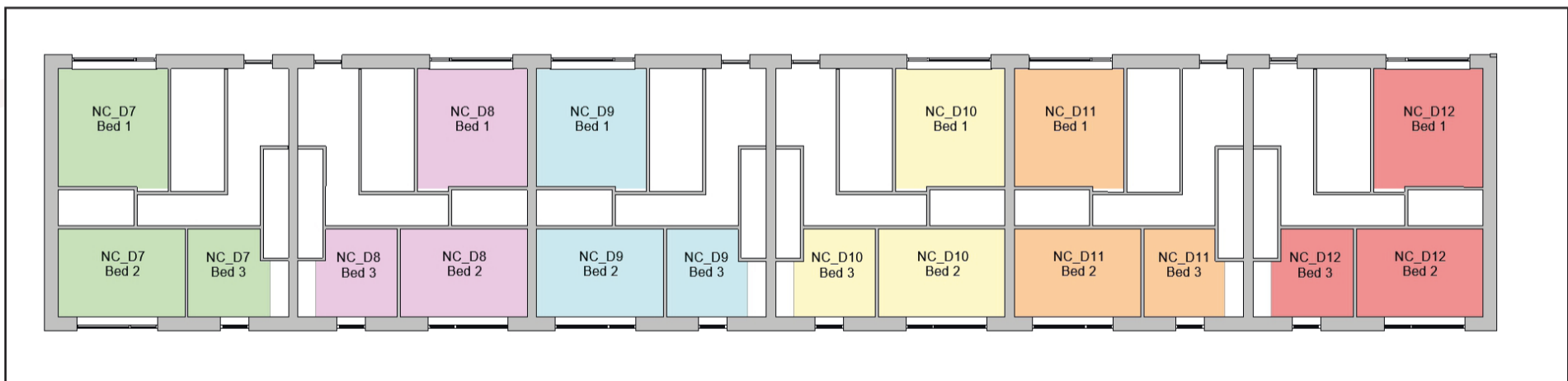
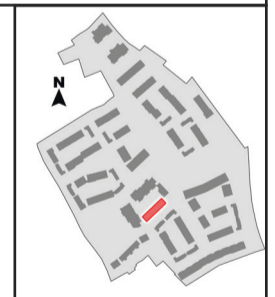


Figure 7.112: Floor plan of assessed building with keyplan highlighting the assessed building.



8.0 Analysis of Results

Results were generated and analysed for the following studies:

- Vertical Sky Component
 - 5-6 Cromlech Close
 - 7-13 Rockville Woods
 - Rockville Hall Apartments
 - 10-14 Rockville Avenue
 - Rockville Mews
- Annual Probable Sunlight Hours
 - 5-6 Cromlech Close
 - 7-13 Rockville Woods
 - Rockville Hall Apartments
 - 10-14 Rockville Avenue
- Sunlighting in Existing Gardens/Amenity Spaces
 - 5-6 Cromlech Close
 - 7-13 Rockville Woods
 - Rockville Hall Apartments
 - 4-7 Rockville Court
 - 10-14 Rockville Avenue
- Sun On Ground in Proposed Public/Communal Open Spaces
 - 12 No. spaces in the proposed development.
- Sunlighting in Proposed Private outdoor amenity areas of Duplex and Apartments
 - 253 No. areas in the proposed development.
- Average Daylight Factor
 - 724 No. spaces in the proposed development.

8.1 Analysis of Impact Assessment Results

8.1.1 Effect on Vertical Sky Component (VSC)

The effect on VSC has been assessed for 57 No. windows/rooms across the surrounding properties, namely 5-6 Cromlech Close, 7-13 Rockville Woods, Rockville Hall apartments, 10-14 Rockville Avenue and Rockville Mews.

Using the rationale explained in section 3.2 on page 8, the effect to VSC on 43 no. of these windows (or rooms if an average of multiple windows has been taken) would be considered *imperceptible*, 6 no. *not significant* and 8 no. *slight*.

This shows that ~75% of the assessed windows will experience an imperceptible level of effect.

Each instance of non-compliance with the BRE recommendations regarding impact to VSC is located along Rockville Woods and on the Rockville Hall Apartments.

The affected windows along 7-13 Rockville Woods, are all on the ground floor and appear to be living room windows with a generous glass to floor ratio (~26%). The BRE Guidelines state that if a VSC of a window is between 15% and 27%, then special measures (larger windows, changes to room layout) are usually needed to provide adequate daylight. As the proposed VSC values on the ground floor windows of 7-13 Rockville Woods are all well within this range (22.38%-26.29%), these living rooms would likely still receive adequate levels of daylight despite a perceptible reduction.

The affected units within the Rockville Hall apartments appear to be single aspect bedrooms or dual aspect LKDs. The windows of the single aspect are located unusually close to the shared side boundary (~2meters).

The LKDs also have windows that are notably close to the shared site boundary as well as windows facing north-west or south east respectably. The windows that are facing the proposed development, close to the shared site boundary, have a large balcony directly above. Regarding balconies above windows, the BRE Guidelines state:

"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight."

With this in mind, it is understandable that the effect to the windows located underneath balconies that are located so close to the shared site boundaries would receive a perceptible level of effect to daylight. Although, the affect on these windows is relevantly high, the effect on the unit as a whole is reduced by the fact that the LKDs are dual aspect and are capable of receiving light from other windows to which there is significantly less reduction coming from the proposed development.

The complete results for the study on the effect on VSC caused by the proposed development can be found in Section 6.1 on page 20.

8.1.2 Effect on Annual/Winter Probable Sunlight Hours (APSH/WPSH)

The APSH/WPSH assessment has been carried out on the same windows as the VSC study with the exception of the windows to the rear of Cromlech Close and the windows of Rockville Mews, which have not been included on the basis that these windows do not have an orientation within 90 degrees of due south.

In total, the effect on APSH has been assessed for 51 no. of windows/rooms of the surrounding existing properties. Using the rationale explained in section 3.2 on page 8, the effect on the APSH of 50 no. of these windows or rooms would be considered *imperceptible* with the remaining 1 no. being categorised as *not significant*.

The effect on WPSH has been assessed for the same 51 windows of the surrounding existing properties across as per the APSH study. The effect on the WPSH of 50 no. of these windows would be considered *imperceptible*, and 1 no. *not significant*. These effects have been assigned per the rationale explained in section 3.2 on page 8.

The room of Rockville Hall, identified as Oa# in this report and the window on number 7 Rockville Woods, identified as window 7a has not met the BRE criteria for impact on APSH and WPSH respectively.

It should be noted that the windows to the rear of Rockville Hall, situated close to the boundary and underneath balconies would receive a greater level of Affect to APSH and WPSH, but as the calculation to these units is carried out on the room as opposed to on individual windows. This is the case for Oa#, as stated above, however as the secondary windows of this unit are both at a lower level and do not have a favourable orientation the additional windows were not enough to prevent this room from falling marginally below BRE compliance.

Window 7a on Rockville Woods has a WPSH (4.9%) that is marginally below the recommended minimum as per the BRE Guidelines (5.0%). It should be noted that this window would experience an imperceptible level of effect to the annual sun (APSH).

The results of the study on APSH can be found in Section 6.2 on page 28.

8.1.3 Effect on Sun On Ground in Existing Gardens

This study has assessed the effect the proposed development would have on the level of sunlight on March 21st in the rear gardens/amenity areas of the neighbouring properties, namely 5-6 Cromlech Close, Rockville Walled Garden, 4-7 Rockville Court and 10-14 Rockville Avenue.

In total 12 no. spaces have been assessed. Using the rationale explained in section 3.2 on page 8, all assessed spaces would experience an *imperceptible* level of effect.

The vast majority of assessed spaces would not receive any reduction to the area capable of receiving 2 hours or more of direct sunlight on March 21st.

No assessment was carried out on the impact the proposed scheme would have on the gardens of the properties along Ballycorus Road and Enniskerry Road on the basis of orientation and/or proximity. However, the 2 hour false colour plan shows that any reduction to the portion of these gardens capable of receiving 2 hours of sunlight on March 21st would be negligible.

The complete results of the study on effect on sunlight the neighbouring gardens can be found In section 6.3 on page 37.

A visual representation of these readings can be seen in the 2 hour false colour plans in section 6.3 and in the hourly shadow diagrams for March 21st in section 6.5.1 on page 39.

8.2 Analysis of Scheme Performance Results

8.2.1 Sun On Ground in Proposed Public and Communal Open Spaces

This study has assessed the level of sunlight on March 21st with in the proposed public and communal open spaces as identified by the project landscape architect, Rónán MacDiarmada & Associates Ltd.

In total 18 No. spaces have been assessed, 17 No. of which would meet the criteria as set out in the BRE Guidelines.

The only space that did not meet the recommended minimum level of sunlight on March 21st is the communal space to the rear of Duplex A2. This is due to the orientation of this amenity space which is located to the north of Duplex A2. However, each property within Duplex A2 has a private amenity area capable of receiving the recommended minimum level of sunlight.

The other 17 assessed public and communal open areas all perform very well in this assessment with more than 90% of each space capable of 2 hours of sunlight on March 21st.

The complete results for the study on sun on ground in the proposed outdoor amenity spaces can be found in section 7.1 on page 48.

A visual representation of these readings can be seen in the false colour plan in section 7.0 and in the hourly shadow diagrams for March 21st in section 6.5.1 on page 39.

8.2.2 Sunlighting in Proposed Private Amenity Spaces

This study has assessed the level of sunlight on March 21st with in the proposed private amenity spaces, such as balconies and terraces, for the proposed duplex and apartment units.

In total 253 No. spaces have been assessed, 201 No. of which would meet the criteria as set out in the BRE Guidelines.

This gives a compliance rate of circa 79%. It should be noted that a high level of compliance in this study is extremely unlikely as balconies/terraces located on the north facade can not achieve compliance in this regard. As such, the compliance rate of ~79% for this study should be considered as a favourable outcome.

The complete results for the study on sunlighting in the proposed outdoor amenity spaces can be found in section 7.2 on page 49.

A visual representation of these readings can be seen in the false colour plan in section 7.2 and in the hourly shadow diagrams for March 21st in section 6.5.1 on page 39.

8.2.3 Average Daylight Factor (ADF)

This study has assessed the Average Daylight Factor (ADF) received in all habitable rooms across the 2 proposed apartment blocks, the residential units within the proposed neighbourhood centre and the proposed duplex units. No assessment was carried out on the proposed houses. Throughout the design process, 3DDB worked closely with MCORM. Where possible design interventions were made to improve daylight performance within the proposed development to ensure a high level of compliance with ADF target values. These changes include but are not limited to changes of room configurations, resizing of windows and tweaking of site-plan layouts.

In total the ADF value 724 no. habitable rooms have been assessed, 707 of which meet or exceed the recommended minimum values. This gives a circa compliance rate of 98%. For a scheme of this size, this could be considered an excellent level of compliance.

The proposed dwellings enjoy living environment compensatory factors including aspects towards the attractive courtyard and/or landscaped areas, vistas of light-coloured brickwork, windows and doors continuing down to floor level and opening to large private-use balconies with glazed balustrading delivering practically uninterrupted views.

With regards to internal daylighting, Section 6.7 of the Sustainable Urban Housing: Design Standards for New Apartments December 2020, states the following:

“Where an applicant cannot fully meet all of the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, which planning authorities should apply their discretion in accepting taking account of its assessment of specific (sic). This may arise due to design constraints associated with the site or location and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.”

Based on the above statements, compensatory measures have been incorporated into the design of the proposed development where rooms do not achieve the daylight provision targets in accordance with the standards they were assessed against.

The following compensatory list indicates all units that do not achieve the recommended level of daylight and the compensatory design measure for each:

Duplex B1_2, LKD:

Unit 2 has a total sq.m area of 85 m² over and above the 73 m² minimum required. It also enjoys an oversized private amenity space of 30 sq.m in total to the front and back of the unit. The communal open space provided for this block is above the minimum required.

Duplex B2-B3_6, Bedroom2:

Unit 6 has a total sq.m area of 85 m² over and above the 73 m² minimum required. It also enjoys an oversized private amenity space of 17 sq.m in total to the front and back of the unit. This bedroom is oversized at 14 m². The communal open space provided for this block is above the minimum required. This block enjoys views of the retained landscaped tree line and the Dingle way to the north.

Duplex D_5, Bedroom 2:

Unit 5 has a total sq.m area of 87.6 m² over and above the 73 m² minimum required. It also enjoys an oversized private amenity space of 13.3 sq.m. This bedroom is oversized at 16.7 m² and has direct access to a terrace. The communal open space provided for this block is above the minimum required.

Duplex D_6, LKD:

Unit 6 has a total sq.m area of 77.8 m² over and above the 73 m² minimum required. It is a south facing unit. It also enjoys an oversized private amenity space of 15.7 sq.m in total. The communal open space provided for this block is above the minimum required. This unit enjoys direct views on to the public open space to the south.

Duplex D_7, LKD:

Unit 7 has a total sq.m area of 77.8 m² over and above the 73 m² minimum required. It is a south facing unit. It also enjoys an oversized private amenity space of 15.7 sq.m in total. The communal open space provided for this block is above the minimum required. This unit enjoys direct views on to the public open space to the south.

Apt C_5, LKD:

Apt 5 has a total sq.m area of 55.5 m² over and above the 45 m² minimum required. It has an oversized living area of 27.1 m². It is a south facing unit. It also enjoys an oversized private amenity space of 6.2 sq.m in total. The communal open space provided for this block is above the minimum required.

Apt C_8, Bedroom2:

Apt 8 has a total sq.m area of 83.6 m² over and above the 73 m² minimum required. This bedroom is oversized at 12.6 m². The communal open space provided for this block is above the minimum required. This unit enjoys direct views over the landscaped podium to the north.

Apt C_9, Bedroom1:

Apt 9 has a total sq.m area of 65.3 m² over and above the 45 m² minimum required. This bedroom is oversized at 17.4 m². The communal open space provided for this block is above the minimum required. This unit enjoys direct views over the landscaped podium to the north.

Apt C_12, LKD:

Apt 12 has a total sq.m area of 55.3 m² over and above the 45 m² minimum required. This Living area is oversized at 27.3 m². The communal open space provided for this block is above the minimum required. This unit is south facing.

Apt C_19, LKD:

Apt 12 has a total sq.m area of 55.3 m² over and above the 45 m² minimum required. This Living area is oversized at 27.3 m². The communal open space provided for this block is above the minimum required. This unit is south facing.

Apt C_26, LKD:

Apt 26 has a total sq.m area of 55.3 m² over and above the 45 m² minimum required. This Living area is oversized at 27.1 m². The communal open space provided for this block is above the minimum required. This unit is south facing.

Apt D_8, Bedroom 1:

Apt 8 has a total sq.m area of 65.3 m² over and above the 45 m² minimum required. This bedroom is oversized at 17.4 m². The communal open space provided for this block is above the minimum required. This unit enjoys direct views over the landscaped podium to the South.

Apt D_9, Bedroom 2:

Apt 9 has a total sq.m area of 83.6 m² over and above the 73 m² minimum required. This bedroom is oversized at 12.6 m². The communal open space provided for this block is above the minimum required. This unit enjoys direct views over the landscaped podium to the south.

Apt D_15, Bedroom 2:

Apt 15 has a total sq.m area of 83.6 m² over and above the 73 m² minimum required. This bedroom is oversized at 12.6 m². The communal open space provided for this block is above the minimum required. This unit enjoys direct views over the landscaped podium to the south.

Neighbourhood Centre_A1, LKD:

Apt A1 has a total sq.m area of 85.9 m² over and above the 73 m² minimum required. It has an oversized private amenity space of 9.8 m². The communal open space provided for this block is above the minimum required. This unit enjoys direct views over the landscaped Village green to the east.

Neighbourhood Centre_B6, LKD:

Apt B6 has a total sq.m area of 86.9 m² over and above the 73 m² minimum required. It has an oversized private amenity space of 12.4m². The communal open space provided for this block is above the minimum required. This unit enjoys direct views over the landscaped podium.

Neighbourhood Centre_A16, LKD:

Apt A16 has a total sq.m area of 119.5 m² over and above the 90 m² minimum required. It has an oversized private amenity space of 12.4m². The communal open space provided for this block is above the minimum required. This unit enjoys direct views over the landscaped village green.

The design team has sought to find an acceptable compromise between the need to maximise daylight levels and other relevant factors such as density, building form, overheating risk, privacy and the provision of balconies.

An ADF assessment was also carried out on the proposed child-care facility within the proposed neighbourhood Centre. Whilst not contributing towards the calculated compliance rates, all rooms within the proposed creche achieved the assigned target values.

The complete results for the study on ADF can be seen in section 7.4 on page 72.

9.0 Conclusion

3D Design Bureau (3DDB) were commissioned to carry out a daylight assessment, sunlight assessment and shadow study for the proposed residential development in Kiltarnan Dublin 18.

This assessment has studied the effect the proposed development would have on the level of daylight and sunlight received by the neighbouring residential properties that are in close proximity to the proposed development. That the majority of which would receive an imperceptible level of effect is evidence of the proposed development having adequate separation from the surrounding properties.

The proposed development will be capable of receiving excellent levels of sunlight through out the proposed public open spaces with the vast majority of communal and private amenity areas also receiving sufficient levels of sunlight.

Finally, an excellent of compliance has been achieved regarding the internal daylight of the proposed duplex and apartment units.