

CWTC MULTI FAMILY ICAV acting solely in respect of its sub fund the DBTR SCR1 FUND

Bailey Gibson

Daylight and Sunlight Availability Assessment

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This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.




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Ove Arup & Partners Ireland Limited
50 Ringsend Road
Dublin 4
D04 T6X0
Ireland
arup.com

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Contents

Executive Summary	1
1. Introduction and Background	3
1.1 Project Description	3
2. Relevant Policy and Opinion of the Board	6
3. Standards, Guidance and Understanding	8
3.1 Standards and Guidance	8
3.2 Summary of Understanding	9
4. Metrics and Recommendations	10
4.1 Impact on the Surrounding Environment	10
4.2 Performance of the Proposed Development	11
4.3 Summary	16
5. Methodology	18
5.1 Impact on the Surrounding Environment	18
5.2 Performance of the Proposed Development	21
6. Results and Commentary	23
6.1 Impact on Surroundings	23
6.2 Impact to Specific Areas	24
6.3 Performance of the Proposed Development	26
7. Justification for Design and Alternative, Compensatory Design Solutions	29
7.1 Introduction	29
7.2 Summary of Relevant Planning Policy Context	29
7.3 A Balanced Approach: Qualitative Daylight Standards versus Urban Density	30
7.4 Specific Compensatory Measures for Daylight Access	31
8. Summary	34
About the Author	36

Executive Summary

Opening Comment

It is noted, for clarity, the Daylight and Sunlight Availability Assessment submitted for the Pre-Application Consultation (PAC) outlined that 84% of rooms in the development met the relevant Average Daylight Factor (ADF) guidelines. While the scheme remains unaltered, a new version of the Building Research Establishment (BRE) guidelines has been published in the interim with BR 209 (2022) now superseding BR 209 (2011). As such, ADF is no longer considered within the guidelines or within the following assessment, with the assessment below taking full account of the new BR 209 (2022) guidelines only.

Daylight and Sunlight Availability Assessment

This report presents the methods applied, calculations completed, and results found as part of a comprehensive daylight and sunlight availability assessment for the proposed development at the Bailey Gibson site. In responding to the opinion of the board and relevant policy, the assessment has been carried out in line with the most up-to-date versions following documents:

- BR 209 (2022) – Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice.
- BS EN 17037:2018 – Daylight in Buildings.

For completeness, the Irish standard is also included, being:

- IS EN 17037:2018 – Daylight in Buildings.

To align with the above, the assessment was split into two distinct sections:

- The impact of the proposed development on the existing surrounding environment.
- The performance of the proposed development.

The methods used a series of 3d computer models, analytical tools and ray tracing software to examine daylight and sunlight availability in line with the above-mentioned guidelines. The body of the report and accompanying appendices offer full, complete and comprehensive information on the assessments carried out.

When considering this information and the accompanying commentary, the following overarching observations can be made

Impact of Proposed Development on the Existing Surrounding Environment:

- The proposed development would have a negligible impact on almost all surrounding buildings. A minor adverse impact would be experienced at nine properties at Rehoboth Avenue. There are five properties located at 330 – 338 South Circular Road that will experience between a negligible and minor adverse impact. Exact impacts are detailed within the body of the report and associated appendices.

Performance of Proposed Development:

- 100% of new amenity spaces meet the BR 209 (2022) recommendation for direct sunlight (SiAA).
- 73% of units meet the minimum recommendation for Exposure to Sunlight (EtS).
- There are four quality of view criteria:
 - 100% of units meet the minimum requirement for clear glazing quality.
 - 93% of typical rooms meet the minimum requirement for horizontal view angle.
 - 100% of rooms meet the minimum requirement for > 6m obstruction distance.
 - 76% of rooms meet the minimum requirement that greater than 75% of the utilised area should have a view of at least the landscape / cityscape.

- Occupants will have the ability to “freely choose” their position and view in rooms and as such, a detailed glare assessment is not required.
- 35% of relevant rooms meet the target illuminance (E_t) and minimum target illuminance (E_{tm}) minimum recommendations given in the main body of BR 209 (2022), BS EN 17037:2018 and IS EN 17037:2018.
 - However, 68% of relevant rooms meet the minimum target illuminance (E_{t-na}) recommendations given in appendix C of BR 209 (2022) and the national annex of BS EN 17037:2018. The use of this appendix and annex is recommended for “dwellings situated in a dense urban area”.

In line with relevant policy, the report offers a justification for the proposed design and outlines compensatory measures provided. This is given in a dedicated section provided in conjunction with the planning consultant and architect.

It is submitted that the proposed height, massing and form of development is appropriate in the context of the overall regeneration objective for this strategic development regeneration areas (SDRA). This specifically addresses the approach as set out in the Building Height Guidelines in relation to “securing comprehensive urban regeneration”.

It is significant that the proposed development is a key part of the overall regeneration of St. Teresa’s Gardens, which is identified by the Dublin City Development Plan 2016 – 2022 as only of only a relatively small number of significant regeneration sites in the City Council administrative area (18 no. such designations).

This proposed development would deliver approx. 35% of the overall units allocated to SDRA 12 in the Dublin City Development Plan (DCDP) 2016-2022 and it would contribute significantly to enhancing amenity space within Dublin 8. This proposal is compliant with the national policy objective for compact growth and the overall guiding principles for SDRA 12.

Based on the above, there is a clear emphasis on maximising the development potential of the SDRA lands. It is acknowledged that such maximisation of development potential must be delivered within the confines of the relevant site development standards, policies and objectives of the national, regional and local planning policy context. As has been set out within this report, the planning authority’s assessment in this respect requires discretion to be applied in the application of daylight standards. BR 209 (2022) also acknowledges that discretion should be applied when assessing results of a daylight and sunlight assessment. Clause 1.6 states:

“/...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.../”

As evidenced in the wider supporting information included with this application, the proposed development provides a high quality responsive and considered design that will complement the existing built environment whilst providing an opportunity to realise the comprehensive regeneration of the wider SDRA 12, St. Teresa’s Gardens & Environs, which has laid largely dormant for many years.

1. Introduction and Background

In response to the opinion of the board and relevant local and national policy, this report presents a comprehensive daylight and sunlight availability assessment.

The report introduces relevant standards and guidance, it presents the results of the assessment completed and it provides a commentary on the outcomes. Where elements of relevant standards and guidance have not been met, the report offers a justification for the design and a list of alternate compensatory measures.

1.1 Project Description

CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund, intend to apply to An Bord Pleanála for permission for a part Build to Rent and part Build to Sell Strategic Housing Development, on a site of approx. 5.5 hectares, including:

- i. the Bailey Gibson site (1.53ha) owned by the Applicant and where it is proposed to develop inter-alia blocks BG1-BG5;
- ii. part of the Player Wills site (0.69ha) owned by the Applicant which is included to facilitate the development of part of the proposed public park and drainage works;
- iii. Dublin City Council (DCC) owned lands (2.83ha) (the Boys Brigade pitch and part of St. Teresa's Gardens) to the east and northeast of the Bailey Gibson site where it is proposed to develop a multi-purpose play pitch, a public park, a playground and a new street network; and,
- iv. The balance (0.45ha) of the application area is to facilitate connections to municipal services and improvement works to public roads and footpaths at Rehoboth Place, Rehoboth Avenue, South Circular Road and Donore Avenue.

The development will consist of;

- i. the demolition of buildings and structures on the Bailey Gibson site, including 9 no. buildings (11,234.42 sq.m GFA) and 1 no. ESB substation (21sq.m) to make way for development of the proposed residential blocks. The demolition of the 2 existing structures on the St. Teresa's Garden site has been permitted under the extant DCC Part 8 planning permission (Reg.Ref: 2475/18);
- ii. the construction of 345 no. residential units with a cumulative gross floor area of 25,521 sq.m distributed across 5 blocks (BG 1-5) all contained within the Bailey Gibson site, comprising: (a) BG1 (Build to Rent), ranging in height from 2-7 storeys incorporating 151 units comprised of 28 studios, 108 no. 1-bed, 10 no. 2-bed and 5 no. 3-bed apartments all with private amenity space in the form of balconies and ground floor terraces. (b) BG2 (Build to Rent), ranging in height from 2-7 storeys, incorporating 89 units comprised of 44 no. 1-bed and 45 no. 2-bed apartments all with private amenity space in the form of balconies and ground floor terraces. (c) BG3 (Build to Rent), ranging from 3-5 storeys, incorporating 52 units comprised of 5 no. studios, 30 no. 1-bed and 17 no. 2-bed apartments all with private amenity space in the form of balconies and ground floor terraces. (d) In BG4 (Build to Sell), ranging from 3-4 storeys in height, incorporating 49 units comprised of 15 no. 1 bed and 34 no. 2 bed units all with private amenity space in the form of balconies and ground floor terraces. (e) BG5 (Build to Sell), 3 storeys in height, incorporating 4 no. 4-bedroom townhouses all with private amenity space in the form of back gardens and 1 no. on curtilage car parking space per dwelling;
- iii. the construction of resident support facilities, services and amenities with a cumulative gross floor area of 1,189 sq.m comprising: (a) In BG1, a lobby/concierge office (104 sq.m at ground floor level) and recycling/waste areas (combined 47 sq.m); (b) In BG2, a gymnasium (262 sq.m), a lobby/concierge (111 sq.m) combined marketing/coworking space (96 sq.m) and a communal kitchen/living area including circulation (262

sq.m), residents lounge (29 sq.m), storage (175 sq.m) and a recycling/waste area (65 sq.m); and, (c) In BG3, a lobby (22 sq.m) and a recycling/waste area (16 sq.m).

iv. 2,526 sq.m of communal open space distributed as follows; in BG1, (775 sq.m); in BG3, (527 sq.m); and in BG4, (315 sq.m) all in the form of courtyards with a podium level terrace included in BG2 (909 sq.m);

v. 21,746 sq.m of public open space distributed as follows; (a) A multi-purpose play pitch within DCC lands to the northeast of the application area (12,344 sq.m); (b) A public boulevard, 'St. Teresa's Boulevard', to the south of the proposed pitch (2,645 sq.m); (a) A public park, incorporating a playground 'St. Teresa's Playground' and surrounding amenity space to the north of the proposed pitch (2,155 sq.m); (b) A public park ('Players Park') to the east of the Bailey Gibson site (4,182 sq.m); and, (c) A public plaza ('Rehoboth Plaza') at the entrance to the Bailey Gibson site (420 sq.m);

vi. the construction of a childcare facility in BG1 with a gross floor area of 347 sq.m and play areas, combined 84.8 sq.m;

vii. the construction of a combined 773 sq.m of commercial floorspace as follows; (a) in BG1, 2 commercial units (82 sq.m and 240 sq.m respectively) to facilitate a range of uses including Class 1 (shop), Class 2 (financial/professional services), Class 8 (health services), Class 10 (community/arts) and Class 11 (bingo hall); (b) in BG2, 163 sq.m of commercial floorspace to facilitate a restaurant/café/bar at ground level and at basement level 288 sq.m of bulky item storage for tenants;

viii. the provision of 88 residents car parking spaces at basement level including 10 disabled parking spaces and 36 spaces fitted with electric charging points. 12 motorcycle spaces will also be provided at basement level.

ix. the provision of 11 resident's car parking spaces at podium level, including 1 disabled parking space and 10 reserved for a car sharing scheme, 'Go Car' or similar;

x. 15 on street visitor car parking spaces (4 of which will be reserved for a car sharing scheme, 'Go Car' or similar), including 2 disabled parking spaces, together with 3 set down parking spaces for taxis and crèche drop offs and a loading bay to service the commercial units.

xi. 33 on-street parking spaces for visitors to serve the playing pitch, being 4 spaces on Donore Avenue (including 2 disabled parking spaces), 20 spaces on Margaret Kennedy Road and 9 spaces provided along the proposed Western Connection Road west of the proposed playing pitch. The provision of a coach set down/visitor drop off on Donore Avenue adjacent to the pitch.

xii. 468 long-stay bicycle parking spaces for residents and commercial units, comprising 207 spaces at basement level and 257 spaces distributed across 2 bicycle sheds, one located adjacent to BG1 (133 sq.m) and the other at ground floor within BG4 (47sq.m). 4 cargo bicycle parking spaces are provided at podium level for residents.

xiii. 316 short-stay (visitor) bicycle parking spaces including 16 spaces for cargo bicycles, all at surface level.

xiv. vehicular access will be from Rehoboth Place and vehicular exit will be via the existing access on South Circular Road. Provision of 4 pedestrian access points; 1 from the South Circular Road; 1 from Rehoboth Place 1 from Rehoboth Avenue and 1 from Donore Avenue. Within the site a network of new streets including a pedestrian and cycle link connecting the proposed multi-sport playing pitch with the wider development area is proposed. A new road is proposed south of the 'Players Park' to provide connectivity between the Bailey Gibson and Player Wills sites. The provision of a new road "Western Connection Road" from Margaret Kennedy Road along the western side of the Multi-Sports Playing Pitch;

xv. on South Circular Road, removal of existing uncontrolled pedestrian crossing, and provision of a new signalised pedestrian crossing. Improvement to the footpath provision along South Circular Road opposite Rehoboth Place entry;

xvi. replacement and realignment of footpaths to provide for improved pedestrian conditions along the western section of Donore Avenue. The installation of 1 controlled crossing and 1 uncontrolled crossing on Donore

Avenue. The removal of 30 on-street car parking spaces on Donore Avenue adjacent the multi-purpose playing pitch (replacement with 33 spaces – see point xi.);

xvii. on Rehoboth Avenue replacement of existing surface treatment to provide for a shared surface (home zone) environment.

xviii. partial realignment and widening of Rehoboth Place to provide a new carriageway width of 5m, and minimum footpath widths of 2m on both sides of the street including the removal of 3 on-street car parking spaces.

xix. all ancillary site development works including plant, meter rooms, rooftop solar photovoltaics, landscaping, boundary treatment and lighting.

2. Relevant Policy and Opinion of the Board

The Dublin City Council Development Plan 2016 – 2022, the Urban Development and Building Height Guidelines for Planning Authorities (2018) and the Sustainable Urban Housing: Design Standards for New Apartments (December 2020) all reference daylight. The relevant sections are copied below for clarity. Also copied is the opinion of the board.

2.1.1 Dublin City Development Plan 2016 - 2022

The paragraphs below are taken directly from the Dublin City Development Plan 2016 – 2022.

Aspect, Natural Lighting, Ventilation and Sunlight Penetration:

Daylight animates an interior and makes it attractive and interesting, as well as providing light to work or read by. Good daylight and sunlight contribute to making a building energy-efficient; it reduces the need for electric lighting, while winter solar gain can reduce heating requirements. Living rooms and bedrooms shall not be lit solely by roof lights and all habitable rooms must be naturally ventilated and lit. Glazing to all habitable rooms should not be less than 20% of the floor area of the room. Development shall be guided by the principles of Site Layout Planning for Daylight and Sunlight, A guide to good practice (Building Research Establishment Report, 2011). Staggering of balconies on the façade of a building has a positive effect on sunlight/daylight. A sunlight/daylight analysis of the different units may be required and modifications to the scheme put in place where appropriate.

2.1.2 Urban Development and Building Height Guidelines for Planning Authorities (2018)

The paragraphs below are taken directly from the Urban Development and Building Height Guidelines for Planning Authorities (2018).

“The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.

Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment’s ‘Site Layout Planning for Daylight and Sunlight’ (2nd edition) or BS 8206-2: 2008 – ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’.

Where a proposal may not be able to fully meet all 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, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints 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.”

2.1.3 Sustainable Urban Housing: Design Standards for New Apartments (December 2020)

The paragraphs below are taken directly from the Sustainable Urban Housing: Design Standards for New Apartments (December 2020).

“The provision of acceptable levels of natural light in new apartment developments is an important planning consideration as it contributes to the liveability and amenity enjoyed by apartment residents. In assessing development proposals, planning

authorities must however weigh up the overall quality of the design and layout of the scheme and the measures proposed to maximise daylight provision with the location of the site and the need to ensure an appropriate scale of urban residential development.

Planning authorities should have regard to quantitative performance approaches to daylight provision outlined in guides like the BRE guide 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' when undertaken by development proposers which offer the capability to satisfy minimum standards of daylight provision.

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. 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.

2.1.4 Opinion of The Board

The opinion of the board states:

The application should include a comprehensive daylight and sunlight assessment examining the proposed dwelling units and amenity / open spaces, as well as potential impacts on daylight and sunlight to adjoining properties. In preparing such assessment regard should be had to the provisions of section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) and to the approach outlined in guides like the BRE 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'.

3. Standards, Guidance and Understanding

3.1 Standards and Guidance

From relevant policy and the opinion of the board, there are two documents mentioned. These are:

- *BR 209 (2011) – Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice.*
- *BS 8206-2:2008 – Lighting for Buildings, Part 2: Code of Practice for Daylighting.*

However, we note that both of these documents are superseded.

- On June 8th 2022, *BR 209 (2011) – Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice* was replaced with *BR 209 (2022) – Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice.*
- On May 31st 2019, *BS 8206-2:2008 – Lighting for Buildings, Part 2: Code of Practice for Daylighting* was replaced with *BS EN 17037:2018 Daylight in buildings.*

In addition to these documents, on January 15th 2019, an Irish Standard for daylight was published. This is *IS EN 17037:2018 Daylight in buildings.*

This leaves three current documents that require consideration, being:

- *BR 209 (2022) – Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice.*
- *BS EN 17037:2018 Daylight in buildings.*
- *IS EN 17037:2018 Daylight in buildings.*

The following section sets out our understanding of these documents.

3.1.1 BR 209 (2022) – Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice

This document is an updated version of BR 209 (2011). It is the most current version of documentation mentioned in policy and should form the basis for daylight and sunlight assessments in Ireland. The summary states “This guide gives advice on the site layout planning to achieve good sunlighting and daylighting, both within buildings and in the open spaces between them. It is intended to be used in conjunction with the interior daylight recommendations for new buildings in the British Standard *Daylight in buildings, BS EN 17037* and the Chartered Institute of Building Services Engineers (CIBSE) publication *LG 10 – A Guide for Designers.*”¹

3.1.2 BS EN 17037:2018 – Daylight in Buildings

In 2018, a new European wide standard for daylight was introduced, being EN 17037:2018. In the UK, this standard was published as BS EN 17037:2018 and importantly, it contains a national annex. The national annex in BS EN 17037:2018 attempts to align the guidance and expectations of the new European standard with the now superseded BS 8206-2. The annex states – “The Clause NA.2 information above is derived from BR 8206-2:2008 *Lighting for Buildings – Part 2: Code of Practice for Daylighting*”. This re-alignment is related to residential developments only. The national annex offers minimum daylight provision targets for kitchens, living rooms and bedrooms.

¹ CIBSE’s Lighting Guide 10 – A Guide for Designers was published in 2014. Many of the recommendations contained within have been superseded by that given in BS EN 17037:2018. Any recommendations not superseded by BS EN 17037:2018 are covered inside the revised BR 209 (2022). For the purpose of simplifying understanding and detailing of results in this report, we have applied the premise that following both BR 209 (2022) and BS EN 17037:2018 results in following the relevant recommendations given in CIBSE’s LG 10 – A Guide for Designers.

3.1.3 IS EN 17037:2018 – Daylight in Buildings

Prior to 2018, Ireland had no standard for daylight. In 2019, the National Standards Authority of Ireland adopted EN 17037:2018 to directly become IS EN 17037:2018. It is important to note that no amendments were made to this document and unlike BS EN 17037:2018, it does not contain a national annex. A national annex would offer opportunity to change the target values given in the main body of the standard and like within BS EN 17037:2018, it would offer the opportunity to provide recommendations specific to dwellings. As published, IS EN 17037:2018 offers only a single recommendation for daylight provision new buildings (there are no space-by-space recommendations, and a single set of recommendations apply to all functions – e.g. a kitchen would have the same target as a warehouse or office and a standalone house on a rural site would be assessed against the same criteria as a ground floor apartment in a high density city development). It does not offer guidance on how new developments will impact on surrounding existing environments.

3.2 Summary of Understanding

The table below summarises the current standard and guidance documents that require consideration in the context of a comprehensive daylight and sunlight assessment. The table shows each document listed on the left and a brief summary of our understanding on the right.

Document	Understanding and Application in Assessment
BR 209 (2022)	Current version of document referenced in policy.
BS EN 17037:2018	Current version of document referenced in policy.
IS EN 17037:2018	Not referenced in policy or the opinion of the board but it is the current Irish standard for daylight.

On the basis of the text above, the assessment methodology applied is built around:

- BR 209 (2022) – Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice.
- BS EN 17037:2018 – Daylight in Buildings.
- IS EN 17037:2018 – Daylight in Buildings.

The exact methods proposed are outlined in the sections following.

4. Metrics and Recommendations

The methodology applied in this report follows that outlined within BR 209 (2022), BS EN 17037:2018 and IS EN 17037:2018. The assessment is split across two distinct parts:

- The first examines how the proposed development will impact the existing surrounding environment.
- The second investigates the performance of the proposed development itself.

When assessing the daylight and sunlight availability for each of the above, the metrics described below are applied. This is split into two sections. Each section aligns with the bullets listed above.

4.1 Impact on the Surrounding Environment

4.1.1 Vertical Sky Component (VSC)

Vertical Sky Component (VSC) gives a measure of daylight received on the outside of a window.

This is a measure of the amount of light reaching a window. It is the ratio of that part of illuminance, at a point on a given vertical plane, that is received directly from a CIE standard overcast sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky.

In determining appropriate recommendations for VSC, the following is stated within BR 209 (2022):

If the VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the VSC, with the new development in place, is both less than 27% and less than 0.80 times its former value, occupants of the existing building will notice the reduction in the amount of skylight.

Minimum Recommendation

To meet the recommendations of the guidelines in BR 209 (2022), the VSC, with the new development in place, should be greater than 27% or greater than 0.80 times its former value.

4.1.2 Annual Probable Sunlight Hours (APSH) and Winter Probable Sunlight Hours (WPSH)

The probable sunlight hours metric is used in BR 209 (2022) to assess the impact of a new development on sunlight availability in the surrounding dwellings over the course of a year. BR 209 (2022) states:

/'... 'probable sunlight hours' means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question (based on sunshine probability data). The sunlight reaching the window is quantified as a percentage of this unobstructed annual total.

In defining appropriate target values for probable sunlight hours, BR 209 (2022) states:

If a room can receive more than one quarter of annual probable sunlight hours (APSH), including at least 5% in the winter months between 21 September and 21 March, then it should still receive enough sunlight. Also, if the overall loss of APSH is 4% or less, the loss of sunlight is small.

Any reduction in sunlight access below these levels should be kept to a minimum. If the available sunlight hours are both less than the amount above and less than 0.80 times their former value, either over the whole year or just in the winter months, and

the overall annual loss is greater than 4% of APSH, then the occupants of the existing building will notice the loss of sunlight: ... /

Minimum Recommendation

To meet the guidelines for sunlight availability in BR 209 (2022), the existing window should, with the new development in place, receive more than one quarter of annual probable sunlight hours (APSH), including at least 5% in the winter months between 21 September and 21 March or be in excess of 0.80 times its former value. For the window to be considered outside the guidelines, the total reduction in APSH must also be greater than 4%.

4.1.3 No Sky Line (NSL)

The No-Sky Line gives an indication into the distribution of daylight in a room. In BR 209 (2022), it is defined as “The outline on the working plane from which no sky can be seen”.

In determining how the NSL should be applied in daylight for planning assessments, BR 209 (2022) states:

Where room layouts are known (for example if they are available on the local authority’s planning portal), the impact on the daylighting distribution in the existing building should be found by plotting the no sky line in each of the main rooms.

If, following construction of a new development, the no sky line moves so that the area of the existing room which does not receive direct skylight, is reduced to less than 0.80 times its former value, this will be noticeable to the occupants, and more of the room will be appear poorly lit.

Minimum Recommendation

To be considered as inside the guidelines given in BR 209 (2022), when the new development is in place, the area of the existing room which does not receive direct skylight should be greater than 0.80 times its former value.

4.1.4 Sunlight in Amenity Areas (SiAA)

Within BR 209 (2022), recommendations are given as to the quantity of sunlight penetration in amenity areas that is required to produce a well sunlit space throughout the year. This text is given below:

It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development, an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.80 times its former value, then the loss of sunlight is likely to be noticeable.

Minimum Recommendation

To sit within the guidelines given in BR 209 (2022), an existing amenity space, with the new development in place, should experience in excess of two hours sunlight on March 21st for at least 50% of its area. If the area does not meet this target, the area which can receive more than two hours sunlight on March 21st should be greater than 0.80 times the previous value.

4.2 Performance of the Proposed Development

4.2.1 Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})

Within both BS EN 17037:2018 and IS EN 17037:2018, the concept of daylight provision is described with the text below:

A space is considered to provide adequate daylight if a target illuminance level is achieved across a fraction of the reference plane within a space for at least half of the daylight hours.

In addition, for spaces with vertical or inclined daylight openings, a minimum target illuminance level is also to be achieved across the reference plane.

Recommendations for appropriate levels of minimum target illuminance are given within Annex A of both BS EN 17037:208 and IS EN 17307:2018. These recommendations are copied within BR 209 (2022).

Table A.1 and Table A.2 give recommendations for daylight provision in a space. The tables include levels for target illuminance E_T (lx) and target minimum illuminance E_{TM} (lx). A target illuminance level E_T (lx) should be achieved across a specified fraction F_{plane} , % of the reference plane within a space. For a space with vertical and inclined daylight opening(s), a minimum target illuminance E_{TM} (lx) should be achieved across the entire (i.e. 95 %) fraction F_{plane} , %. Horizontal opening areas can provide the target illuminance across the entire (i.e. 95 %) fraction F_{plane} , % of the reference plane (Table A.2). The fraction, F_{plane} , %, of the reference plane within a space, in percentage, is given in Table A.1 and Table A.2. Table A.1 gives recommendations for a space with daylight openings in a vertical and/or inclined surface, while Table A.2 gives recommendations for a space with openings in a horizontal surface.

The table below is copied from table A.1 in EN 17037:2018. All of the rooms to be assessed in the proposed development are side lit with vertical glazing. As such, the recommendations given in table A.2. for rooms with horizontal glazing do not apply.

Level of recommendation for vertical and inclined daylight opening	Target illuminance E_T (lx)	Fraction of space for target level F_{plane} , %	Minimum target illuminance E_{TM} (lx)	Fraction of space for minimum target level F_{plane} , %	Fraction of daylight hours F_{time} , %
Minimum	300	50 %	100	95 %	50 %
Medium	500	50 %	300	95 %	50 %
High	750	50 %	500	95 %	50 %

Minimum Recommendation

To achieve the minimum daylight provision recommendations outlined in IS EN 17037:2018 and BS EN 17307:208, a given room must achieve:

- Greater than 300 lux over 50% of the floor area for over half the daylight hours in the year **and**;
- Greater than 100 lux over 95% of the floor area for over half the daylight hours in the year.

Note that both of the above must be satisfied to achieve the minimum daylight provision recommendations.

4.2.2 Target Illuminance (E_{t-na})

Beyond the information given in the main body of both IS EN 17037:2018 and BS EN 17037:2018, the National Annex in BS EN 17037:2018 offers additional targets and guidance for daylight provision in residential developments.

The UK committee supports the recommendations for daylight in buildings given in BS EN 17037:2018; however, it is the opinion of the UK committee that the recommendations for daylight provision in a space (see Clause A.2) may not be achievable for some buildings, particularly dwellings. The UK committee believes this could be the case for dwellings with basement rooms or those with significant external obstructions (for example, dwellings situated in a dense urban area or with tall trees outside), or for existing buildings being refurbished or converted into dwellings. This National Annex therefore provides the UK committee’s guidance on minimum daylight provision in all UK dwellings.

The National Annex then continues to define further recommendations for minimum daylight provision in dwellings in the UK.

Even if a predominantly daylight appearance is not achievable for a room in a UK dwelling, the UK committee recommends that the target illuminance values given in Table NA.1 are exceeded over at least 50 % of the points on a reference plane 0.85 m above the floor, for at least half of the daylight hours.

Table NA.1 in BS EN 17037:2018 then outlines target illuminance values for dwellings.

Room type	Target Illuminance (lx)
Bedroom	100
Living Room	150
Kitchen	200

Further guidance is offered around the background of these target values and their applicability in rooms that share two uses.

Where one room in a UK dwelling serves more than a single purpose, the UK committee recommends that the target illuminance is that for the room type with the highest value – for example, in a space that combines a living room and a kitchen the target illuminance is recommended to be 200 lx.

NOTE The Clause NA.2 information above is derived from BS 8206-2:2008 Lighting for buildings – Part 2: Code of practice for daylighting, Subclause 5.6.

It is the opinion of the UK committee that the recommendation in Clause A.2 – that a target illuminance level should be achieved across the entire (i.e. 95 %) fraction of the reference plane within a space – need not be applied to rooms in dwellings.

Minimum Recommendation

To achieve the alternate minimum daylight provision recommendations outlined in the national annex of BS EN 17037:2018, the room in question must achieve:

- In kitchens, greater than 200 lux over 50% of the floor area for over half the daylight hours in the year.
- In living rooms, greater than 150 lux over 50% of the floor area for over half the daylight hours in the year.
- In bedrooms, greater than 100 lux over 50% of the floor area for over half the daylight hours in the year.

For the purpose of this specific project, every living area is attached to a kitchen. As such, the minimum recommendation for kitchens is applied to these rooms in all instances.

4.2.3 Exposure to Sunlight (EtS)

EN 17037:2018 outlines recommendations for exposure to sunlight in certain spaces. This refers to at least one space in any given dwelling.

Exposure to sunlight is an important quality criterion of an interior space and can contribute to human well-being. Minimum exposure to sunlight should be provided in patient rooms in hospitals, play rooms in nurseries and at least one habitable space in dwellings. This is achieved through the expression of the minimum number of hours during which this space receives direct sunlight, for a clear cloudless reference day in the year.

In defining what the recommended exposure to sunlight should be, EN 17037:2018 outlines the recommendations below:

For a given reference day (see A.4), a space should receive sunlight for at least a predefined number of hours. Recommended values of sunlight exposure (h) are given in A.4 and calculation methods are described in Annex D.

And then from Annex D:

The recommendation is that a space should receive possible sunlight for a duration according to Table A.6 (supposed to be cloudless) on a selected date between February 1st and March 21st. Table A.6 proposes three levels for sunlight exposure. See Annex D for further details. When applying the recommendation to a whole dwelling, the proposal is that at least one habitable room in the dwelling should have at least exposure to sunlight after Table A.6.

Clause 3.1.10 in BR 209 (2022) states that:

/...For dwellings, at least one habitable room, preferably a main living room, should meet at least the minimum criterion.../

Table A.6 from BS EN 17073:2018 and IS EN 17037:2018 is copied below.

Level of recommendation for exposure to sunlight	Sunlight exposure
Minimum	1.5 hours
Medium	3.0 hours
High	4.0 hours

Minimum Recommendation

To meet the minimum sunlight availability recommendations set out in IS EN 17037:2018 and BS EN 17037:2018, at least one habitable room should experience in excess of 1.5 hours sunlight on a given day between February 1st and March 21st. To fully comply with the recommendations given in BR 209 (2022) for dwellings, the criteria should be achieved in a main living room.

4.2.4 Quality of Views

EN 17037:2018 defines quality of view to the exterior. The passages below are copied verbatim.

View to the outside provides visual connection with the surroundings to supply information about the local environment, weather changes and the time of day. This information can relieve the fatigue associated with long periods of being indoors. All occupants of a space should have the opportunity for the refreshment and relaxation afforded by a change of scene and focus. View to the outside should be assessed from

selected reference points corresponding to where people are located within the utilized area.

A view is considered to comprise three distinct layers:

- *a layer of sky;*
- *a layer of landscape;*
- *a layer of ground.*

The criteria for view out concern the utilized area. In order to ensure an adequate view out, the following criteria should be met:

- *the glazing material of the view opening should provide a view that is perceived to be clear, undistorted and neutrally coloured;*
- *in the utilized area, view opening(s) as seen from the reference point of the view should have a total horizontal sight angle higher than a minimum value;*
- *the distance to the outside view should be larger than a minimum value;*
- *in the utilized area a minimum number of layers should be seen.*

Recommended values of view out are given in Table A.5 and calculation methods are described in Annex C.

Minimum Recommendation

To comply with the minimum recommendation for quality of view given in IS EN 17037:2018 and BS EN 17037, the following should be achieved:

- Relevant glazing should be clear and undistorted.
- From the utilised area (habitable area), horizontal view angles should be greater than or equal to 14°.
- Exterior distance of the view should be greater than 6m.
- At least 75% of the utilised area should have a view of at least the landscape / cityscape layer.

4.2.5 Protection from Glare

EN 17037:2018 introduces criteria required to deliver protection from glare.

Glare is a negative sensation and the cause is bright areas with sufficiently greater luminance than the luminance to which the eyes are adapted to, producing annoyance, discomfort or loss in visual performance and visibility. Direct sunlight or high luminance differences between bright and dark areas within the field of view can cause risk of glare.

For any space with daylight openings, it is recommended to use shading devices to reduce risk of glare, and direct view to the sun or a reflection of it should be avoided.

Recommendations for glare protection can be found in Annex E.

Annex E outlines where glare assessments are required:

A glare assessment is suggested in spaces, where the expected activities are comparable to reading, writing or using display devices and the user is not able to choose freely his position and viewing direction.

Annex E also outlined recommended values of Daylight Glare Probability that should be achieved.

Level of Recommendation for Glare Protection	DGP _{e<5%}
Minimum	0.45
Medium	0.40
High	0.35

Given the recent shift in working patterns and with more people now working from home, it is considered appropriate that glare is given due consideration.

Annex E outlines two approaches for determining if appropriate glare protection has been provided. The approach applied in this assessment is given in *E.3.2 Simplified annual glare evaluation*.

For side-lit spaces and following solar protection devices defined in EN 12216 a simplified annual glare evaluation method may be applied for:

- *Solar protection device being opaque in the extended and closed position: e.g. Venetian blinds, plantation shutters, roller shutters...;*
- *Solar protection device where the curtain is made of textile, film or perforated opaque material: e.g. roller blinds, vertical blinds, roller shutters...;*
- *non-diffusing glazing with a low or variable light transmittance (e.g. electrochromic glazing).*

Minimum Recommendation

To comply with the minimum glare recommendations given in IS EN 17037:2018 and BS EN 17307, the space should have the capability to experience $DGP_{e<5\%} \leq 0.45$. This recommendation can be discarded in spaces where occupants have the ability to “choose freely” their position and view direction.

4.2.6 Sunlight in Amenity Areas (SiAA)

Within BR 209 (2022), recommendations are given as to the quantity of sunlight penetration in new amenity areas. This text is given below:

It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March.

Minimum Recommendation

To meet the minimum recommendations given in BR 209 (2022), a new amenity space should experience in excess of two hours sunlight on March 21st for at least 50% of its area.

4.3 Summary

The table below summarises our understanding of the metrics relevant to a comprehensive daylight and sunlight availability assessment in Ireland at the time of this application. The column to the left lists out the metric and the column to the right lists the relevant recommendation.

Metric	Recommendation
Impact of the Proposed Development on the Existing Surrounding Environment	
Vertical Sky Component (VSC)	To meet the recommendations of the guidelines in BR 209 (2022), the VSC, with the new development in place, should be greater than 27% or greater than 0.80 times its former value.
Annual Probable Sunlight Hours (APSH)	To meet the guidelines for sunlight availability in BR 209 (2022), the existing window should, with the new development in place, receive more than one quarter of annual probable sunlight hours (APSH), including at least 5% in the winter months between 21 September and 21 March or be in excess of 0.80 times its former value. For the window to be considered outside the guidelines, the total reduction in APSH must also be greater than 4%.
Winter Probable Sunlight Hours (WPSH)	
No Sky Line (NSL)	To be considered as inside the guidelines given in BR 209 (2022), when the new development is in place, the area of the existing room which does not receive direct skylight should be greater than 0.80 times its former value.
Sunlight in Amenity Areas (SiAA)	To sit within the guidelines given in BR 209 (2022), an existing amenity space, with the new development in place, should experience in excess of two hours sunlight on March 21st for at least 50% of its area. If the area does not meet this target, the area which can receive more than two hours sunlight on March 21st should be greater than 0.80 times the previous value.
Performance of the Proposed Development	
Target Illuminance (E_t)	To achieve the minimum daylight provision recommendations outlined in IS EN 17037:2018 and BS EN 17307:208, a given room must achieve: <ul style="list-style-type: none"> Greater than 300 lux over 50% of the floor area for over half the daylight hours in the year and; Greater than 100 lux over 95% of the floor area for over half the daylight hours in the year. Note that both of the above must be satisfied to achieve the minimum daylight provision recommendations.
Minimum Target Illuminance (E_{tm})	
Target Illuminance (E_{t-na})	To achieve the alternate minimum daylight provision recommendations outlined in the national annex of BS EN 17037:2018, the room in question must achieve: <ul style="list-style-type: none"> In kitchens, greater than 200 lux over 50% of the floor area for over half the daylight hours in the year. In living rooms, greater than 150 lux over 50% of the floor area for over half the daylight hours in the year. In bedrooms, greater than 100 lux over 50% of the floor area for over half the daylight hours in the year.
Exposure to Sunlight (E_tS)	To meet the minimum sunlight availability recommendations set out in IS EN 17037:2018 and BS EN 17037:2018, at least one habitable room should experience in excess of 1.5 hours sunlight on a given day between February 1st and March 21st.
Quality of Views	To comply with the minimum recommendation for quality of view given in IS EN 17037:2018 and BS EN 17037, the following should be achieved: <ul style="list-style-type: none"> Relevant glazing should be clear and undistorted. From the utilised area, view angles should be greater than or equal to 14°. Exterior distance of the view should be greater than 6m. At least 75% of the utilised area should have a view of the landscape or cityscape.
Protection from Glare	To comply with the minimum glare recommendations given in IS EN 17037:2018 and BS EN 17307, the space should have the capability to experience $DGP_{e<5\%} \leq 0.45$. This recommendation can be discarded in spaces where occupants have the ability to “choose freely” their position and view direction.
Sunlight in Amenity Areas (SiAA)	To meet the minimum recommendations given in BR 209 (2022), a new amenity space should experience in excess of two hours sunlight on March 21st for at least 50% of its area.

5. Methodology

5.1 Impact on the Surrounding Environment

Simulations have been completed to compare the existing site condition against the current design proposal. This is done for reasons of robustness and transparency.

The following massing models have been considered in the assessment of daylight and sunlight availability in the surrounding environment:

- **The Baseline Condition:** This configuration is the existing site condition before any proposed development works begin. The mirror building method described within Appendix F of BR 209 (2022) has been used to set the baseline condition and determine targets in accordance with this.
- **The Proposed Condition:** This configuration is the proposal offered within the relevant planning documentation. For the purpose of assessing impact on the surrounding properties, the development in progress to the north at LDA lands is not included.

These models are used to demonstrate the difference in daylight and sunlight availability in surrounding areas before and after the proposed development would be constructed. A screenshot of the relevant models is given within the appendices. The 3d models used for the analysis were provided by Henry J Lyons.

The following metrics have been used to assess the effects of the proposed development on the surrounding environment:

- Vertical Sky Component (VSC)
- No Sky Line (NSL)
- Annual Probable Sunlight Hours (APSH)
- Winter Probable Sunlight Hours (WPSH)
- Sunlight in Amenity Areas (SiAA)

Receptors for analysis in the surrounding area were identified using online mapping systems and survey information as made available to us. Where precise information on window location was not available from a survey, the receptor points were placed using information available online and applying reasonable skill and care. The extent of receptors analysed was completed in line with BR 209 (2022). This includes all the windows falling inside an area three times the height of the proposed development. Below is quoted directly from section 2.2.4 of BR 209 (2022):

Loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window. In these cases, the loss of light will be small... /

It is noted above that the development in progress to the north at the LDA lands site is not included in this assessment. The method for excluding this from the assessment of impact on surrounding is given within clause F9 of BR 209 (2022).

5.1.1 Classification of Reduction

Appendix H in BR 209 (2022) outlines five categories of impact when conducting environmental impact assessments. These are:

- Negligible
- Minor Adverse

- Moderate Adverse
- Major Adverse
- Beneficial

Alongside these classifications, BR 209 (2022) gives outline descriptions of how each should be applied:

Where the loss of light does not meet the guidelines in this document, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- *Only a small number of windows or limited area of open space are affected.*
- *The loss of light is only marginally outside of the guidelines.*
- *An affected room has other sources of skylight or sunlight.*
- *The affected building or open space has only a low level requirement for skylight or sunlight.*
- *There are particular reasons why an alternative, less stringent, guideline should be applied, for example an overhang above the window or a window standing unusually close to the boundary.*

Factors tending towards a major adverse impact include:

- *A large number of windows or large area of open space are affected.*
- *The loss of light is substantially outside of the guidelines.*
- *All the windows in a particular property are affected.*
- *The affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, e.g. a living room in a dwelling or a children's playground.*

Beneficial impacts may occur where there is a significant increase in the amount of skylight and sunlight reaching an existing building where it is required, or in the amount of sunlight reaching an open space. Beneficial impacts should be worked out using the same principles as adverse impacts. Thus a tiny increase in light would be classified as negligible impact, not a minor beneficial impact.

These classifications, along with their descriptors and characterisations, have been applied in determining the impact of the proposed development on the surrounding existing environment.

From above, a key point of note, in simple terms, is that the level of impact and associated classification is determined by the 'loss of light'. This includes all of the metrics previously outlined in combination with each other (APSH, WPSH, SiAA and VSC). Individual metrics should not be used to determine a classification. For example, it is possible to reduce skylight to a window, but not reduce sunlight to the same window or reduce sunlight to a garden in the same property.

5.1.2 Setting Baseline Targets

Appendix F of BR 209 (2022) outlines methods for setting alternative target values for skylight and sunlight access. It states:

Sections 2.1, 2.2, and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings. These values are purely advisory and different targets may be used based on the special requirements of the proposed

development or its location. Such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylighting needs of the proposed development itself.

The analyses presented in this report utilises the ‘mirror-image’ methodology as explained in sections F5 of appendix F in BR 209 (2022). This states:

A similar approach may be adopted in cases where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light. Figure F3 shows an example, where side windows of an existing building are close to the boundary. To ensure that new development matches the height and proportions of existing buildings, the VSC, daylight distribution, and APSH targets for these windows could be set to those for a ‘mirror-image’ building of the same height and size, an equal distance away on the other side of the boundary.

This approach includes a hypothetical mirror image of the assessed building, which is placed at an equal distance from the site boundary as the original assessed building. The sketch below explains graphically.

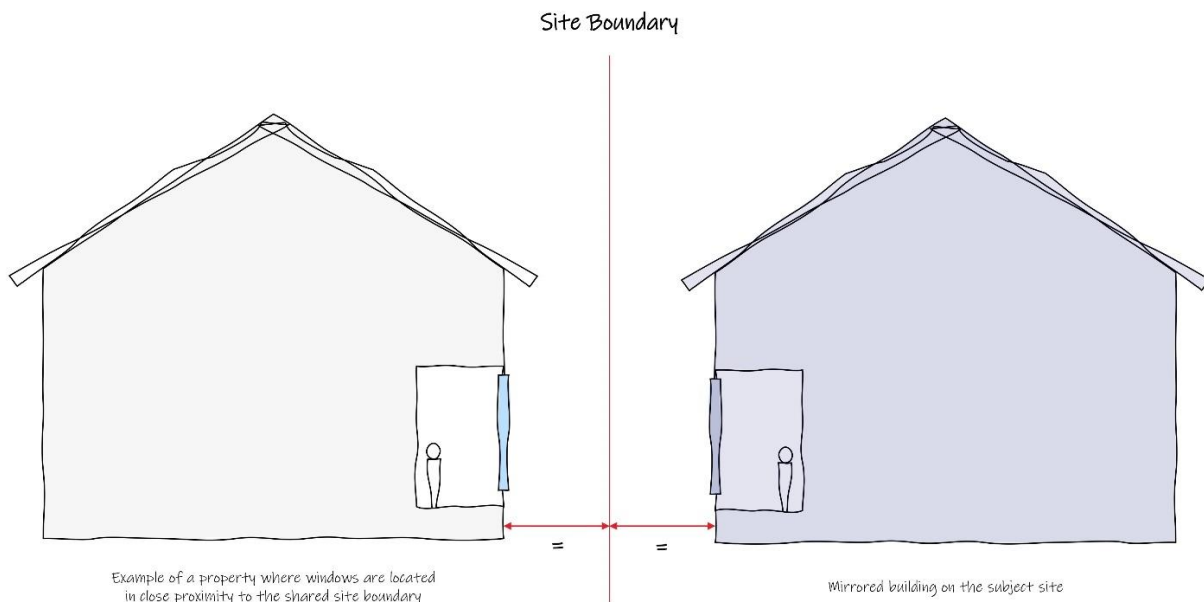


Figure 1: Sketch showing the concept of how baseline targets can be set using the hypothetical mirror image building method given in F5 of Appendix F in BR 209 (2022).

5.1.3 No Sky Line

The No Sky Line should be assessed for all surrounding spaces where:

- The VSC was reduced outside the recommendations in BR 209 (2022) and;
- Where the internal room layouts and façade elevations were available on the Dublin City Council planning portal as of the time the assessment was completed.

One property satisfies both of the above criteria, being 336 South Circular Road. However, in comparing the information available on the planning portal against information available online, it is evident that some differences exist between information on the planning portal and the current layouts of the property. The layouts and pictures relating to the sale of the property in April 2022 show changes have been made since the layouts were made available on the planning portal in 2012. For this reason, the layouts available on the planning portal can be said to be inaccurate. BR 209 (2022) states that:

In most cases the position of the no sky line has to be found from plans. The calculation can only be carried out where room layouts are known. Using estimated room layouts is likely to give inaccurate results and is not recommended. However here plans are available, for example on the local authority's online planning portal, the calculation should be carried out. Figures D3 to D7 illustrate some common cases. It is usually easiest to have both a plan and section drawn up.

On the back of the logic outlined above, the No Sky Line has not been simulated for any surrounding properties, including 336 South Circular Road, where layouts and elevations are available, but considered to be inaccurate.

5.2 Performance of the Proposed Development

The performance of the proposed development is assessed using the final architectural arrangements. Relevant models were provided by Henry J Lyons. For the purpose of assessing the performance of the development at Bailey Gibson itself, the model used in simulations also includes a design development version of the scheme at the Land Development Agency site to the north and the permitted development at Player Wills. The LDA lands massing has been included to account for a worst-case representation of the results for the proposed development at Bailey Gibson.

The metrics below have been used to assess the performance of the proposed development:

- Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})
- Target Illuminance (E_{t-na})
- Exposure to Sunlight (E_tS)
- Quality of Views
- Protection from Glare
- Sunlight in Amenity Areas (SiAA)

Definitions for the above are as laid out previously. These metrics are calculated for the proposed site layout and massing, with these results then being compared to the recommendations set out in the metrics and recommendations section of this report.

5.2.1 Simulation Parameters and Other Considerations

All simulations have been completed using backward ray tracing software with appropriately high settings.

The following input parameters have been applied:

- Diffuse Glazing Transmittance 68% (BR 209 (2022) default)
- Glazing Maintenance Factor 0.94 (applicable for BS EN 17037:2018 calculations only)
- Floor Reflectance 20% (laminated wood floor)
- Internal Wall Reflectance 70% (painted white plaster with adjustment for art, furniture, etc)
- Ceiling Reflectance 80% (painted white plaster)
- Exterior Surface Reflectance 20% (default value from BR 209)

The parameters above are taken from the proposed specification or from default values given in BR 209.

Other items of note include:

- Grid arrangements for E_t and E_{tm} were chosen using the guidance given in IS EN 17037:2018 and BS EN 17037.
- Grid arrangements for E_{t-na} were chosen in accordance with the guidance given in clause C28 of BR 209 (2022).
- Grid placement for VSC, APSH and WPSH was completed in line with BR 209 (2022).
- Grid placement for EtS was completed in line with IS EN 17037:2018 and BS EN 17037:2018.
- Existing trees that will be retained have been included in the simulations completed for the performance of the proposed development.
- G1.2 in BR 209 (2022) outlines “Where the effect of a new building on existing buildings nearby is being analysed, it is usual to ignore the effect of existing trees..”. It is on this basis that trees have not been included in the assessment of how the proposed development impacts the existing surrounding environment.

6. Results and Commentary

6.1 Impact on Surroundings

6.1.1 Summary of Impacts

The image below summarises the impact produced by the proposed development on the facades of the surrounding properties. Shown in green are properties that experience a negligible impact. Shown in orange are properties that experience a minor adverse impact. This classification of impact is determined using a combination of the results found for VSC, APSH and WPSH, in conjunction with the method of classifying reduction to daylight and sunlight availability given in 5.1.1 and appendix H of BR 209 (2022). A full suite of results, graphics and tables are given within appendix A.2.



Figure 2: Diagram showing the impact experienced on surrounding facades. Annotated in green are properties that experience a negligible impact and in orange are those that experience a minor adverse impact.

In addition to the facades of adjacent buildings, the graphic below summarises the impact of the proposed development on the levels of direct sunlight in surrounding amenity spaces (SiAA). One amenity area is impacted outside the guidelines given in BR 209 (2022). This is highlighted in red below.



Figure 3: Diagram showing the location of surrounding amenity spaces tested and the relative impact. Areas in green will experience a negligible impact. The area shown in red will experience a reduction outside of the BR 209 (2022) guidelines.

From the summary graphics above and the full details given within relevant tables in Appendix A.2, there are groups of properties that experience effects outside of the guidelines given in BR 209 (2022). These are 1 – 9 Rehoboth Ave and 330 – 338 South Circular Road.

All other properties in the existing surrounding environment will experience a negligible impact when using the classification system described in section 5.1.1 of this report and as given in appendix H of BR 209 (2022).

6.2 Impact to Specific Areas

The section below describes and summaries the impact to daylight and sunlight availability at specific areas. It deals with three smaller areas in detail, but groups a wider set of the remaining areas as the results are identical. The four areas are:

- 1 – 9 Rehoboth Ave.
- 330 – 338 South Circular Road.
- The Coombe Hospital.
- All remaining surrounding buildings.

6.2.1 1-9 Rehoboth Ave

The properties at 1 – 9 Rehoboth Ave will generally experience a minor adverse impact. There is no single property that experiences a greater impact than minor adverse. More specifically, the following can be stated:

- 56% of windows at this location experience a value of VSC that is between 0.67 and 0.71 times their baseline value, rather than above 0.80 times their former value as given in the recommendations. This difference leaves the relevant windows marginally outside of the guidelines. One window is reduced to 0.46 times its former value. Other windows at this property experience a reduction that is either inside the guidelines or is 0.78 reduction, so very marginally outside of the guidelines (0.80 times previous value). Four windows

remain inside the guidelines for skylight availability. The exact windows impacted are presented within the appendices.

- No internal layouts and elevations were available on the local authority planning portal to complete a No Sky Line assessment.
- 100% of windows experience an impact to their probable sunlight hours (APSH and WPSH) that is inside of the guidelines in BR 209 (2022).
- 100% of external amenity areas experience an impact to direct sunlight (SiAA) that is within the guidelines in BR 209 (2022)

A key takeaway from the above points is that these houses experience no perceptible reduction in levels of sunlight availability. Their levels of skylight availability are reduced, but marginally outside of that given in the guidelines. Results such as this are common in city centre environments where constructing developments of reasonable scale occurs in areas with surrounding low-rise housing.

Levels of impact at individual windows and amenity areas are available in appendix A.2. Justification for the design of the proposed development is provided later in this report.

6.2.2 330 – 338 South Circular Road

The properties 330-338 South Circular Road will generally experience a negligible to minor adverse impact. More specifically, the following can be stated:

- Of the points tested for VSC in these houses, 80% will stay inside the guidelines, being either greater than 27% or in excess of 0.8 times their baseline values. 20% of the points tested are reduced to below 0.8 times the baseline value and fall below the target value of 27%. The largest reduction experienced at any point is 0.72 times its previous value, so the reduction is marginally outside of the guidelines (being 0.8 times the baseline). The exact windows affected are presented within the appendices.
- No *accurate* internal layouts and elevations were available on the local authority planning portal to complete a No Sky Line assessment. See the methodology section for details on information available online at the time of the assessment.
- No house at this location experiences a reduction to sunlight availability (both APSH and WPSH) at their windows.
- All amenity spaces, bar one, experience no perceptible reduction in sunlight availability. A single garden experiences a reduction that is outside of the BR 209 (2022) guideline values.

A key takeaway from above is that almost all gardens will remain within the guidelines given in BR 209 (2022) and 80% of the windows will remain within the guidelines given for skylight availability (VSC). A small number of windows will experience a reduction in skylight, but this reduction is marginally outside the guidance given in BR 209 (2022) (any windows outside the guidelines are between 0.72 times and 0.78 times their previous value compared with the guideline recommendation which is 0.80 times their previous value).

Levels of impact at individual windows and amenity areas are available in the appendices and justification for the proposed design is provided later in this report.

6.2.3 The Coombe Hospital

The Coombe Hospital will generally experience a negligible impact. In summarising results, the following can be stated:

- Of the points tested for VSC, 96% will experience an impact that sits inside the guidelines, being greater than 27% or in excess of 0.80 times the previous value.

- 100% of points tested for probable annual sunlight hours (APSH and WPSH) will sit inside the guidelines given in BR 209 (2022), being in excess of 25% (APSH) or 5% (WPSH), or less than 4% total reduction in APSH or in excess of 0.80 times the baseline value.
- All amenity spaces experience no perceptible reduction in sunlight availability.

6.2.4 All Other Surrounding Buildings

For all other groups of properties not listed above, an impact classification of negligible is applicable. More specifically, the following observations can be made:

- 100% of points tested for VSC will sit inside of the BR 209 (2022) guidelines, such that they are in excess of 27% or in excess of 0.80 times their previous value.
- 100% of the points tested for probable sunlight hours (APSH and WPSH) will sit inside of the BR 209 (2022) guidelines, being that their new value is greater than 25% and 5% or in excess of 0.80 times their previous value.
- 100% of the amenity spaces tested for direct sunlight sit inside the guidelines of BR 209 (2022), being that the space either experiences more than 2 hours sunlight on March 21st across greater than 50% of its area, or that this value in the proposed condition is in excess of 0.80 times its baseline value.

6.3 Performance of the Proposed Development

The assessment completed simulated the following metrics:

- Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})
- Target Illuminance (E_{t-na})
- Exposure to Sunlight (E_tS)
- Quality of Views
- Protection from Glare
- Sunlight in Amenity Areas ($SiAA$)

The sections following present a summary of the results found for each metric. Where relevant, an associated commentary is provided.

6.3.1 Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})

The table below shows the percentage of rooms in the development that will meet the relevant recommendations for E_t and E_{tm} . A final row is presented that displays the percentage of rooms that meet the minimum recommendation for both metrics. As described in the metrics section of this report, E_t and E_{tm} are taken from the main body of BR 209 (2022), BS EN 17037:2018 and IS EN 17037:2018.

Metric	Percentage of Rooms Meeting the Minimum Recommendation
Target Illuminance (E_t)	37%
Minimum Target Illuminance (E_{tm})	52%
Both Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})	35%

BS EN 17037:2018 and IS EN 17037:2018 outline that E_t and E_{tm} are to be used in conjunction with each other. Therefore, it is considered that a space meets the daylight provision recommendations only when both of these requirements have been satisfied.

From the results presented above, it can be observed that 35% of the rooms in the development with a requirement for daylight will meet the minimum levels of general daylight provision outlined in BR 209 (2022), BS EN 17037:2018 and IS EN 17037:2018.

In summarising the above results by room type, the table below gives a split showing the percentage of combined kitchen / living rooms that meet the minimum recommendations along with the percentage of bedrooms that meet the minimum recommendations.

Room Type	Percentage of Rooms Meeting the Minimum Recommendation for E_t and E_{tm}
Bedrooms	41%
Combined Kitchen / Living Rooms	27%

The results for specific rooms can be found in section A.1 of the appendices. The same appendix demonstrates the degree to which various rooms meet or do not meet the relevant minimum recommendations.

6.3.2 Target Illuminance (E_{t-na})

When comparing the results to those laid out in the National Annex of BS EN 17037:2018 and embedded within the appendices of BR 209 (2022), it can be stated that 68% of the rooms in the proposed development will meet the minimum requirements for daylight provision.

Room Type	Percentage of Rooms Meeting the Minimum Recommendation for E_{t-na}
All Rooms	68%

In summarising the percentage of rooms that meet the minimum requirements for E_{t-na} by room type, the table below splits this out by combined kitchen / living rooms, along with bedrooms.

Room Type	Percentage of Rooms Meeting the Minimum Recommendation for E_{t-na}
Bedrooms	83%
Combined Kitchen / Living Rooms	47%

The results for specific rooms can be found in section A.1 of the appendices. The same appendix demonstrates both the room usage and the degree to which various rooms meet or do not meet the minimum recommendations.

6.3.3 Exposure to Sunlight (E_tS)

73% of the units in the development will experience exposure to sunlight in excess of the minimum recommended value in BR 209 (2022), BS EN 17037:2018 and IS EN 17037:2018. This metric is always applied to the main living room in each unit, so the above results relate always to the main combined kitchen / living rooms.

The results for specific units can be found in section A.1 of the appendices. The appendix outlines on a unit-by-unit basis the specific apartments that meet or do not meet the minimum recommendations for exposure to sunlight.

6.3.4 Quality of Views

An assessment for quality of views has been completed and details are available in the appendices. This followed the methodology outlined in section C.4.1 *Simplified verification method* of BS EN 17037:2018 and IS EN 17073:2018. The percentage of rooms that meet the various quality of view requirements is given within the table below.

Quality of View Criteria	Percentage of Rooms that Meet Minimum Recommendation
Relevant glazing should be clear and undistorted	100%
From the utilised area, view angles should be greater than or equal to 14°	93%*
Exterior distance of the view should be greater than 6m	100%
At least 75% of the utilised area has a view of the landscape or streetscape	76%

* The assessment for horizontal view angle is related to geometry inside the room only. As such, it was completed for typical apartment layouts only. Typical rooms that do not meet the minimum recommendation of 14° are listed below. All other typical rooms meet the minimum requirements.

- Type 1H (Kitchen / Living).
- Type 1K (Kitchen / Living).
- Type 1P (Kitchen / Living).
- Type 1Q (Bedroom).
- Type 2M (Bedroom 1).
- Type 3B (Kitchen / Living).
- Type 3B (Bedroom 2).

The rooms that do not meet the requirement for greater than 75% of the utilised area having a view of at least the landscape / cityscape layer are detailed out within the tables shown in appendix A.1. As this assessment is specific to the geometry outside of the room to be assessed, this was completed for every room in the development.

6.3.5 Protection from Glare

It is a reasonable assumption that people carrying out visual tasks within the apartments will have the ability to (a) change their position in the room and / or (b) their view direction in that given position should they experience glare frequently, i.e. they will be able to “choose freely” their position and view direction. As such, it is considered that a detailed glare assessment is not applicable in the current development.

6.3.6 Sunlight in Amenity Areas (SiAA)

All proposed amenity areas are in excess of the guideline values for direct sunlight (SiAA) given in BR 209 (2022).

Information relating to specific amenity spaces is given within appendix A.1.

7. Justification for Design and Alternative, Compensatory Design Solutions

7.1 Introduction

The relevant national planning policy guidelines require that where daylight provision is not met, “this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out”.

The text below has been provided in conjunction with the architects and the planning consultant for the proposed development. This text offers a narrative of compensatory measures that have been incorporated into the design in the context of daylight and sunlight.

This text is set out under the following headings:

- Summary of Relevant Planning Policy Context
- A Balanced Approach: Qualitative Daylight Standards versus Urban Density
- Benchmarking
- Specific Compensatory Measures for Daylight Access

7.2 Summary of Relevant Planning Policy Context

The key context for describing compensatory measures by way of supporting the assessment results for daylight and sunlight is set out in the Urban Development and Building Height Guidelines for Planning Authorities (2018). The relevant section is as follows (emphasis added):

“The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.

Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment’s ‘Site Layout Planning for Daylight and Sunlight’ (2nd edition) or BS 8206-2: 2008 – ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’.

*Where a proposal may not be able to fully meet all 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**, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints 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.”*

The above explicitly requires the planning authority to apply discretion in a holistic way, having regard to a range of competing requirements, standards and guidance. One such guidance is adequate daylight access to properties. Another aspect is sometimes contradictory requirements in planning policy, particularly for urban areas, relating to density of development for housing delivery.

The quoted text above specifically refers to objectives such as “securing comprehensive urban regeneration” and / or “effective urban design and streetscape solution”. These issues are specifically addressed further below.

As set out, planning policy strongly encourages increased densities of development in urban areas. Such an objective needs to be balanced against other site development criteria, such as daylight access. The National Planning Framework (NPF) targets a significant proportion of future urban development on infill/brownfield development sites within the built footprint of existing urban areas. National Policy Objective 11 states;

“In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.”

The NPF recognises the challenges of developing infill and brownfield sites when compared with greenfield development. In response Chapter 4 includes a section ‘Performance-Based Design Standards’ which states “planning policies and standards need to be flexible, focusing on design led and performance-based outcomes, rather than specifying absolute requirements in all cases”.

This it states is “in recognition of the fact that many current urban planning standards were devised for application to greenfield development sites and cannot account for the evolved layers of complexity in existing built-up areas.”

This dynamic performance-based approach is endorsed by National Policy Objective 13;

“In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth.”

Significantly, one of the key objectives of the NPF relates to compact growth. The plan seeks to carefully manage the sustainable growth of compact cities, towns and villages and to add value and create more attractive places in which people can live and work. The NPF identifies that activating “strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development” as a top priority. This priority can compete with achieving very high levels of daylight access to units.

This need for flexibility when applying standards was recognised well before the publication of the NPF. In 2009, the Urban Design Manual published by the Department of Environment, Heritage and Local Government, highlighted:

“Where design standards are to be used (such as the UK document Site Layout Planning for Daylight and Sunlight, published by the BRE), it should be acknowledged that for higher density proposals in urban areas it may not be possible to achieve the specified criteria, and standards may need to be adjusted locally to recognise the need for appropriate heights or street widths.”

7.3 A Balanced Approach: Qualitative Daylight Standards versus Urban Density

It is submitted that the proposed height, massing and form of development is appropriate in the context of the overall regeneration objective for this strategic development regeneration areas (SDRA). This specifically addresses the approach as set out in the Building Height Guidelines in relation to “securing comprehensive urban regeneration”.

It is significant that the proposed development is a key part of the overall regeneration of St. Teresa’s Gardens, which is identified by the Dublin City Development Plan 2016 – 2022 as only of only a relatively small number of significant regeneration sites in the City Council administrative area (18 no. such designations).

This proposed development would deliver approx. 35% of the overall units allocated to SDRA 12 in the Dublin City Development Plan (DCDP) 2016-2022 and it would contribute significantly to enhancing amenity space within Dublin 8. This proposal is compliant with the national policy objective for compact growth and the overall guiding principles for SDRA 12.

Based on the above, there is a clear emphasis on maximising the development potential of the SDRA lands. It is acknowledged that such maximisation of development potential must be delivered within the confines of the relevant site development standards, policies and objectives of the national, regional and local planning policy context. As has been set out above, the planning authority’s assessment in this respect requires discretion to be applied in the application of daylight standards. BR 209 (2022) also acknowledges that discretion should be applied when assessing results of a daylight and sunlight assessment. Clause 1.6 states:

“/...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.../”

As evidenced in the wider supporting information included with this application, the proposed development provides a high quality responsive and considered design that will compliment the existing built environment whilst providing an opportunity to realise the comprehensive regeneration of the wider SDRA 12, St. Teresa’s Gardens & Environs, which has laid largely dormant for many years.

7.4 Specific Compensatory Measures for Daylight Access

What constitutes alternative compensatory design solutions is not defined in any policy or guidance. Set out below are design measures which were incorporated into the scheme during the design process, and considerations that were considered in the scheme evolution when balancing daylight requirements against other criteria. This is set out below under the following sub-headings:

- Urban Design Approach
- Iterative Daylight Assessment and Compensatory Design Measures
- Inclusion of Balconies / Private Open Space

7.4.1 Urban Design Approach

In the early consideration of the urban design approach specific to this part of the SDRA, daylight and sunlight access were key influencing factors. The key characteristics dictated an urban design approach based on the following principles:

Establishing key site layout principles governed by a number of factors, including access and egress points, pedestrian/cycle/vehicle desire lines across the site, existing surrounding context including the type, height and orientation of existing dwellings, relationship with adjacent landholdings that form part of the wide SDRA, and other similar issues. These factors were examined to generate a general preferred site layout which identified block locations.

General massing studies for building blocks which identified possible massing and height, having regard to relevant site development standards. Early daylight/sunlight modelling informed building massing and height. Building orientation accounted for preference for south facing apartments. Courtyards were positioned to both achieve sunlight access and act as a buffer to existing development.

Reduction in height towards the ‘local’ level on the edges of the site to address local conditions, including outcome of the above referenced daylight/sunlight modelling.

Concentration of more dense development towards the centre of the site, in order to maximise development potential in accordance with national and regional planning policy

Building ‘moulding’ through setback floors and other design adjustments, in conjunction with more detailed daylight/sunlight studies which informed approach.

Detailed review of daylight access to existing dwellings adjacent to the site and review of daylight access to proposed apartments within the scheme. This resulted in further moulding of building massing/height to ensure that external impacts were not excessive, and further refinement of internal apartment design. These specific measures are set out in more detail in Section 1.4.2 below.

It is submitted that the above referenced design approach are “effective urban design and streetscape solutions”, as set out in the Urban Development and Building Height Guidelines for Planning Authorities (2018).

Three of these key changes were as follows:

- Street hierarchy established with the main streets provided at 18 metres
 - Providing street widths of 18 metres allows for a significantly improved daylight environment.
- Knitting into its surrounding neighbourhood context the perimeter massing of Blocks BG1, BG3, BG4 & BG5 interface with their adjoining neighbours at a reduced scale.
 - This allows for an appropriate daylight environment for both the future occupants of the scheme and for the existing neighbouring properties.
 - Proposed at 3 storeys, the massing of BG4 along Rehoboth Place is kept lower and appropriate for its setting.

7.4.2 Iterative Daylight Assessment and Compensatory Design Measures

It is important to note that iterative daylight assessment has been an essential component in the evolution of the design of the proposed development. From early massing studies to guide key principles for achieving good site internal and site external (i.e. to neighbouring properties) daylight access, to detailed studies of site layout options, typologies and block layouts, daylight considerations have been to the forefront of the scheme design.

This approach has allowed measures to increase or improve daylight access to be incorporated into the scheme as it evolved.

It is submitted that these design interventions are effective design solutions specifically aimed at improving the daylight environment, with reference to the approach as set out in the Urban Development and Building Height Guidelines for Planning Authorities (2018).

Some such measures that have been implemented include the following:

- Increased head heights, width of windows and the provision of additional windows in units.
 - A review of the submitted plans and elevations demonstrates that windows have been maximised in terms of number of windows per unit and the size of the unit.
 - Extent of glazing to a unit must be balanced with other considerations, including the functionality of the internal space and heating/cooling requirements.
 - The extent of glazing has been maximised having regard to these considerations. More specifically, design measures incorporated into this proposed development include large openings expressed in the façade to maximise daylight and views, with 2.4m high windows placed at the finished floor level. Large openings are positioned to connect with private amenity space. Generous floor to ceiling heights have been provided.
- The internal unit layouts were reconsidered during the design process to ensure that primary habitable living spaces are located in areas where the most exposure to daylight amenity is received.
- Provision of access to communal areas including podium gardens and courtyards which benefit from high levels of sunlight.
- The provision of units that facilitate overlooking to high quality parks and spaces that receive high levels of sunlight throughout the year

7.4.3 Inclusion of Balconies

Another significant factor is the inclusion of balconies. The majority of the proposed development is build to rent, rather than build to sell. As such, and in line with relevant policy, there is no direct requirement for the applicant to provide balconies on the build to rent units. However, in the interest of providing additional residential amenity, the applicant is providing balconies on all units.

To facilitate benchmarking of the results presented in this report against similar developments that have not provided balconies, a random selection of ten rooms have been simulated for E_t with and without a balcony. These rooms were selected to best represented a mix of orientations and obstructions. The intent of this exercise is to outline the results possible if balconies were to be omitted from the build to rent element of the development. The results are applicable only to rooms that contain a balcony in the current design.

Grid Reference No.	E _t with a balcony	E _t without a balcony	Percentage difference
49	51	107	110%
152	52	113	117%
188	57	123	116%
196	269	498	85%
241	70	176	151%
329	42	99	136%
380	50	110	120%
564	611	942	54%
622	165	301	82%
784	230	489	113%

From the results presented above, it can be observed that the provision of a balcony in these rooms has the knock-on effect of reducing the internal daylight provision in the room behind by *at least* half its value if a balcony was not to be provided.

All apartment units within this proposed development are designed with private amenity space. This is despite the fact that flexibility can be sought for a proportion of this space in Build to Rent blocks under SPPR 8(ii). This space provides a valuable amenity of private external space as they adjoin and have a functional relationship with the main living space.

The majority of balconies are semi-recessed and this influences the daylight received deeper within units. However, this must be balanced with the benefits that arise from this semi-recessed type of balcony design including privacy for users and protection from inclement weather.

The balconies all provide the required minimum depth of at least 1.5m. In all cases the balconies are accessed off the living space. Balconies have also been arranged to respond to the surrounding environment. Where possible in order to increase usability balconies are semi-recessed or fully recessed, providing a sheltered private external space.

8. Summary

This report presented the methods applied, calculations completed, and results found as part of a comprehensive daylight and sunlight availability assessment for the proposed development at the Bailey Gibson site. In responding to the opinion of the board and relevant policy, the assessment has been carried out in line with the most up-to-date versions following documents:

- BR 209 (2022) – Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice.
- BS EN 17037:2018 – Daylight in Buildings.

For completeness, the Irish standard is also included, being:

- IS EN 17037:2018 – Daylight in Buildings.

To align with the above, the assessment was split into two distinct sections:

- The impact of the proposed development on the existing surrounding environment.
- The performance of the proposed development.

The methods used a series of 3d computer models, analytical tools and ray tracing software to examine daylight and sunlight availability in line with the above-mentioned guidelines. The body of the report and accompanying appendices offer full, complete and comprehensive information on the assessments carried out.

When considering this information and the accompanying commentary, the following overarching observations can be made

Impact of Proposed Development on the Existing Surrounding Environment:

- The proposed development would have a negligible impact on almost all surrounding buildings. A minor adverse impact would be experienced at nine properties at Rehoboth Avenue. There are five properties located at 330 – 338 South Circular Road that will experience between a negligible and minor adverse impact. Exact impacts are detailed within the body of the report and associated appendices.

Performance of Proposed Development:

- 100% of new amenity spaces meet the BR 209 (2022) recommendation for direct sunlight (SiAA).
- 73% of units meet the minimum recommendation for Exposure to Sunlight (EtS).
- There are four quality of view criteria:
 - 100% of units meet the minimum requirement for clear glazing quality.
 - 93% of typical rooms meet the minimum requirement for horizontal view angle.
 - 100% of rooms meet the minimum requirement for > 6m obstruction distance.
 - 76% of rooms meet the minimum requirement that greater than 75% of the utilised area should have a view of at least the landscape / cityscape.
- Occupants will have the ability to “freely choose” their position and view in rooms and as such, a detailed glare assessment is not required.
- 35% of relevant rooms meet the target illuminance (E_t) and minimum target illuminance (E_{tm}) minimum recommendations given in the main body of BR 209 (2022), BS EN 17037:2018 and IS EN 17037:2018.
 - However, 68% of relevant rooms meet the minimum target illuminance (E_{t-na}) recommendations given in appendix C of BR 209 (2022) and the national annex of BS EN 17037:2018. The use of this appendix and annex is recommended for “dwellings situated in a dense urban area”.

In line with relevant policy, the report offers a justification for the proposed design and outlines compensatory measures provided. This is given in a dedicated section provided in conjunction with the planning consultant and architect.

It is submitted that the proposed height, massing and form of development is appropriate in the context of the overall regeneration objective for this strategic development regeneration areas (SDRA). This specifically addresses the approach as set out in the Building Height Guidelines in relation to “securing comprehensive urban regeneration”.

It is significant that the proposed development is a key part of the overall regeneration of St. Teresa’s Gardens, which is identified by the Dublin City Development Plan 2016 – 2022 as only of only a relatively small number of significant regeneration sites in the City Council administrative area (18 no. such designations).

This proposed development would deliver approx. 35% of the overall units allocated to SDRA 12 in the Dublin City Development Plan (DCDP) 2016-2022 and it would contribute significantly to enhancing amenity space within Dublin 8. This proposal is compliant with the national policy objective for compact growth and the overall guiding principles for SDRA 12.

Based on the above, there is a clear emphasis on maximising the development potential of the SDRA lands. It is acknowledged that such maximisation of development potential must be delivered within the confines of the relevant site development standards, policies and objectives of the national, regional and local planning policy context. As has been set out within this report, the planning authority’s assessment in this respect requires discretion to be applied in the application of daylight standards. BR 209 (2022) also acknowledges that discretion should be applied when assessing results of a daylight and sunlight assessment. Clause 1.6 states:

“/...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.../”

As evidenced in the wider supporting information included with this application, the proposed development provides a high quality responsive and considered design that will complement the existing built environment whilst providing an opportunity to realise the comprehensive regeneration of the wider SDRA 12, St. Teresa’s Gardens & Environs, which has laid largely dormant for many years.

About the Author

Dr James Duff PhD MSL

James is a lighting designer and academic researcher. He completed a PhD in 2015 and has been a supervisor to multiple postgraduate research projects since. His research examines the lighting metrics used to predict brightness in buildings and in turn, how these metrics relate to human health, experience and satisfaction. As a consultant, James has over twelve years' experience completing light for planning assessments. James works for developers in aiding design, for local councils in drafting policy, for interested parties in dispute resolution and as a reviewer / contributor to daylight guidance documents used in industry.

Appendix A

Results, Data and Simulation Outputs

Contents

A.1	Performance of the Proposed Development	3
A.1.1	Reference model	3
A.1.2	Reference grids	3
A.1.3	Target Illuminance and Minimum Target Illuminance (E_t and E_{tm})	30
A.1.1	Target Illuminance (E_{t-na})	59
A.1.4	Exposure to Sunlight (E_tS) - Reference Points	88
A.1.5	Exposure to Sunlight (E_tS)	111
A.1.6	Quality of View	124
A.1.7	Sunlight in Amenity Areas (SiAA).....	176
A.2	Impact on the Surrounding Environment	177
A.2.1	Reference model	177
A.2.2	Reference Points and Grids.....	179
A.2.3	Vertical Sky Component (VSC) Results	198
A.2.4	Annual Probable Sunlight Hours (APSH) Results.....	225
A.2.5	Winter Probable Sunlight Hours (WPSH) Results	251
A.2.6	Sunlight in Amenity Areas Results.....	278

A.1 Performance of the Proposed Development

A.1.1 Reference model



Figure 1 Proposed Model

A.1.2 Reference grids

The following images display grid reference numbers for rooms within the proposed development. These can be cross referenced against the result tables given later in this appendix to find specific results for each apartment or room in the proposed development



Figure 2 BG1 Level 00



Figure 3 BG1 Level 01

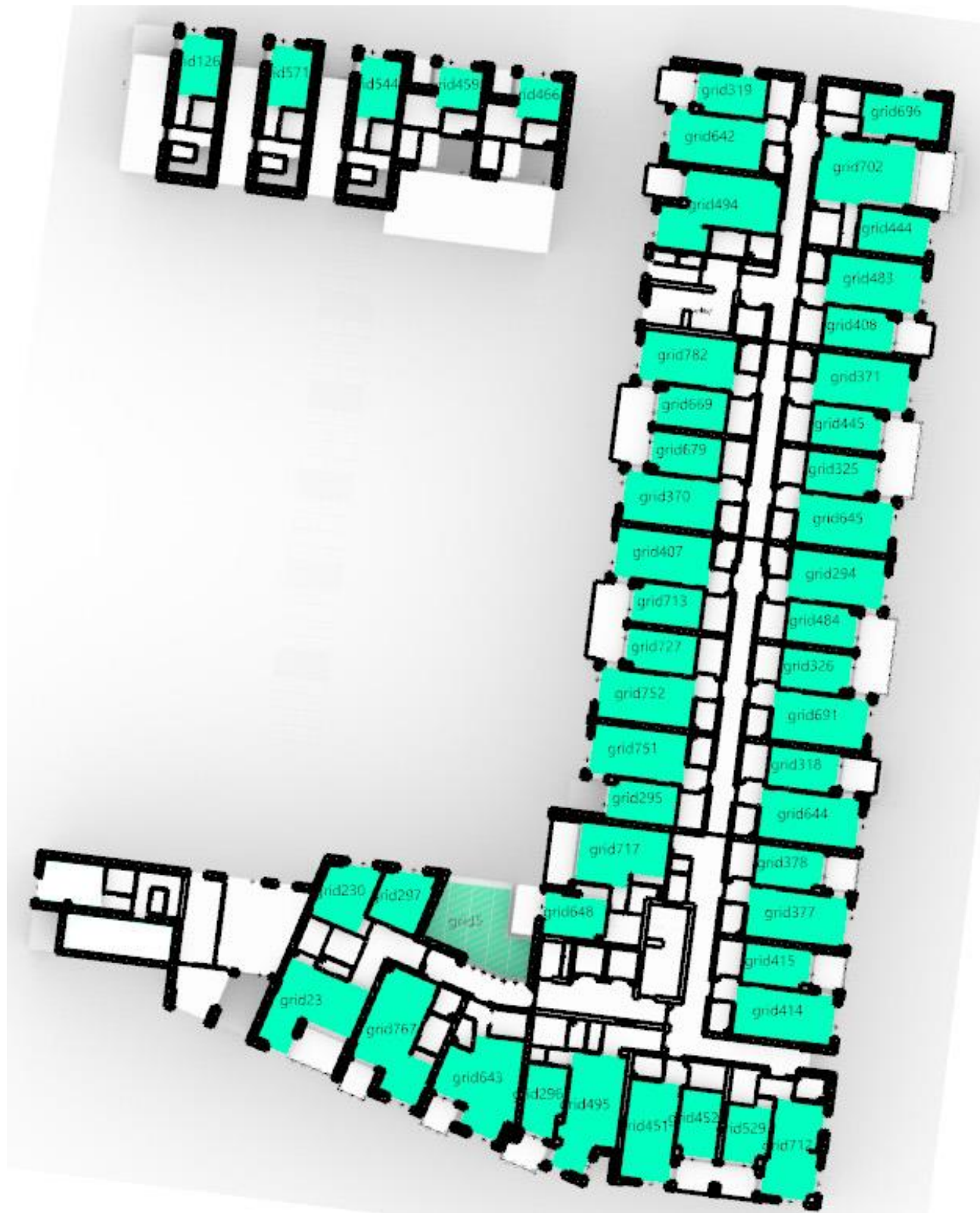


Figure 4 BG1 Level 02

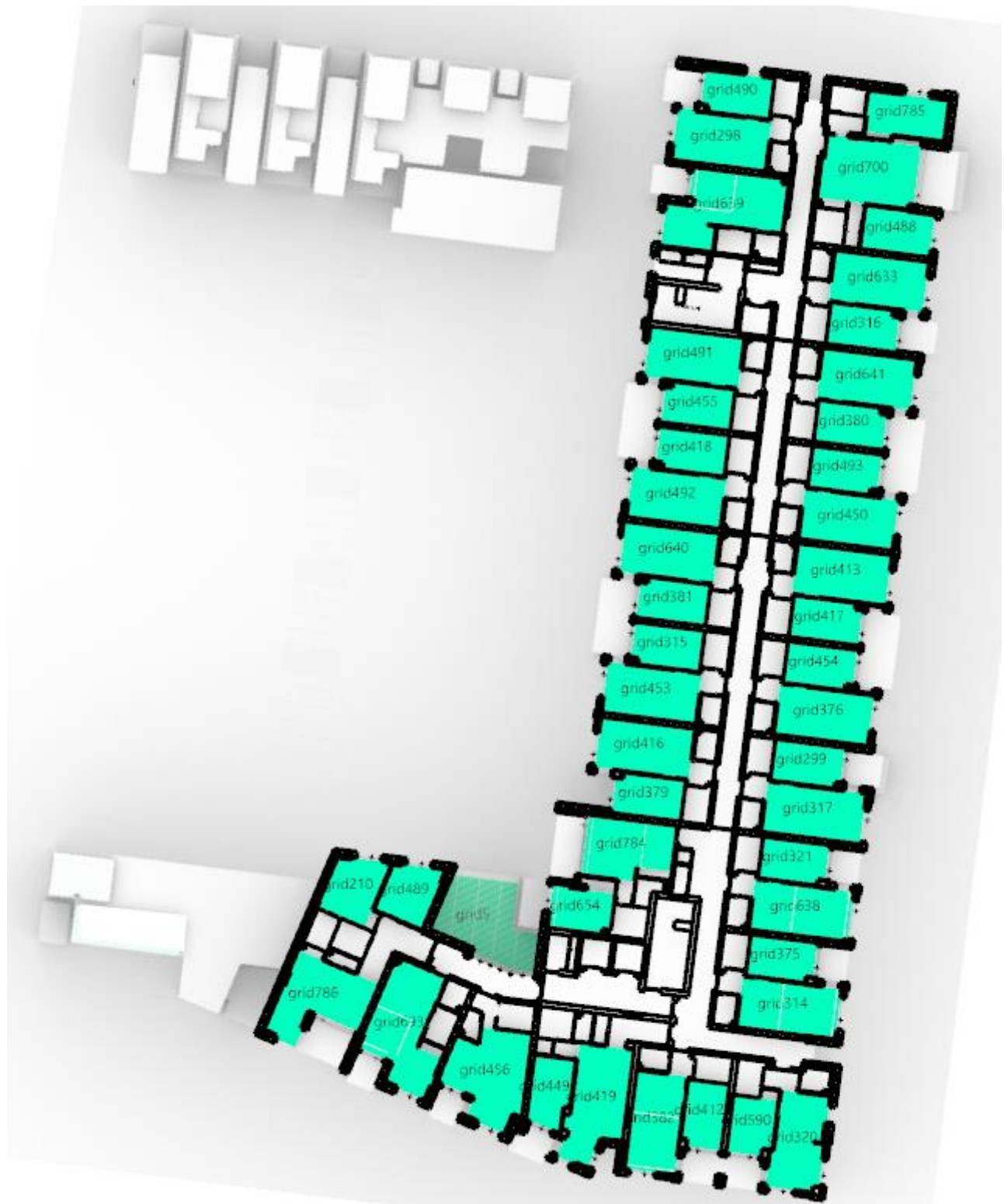


Figure 5 BG1 Level 03

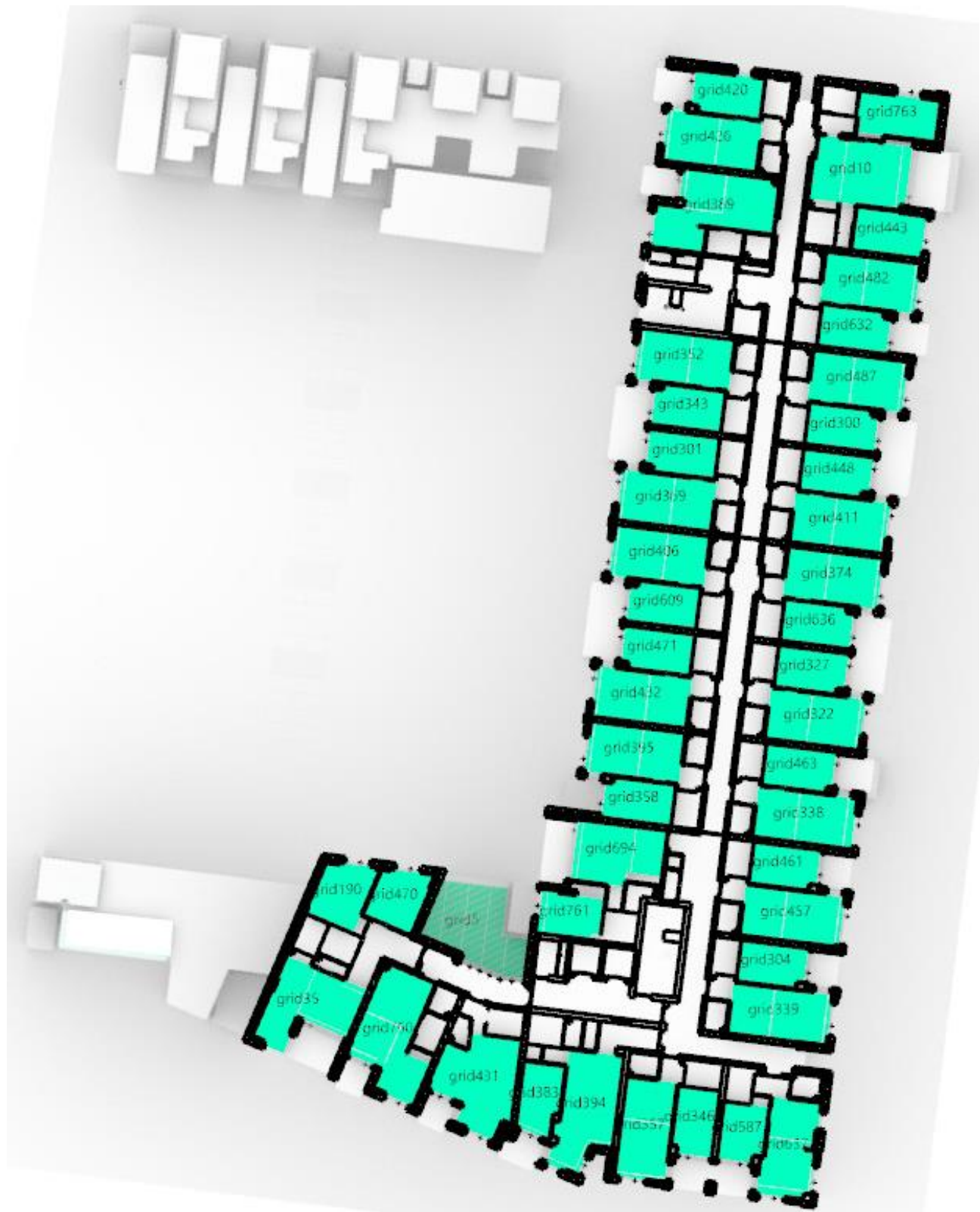


Figure 6 BG1 Level 04

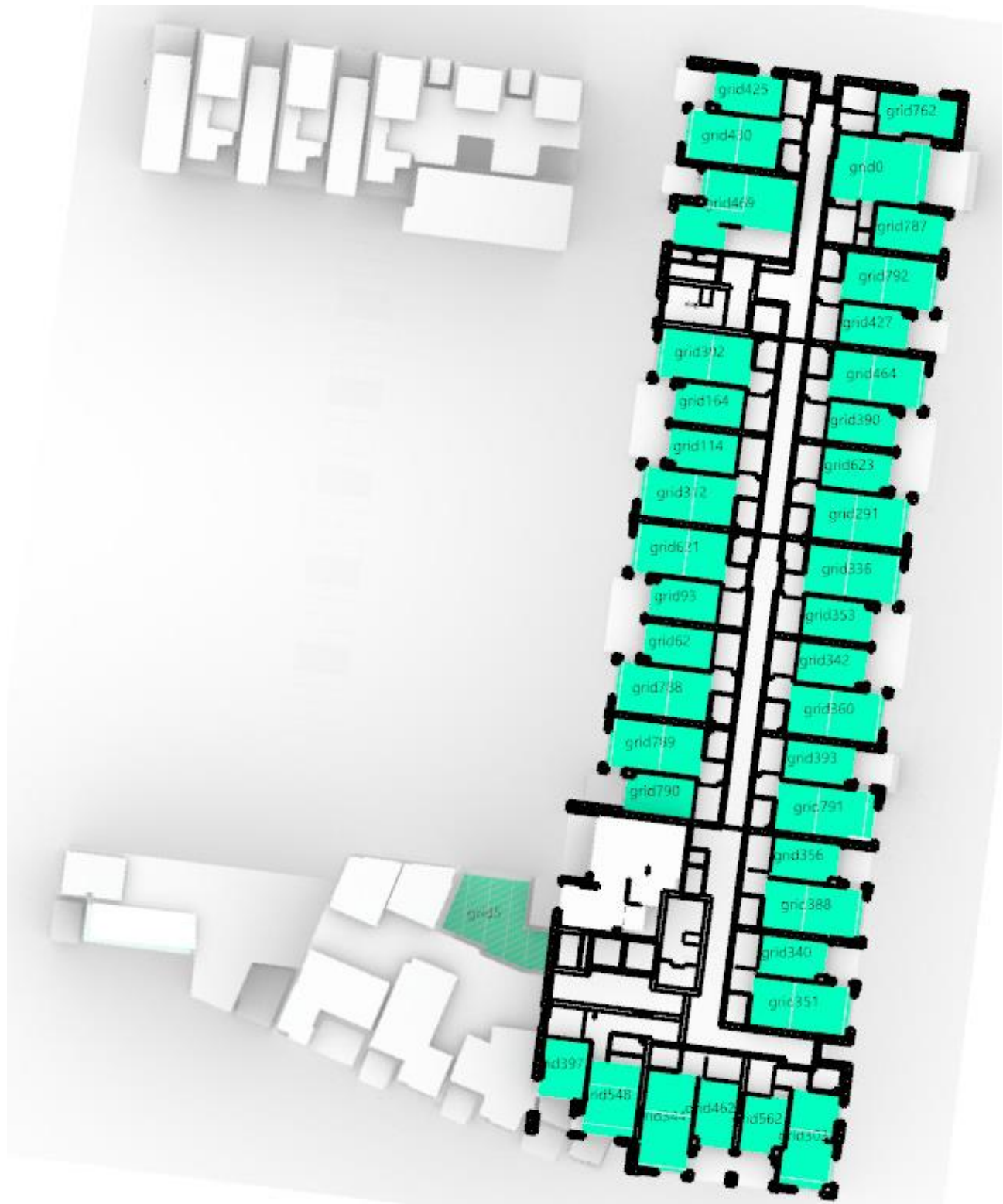


Figure 7 BG1 Level 05



Figure 8 BG1 Level 06



Figure 9 BG2 Level 00



Figure 10 BG2 Level 01



Figure 11 BG2 Level 02



Figure 12 BG2 Level 03



Figure 13 BG2 Level 04



Figure 14 BG2 Level 05



Figure 15 BG2 Level 06



Figure 16 BG3 Level 00



Figure 17 BG3 Level 01



Figure 18 BG3 Level 02



Figure 19 BG3 Level 03



Figure 20 BG3 Level 04



Figure 21 BG4 Level 00



Figure 22 BG4 Level 01

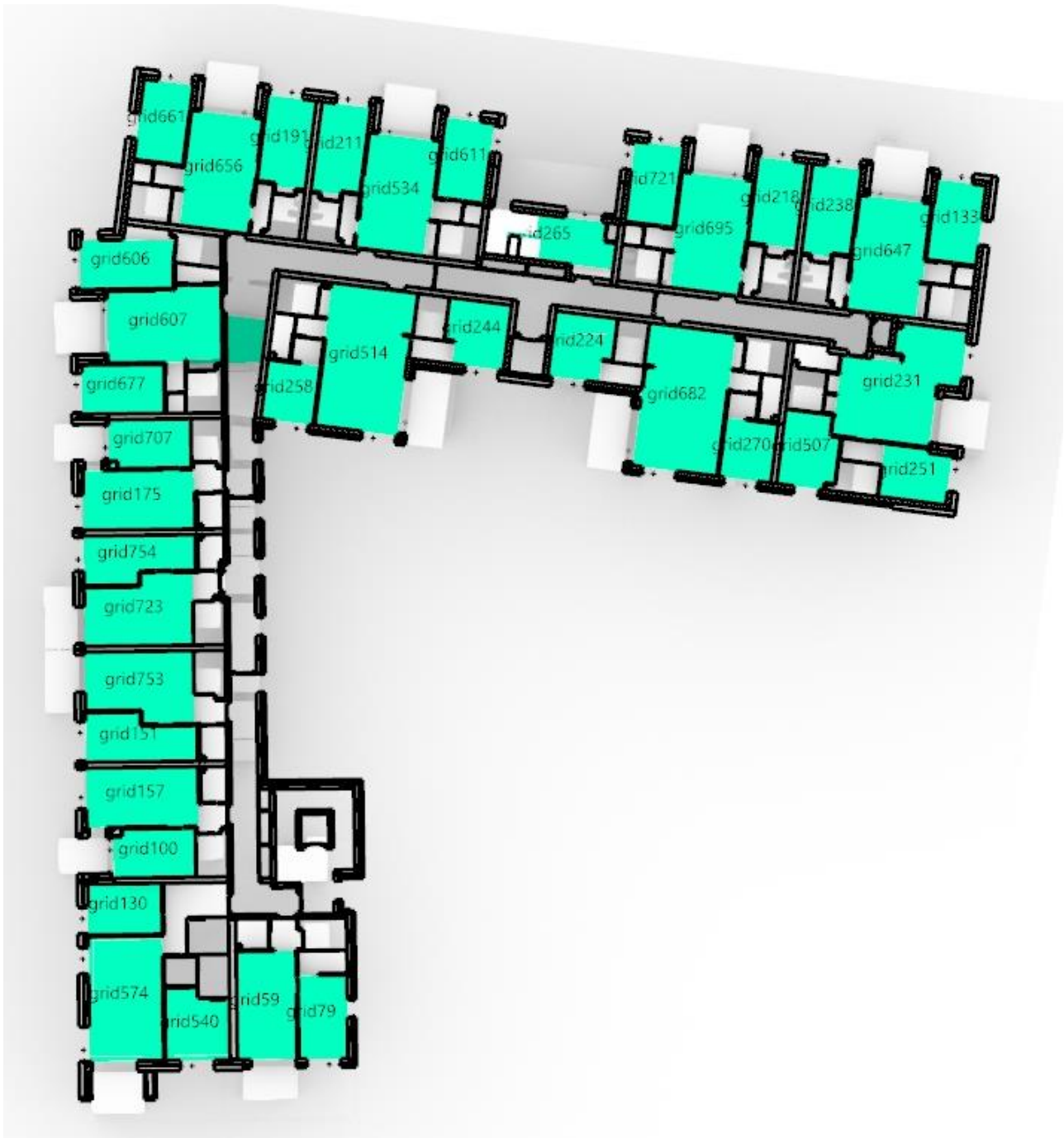


Figure 23 BG4 Level 02

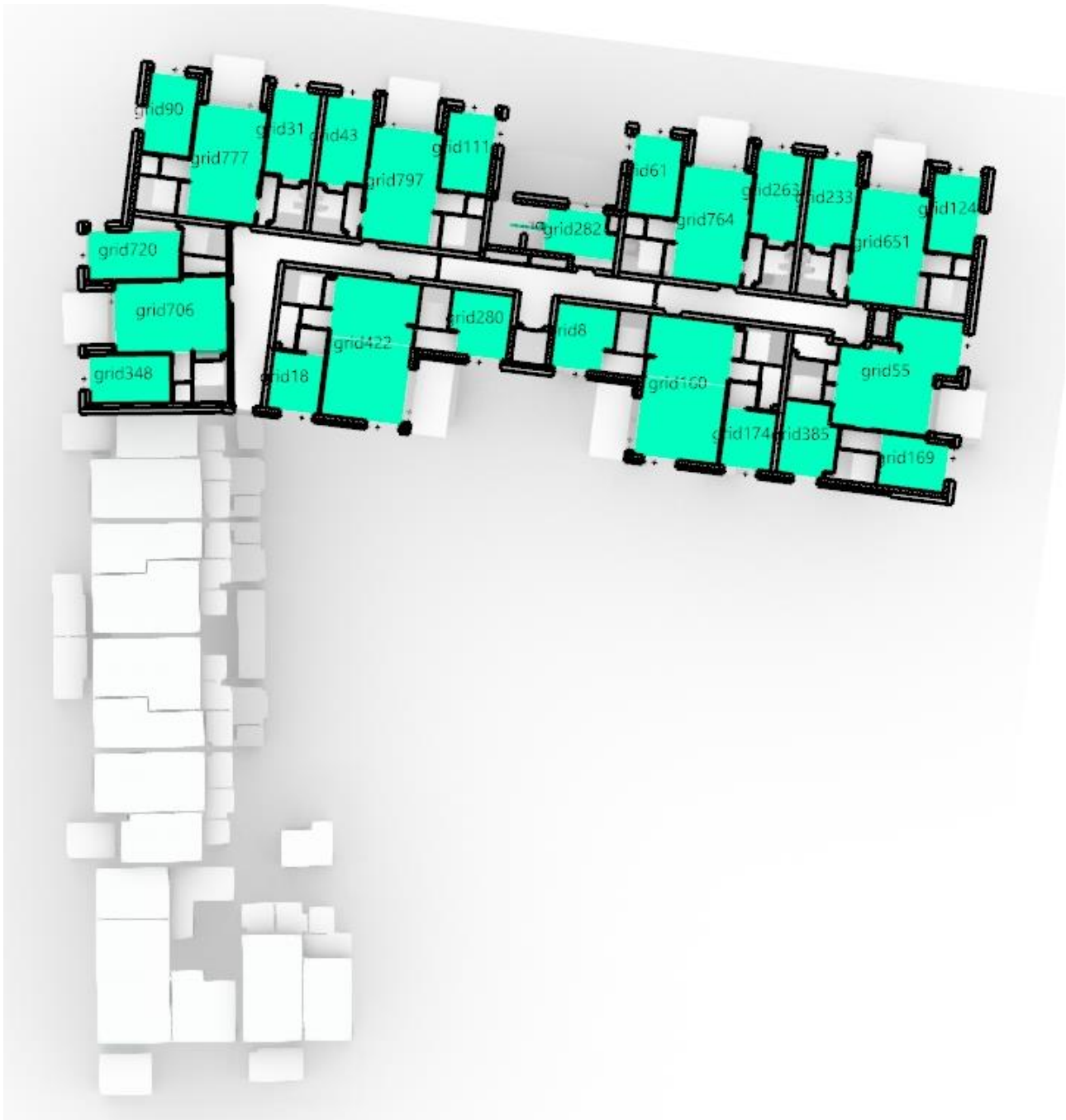


Figure 24 BG4 Level 03



Figure 25 BG5 Level 00



Figure 26 BG5 Level 01



Figure 27 BG5 Level 02

A.1.3 Target Illuminance and Minimum Target Illuminance (E_t and E_{tm})

The table below shows the results for Target Illuminance and Minimum Target Illuminance for rooms in the proposed development. On the left column is the grid reference number and on the right is a statement on whether it meets the daylight provision minimum recommendations (this includes both E_t and E_{tm} as outlined in the metrics section within the body of the report).

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
0	170	76	no
1	94	56	no
2	47	19	no
3	179	60	no
4	248	96	no
5	1266	580	yes
6	286	155	no
7	107	47	no
8	355	221	yes
9	206	39	no
10	132	58	no
11	145	26	no
12	167	43	no
13	86	24	no
14	1168	685	yes
15	54	35	no
16	178	66	no
17	113	49	no
18	693	391	yes
19	121	69	no
20	311	137	yes
21	1067	423	yes
22	192	64	no
23	251	118	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
24	93	34	no
25	83	29	no
26	124	44	no
27	314	205	yes
28	66	30	no
29	92	32	no
30	418	209	yes
31	386	175	yes
32	177	34	no
33	442	194	yes
34	283	137	no
35	328	187	yes
36	125	49	no
37	191	86	no
38	54	21	no
39	366	165	yes
40	117	73	no
41	158	80	no
42	334	129	yes
43	350	131	yes
44	144	73	no
45	373	166	yes
46	491	232	yes
47	178	92	no
48	134	74	no
49	58	26	no
50	329	130	yes
51	367	171	yes

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
52	110	68	no
53	305	113	yes
54	249	83	no
55	499	228	yes
56	110	41	no
57	51	21	no
58	1080	435	yes
59	397	167	yes
60	107	61	no
61	544	213	yes
62	404	236	yes
63	847	370	yes
64	422	199	yes
65	310	127	yes
66	253	174	no
67	205	95	no
68	253	172	no
69	484	279	yes
70	331	142	yes
71	300	134	yes
72	131	45	no
73	440	252	yes
74	209	87	no
75	152	73	no
76	186	43	no
77	314	134	yes
78	299	152	no
79	992	403	yes

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
80	28	16	no
81	410	208	yes
82	187	135	no
83	70	43	no
84	306	147	yes
85	317	63	no
86	320	148	yes
87	405	210	yes
88	112	69	no
89	207	146	no
90	1109	592	yes
91	185	93	no
92	405	235	yes
93	72	42	no
94	421	242	yes
95	256	175	no
96	241	107	no
97	325	133	yes
98	144	107	no
99	351	174	yes
100	204	131	no
101	184	102	no
102	293	122	no
103	176	61	no
104	789	313	yes
105	175	50	no
106	126	68	no
107	327	140	yes

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
108	249	90	no
109	312	128	yes
110	511	221	yes
111	307	142	yes
112	409	236	yes
113	175	84	no
114	346	141	yes
115	202	147	no
116	209	150	no
117	235	78	no
118	351	160	yes
119	441	166	yes
120	602	238	yes
121	128	69	no
122	937	458	yes
123	129	40	no
124	309	137	yes
125	442	165	yes
126	311	65	no
127	450	218	yes
128	339	200	yes
129	410	189	yes
130	314	128	yes
131	766	367	yes
132	138	63	no
133	151	65	no
134	178	75	no
135	257	110	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
136	338	154	yes
137	370	131	yes
138	287	119	no
139	136	64	no
140	59	35	no
141	376	178	yes
142	155	105	no
143	385	193	yes
144	360	129	yes
145	253	156	no
146	193	131	no
147	59	36	no
148	317	125	yes
149	464	115	yes
150	119	41	no
151	636	267	yes
152	146	56	no
153	58	33	no
154	339	117	yes
155	88	53	no
156	210	146	no
157	389	83	no
158	176	70	no
159	280	152	no
160	66	40	no
161	404	232	yes
162	353	168	yes
163	289	131	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
164	290	64	no
165	255	127	no
166	544	274	yes
167	864	448	yes
168	334	146	yes
169	325	174	yes
170	361	160	yes
171	661	370	yes
172	283	102	no
173	280	127	no
174	203	100	no
175	293	122	no
176	253	92	no
177	32	13	no
178	204	95	no
179	77	28	no
180	314	152	yes
181	346	148	yes
182	38	21	no
183	65	36	no
184	575	237	yes
185	48	13	no
186	390	181	yes
187	337	170	yes
188	349	153	yes
189	281	117	no
190	231	111	no
191	220	84	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
192	179	75	no
193	95	51	no
194	251	133	no
195	129	64	no
196	308	145	yes
197	278	180	no
198	22	9	no
199	570	267	yes
200	99	35	no
201	193	76	no
202	251	78	no
203	156	84	no
204	251	126	no
205	763	403	yes
206	336	76	no
207	307	151	yes
208	289	101	no
209	774	331	yes
210	40	17	no
211	131	23	no
212	289	145	no
213	336	139	yes
214	151	65	no
215	503	225	yes
216	163	59	no
217	47	27	no
218	204	66	no
219	246	139	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
220	350	135	yes
221	131	45	no
222	330	196	yes
223	219	90	no
224	171	65	no
225	529	116	yes
226	274	139	no
227	317	139	yes
228	681	274	yes
229	173	77	no
230	123	54	no
231	128	24	no
232	293	149	no
233	239	52	no
234	147	63	no
235	133	51	no
236	103	37	no
237	35	21	no
238	263	82	no
239	243	161	no
240	367	236	yes
241	80	43	no
242	379	160	yes
243	308	113	yes
244	256	137	no
245	369	187	yes
246	242	123	no
247	492	261	yes

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
248	994	383	yes
249	475	241	yes
250	121	24	no
251	188	92	no
252	257	126	no
253	129	41	no
254	509	231	yes
255	115	41	no
256	247	151	no
257	248	85	no
258	534	210	yes
259	182	80	no
260	237	75	no
261	267	115	no
262	78	28	no
263	188	45	no
264	852	395	yes
265	651	362	yes
266	963	353	yes
267	583	293	yes
268	275	119	no
269	25	10	no
270	422	181	yes
271	99	36	no
272	214	73	no
273	351	158	yes
274	260	109	no
275	340	216	yes

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
276	248	120	no
277	217	101	no
278	28	17	no
279	257	80	no
280	250	120	no
281	256	125	no
282	239	153	no
283	75	41	no
284	307	111	yes
285	280	85	no
286	118	44	no
287	393	159	yes
288	131	46	no
289	293	173	no
290	97	49	no
291	347	170	yes
292	317	131	yes
293	89	47	no
294	123	68	no
295	259	166	no
296	401	161	yes
297	742	384	yes
298	169	113	no
299	190	114	no
300	99	55	no
301	457	208	yes
302	109	78	no
303	205	80	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
304	171	83	no
305	334	182	yes
306	396	159	yes
307	53	30	no
308	213	65	no
309	247	163	no
310	56	31	no
311	218	80	no
312	79	43	no
313	363	199	yes
314	742	292	yes
315	134	84	no
316	208	72	no
317	144	91	no
318	158	82	no
319	77	42	no
320	89	49	no
321	134	74	no
322	223	94	no
323	72	36	no
324	48	27	no
325	164	56	no
326	907	371	yes
327	324	122	yes
328	298	107	no
329	296	114	no
330	284	90	no
331	868	404	yes

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
332	247	91	no
333	245	84	no
334	173	119	no
335	409	305	yes
336	327	145	yes
337	256	165	no
338	213	78	no
339	97	70	no
340	163	106	no
341	396	164	yes
342	471	262	yes
343	333	100	no
344	68	25	no
345	262	96	no
346	359	149	yes
347	337	153	yes
348	107	38	no
349	239	86	no
350	160	100	no
351	220	71	no
352	319	194	yes
353	420	225	yes
354	294	91	no
355	985	458	yes
356	355	188	yes
357	227	136	no
358	249	108	no
359	722	306	yes

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
360	122	44	no
361	160	76	no
362	443	200	yes
363	351	147	yes
364	342	131	yes
365	115	41	no
366	272	84	no
367	584	174	yes
368	192	68	no
369	150	95	no
370	161	59	no
371	220	72	no
372	120	74	no
373	308	187	yes
374	96	53	no
375	245	161	no
376	196	53	no
377	147	98	no
378	417	168	yes
379	423	249	yes
380	58	33	no
381	174	66	no
382	304	111	yes
383	221	81	no
384	323	145	yes
385	64	38	no
386	538	294	yes
387	277	122	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
388	72	25	no
389	320	140	yes
390	393	213	yes
391	491	268	yes
392	551	365	yes
393	179	109	no
394	230	142	no
395	499	237	yes
396	550	336	yes
397	536	223	yes
398	404	119	yes
399	286	134	no
400	354	150	yes
401	329	132	yes
402	46	26	no
403	173	92	no
404	394	137	yes
405	172	62	no
406	164	87	no
407	138	52	no
408	181	57	no
409	129	80	no
410	304	133	yes
411	118	61	no
412	251	163	no
413	65	19	no
414	481	299	yes
415	369	185	yes

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
416	365	80	no
417	133	44	no
418	77	40	no
419	610	389	yes
420	338	144	yes
421	275	111	no
422	128	92	no
423	245	86	no
424	365	154	yes
425	256	110	no
426	351	147	yes
427	400	201	yes
428	323	136	yes
429	567	306	yes
430	636	208	yes
431	552	386	yes
432	99	53	no
433	863	354	yes
434	458	248	yes
435	74	42	no
436	88	62	no
437	330	134	yes
438	182	92	no
439	76	41	no
440	409	202	yes
441	105	58	no
442	121	67	no
443	137	78	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
444	137	50	no
445	124	35	no
446	90	39	no
447	339	144	yes
448	104	57	no
449	247	160	no
450	229	84	no
451	281	100	no
452	375	186	yes
453	879	482	yes
454	228	98	no
455	149	89	no
456	241	134	no
457	107	56	no
458	279	85	no
459	210	77	no
460	787	401	yes
461	77	40	no
462	400	176	yes
463	258	88	no
464	404	219	yes
465	253	163	no
466	412	218	yes
467	376	161	yes
468	171	96	no
469	473	193	yes
470	114	39	no
471	292	131	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
472	144	95	no
473	800	324	yes
474	159	53	no
475	77	26	no
476	158	57	no
477	106	36	no
478	100	52	no
479	295	99	no
480	222	72	no
481	177	64	no
482	221	113	no
483	365	178	yes
484	432	225	yes
485	343	144	yes
486	345	143	yes
487	94	51	no
488	200	63	no
489	49	13	no
490	93	32	no
491	157	89	no
492	96	46	no
493	99	39	no
494	100	42	no
495	69	37	no
496	179	67	no
497	355	114	yes
498	671	303	yes
499	105	56	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
500	412	237	yes
501	69	22	no
502	301	155	yes
503	375	224	yes
504	395	208	yes
505	82	51	no
506	217	71	no
507	216	67	no
508	242	115	no
509	209	66	no
510	455	263	yes
511	588	214	yes
512	210	108	no
513	368	177	yes
514	993	462	yes
515	165	55	no
516	200	94	no
517	261	109	no
518	152	54	no
519	150	54	no
520	460	225	yes
521	89	48	no
522	195	90	no
523	84	35	no
524	91	34	no
525	67	31	no
526	103	43	no
527	113	26	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
528	158	50	no
529	509	205	yes
530	207	75	no
531	126	71	no
532	549	294	yes
533	402	206	yes
534	442	256	yes
535	155	107	no
536	242	126	no
537	356	172	yes
538	331	148	yes
539	78	29	no
540	376	177	yes
541	235	108	no
542	235	89	no
543	68	42	no
544	91	39	no
545	110	26	no
546	140	73	no
547	70	32	no
548	142	62	no
549	59	23	no
550	108	40	no
551	276	70	no
552	205	81	no
553	306	107	yes
554	244	143	no
555	360	205	yes

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
556	237	122	no
557	209	112	no
558	183	99	no
559	82	30	no
560	482	144	yes
561	40	23	no
562	285	123	no
563	243	128	no
564	701	324	yes
565	457	199	yes
566	526	234	yes
567	405	213	yes
568	408	231	yes
569	75	44	no
570	338	144	yes
571	319	166	yes
572	706	342	yes
573	652	278	yes
574	123	27	no
575	382	94	no
576	125	32	no
577	37	10	no
578	83	25	no
579	179	109	no
580	291	141	no
581	33	19	no
582	175	99	no
583	251	103	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
584	94	39	no
585	154	30	no
586	53	21	no
587	46	25	no
588	183	90	no
589	231	114	no
590	155	59	no
591	141	52	no
592	116	68	no
593	242	115	no
594	216	105	no
595	241	59	no
596	217	126	no
597	306	112	yes
598	516	218	yes
599	172	96	no
600	144	36	no
601	246	161	no
602	137	73	no
603	446	177	yes
604	292	125	no
605	254	106	no
606	153	53	no
607	319	186	yes
608	196	133	no
609	295	157	no
610	245	148	no
611	294	118	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
612	137	48	no
613	393	159	yes
614	317	170	yes
615	317	142	yes
616	333	180	yes
617	61	35	no
618	835	398	yes
619	198	63	no
620	600	377	yes
621	163	61	no
622	189	80	no
623	133	84	no
624	74	41	no
625	129	44	no
626	350	180	yes
627	237	105	no
628	147	76	no
629	779	349	yes
630	252	85	no
631	218	77	no
632	340	139	yes
633	137	49	no
634	283	103	no
635	176	60	no
636	194	73	no
637	120	43	no
638	164	105	no
639	69	31	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
640	158	56	no
641	235	131	no
642	178	118	no
643	214	83	no
644	293	133	no
645	266	152	no
646	228	87	no
647	311	172	yes
648	167	81	no
649	217	123	no
650	52	24	no
651	241	112	no
652	284	88	no
653	1089	531	yes
654	257	120	no
655	131	54	no
656	214	55	no
657	25	11	no
658	363	211	yes
659	204	103	no
660	70	42	no
661	240	153	no
662	978	389	yes
663	383	77	no
664	828	268	yes
665	212	122	no
666	158	60	no
667	146	67	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
668	110	46	no
669	538	268	yes
670	189	53	no
671	240	148	no
672	426	219	yes
673	117	60	no
674	224	74	no
675	48	28	no
676	385	199	yes
677	54	32	no
678	395	200	yes
679	305	126	yes
680	148	93	no
681	516	252	yes
682	160	95	no
683	145	50	no
684	57	19	no
685	202	52	no
686	196	67	no
687	61	28	no
688	165	86	no
689	219	114	no
690	185	47	no
691	410	235	yes
692	106	47	no
693	260	46	no
694	81	38	no
695	81	34	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
696	126	57	no
697	142	49	no
698	135	92	no
699	326	177	yes
700	313	133	yes
701	120	50	no
702	103	37	no
703	427	211	yes
704	576	236	yes
705	230	145	no
706	515	247	yes
707	276	104	no
708	389	221	yes
709	179	69	no
710	57	23	no
711	465	163	yes
712	458	216	yes
713	433	163	yes
714	402	149	yes
715	298	106	no
716	199	109	no
717	318	154	yes
718	317	135	yes
719	239	151	no
720	56	34	no
721	213	151	no
722	478	236	yes
723	397	218	yes

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
724	264	80	no
725	72	31	no
726	388	145	yes
727	130	53	no
728	100	51	no
729	523	160	yes
730	499	201	yes
731	319	155	yes
732	165	89	no
733	289	119	no
734	208	96	no
735	681	279	yes
736	360	164	yes
737	357	156	yes
738	259	132	no
739	87	30	no
740	53	29	no
741	107	29	no
742	129	46	no
743	279	121	no
744	325	133	yes
745	297	107	no
746	383	95	no
747	246	115	no
748	190	69	no
749	300	78	no
750	324	62	no
751	423	96	no

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
752	221	74	no
753	248	103	no
754	351	138	yes
755	296	122	no
756	213	81	no
757	225	70	no
758	118	38	no
759	160	36	no
760	151	84	no
761	158	67	no
762	388	163	yes
763	284	119	no
764	256	107	no
765	480	241	yes
766	908	424	yes
767	338	145	yes
768	190	99	no
769	390	158	yes
770	87	32	no
771	257	99	no
772	306	113	yes
773	217	125	no
774	333	133	yes
775	373	142	yes
776	198	78	no
777	220	103	no
778	308	160	yes
779	396	137	yes

Target Illuminance (E_t) and Minimum Target Illuminance (E_{tm})			
Grid Ref. No.	E_t	E_{tm}	Meets minimum recommendation?
780	392	160	yes
781	343	150	yes
782	295	184	no
783	296	106	no
784	264	79	no
785	65	35	no
786	72	30	no
787	173	98	no
788	198	46	no
789	345	123	yes
790	59	30	no
791	160	66	no

A.1.1 Target Illuminance (E_{t-na})

The table below presents results for kitchens, living rooms and bedrooms benchmarked against the values given within the national annex of BS EN 17037:2018 and BR 209 (2022). Full explanation of this metric and minimum recommendation is given within the metrics section in the body of this report.

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
0	149	Kitchen	no
1	82	Bedroom	no
2	41	Kitchen	no
3	156	Kitchen	no
4	216	Bedroom	yes
5	1104	Kitchen	yes
6	249	Bedroom	yes
7	94	Bedroom	no
8	309	Bedroom	yes
9	180	Kitchen	no
10	115	Kitchen	no
11	127	Kitchen	no
12	146	Kitchen	no
13	75	Kitchen	no
14	1019	Bedroom	yes
15	47	Bedroom	no
16	156	Kitchen	no
17	99	Bedroom	yes
18	604	Bedroom	yes
19	105	Bedroom	yes
20	271	Bedroom	yes
21	931	Bedroom	yes
22	168	Kitchen	no
23	219	Kitchen	yes
24	81	Kitchen	no

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
25	73	Kitchen	no
26	108	Kitchen	no
27	274	Bedroom	yes
28	57	Bedroom	no
29	80	Kitchen	no
30	365	Bedroom	yes
31	337	Bedroom	yes
32	154	Kitchen	no
33	385	Bedroom	yes
34	247	Bedroom	yes
35	286	Kitchen	yes
36	109	Kitchen	no
37	167	Kitchen	no
38	47	Kitchen	no
39	319	Bedroom	yes
40	102	Bedroom	yes
41	137	Bedroom	yes
42	291	Kitchen	yes
43	305	Bedroom	yes
44	125	Kitchen	no
45	325	Bedroom	yes
46	428	Bedroom	yes
47	155	Kitchen	no
48	117	Bedroom	yes
49	51	Kitchen	no
50	287	Bedroom	yes
51	320	Bedroom	yes
52	96	Bedroom	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
53	266	Kitchen	yes
54	217	Kitchen	yes
55	436	Kitchen	yes
56	96	Kitchen	no
57	45	Kitchen	no
58	942	Bedroom	yes
59	346	Kitchen	yes
60	93	Bedroom	no
61	475	Bedroom	yes
62	353	Bedroom	yes
63	739	Bedroom	yes
64	368	Kitchen	yes
65	271	Kitchen	yes
66	220	Bedroom	yes
67	179	Kitchen	no
68	221	Bedroom	yes
69	422	Bedroom	yes
70	289	Kitchen	yes
71	262	Bedroom	yes
72	114	Kitchen	no
73	384	Bedroom	yes
74	183	Bedroom	yes
75	133	Kitchen	no
76	162	Kitchen	no
77	274	Kitchen	yes
78	261	Bedroom	yes
79	866	Bedroom	yes
80	25	Bedroom	no

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
81	358	Kitchen	yes
82	163	Bedroom	yes
83	61	Bedroom	no
84	267	Kitchen	yes
85	277	Bedroom	yes
86	280	Bedroom	yes
87	354	Bedroom	yes
88	98	Bedroom	yes
89	180	Bedroom	yes
90	967	Bedroom	yes
91	161	Bedroom	yes
92	353	Bedroom	yes
93	63	Bedroom	no
94	368	Bedroom	yes
95	223	Bedroom	yes
96	210	Bedroom	yes
97	284	Kitchen	yes
98	125	Bedroom	yes
99	306	Bedroom	yes
100	178	Bedroom	yes
101	160	Bedroom	yes
102	256	Kitchen	yes
103	153	Kitchen	no
104	688	Bedroom	yes
105	152	Kitchen	no
106	110	Bedroom	yes
107	285	Kitchen	yes
108	217	Kitchen	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
109	272	Kitchen	yes
110	446	Bedroom	yes
111	268	Bedroom	yes
112	357	Bedroom	yes
113	153	Kitchen	no
114	302	Kitchen	yes
115	176	Bedroom	yes
116	183	Bedroom	yes
117	205	Kitchen	yes
118	306	Bedroom	yes
119	385	Kitchen	yes
120	525	Bedroom	yes
121	112	Bedroom	yes
122	817	Bedroom	yes
123	112	Bedroom	yes
124	270	Bedroom	yes
125	386	Kitchen	yes
126	271	Bedroom	yes
127	392	Kitchen	yes
128	296	Bedroom	yes
129	358	Kitchen	yes
130	274	Bedroom	yes
131	668	Bedroom	yes
132	120	Kitchen	no
133	132	Bedroom	yes
134	156	Bedroom	yes
135	224	Kitchen	yes
136	294	Bedroom	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
137	323	Kitchen	yes
138	250	Kitchen	yes
139	119	Kitchen	no
140	52	Bedroom	no
141	328	Bedroom	yes
142	135	Bedroom	yes
143	335	Bedroom	yes
144	314	Kitchen	yes
145	220	Bedroom	yes
146	169	Bedroom	yes
147	52	Bedroom	no
148	276	Bedroom	yes
149	404	Bedroom	yes
150	104	Kitchen	no
151	555	Bedroom	yes
152	128	Kitchen	no
153	51	Bedroom	no
154	296	Kitchen	yes
155	76	Bedroom	no
156	183	Bedroom	yes
157	340	Kitchen	yes
158	153	Kitchen	no
159	245	Bedroom	yes
160	58	Bedroom	no
161	353	Bedroom	yes
162	308	Bedroom	yes
163	252	Kitchen	yes
164	253	Kitchen	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
165	222	Bedroom	yes
166	475	Bedroom	yes
167	754	Bedroom	yes
168	291	Bedroom	yes
169	283	Bedroom	yes
170	315	Bedroom	yes
171	577	Bedroom	yes
172	247	Kitchen	yes
173	244	Bedroom	yes
174	177	Bedroom	yes
175	256	Bedroom	yes
176	221	Bedroom	yes
177	28	Kitchen	no
178	178	Kitchen	no
179	67	Kitchen	no
180	274	Bedroom	yes
181	302	Bedroom	yes
182	33	Bedroom	no
183	57	Bedroom	no
184	502	Bedroom	yes
185	42	Kitchen	no
186	341	Bedroom	yes
187	294	Bedroom	yes
188	304	Bedroom	yes
189	245	Bedroom	yes
190	202	Bedroom	yes
191	192	Bedroom	yes
192	156	Bedroom	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
193	83	Bedroom	no
194	219	Living	yes
195	112	Bedroom	yes
196	269	Kitchen	yes
197	242	Bedroom	yes
198	19	Kitchen	no
199	497	Living	yes
200	86	Kitchen	no
201	169	Bedroom	yes
202	219	Kitchen	yes
203	136	Bedroom	yes
204	219	Bedroom	yes
205	665	Bedroom	yes
206	293	Kitchen	yes
207	268	Bedroom	yes
208	252	Bedroom	yes
209	675	Bedroom	yes
210	35	Kitchen	no
211	114	Kitchen	no
212	252	Living	yes
213	293	Bedroom	yes
214	131	Bedroom	yes
215	439	Living	yes
216	142	Kitchen	no
217	41	Bedroom	no
218	178	Kitchen	no
219	215	Living	yes
220	305	Bedroom	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
221	114	Kitchen	no
222	288	Bedroom	yes
223	191	Bedroom	yes
224	149	Bedroom	yes
225	462	Kitchen	yes
226	239	Bedroom	yes
227	277	Kitchen	yes
228	594	Bedroom	yes
229	151	Bedroom	yes
230	107	Bedroom	yes
231	111	Kitchen	no
232	256	Living	yes
233	208	Kitchen	yes
234	128	Bedroom	yes
235	116	Bedroom	yes
236	90	Kitchen	no
237	30	Bedroom	no
238	230	Kitchen	yes
239	212	Bedroom	yes
240	320	Bedroom	yes
241	70	Bedroom	no
242	330	Bedroom	yes
243	269	Bedroom	yes
244	224	Bedroom	yes
245	322	Bedroom	yes
246	211	Bedroom	yes
247	429	Bedroom	yes
248	867	Bedroom	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
249	414	Bedroom	yes
250	105	Kitchen	no
251	164	Bedroom	yes
252	224	Bedroom	yes
253	113	Kitchen	no
254	444	Bedroom	yes
255	100	Kitchen	no
256	215	Bedroom	yes
257	216	Bedroom	yes
258	466	Bedroom	yes
259	159	Bedroom	yes
260	206	Kitchen	yes
261	233	Kitchen	yes
262	68	Kitchen	no
263	164	Kitchen	no
264	743	Bedroom	yes
265	568	Bedroom	yes
266	840	Bedroom	yes
267	509	Bedroom	yes
268	240	Kitchen	yes
269	22	Kitchen	no
270	368	Bedroom	yes
271	86	Kitchen	no
272	186	Bedroom	yes
273	306	Bedroom	yes
274	227	Bedroom	yes
275	297	Bedroom	yes
276	216	Bedroom	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
277	189	Kitchen	no
278	24	Bedroom	no
279	224	Kitchen	yes
280	218	Bedroom	yes
281	223	Bedroom	yes
282	208	Bedroom	yes
283	66	Bedroom	no
284	268	Kitchen	yes
285	245	Kitchen	yes
286	103	Kitchen	no
287	343	Bedroom	yes
288	115	Kitchen	no
289	256	Bedroom	yes
290	85	Bedroom	no
291	302	Bedroom	yes
292	277	Kitchen	yes
293	77	Bedroom	no
294	107	Bedroom	yes
295	226	Bedroom	yes
296	350	Kitchen	yes
297	647	Kitchen	yes
298	147	Bedroom	yes
299	166	Bedroom	yes
300	86	Bedroom	no
301	399	Bedroom	yes
302	95	Bedroom	no
303	179	Kitchen	no
304	149	Bedroom	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
305	291	Kitchen	yes
306	346	Kitchen	yes
307	47	Bedroom	no
308	186	Kitchen	no
309	215	Bedroom	yes
310	49	Bedroom	no
311	190	Kitchen	no
312	69	Bedroom	no
313	317	Bedroom	yes
314	648	Kitchen	yes
315	117	Bedroom	yes
316	182	Kitchen	no
317	126	Bedroom	yes
318	138	Bedroom	yes
319	67	Bedroom	no
320	77	Bedroom	no
321	117	Bedroom	yes
322	195	Kitchen	no
323	63	Bedroom	no
324	42	Bedroom	no
325	143	Kitchen	no
326	791	Bedroom	yes
327	282	Kitchen	yes
328	260	Kitchen	yes
329	258	Kitchen	yes
330	248	Kitchen	yes
331	757	Kitchen	yes
332	215	Kitchen	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
333	214	Kitchen	yes
334	151	Bedroom	yes
335	356	Bedroom	yes
336	286	Bedroom	yes
337	223	Bedroom	yes
338	186	Kitchen	no
339	85	Bedroom	no
340	142	Bedroom	yes
341	345	Kitchen	yes
342	411	Bedroom	yes
343	290	Kitchen	yes
344	59	Kitchen	no
345	228	Kitchen	yes
346	313	Kitchen	yes
347	294	Bedroom	yes
348	93	Kitchen	no
349	208	Kitchen	yes
350	140	Bedroom	yes
351	192	Kitchen	no
352	278	Bedroom	yes
353	367	Kitchen	yes
354	256	Kitchen	yes
355	859	Kitchen	yes
356	309	Bedroom	yes
357	198	Bedroom	yes
358	217	Kitchen	yes
359	630	Kitchen	yes
360	106	Kitchen	no

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
361	139	Bedroom	yes
362	386	Bedroom	yes
363	306	Kitchen	yes
364	299	Kitchen	yes
365	100	Kitchen	no
366	237	Kitchen	yes
367	510	Kitchen	yes
368	168	Kitchen	no
369	131	Bedroom	yes
370	140	Kitchen	no
371	192	Kitchen	no
372	105	Bedroom	yes
373	269	Bedroom	yes
374	84	Bedroom	no
375	214	Bedroom	yes
376	171	Kitchen	no
377	128	Bedroom	yes
378	364	Kitchen	yes
379	369	Bedroom	yes
380	50	Bedroom	no
381	152	Kitchen	no
382	265	Kitchen	yes
383	193	Kitchen	no
384	281	Bedroom	yes
385	56	Bedroom	no
386	469	Bedroom	yes
387	242	Bedroom	yes
388	62	Kitchen	no

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
389	279	Kitchen	yes
390	343	Kitchen	yes
391	428	Bedroom	yes
392	480	Bedroom	yes
393	156	Bedroom	yes
394	200	Bedroom	yes
395	436	Bedroom	yes
396	479	Bedroom	yes
397	468	Kitchen	yes
398	352	Kitchen	yes
399	249	Bedroom	yes
400	309	Kitchen	yes
401	287	Kitchen	yes
402	40	Bedroom	no
403	151	Bedroom	yes
404	343	Bedroom	yes
405	150	Kitchen	no
406	143	Bedroom	yes
407	121	Kitchen	no
408	158	Kitchen	no
409	112	Bedroom	yes
410	265	Kitchen	yes
411	103	Bedroom	yes
412	219	Bedroom	yes
413	56	Kitchen	no
414	419	Bedroom	yes
415	322	Bedroom	yes
416	318	Kitchen	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
417	116	Kitchen	no
418	67	Bedroom	no
419	532	Bedroom	yes
420	295	Kitchen	yes
421	240	Bedroom	yes
422	112	Bedroom	yes
423	214	Kitchen	yes
424	319	Kitchen	yes
425	223	Kitchen	yes
426	307	Kitchen	yes
427	349	Kitchen	yes
428	282	Bedroom	yes
429	494	Bedroom	yes
430	555	Kitchen	yes
431	481	Bedroom	yes
432	86	Bedroom	no
433	753	Bedroom	yes
434	399	Bedroom	yes
435	64	Bedroom	no
436	77	Bedroom	no
437	288	Bedroom	yes
438	159	Bedroom	yes
439	66	Bedroom	no
440	357	Bedroom	yes
441	91	Bedroom	no
442	106	Bedroom	yes
443	120	Bedroom	yes
444	120	Kitchen	no

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
445	109	Kitchen	no
446	79	Bedroom	no
447	296	Kitchen	yes
448	91	Bedroom	no
449	215	Bedroom	yes
450	200	Kitchen	yes
451	245	Kitchen	yes
452	327	Bedroom	yes
453	767	Bedroom	yes
454	199	Bedroom	yes
455	130	Bedroom	yes
456	210	Bedroom	yes
457	93	Bedroom	no
458	243	Kitchen	yes
459	183	Kitchen	no
460	686	Bedroom	yes
461	67	Bedroom	no
462	349	Bedroom	yes
463	225	Kitchen	yes
464	352	Bedroom	yes
465	221	Bedroom	yes
466	359	Kitchen	yes
467	328	Kitchen	yes
468	149	Bedroom	yes
469	413	Bedroom	yes
470	100	Kitchen	no
471	255	Bedroom	yes
472	125	Bedroom	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
473	698	Bedroom	yes
474	139	Kitchen	no
475	67	Kitchen	no
476	138	Kitchen	no
477	93	Kitchen	no
478	87	Bedroom	no
479	257	Bedroom	yes
480	193	Kitchen	no
481	154	Kitchen	no
482	193	Bedroom	yes
483	319	Bedroom	yes
484	376	Bedroom	yes
485	299	Kitchen	yes
486	301	Kitchen	yes
487	82	Bedroom	no
488	174	Kitchen	no
489	43	Kitchen	no
490	81	Kitchen	no
491	137	Kitchen	no
492	84	Bedroom	no
493	87	Kitchen	no
494	87	Bedroom	no
495	61	Bedroom	no
496	156	Bedroom	yes
497	310	Bedroom	yes
498	585	Bedroom	yes
499	91	Bedroom	no
500	359	Bedroom	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
501	60	Kitchen	no
502	263	Bedroom	yes
503	327	Kitchen	yes
504	344	Kitchen	yes
505	72	Bedroom	no
506	190	Kitchen	no
507	188	Kitchen	no
508	211	Bedroom	yes
509	183	Kitchen	no
510	397	Kitchen	yes
511	513	Bedroom	yes
512	183	Bedroom	yes
513	321	Bedroom	yes
514	866	Bedroom	yes
515	144	Kitchen	no
516	174	Kitchen	no
517	227	Bedroom	yes
518	132	Bedroom	yes
519	131	Kitchen	no
520	402	Kitchen	yes
521	77	Bedroom	no
522	170	Kitchen	no
523	73	Kitchen	no
524	80	Kitchen	no
525	58	Kitchen	no
526	90	Kitchen	no
527	98	Kitchen	no
528	138	Kitchen	no

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
529	444	Kitchen	yes
530	181	Kitchen	no
531	110	Bedroom	yes
532	479	Bedroom	yes
533	351	Kitchen	yes
534	385	Kitchen	yes
535	135	Bedroom	yes
536	211	Bedroom	yes
537	310	Bedroom	yes
538	289	Bedroom	yes
539	68	Kitchen	no
540	328	Kitchen	yes
541	205	Kitchen	yes
542	205	Kitchen	yes
543	59	Bedroom	no
544	80	Kitchen	no
545	96	Kitchen	no
546	122	Bedroom	yes
547	61	Kitchen	no
548	124	Kitchen	no
549	52	Kitchen	no
550	94	Kitchen	no
551	241	Kitchen	yes
552	179	Bedroom	yes
553	267	Bedroom	yes
554	213	Bedroom	yes
555	314	Bedroom	yes
556	207	Kitchen	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
557	182	Bedroom	yes
558	160	Kitchen	no
559	72	Kitchen	no
560	420	Kitchen	yes
561	35	Bedroom	no
562	248	Bedroom	yes
563	212	Bedroom	yes
564	611	Bedroom	yes
565	399	Bedroom	yes
566	459	Kitchen	yes
567	353	Kitchen	yes
568	356	Kitchen	yes
569	65	Bedroom	no
570	295	Bedroom	yes
571	278	Bedroom	yes
572	616	Bedroom	yes
573	568	Bedroom	yes
574	107	Kitchen	no
575	334	Kitchen	yes
576	109	Bedroom	yes
577	33	Kitchen	no
578	73	Kitchen	no
579	156	Bedroom	yes
580	254	Kitchen	yes
581	29	Bedroom	no
582	153	Bedroom	yes
583	219	Bedroom	yes
584	82	Kitchen	no

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
585	134	Kitchen	no
586	46	Kitchen	no
587	40	Bedroom	no
588	159	Kitchen	no
589	201	Kitchen	yes
590	135	Kitchen	no
591	123	Kitchen	no
592	101	Bedroom	yes
593	211	Bedroom	yes
594	189	Bedroom	yes
595	210	Kitchen	yes
596	189	Bedroom	yes
597	267	Kitchen	yes
598	450	Bedroom	yes
599	150	Kitchen	no
600	126	Kitchen	no
601	215	Bedroom	yes
602	120	Bedroom	yes
603	389	Bedroom	yes
604	255	Bedroom	yes
605	222	Kitchen	yes
606	134	Kitchen	no
607	278	Bedroom	yes
608	171	Bedroom	yes
609	258	Bedroom	yes
610	214	Bedroom	yes
611	257	Kitchen	yes
612	120	Kitchen	no

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
613	343	Kitchen	yes
614	277	Bedroom	yes
615	276	Bedroom	yes
616	291	Bedroom	yes
617	53	Bedroom	no
618	728	Kitchen	yes
619	172	Kitchen	no
620	523	Bedroom	yes
621	142	Kitchen	no
622	165	Bedroom	yes
623	116	Bedroom	yes
624	65	Bedroom	no
625	112	Kitchen	no
626	306	Bedroom	yes
627	207	Kitchen	yes
628	128	Bedroom	yes
629	679	Kitchen	yes
630	220	Kitchen	yes
631	190	Kitchen	no
632	297	Kitchen	yes
633	119	Kitchen	no
634	247	Kitchen	yes
635	153	Kitchen	no
636	170	Kitchen	no
637	105	Kitchen	no
638	143	Bedroom	yes
639	60	Kitchen	no
640	138	Bedroom	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
641	205	Bedroom	yes
642	156	Bedroom	yes
643	187	Kitchen	no
644	255	Kitchen	yes
645	232	Bedroom	yes
646	199	Bedroom	yes
647	271	Bedroom	yes
648	146	Kitchen	no
649	190	Bedroom	yes
650	46	Kitchen	no
651	210	Bedroom	yes
652	248	Kitchen	yes
653	950	Bedroom	yes
654	224	Kitchen	yes
655	114	Kitchen	no
656	187	Kitchen	no
657	22	Kitchen	no
658	317	Bedroom	yes
659	178	Kitchen	no
660	61	Bedroom	no
661	210	Bedroom	yes
662	853	Bedroom	yes
663	334	Kitchen	yes
664	722	Bedroom	yes
665	185	Bedroom	yes
666	138	Bedroom	yes
667	127	Kitchen	no
668	96	Bedroom	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
669	469	Bedroom	yes
670	164	Kitchen	no
671	209	Bedroom	yes
672	372	Bedroom	yes
673	102	Bedroom	yes
674	195	Kitchen	yes
675	42	Bedroom	no
676	336	Kitchen	yes
677	48	Bedroom	no
678	342	Bedroom	yes
679	266	Kitchen	yes
680	129	Bedroom	yes
681	450	Bedroom	yes
682	139	Kitchen	no
683	126	Kitchen	no
684	50	Kitchen	no
685	177	Kitchen	no
686	171	Kitchen	no
687	53	Kitchen	no
688	144	Bedroom	yes
689	191	Kitchen	no
690	161	Kitchen	no
691	358	Bedroom	yes
692	93	Kitchen	no
693	227	Kitchen	yes
694	71	Kitchen	no
695	71	Kitchen	no
696	110	Kitchen	no

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
697	124	Kitchen	no
698	117	Kitchen	no
699	284	Bedroom	yes
700	273	Kitchen	yes
701	105	Kitchen	no
702	90	Kitchen	no
703	373	Bedroom	yes
704	502	Kitchen	yes
705	201	Bedroom	yes
706	449	Bedroom	yes
707	240	Kitchen	yes
708	340	Bedroom	yes
709	156	Kitchen	no
710	50	Kitchen	no
711	406	Bedroom	yes
712	400	Bedroom	yes
713	378	Bedroom	yes
714	351	Bedroom	yes
715	260	Kitchen	yes
716	174	Bedroom	yes
717	277	Bedroom	yes
718	276	Bedroom	yes
719	208	Bedroom	yes
720	49	Bedroom	no
721	186	Bedroom	yes
722	417	Bedroom	yes
723	347	Bedroom	yes
724	230	Kitchen	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
725	63	Kitchen	no
726	339	Bedroom	yes
727	113	Bedroom	yes
728	87	Bedroom	no
729	456	Bedroom	yes
730	435	Bedroom	yes
731	278	Kitchen	yes
732	144	Bedroom	yes
733	252	Kitchen	yes
734	182	Kitchen	no
735	594	Bedroom	yes
736	314	Bedroom	yes
737	312	Kitchen	yes
738	226	Bedroom	yes
739	76	Kitchen	no
740	46	Bedroom	no
741	94	Kitchen	no
742	113	Kitchen	no
743	244	Kitchen	yes
744	284	Kitchen	yes
745	259	Kitchen	yes
746	334	Bedroom	yes
747	215	Kitchen	yes
748	166	Kitchen	no
749	262	Kitchen	yes
750	283	Kitchen	yes
751	369	Kitchen	yes
752	193	Kitchen	no

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
753	216	Bedroom	yes
754	306	Bedroom	yes
755	259	Bedroom	yes
756	186	Kitchen	no
757	196	Kitchen	yes
758	103	Kitchen	no
759	139	Kitchen	no
760	132	Kitchen	no
761	138	Kitchen	no
762	338	Bedroom	yes
763	247	Bedroom	yes
764	223	Bedroom	yes
765	419	Bedroom	yes
766	792	Bedroom	yes
767	295	Bedroom	yes
768	168	Bedroom	yes
769	341	Kitchen	yes
770	76	Kitchen	no
771	224	Kitchen	yes
772	267	Kitchen	yes
773	189	Bedroom	yes
774	290	Kitchen	yes
775	325	Bedroom	yes
776	173	Kitchen	no
777	192	Bedroom	yes
778	269	Kitchen	yes
779	345	Bedroom	yes
780	342	Kitchen	yes

Target Illuminance (E_{t-na})			
Grid Ref No.	E_{t-na}	Room type	Meets minimum recommendation?
781	299	Kitchen	yes
782	257	Bedroom	yes
783	259	Kitchen	yes
784	230	Kitchen	yes
785	57	Bedroom	no
786	63	Kitchen	no
787	151	Bedroom	yes
788	173	Kitchen	no
789	301	Kitchen	yes
790	52	Bedroom	no
791	140	Bedroom	yes

A.1.4 Exposure to Sunlight (E_s) - Reference Points

The images below display the reference points used for Exposure to Sunlight of the proposed development. These can be used to cross reference with the tables presented after in order to determine specific values for E_s in individual apartments.



Figure 28 BG1 Level 0



Figure 29 BG1 Level 1



Figure 30 BG1 Level 2



Figure 31 BG1 Level 3



Figure 32 BG1 Level 4

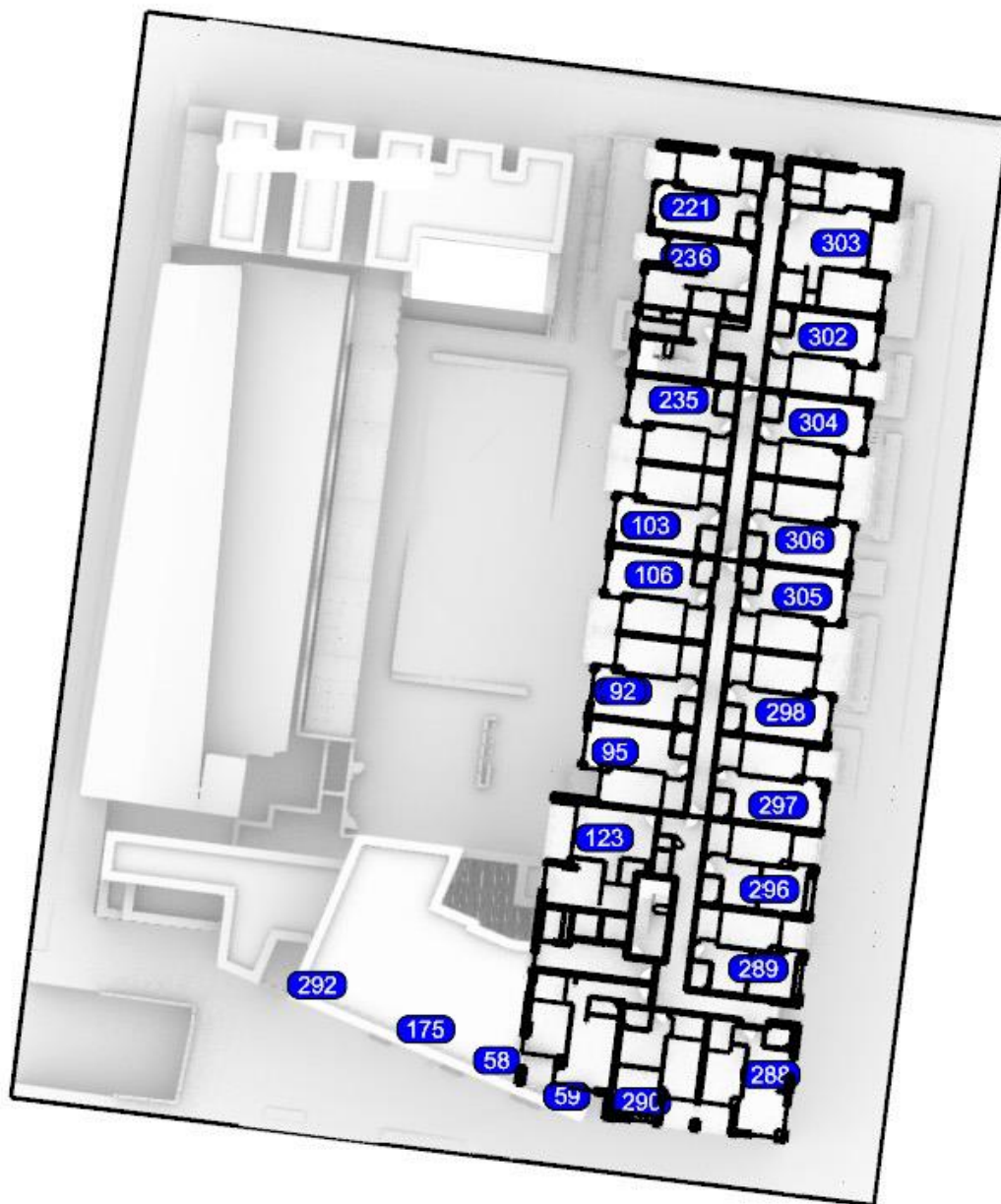


Figure 33 BG1 Level 5



Figure 34 BG1 Level 6



Figure 35 BG2 Level 0



Figure 36 BG2 Level 1

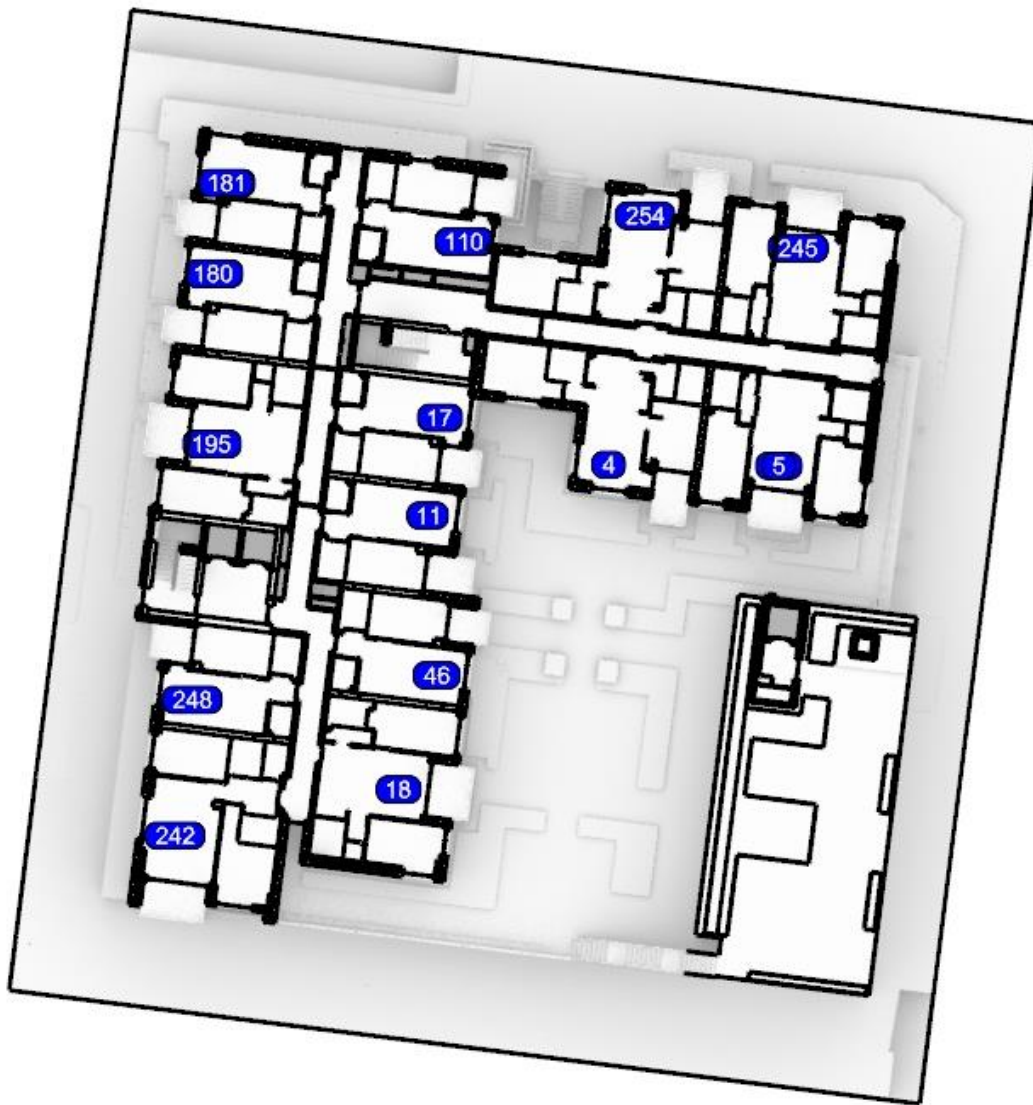


Figure 37 BG2 Level 2

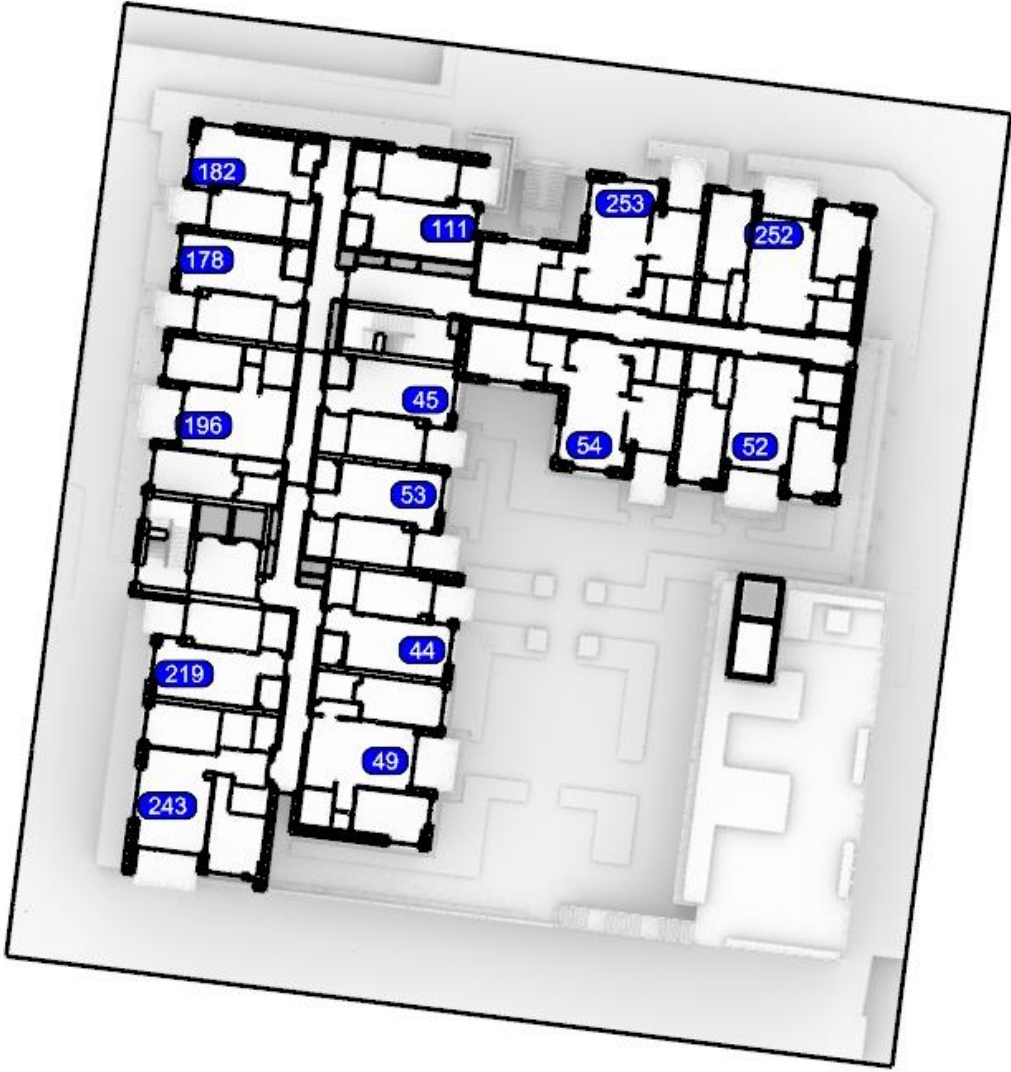


Figure 38 BG2 Level 3



Figure 39 BG2 Level 4

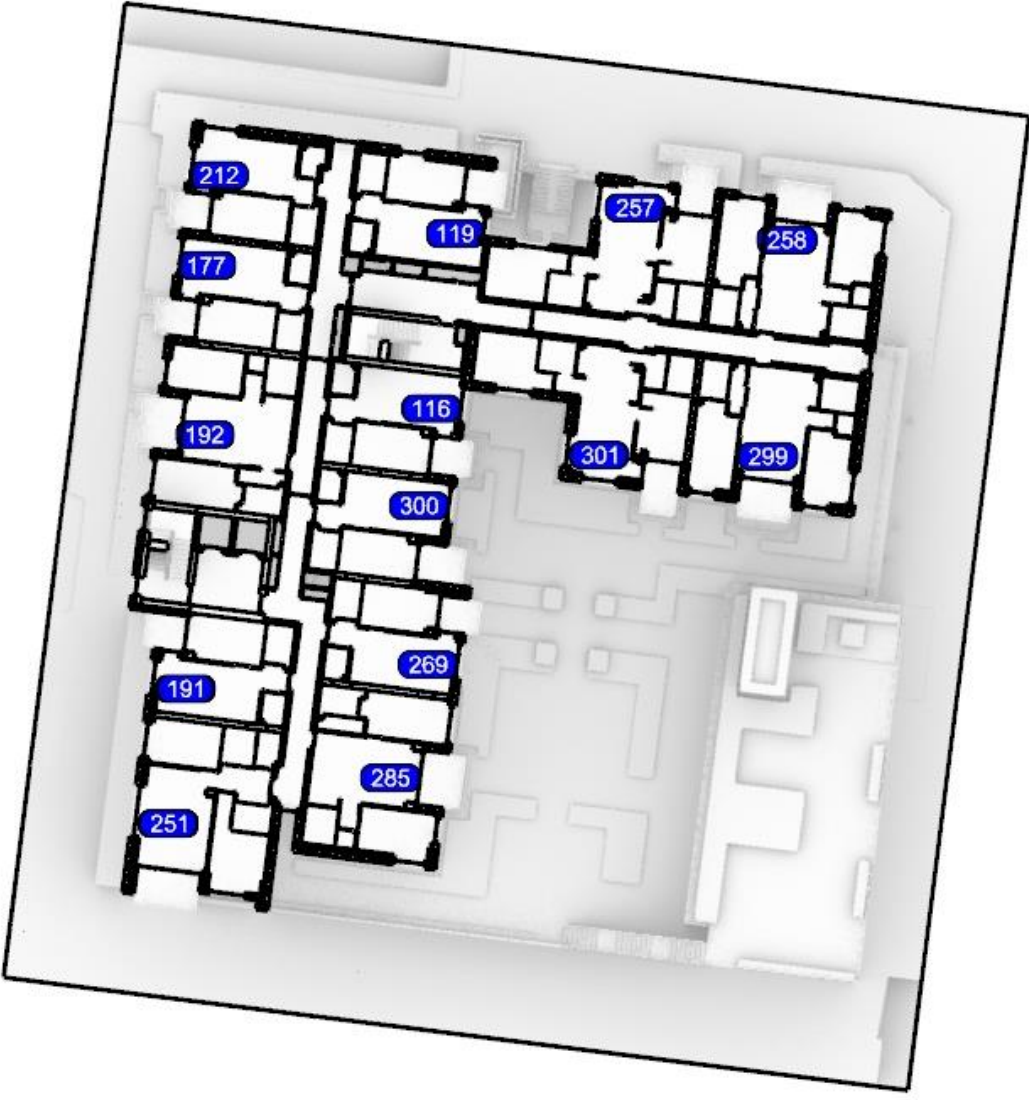


Figure 40 BG2 Level 5



Figure 41 BG2 Level 6



Figure 42 BG3 Level 0

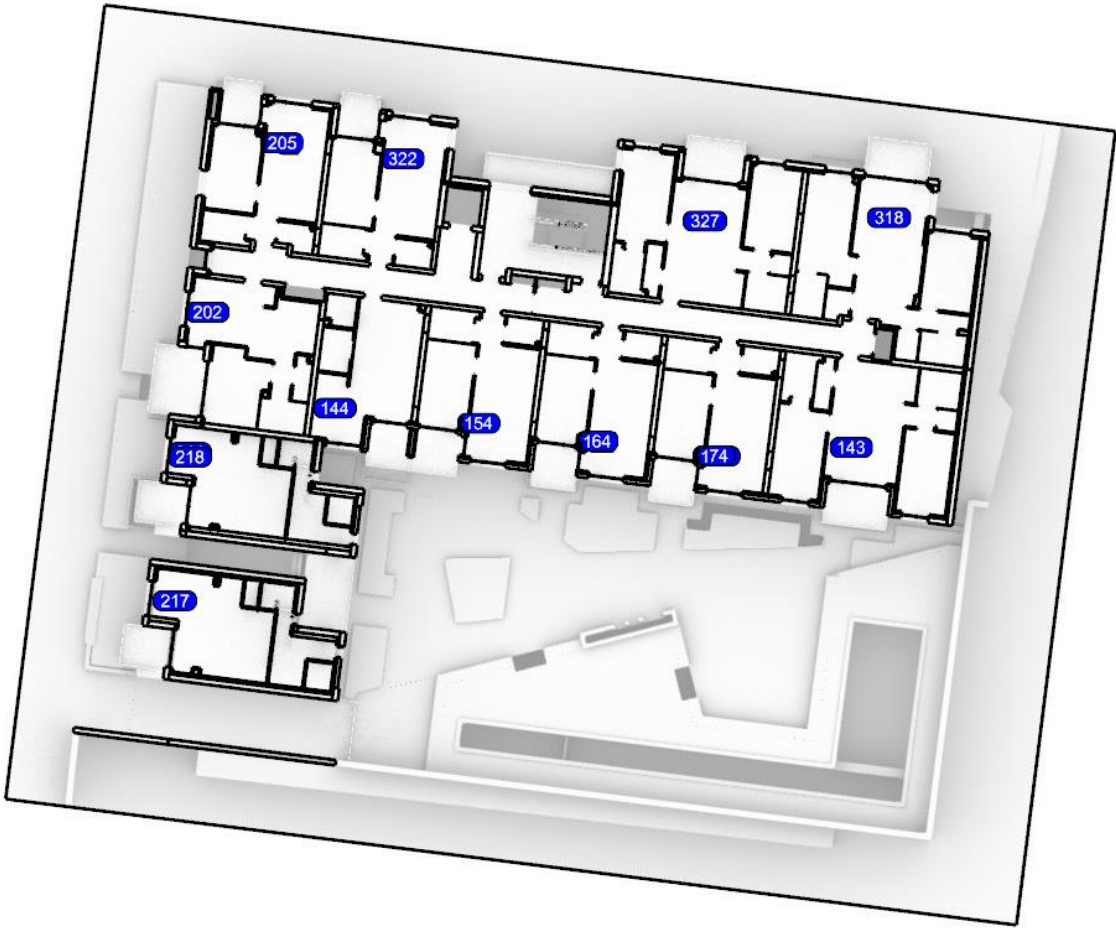


Figure 43 BG3 Level 1



Figure 44 BG3 Level 2

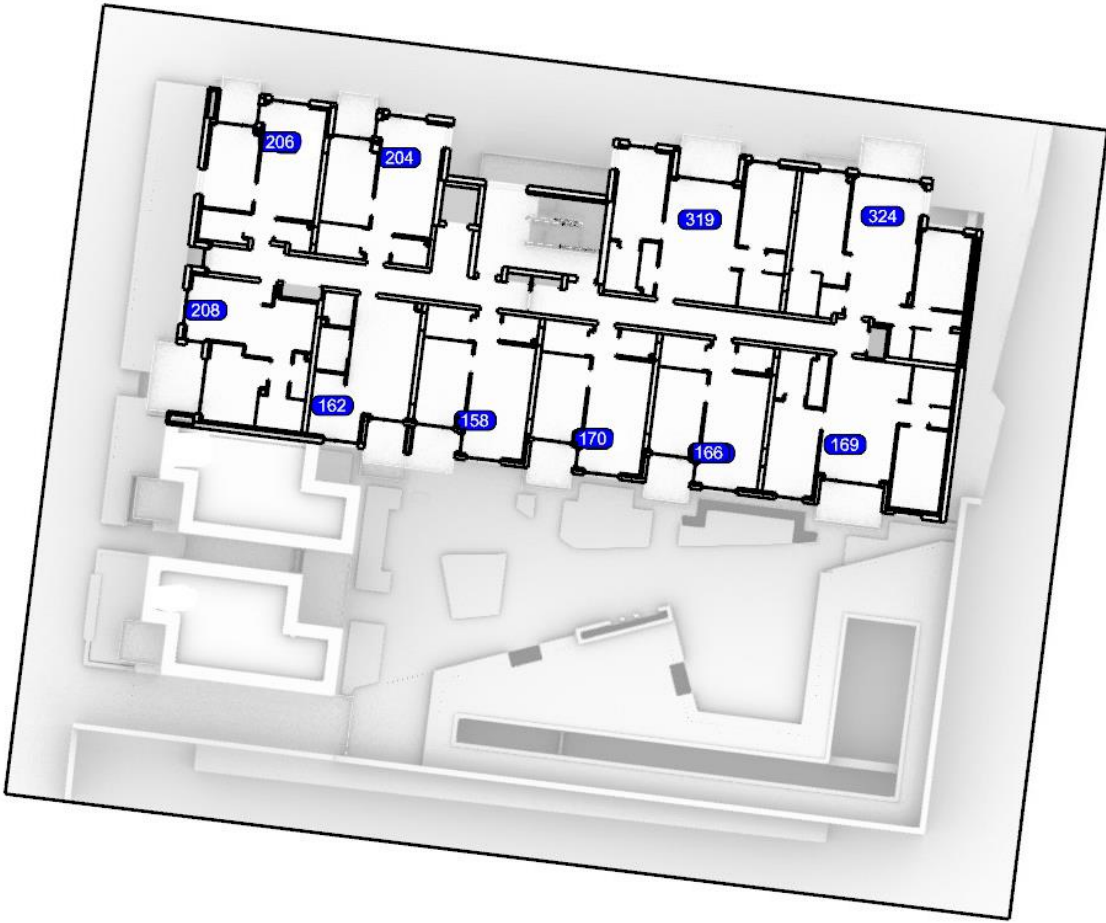


Figure 45 BG3 Level 3

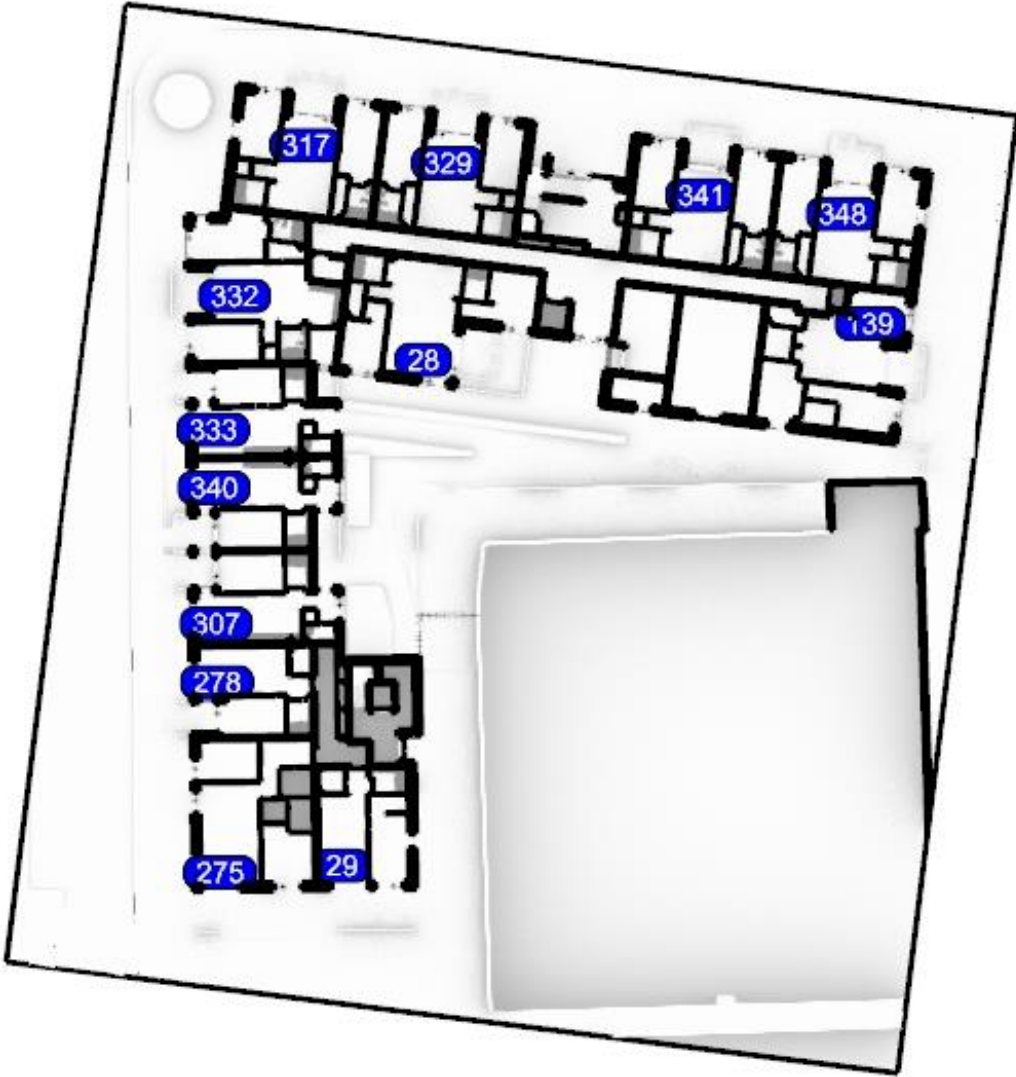


Figure 46 BG4 Level 0

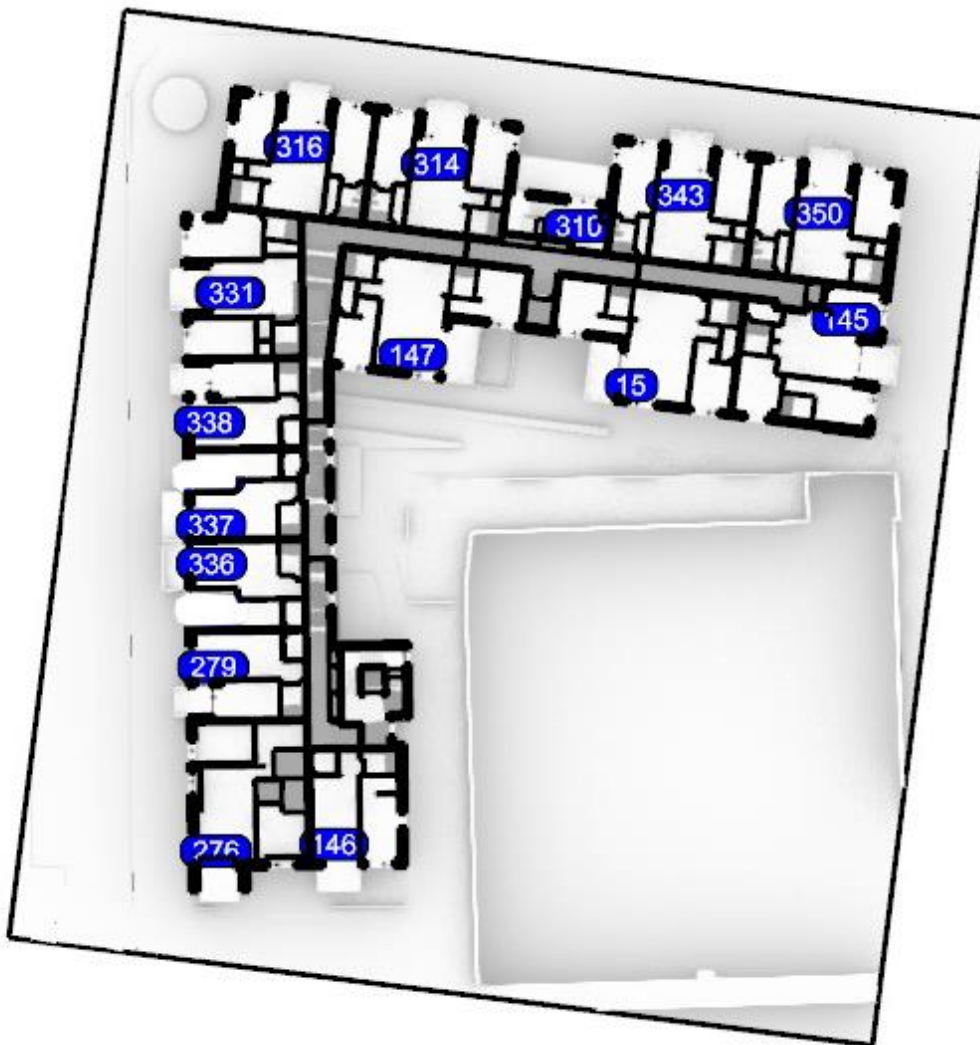


Figure 47 BG4 Level 1

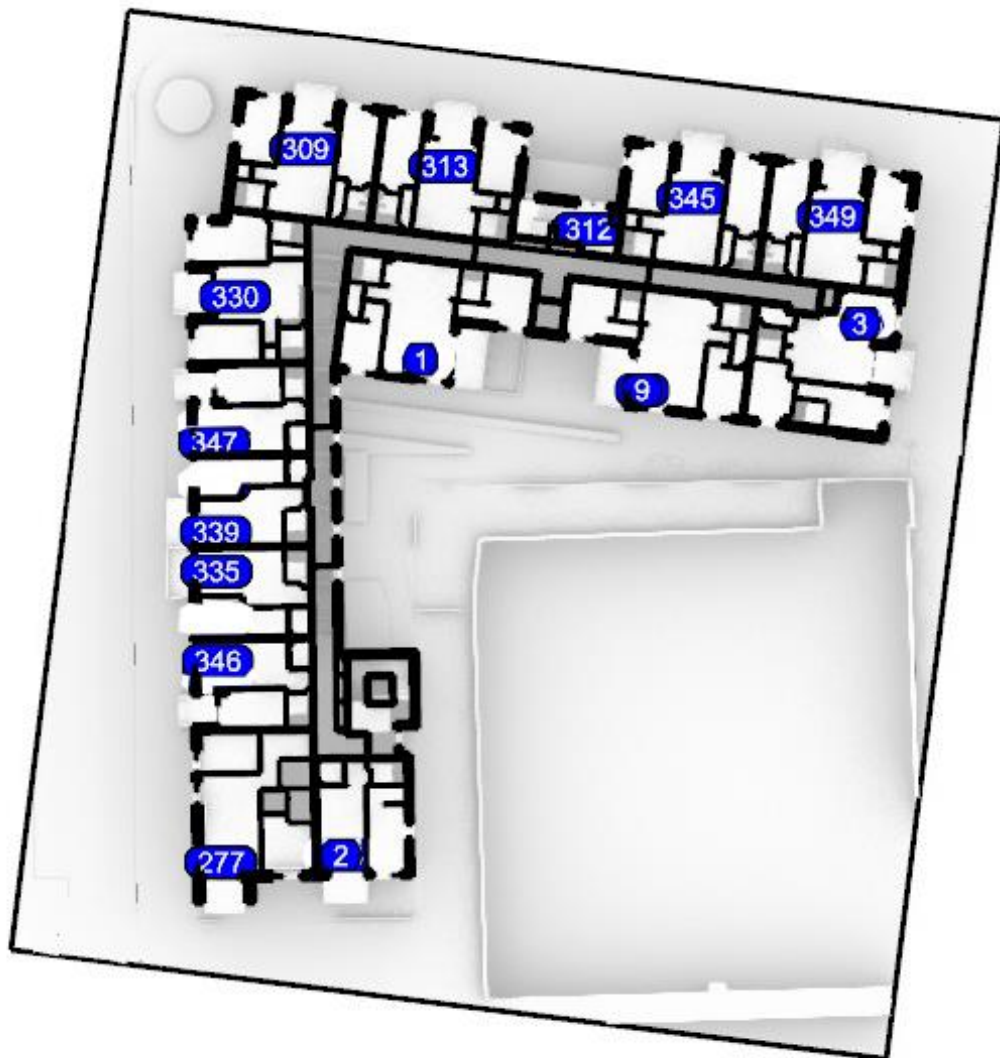


Figure 48 BG4 Level 2

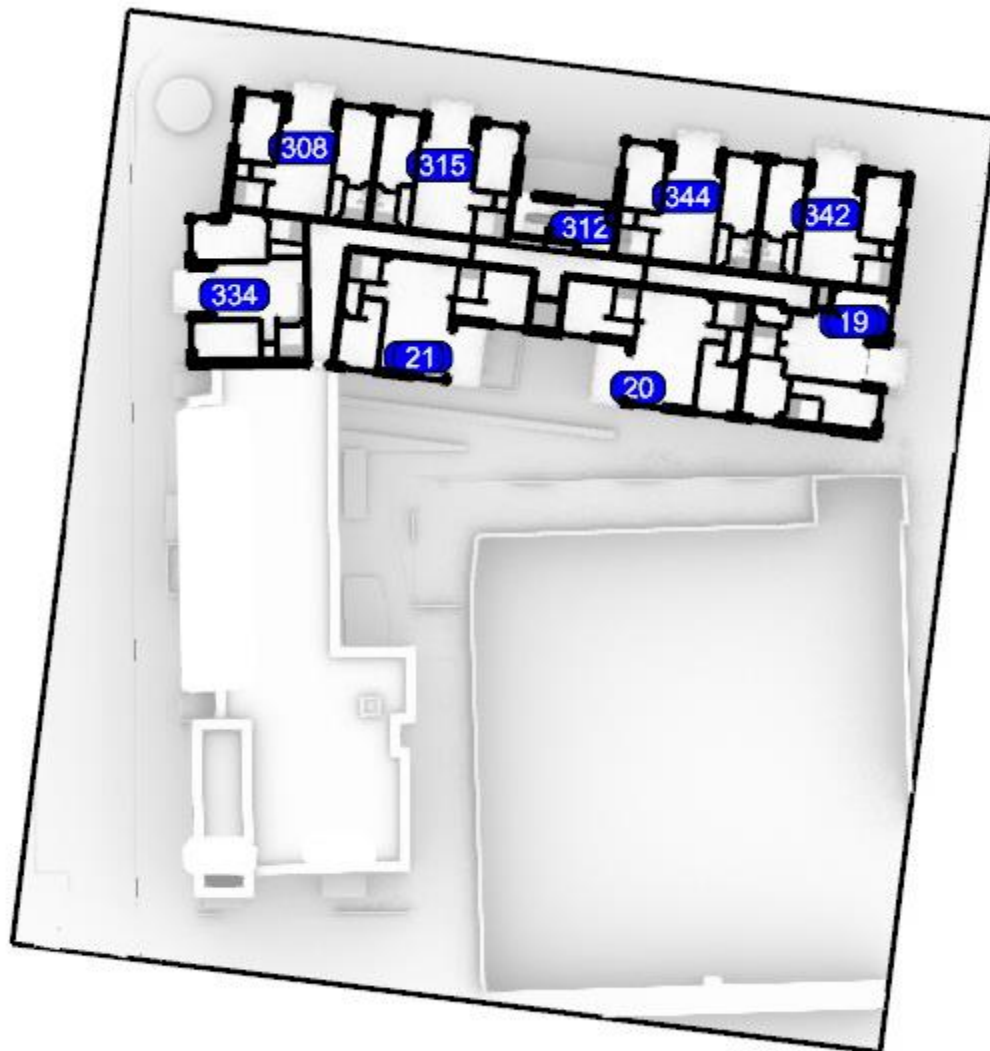


Figure 49 BG4 Level 3

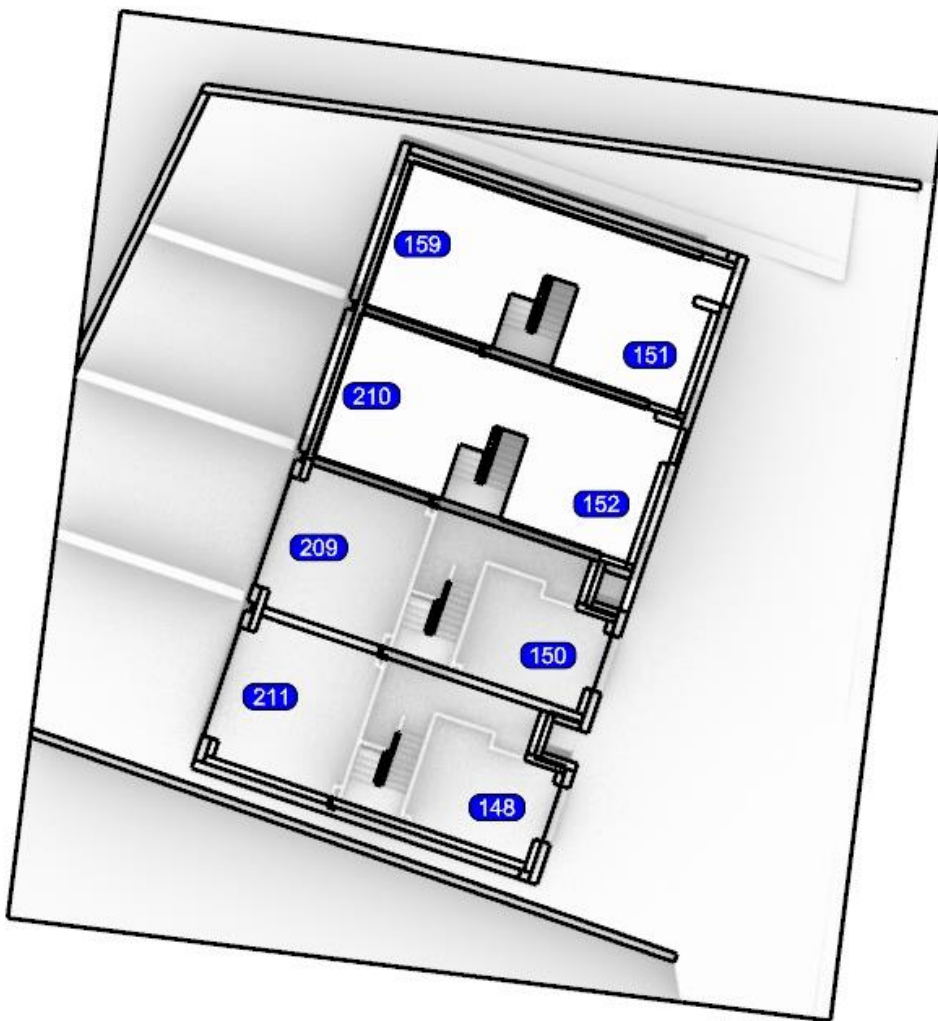


Figure 50 BG5 Level 0

A.1.5 Exposure to Sunlight (EtS)

The table below presents results for EtS on main living room windows in each apartment. The grid reference number in the left column can be cross referenced with the graphics given above to determine where specific results are experienced. The column on the right sets out if minimum recommendations are met or not. Full details of the metric and minimum recommendations are given in the metrics section previously outlined in the body of the report.

Exposure to Sunlight (EtS)		
Grid Ref No.	EtS (hrs)	Meets minimum recommendation?
1	9.3	yes
2	10.3	yes
3	4.1	yes
4	5.3	yes
5	0.6	no
6	2.7	yes
7	3.9	yes
8	2.5	yes
9	10.8	yes
10	2.4	yes
11	3.3	yes
12	9.8	yes
13	9.7	yes
14	9.8	yes
15	9.9	yes
16	9.8	yes
17	2.4	yes
18	1.8	yes
19	5.8	yes
20	11.3	yes
21	11.2	yes
22	0.8	no
23	1.3	no
24	2.3	yes

Exposure to Sunlight (E _s)		
Grid Ref No.	E _s (hrs)	Meets minimum recommendation?
25	1.3	no
26	3.3	yes
27	0.2	no
28	6.7	yes
29	10.2	yes
30	4.7	yes
31	2.2	yes
32	3.7	yes
33	2.9	yes
34	9.6	yes
35	5.6	yes
36	9.5	yes
37	9.3	yes
38	9.4	yes
39	9.0	yes
40	8.1	yes
41	9.0	yes
42	5.3	yes
43	8.8	yes
44	4.4	yes
45	2.4	yes
46	4.4	yes
47	3.7	yes
48	5.6	yes
49	1.8	yes
50	5.5	yes
51	3.7	yes
52	0.7	no

Exposure to Sunlight (E _s)		
Grid Ref No.	E _s (hrs)	Meets minimum recommendation?
53	3.4	yes
54	5.3	yes
55	11.4	yes
56	5.7	yes
57	11.2	yes
58	9.9	yes
59	10.0	yes
60	5.8	yes
61	3.7	yes
62	2.7	yes
63	2.7	yes
64	1.5	yes
65	2.5	yes
66	3.7	yes
67	5.5	yes
68	2.2	yes
69	1.7	yes
70	2.3	yes
71	7.8	yes
72	10.7	yes
73	10.3	yes
74	10.2	yes
75	9.7	yes
76	8.3	yes
77	1.8	yes
78	0.3	no
79	2.1	yes
80	2.1	yes

Exposure to Sunlight (E _s)		
Grid Ref No.	E _s (hrs)	Meets minimum recommendation?
81	2.8	yes
82	5.8	yes
83	0.6	no
84	1.5	yes
85	4.4	yes
86	4.5	yes
87	3.7	yes
88	0.2	no
89	2.2	yes
90	0.0	no
91	5.0	yes
92	5.8	yes
93	0.0	no
94	0.0	no
95	4.3	yes
96	3.4	yes
97	4.3	yes
98	5.0	yes
99	4.3	yes
100	4.7	yes
101	3.8	yes
102	3.8	yes
103	5.8	yes
104	2.6	yes
105	4.6	yes
106	5.8	yes
107	4.8	yes
108	2.7	yes

Exposure to Sunlight (E _s)		
Grid Ref No.	E _s (hrs)	Meets minimum recommendation?
109	0.0	no
110	0.0	no
111	0.0	no
112	0.0	no
113	0.0	no
114	0.0	no
115	0.0	no
116	2.4	yes
117	0.0	no
118	0.0	no
119	0.0	no
120	0.0	no
121	0.0	no
122	2.9	yes
123	2.9	yes
124	0.0	no
125	1.6	yes
126	3.0	yes
127	3.1	yes
128	3.1	yes
129	3.7	yes
130	3.3	yes
131	5.7	yes
132	2.3	yes
133	2.4	yes
134	1.3	no
135	0.0	no
136	1.3	no

Exposure to Sunlight (E _s)		
Grid Ref No.	E _s (hrs)	Meets minimum recommendation?
137	3.2	yes
138	6.3	yes
139	4.3	yes
140	3.8	yes
141	3.2	yes
142	4.7	yes
143	4.5	yes
144	3.3	yes
145	4.1	yes
146	9.9	yes
147	7.8	yes
148	1.8	yes
149	4.1	yes
150	4.2	yes
151	4.2	yes
152	4.1	yes
153	8.7	yes
154	8.2	yes
155	9.0	yes
156	11.1	yes
157	9.8	yes
158	10.4	yes
159	2.6	yes
160	5.3	yes
161	3.3	yes
162	10.3	yes
163	11.1	yes
164	9.0	yes

Exposure to Sunlight (E _s)		
Grid Ref No.	E _s (hrs)	Meets minimum recommendation?
165	5.3	yes
166	10.6	yes
167	6.8	yes
168	7.9	yes
169	4.1	yes
170	10.5	yes
171	11.0	yes
172	10.0	yes
173	11.0	yes
174	9.4	yes
175	10.0	yes
176	3.0	yes
177	3.5	yes
178	2.3	yes
179	1.5	yes
180	1.9	yes
181	1.5	yes
182	1.9	yes
183	1.3	no
184	4.8	yes
185	1.3	no
186	1.2	no
187	0.2	no
188	0.3	no
189	4.3	yes
190	2.9	yes
191	3.5	yes
192	2.2	yes

Exposure to Sunlight (E _s)		
Grid Ref No.	E _s (hrs)	Meets minimum recommendation?
193	3.0	yes
194	1.6	yes
195	0.7	no
196	1.1	no
197	2.3	yes
198	0.0	no
199	0.1	no
200	1.3	no
201	3.4	yes
202	1.8	yes
203	0.1	no
204	0.1	no
205	0.0	no
206	0.0	no
207	0.0	no
208	4.1	yes
209	3.3	yes
210	2.8	yes
211	0.0	no
212	3.1	yes
213	4.8	yes
214	1.3	no
215	5.8	yes
216	3.8	yes
217	2.8	yes
218	3.0	yes
219	2.4	yes
220	5.7	yes

Exposure to Sunlight (E _s)		
Grid Ref No.	E _s (hrs)	Meets minimum recommendation?
221	4.8	yes
222	4.0	yes
223	5.7	yes
224	5.1	yes
225	4.1	yes
226	2.4	yes
227	4.8	yes
228	1.4	no
229	4.8	yes
230	5.7	yes
231	4.8	yes
232	4.7	yes
233	3.4	yes
234	4.4	yes
235	5.8	yes
236	5.7	yes
237	0.9	no
238	5.7	yes
239	4.3	yes
240	3.8	yes
241	0.0	no
242	1.9	yes
243	2.6	yes
244	1.7	yes
245	0.0	no
246	0.0	no
247	1.7	yes
248	2.0	yes

Exposure to Sunlight (E _s)		
Grid Ref No.	E _s (hrs)	Meets minimum recommendation?
249	4.4	yes
250	3.1	yes
251	3.7	yes
252	0.0	no
253	0.0	no
254	0.0	no
255	0.0	no
256	0.0	no
257	0.0	no
258	0.0	no
259	0.0	no
260	0.0	no
261	0.0	no
262	0.0	no
263	0.0	no
264	8.5	yes
265	4.8	yes
266	6.4	yes
267	11.6	yes
268	11.4	yes
269	4.9	yes
270	5.0	yes
271	5.1	yes
272	2.8	yes
273	4.1	yes
274	5.1	yes
275	4.8	yes
276	4.8	yes

Exposure to Sunlight (E _s)		
Grid Ref No.	E _s (hrs)	Meets minimum recommendation?
277	5.0	yes
278	1.8	yes
279	2.5	yes
280	3.4	yes
281	4.3	yes
282	3.0	yes
283	2.7	yes
284	2.8	yes
285	3.0	yes
286	0.9	no
287	5.3	yes
288	11.6	yes
289	5.9	yes
290	11.4	yes
291	4.4	yes
292	10.2	yes
293	2.4	yes
294	3.4	yes
295	1.6	yes
296	5.9	yes
297	5.6	yes
298	4.6	yes
299	2.9	yes
300	3.4	yes
301	6.8	yes
302	4.5	yes
303	2.3	yes
304	4.4	yes

Exposure to Sunlight (E _s)		
Grid Ref No.	E _s (hrs)	Meets minimum recommendation?
305	4.3	yes
306	4.3	yes
307	2.6	yes
308	0.0	no
309	0.0	no
310	0.0	no
311	0.3	no
312	0.0	no
313	0.0	no
314	0.0	no
315	0.0	no
316	0.0	no
317	0.0	no
318	0.3	no
319	0.0	no
320	0.0	no
321	0.0	no
322	0.0	no
323	0.0	no
324	0.5	no
325	0.3	no
326	0.6	no
327	0.0	no
328	0.0	no
329	0.0	no
330	2.8	yes
331	2.4	yes
332	0.8	no

Exposure to Sunlight (E _s)		
Grid Ref No.	E _s (hrs)	Meets minimum recommendation?
333	2.3	yes
334	3.3	yes
335	5.0	yes
336	1.8	yes
337	1.8	yes
338	4.0	yes
339	5.1	yes
340	1.4	no
341	0.0	no
342	0.0	no
343	0.0	no
344	0.0	no
345	0.0	no
346	4.6	yes
347	5.3	yes
348	0.0	no
349	0.0	no
350	0.0	no
351	4.5	yes
352	4.3	yes
353	4.1	yes
354	6.0	yes

A.1.6 Quality of View

The minimum recommendations for quality of view are outlined in the body of the report. There are four components. Three are completed from a review of the architectural arrangements and one is simulated. These are listed below for clarity with the assessment method noted to the right.

Criteria	Method of Assessment
Relevant glazing should be clear and undistorted.	Review of architectural documentation.
From the utilised area, view angles should be greater than or equal to 14°.	Review of architectural arrangements and application of the method given in Figure C.2 of both BS EN 17073:2018 and IS EN 17037:2018.
Exterior distance of the view should be greater than 6m.	Review of architectural documentation.
At least 75% of the utilised area should have a view of the landscape or cityscape.	Simulations in accordance with the approach described in C.4.1 Simplified verification method and as shown in Figure C.4.2 of both BS EN 17037:2018 and IS EN 17037:2018.

In reporting results, all rooms meet criteria for clear glazing and an exterior distance greater than 6m.

When using the method given in Figure C.2 of BS EN 17037:2018 and IS EN 17037:2018, the following typical room layouts do not meet the minimum horizontal view angle criteria:

- Type1H (Kitchen / Living).
- Type 1K (Kitchen / Living).
- Type 1P (Kitchen / Living).
- Type 1Q (Bedroom).
- Type 2M (Bedroom 1).
- Type 3B (Kitchen / Living).
- Type 3B (Bedroom 2).

The images below summarise the review of architectural arrangements completed in order to arrive at the above conclusions. Note again that this review was completed using the methods described in Figure C.2 of BS EN 17037:2018 and IS EN 17037:2018.

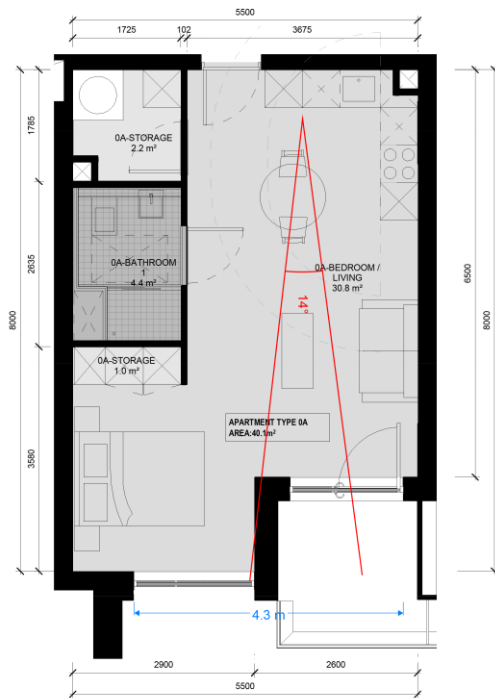


Figure 51: Apartment type: 0A

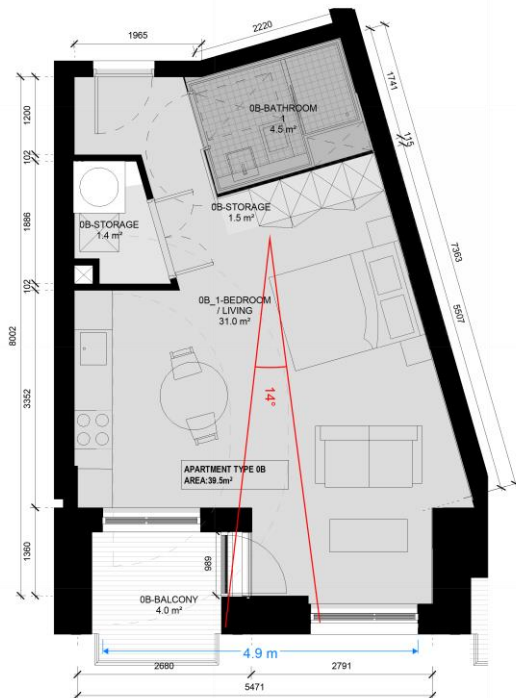


Figure 52: Apartment type: 0B

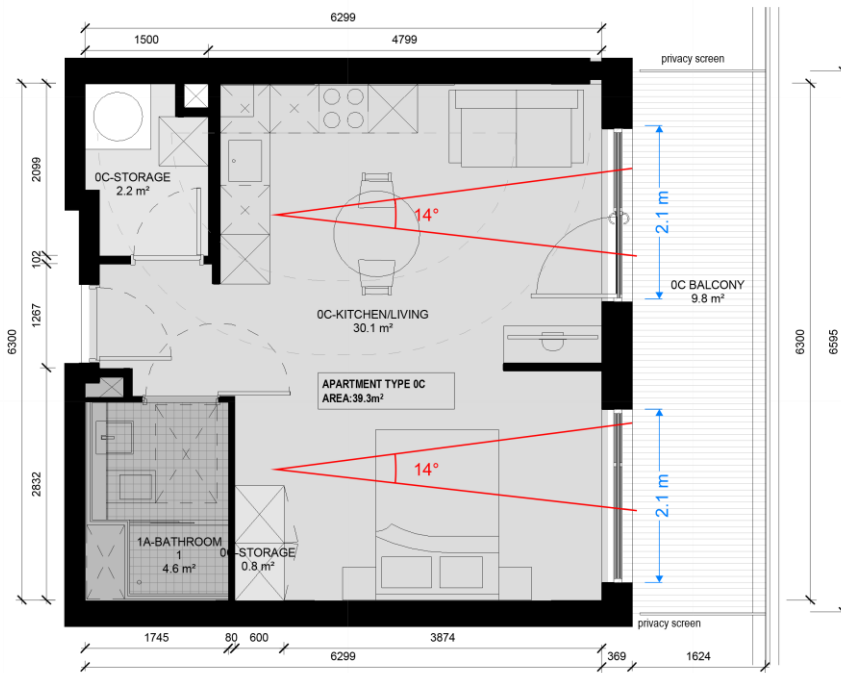


Figure 53: Apartment type: 0C

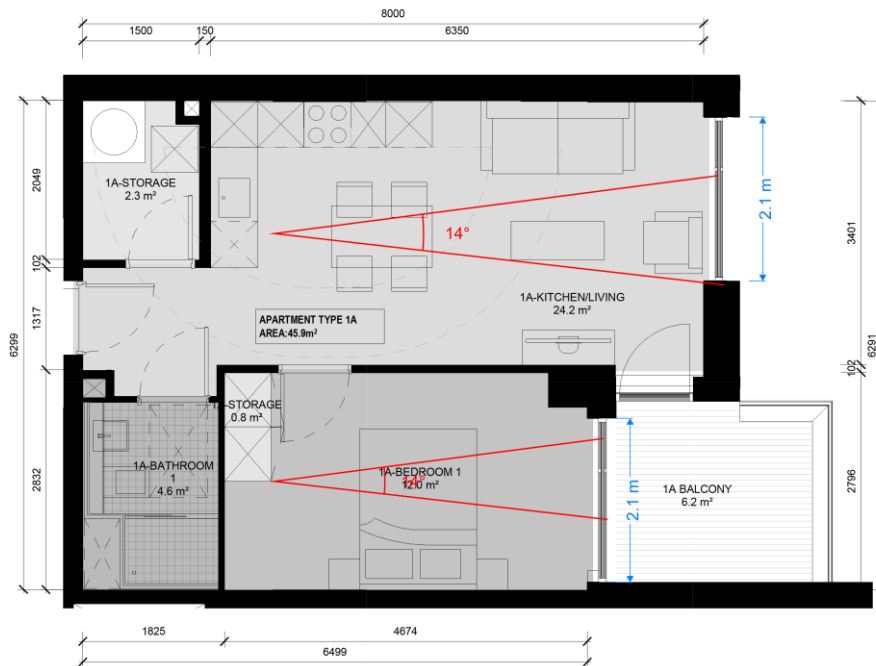


Figure 54: Apartment type: 1A



Figure 55: Apartment type: 1B

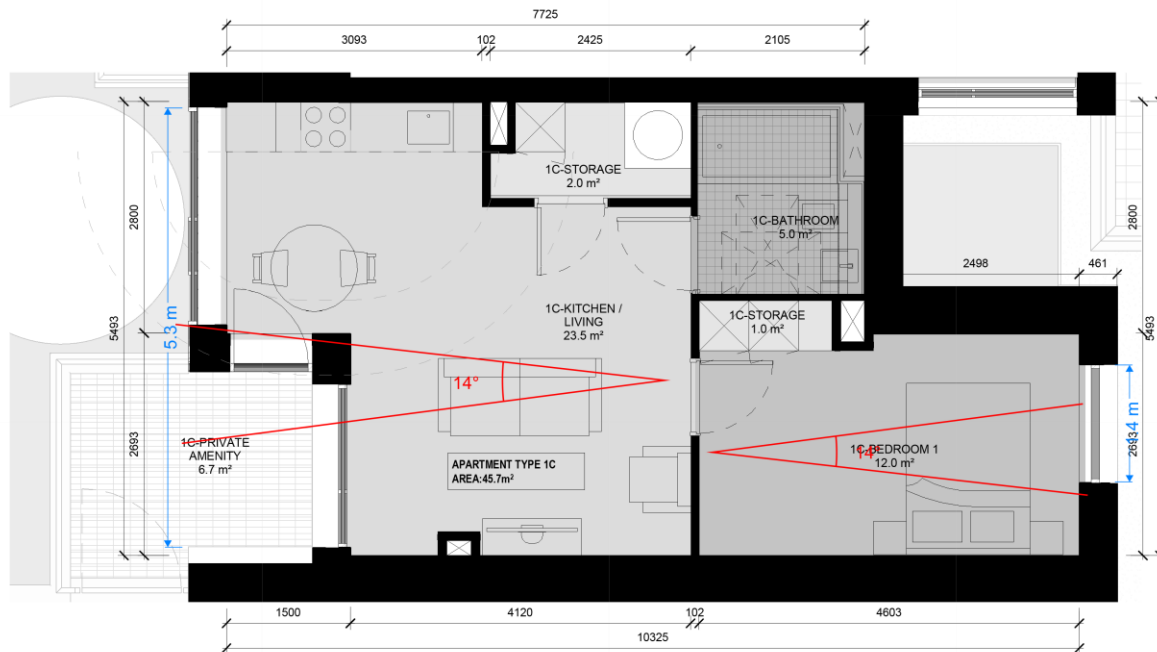


Figure 56: Apartment type: 1C

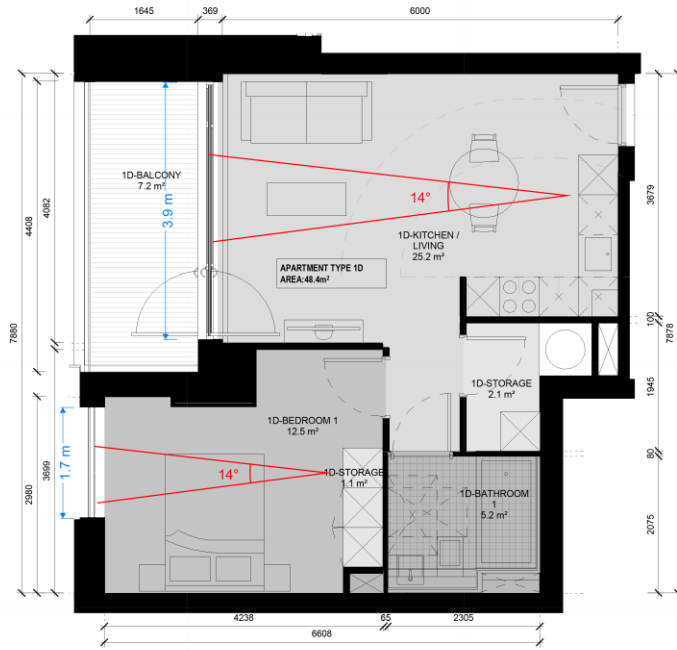


Figure 57: Apartment type: 1D



Figure 58: Apartment type: 1E

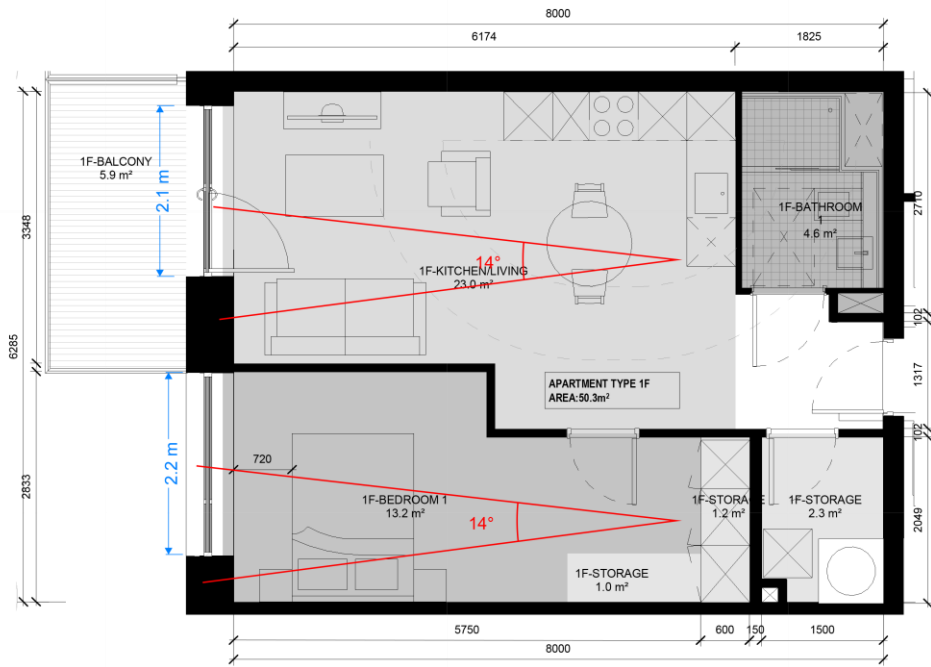


Figure 59: Apartment type: 1F

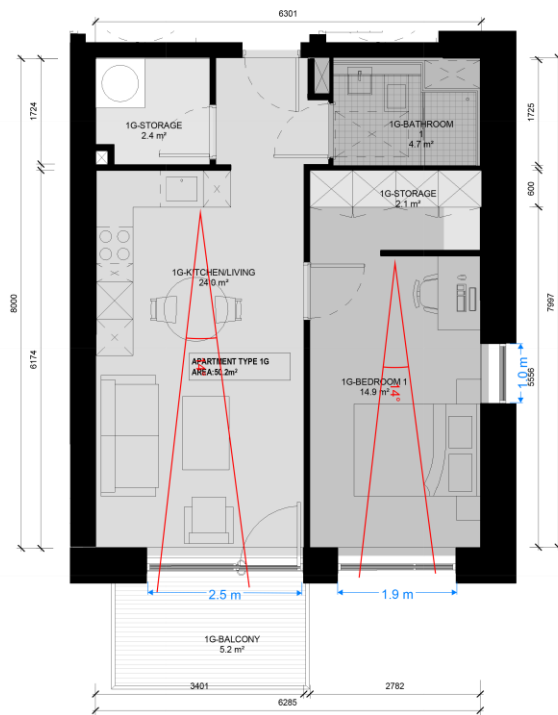


Figure 60: Apartment type: 1G

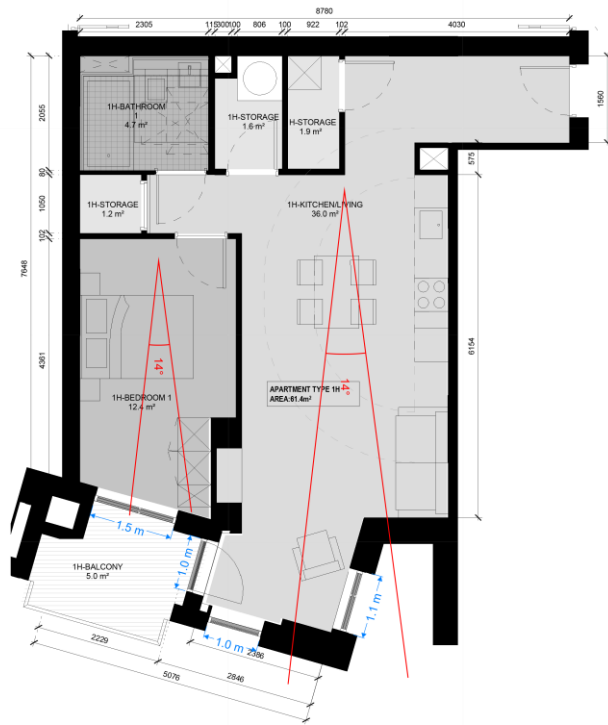


Figure 61: Apartment type: 1H

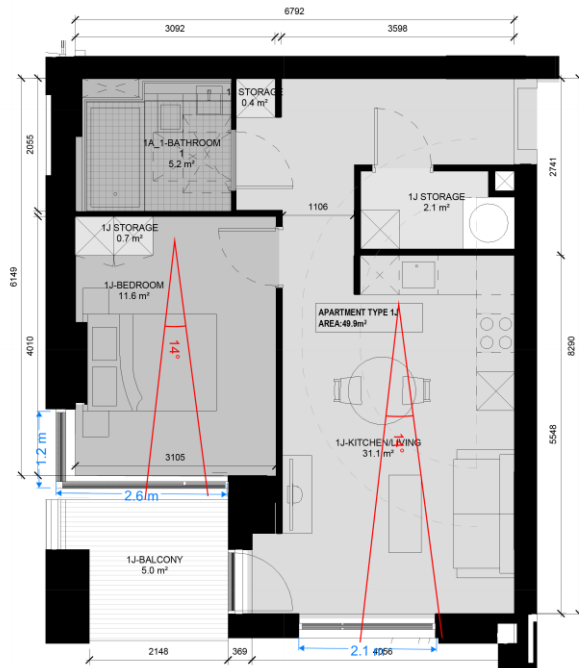


Figure 62: Apartment type: 1J

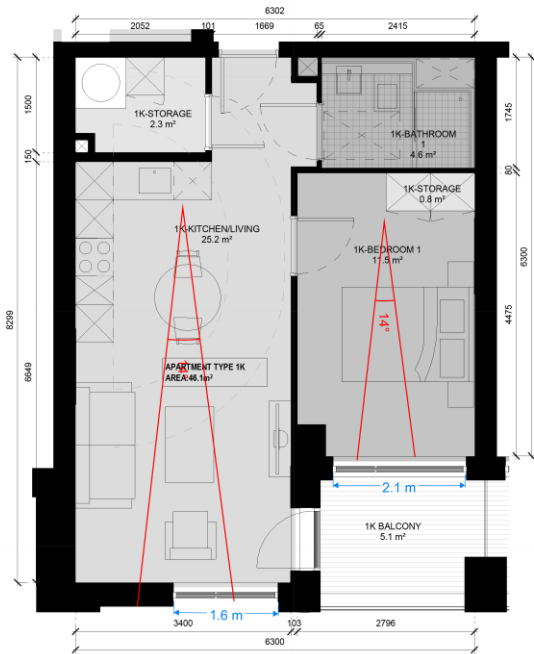


Figure 63: Apartment type: 1K

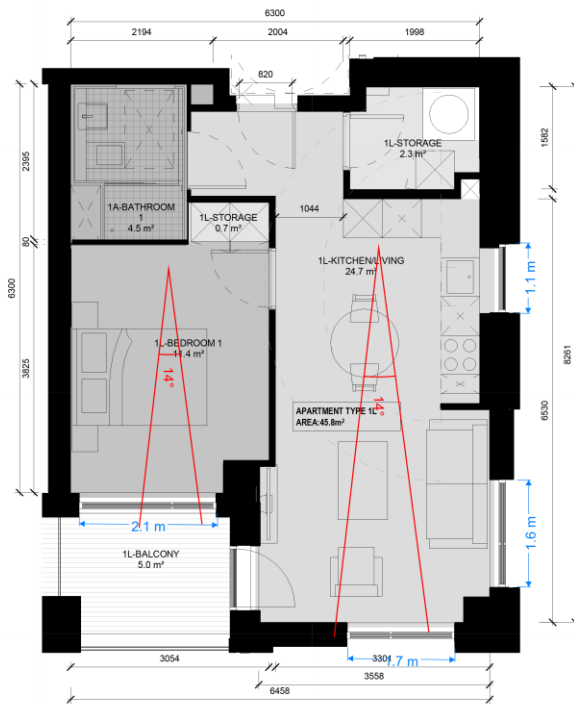


Figure 64: Apartment type: 1L

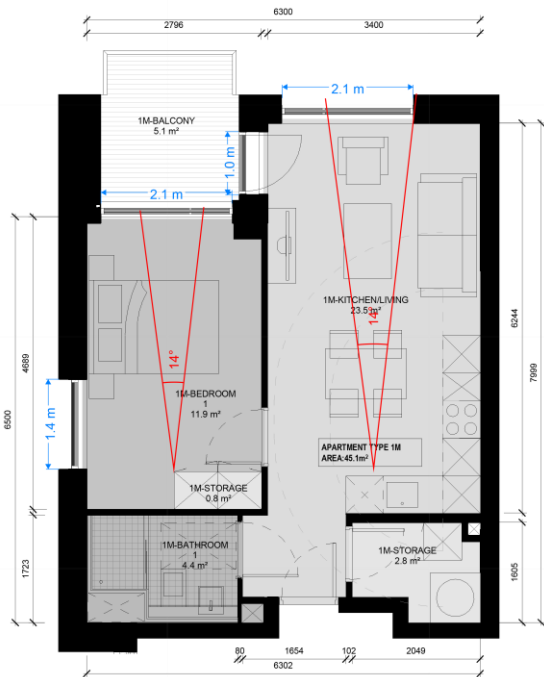


Figure 65: Apartment type: 1M

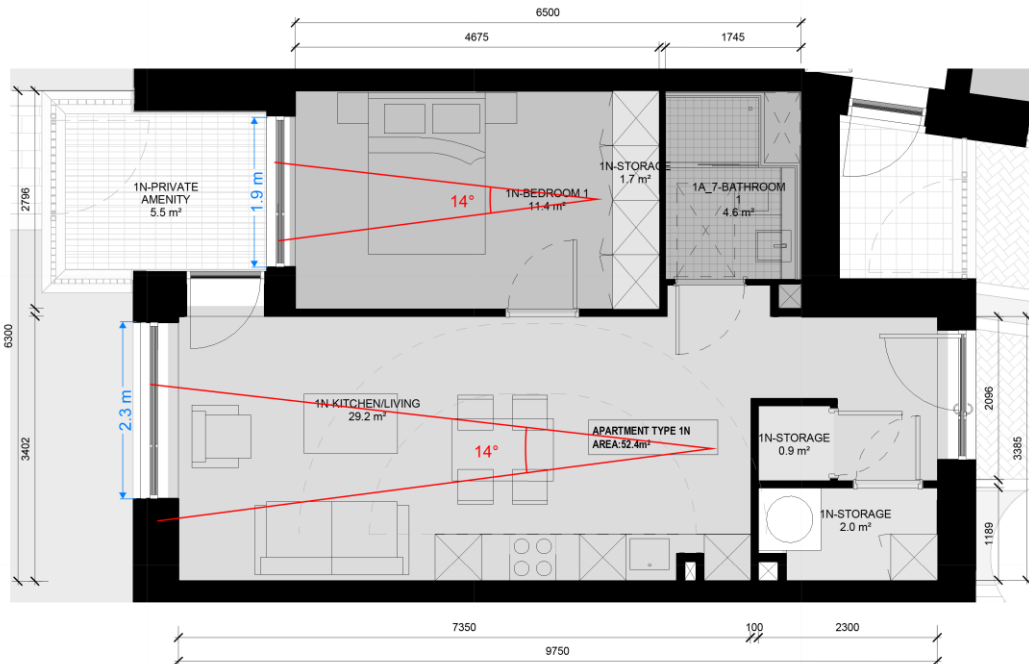


Figure 66: Apartment type: 1N

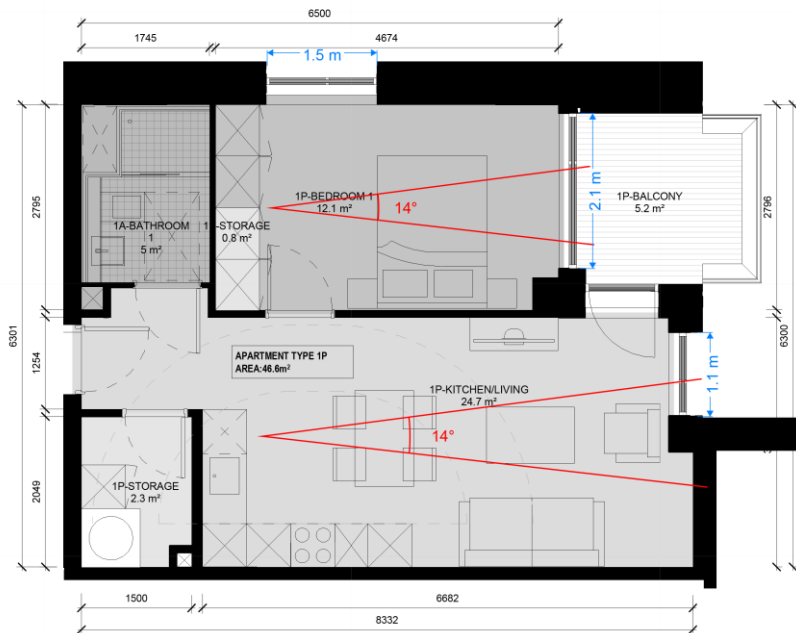


Figure 67: Apartment type: 1P

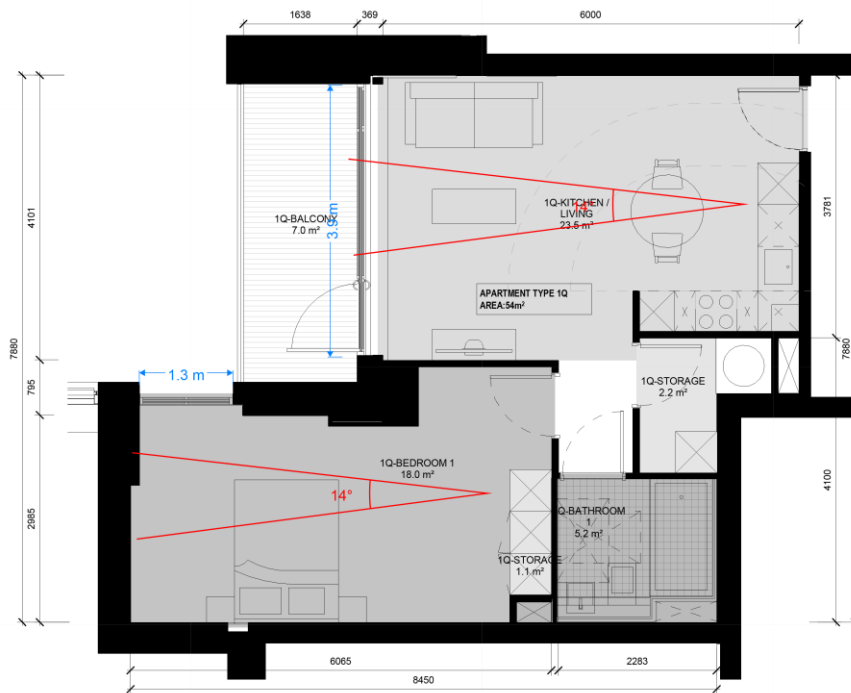


Figure 68: Apartment type: 1Q

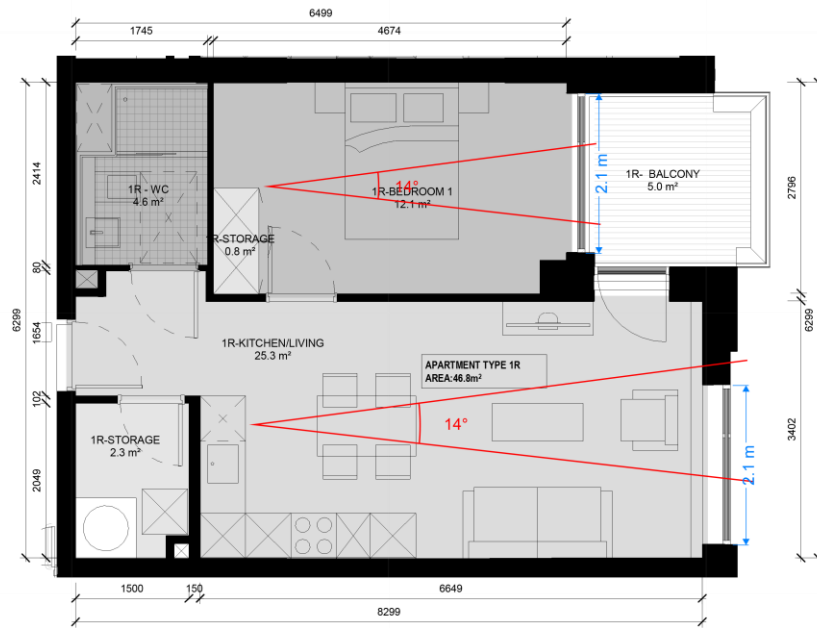


Figure 69: Apartment type: 1R



Figure 70: Apartment type: 2A

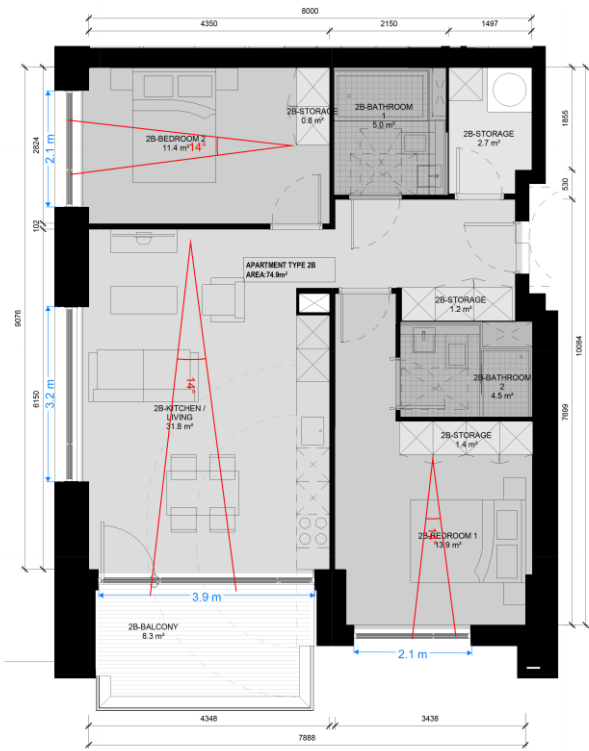


Figure 71: Apartment type: 2B



Figure 72: Apartment type: 2C

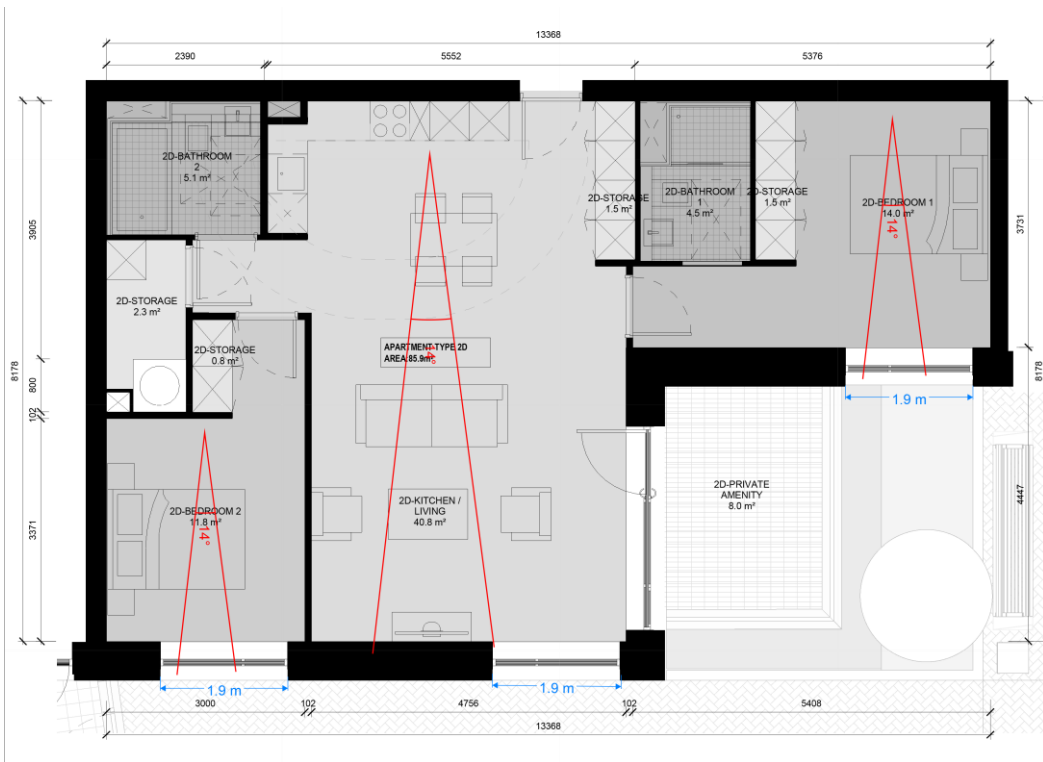


Figure 73: Apartment type: 2D

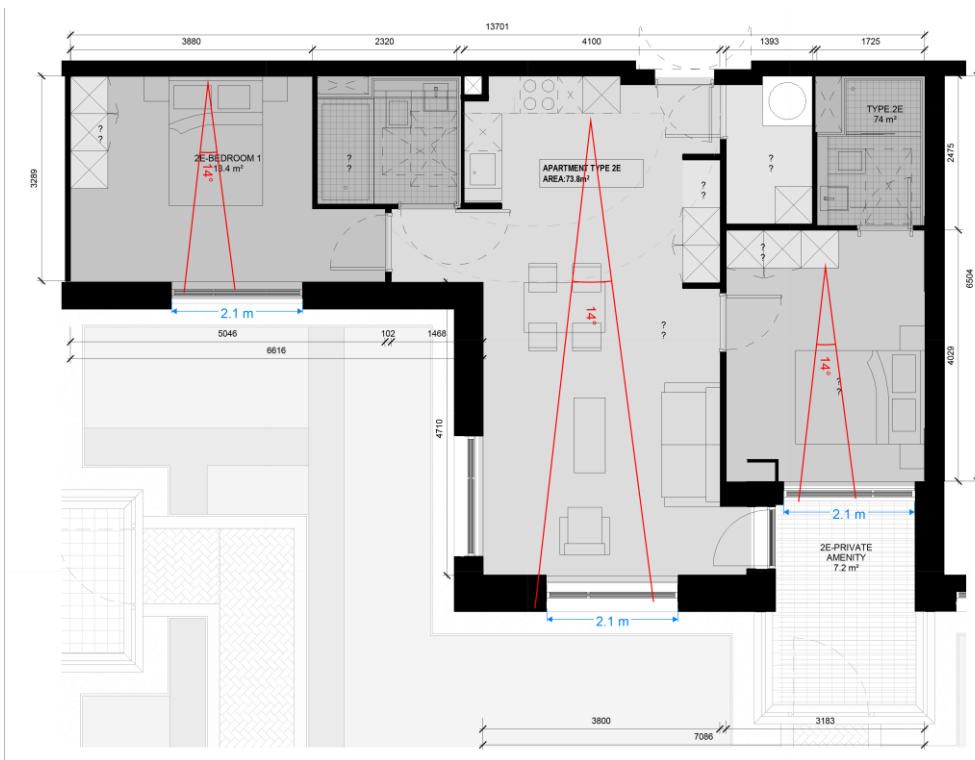


Figure 74: Apartment type: 2E

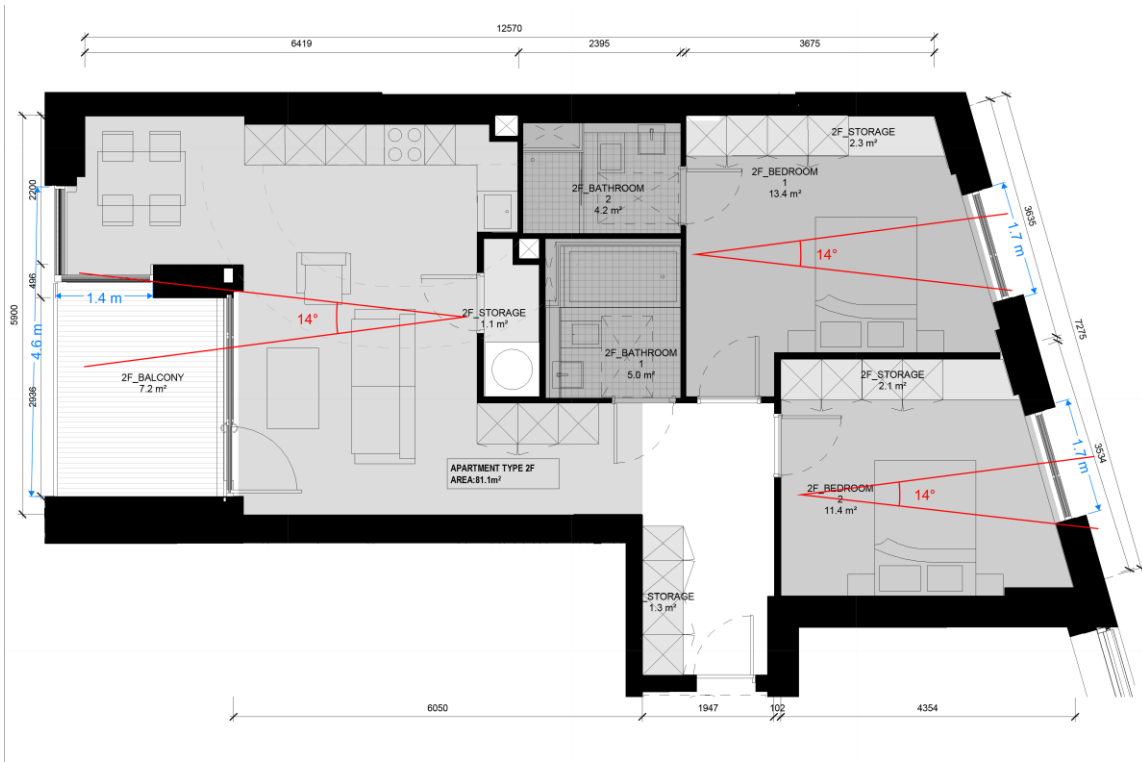


Figure 75: Apartment type: 2F

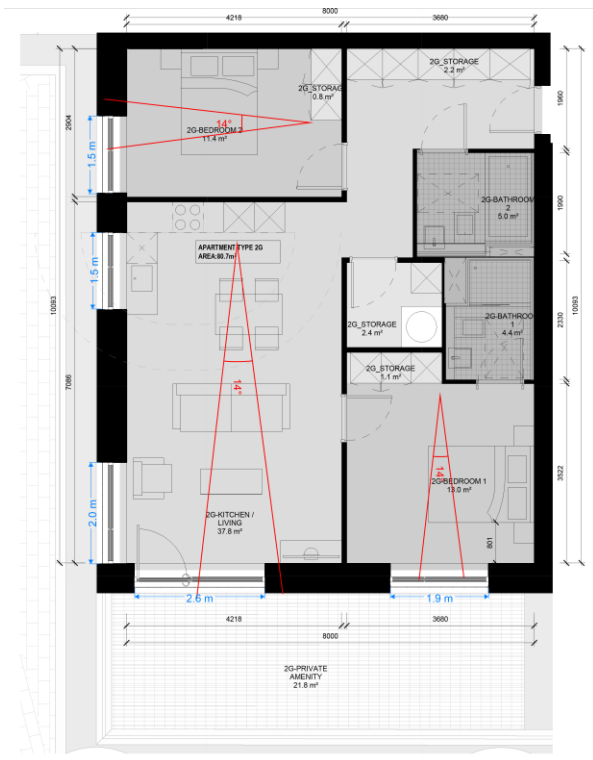


Figure 76: Apartment type: 2G



Figure 77: Apartment type: 2H

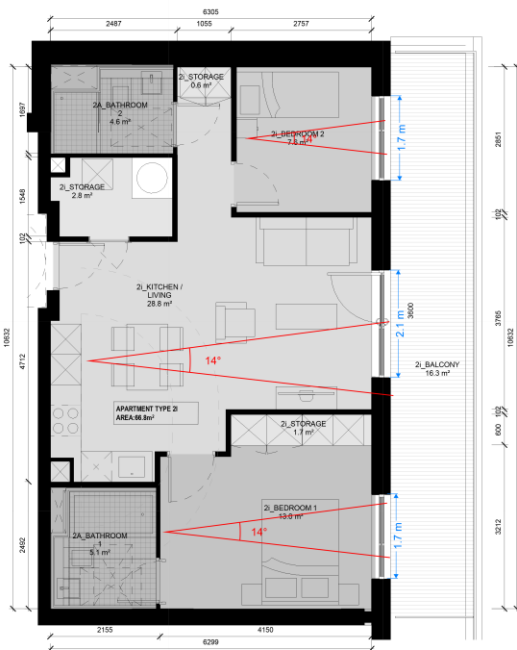


Figure 78: Apartment type: 2I

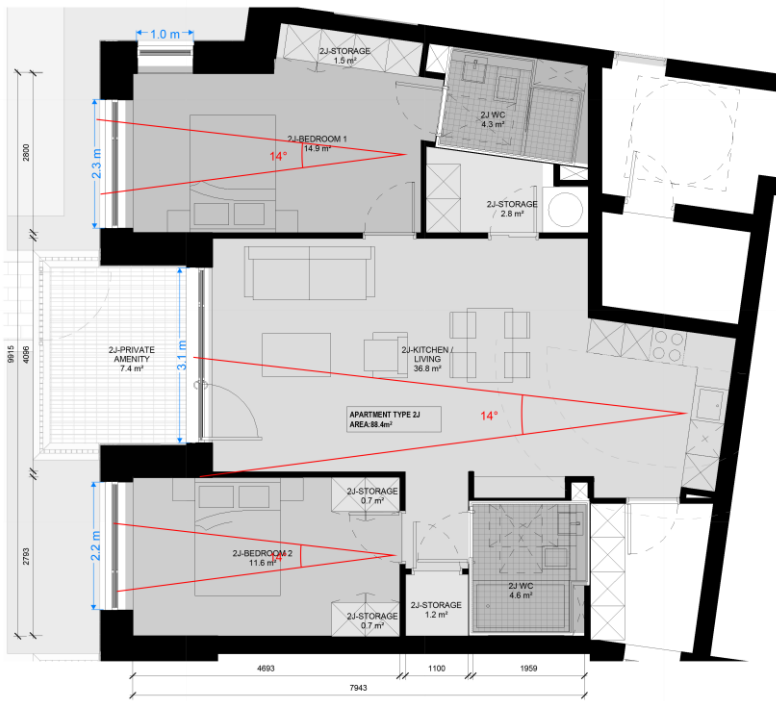


Figure 79: Apartment type: 2J

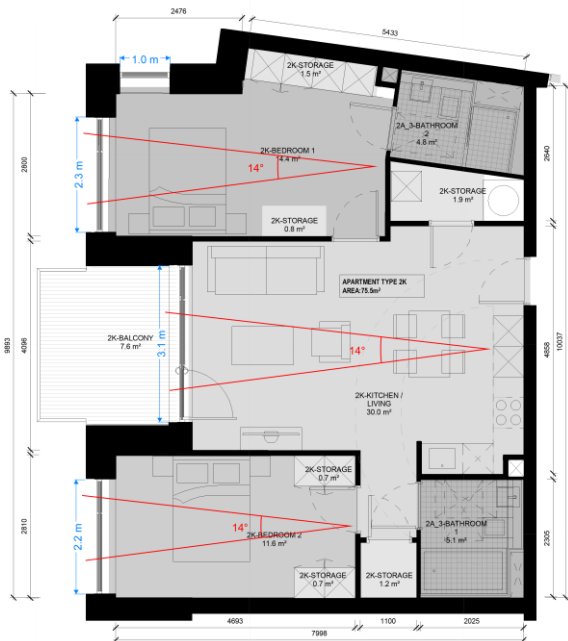


Figure 80: Apartment type: 2K

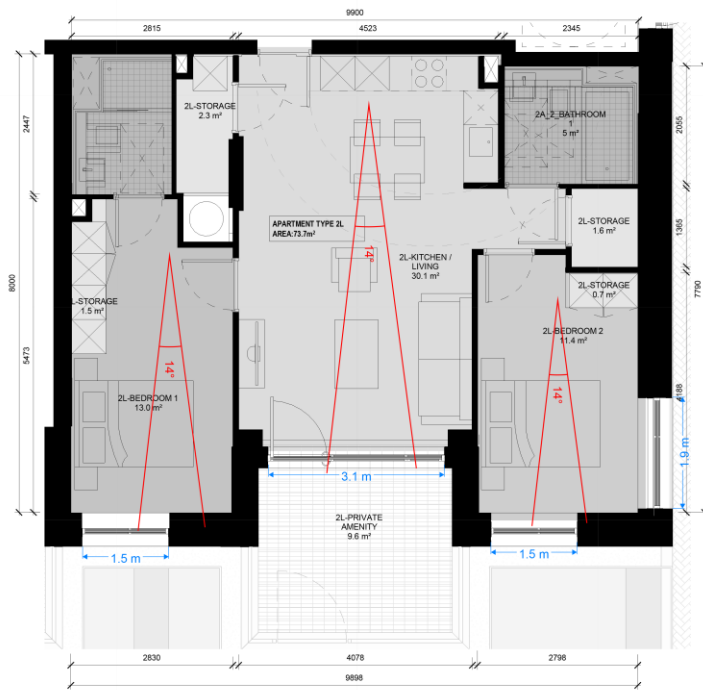


Figure 81: Apartment type: 2L

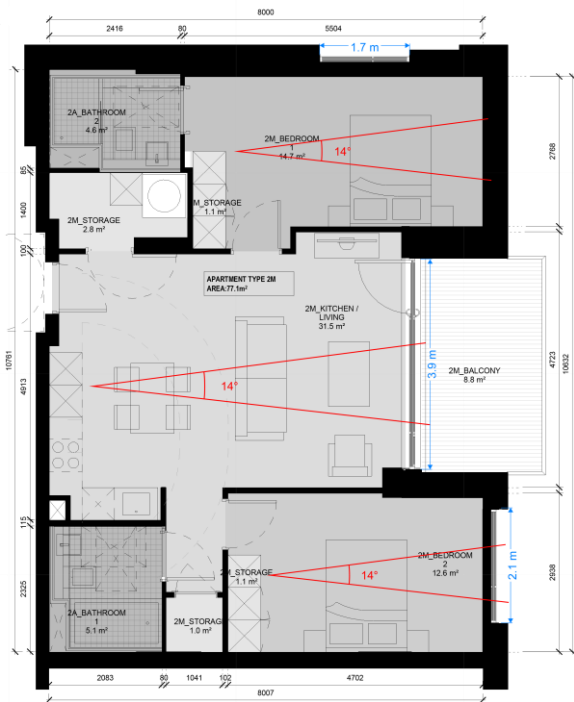


Figure 82: Apartment type: 2M

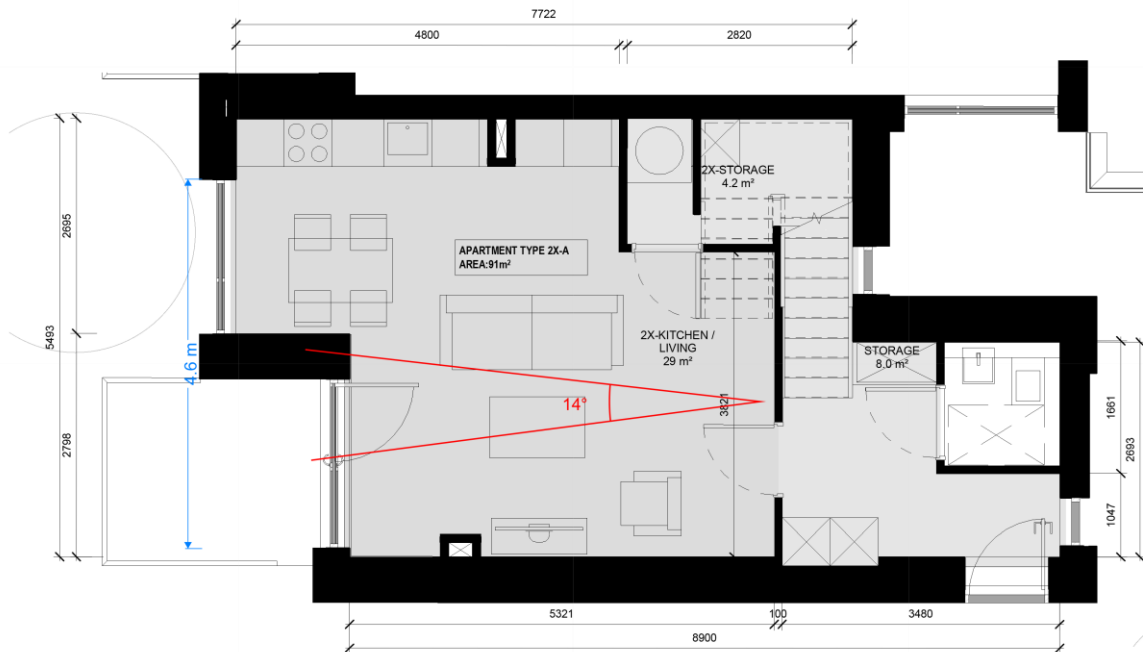


Figure 83: Apartment type: 2X (level 0)



Figure 84: Apartment type: 2X (level 1)

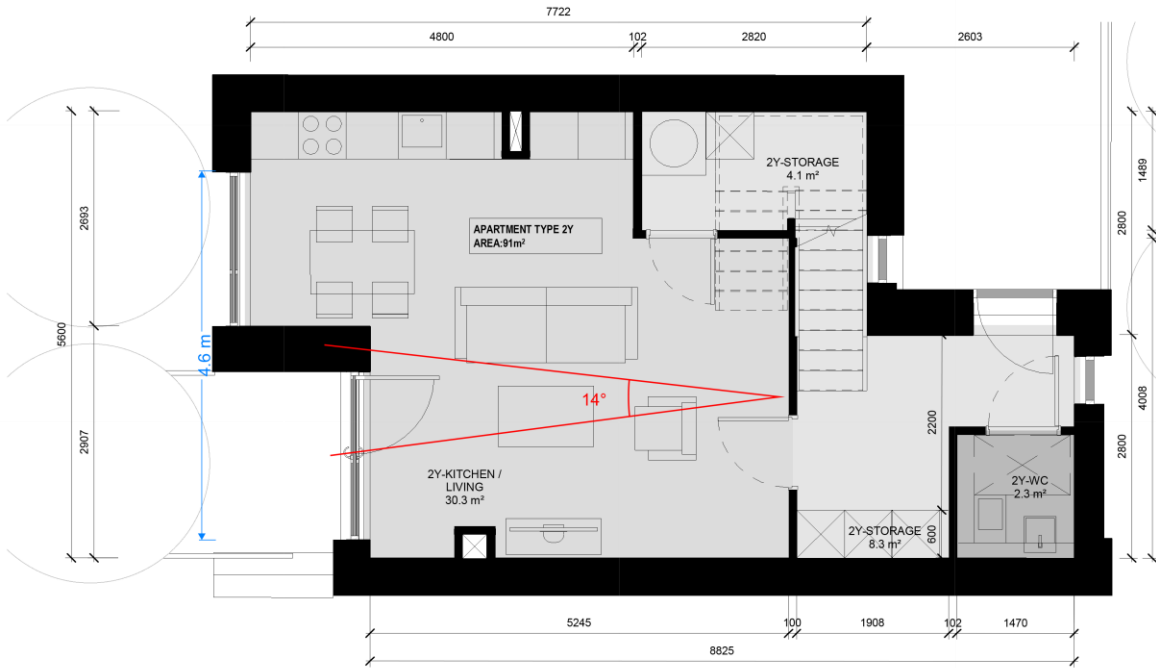


Figure 85: Apartment type: 2Y (level 0)



Figure 86: Apartment type: 2Y (level 1)

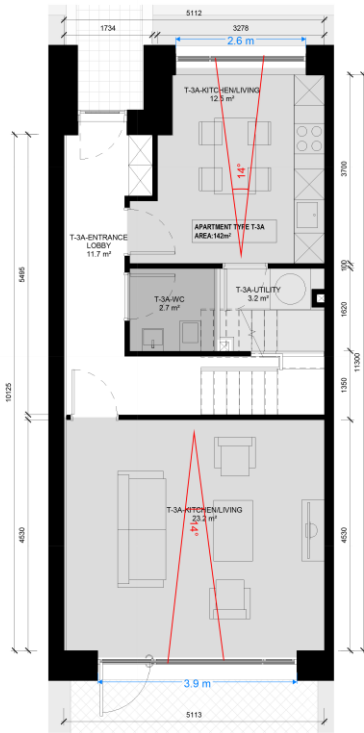


Figure 87: Apartment type: 3A (level 0)



Figure 88: Apartment type: 3A (level 1&2)

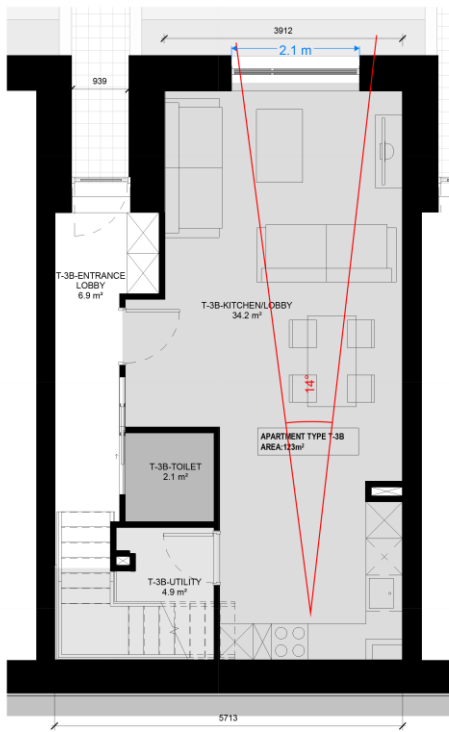


Figure 89: Apartment type: 3B (level 0)

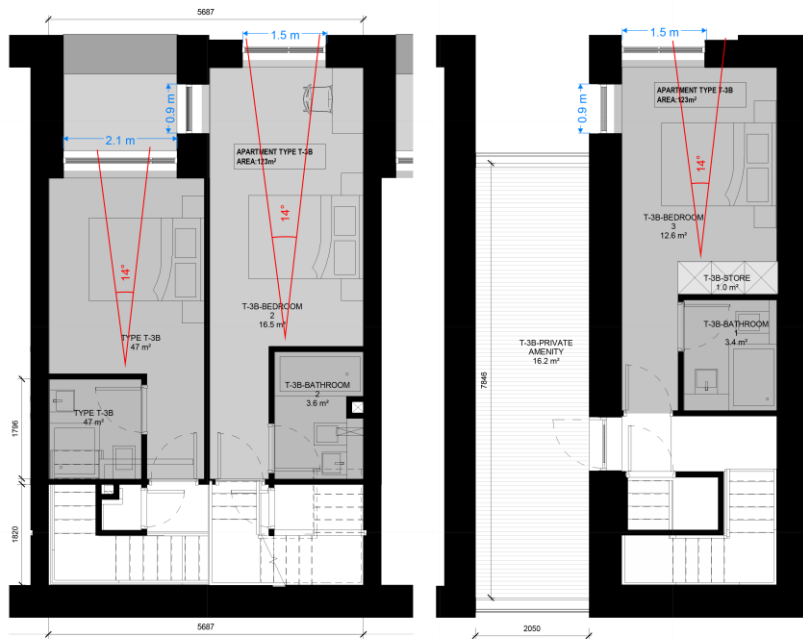


Figure 90: Apartment type: 3B (level 1&2)

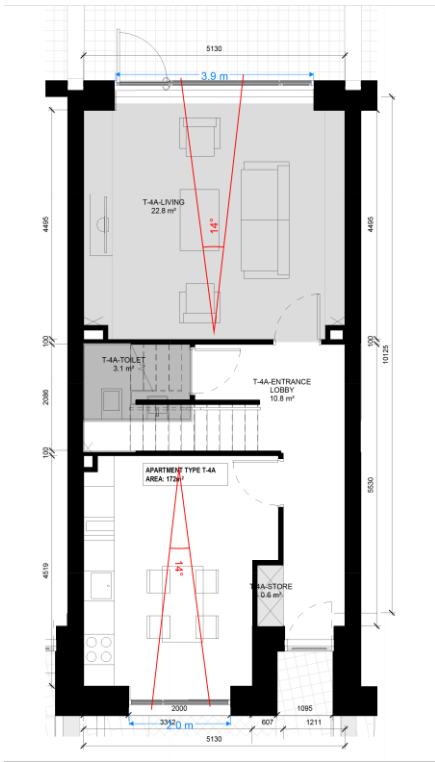


Figure 91: Apartment type: 4A (level 0)



Figure 92: Apartment type: 4A (level 1&2)

The table below shows the percentage of area in each room which has a view of at least the landscape / streetscape. This was simulated for all rooms. It can be used with the grid references given at the outset of this appendix to determine the result for specific rooms in the proposed development.

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
0	84	yes
1	86	yes
2	12	no
3	92	yes
4	92	yes
5	93	yes
6	91	yes
7	30	no
8	91	yes
9	78	yes
10	73	no
11	80	yes
12	72	no
13	58	no
14	92	yes
15	51	no
16	92	yes
17	46	no
18	92	yes
19	89	yes
20	91	yes
21	93	yes
22	93	yes
23	92	yes
24	92	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
25	88	yes
26	57	no
27	91	yes
28	50	no
29	39	no
30	92	yes
31	92	yes
32	91	yes
33	87	yes
34	91	yes
35	92	yes
36	90	yes
37	92	yes
38	17	no
39	91	yes
40	90	yes
41	47	no
42	92	yes
43	92	yes
44	92	yes
45	86	yes
46	93	yes
47	92	yes
48	86	yes
49	49	no
50	74	no
51	91	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
52	89	yes
53	92	yes
54	91	yes
55	92	yes
56	72	no
57	61	no
58	93	yes
59	93	yes
60	91	yes
61	89	yes
62	92	yes
63	92	yes
64	92	yes
65	92	yes
66	92	yes
67	81	yes
68	92	yes
69	92	yes
70	93	yes
71	91	yes
72	78	yes
73	90	yes
74	91	yes
75	77	yes
76	86	yes
77	93	yes
78	90	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
79	93	yes
80	6	no
81	92	yes
82	92	yes
83	61	no
84	93	yes
85	75	yes
86	90	yes
87	93	yes
88	70	no
89	92	yes
90	93	yes
91	65	no
93	92	yes
94	91	yes
95	92	yes
96	92	yes
97	91	yes
98	92	yes
99	72	no
100	93	yes
101	86	yes
102	66	no
103	93	yes
104	85	yes
105	93	yes
106	89	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
107	34	no
108	92	yes
109	89	yes
110	92	yes
111	93	yes
112	86	yes
114	92	yes
115	78	yes
116	92	yes
117	92	yes
118	92	yes
119	74	no
120	75	yes
121	88	yes
122	93	yes
123	90	yes
124	91	yes
125	76	yes
126	93	yes
127	88	yes
128	75	yes
129	93	yes
130	90	yes
131	92	yes
132	88	yes
133	90	yes
134	76	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
135	60	no
136	76	yes
137	92	yes
138	92	yes
139	93	yes
140	92	yes
141	77	yes
142	60	no
143	92	yes
144	92	yes
145	92	yes
146	92	yes
147	92	yes
148	92	yes
149	61	no
150	88	yes
151	92	yes
152	70	no
153	90	yes
154	47	no
155	19	no
157	92	yes
158	60	no
159	92	yes
160	91	yes
161	92	yes
162	83	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
163	51	no
164	92	yes
165	84	yes
166	93	yes
167	88	yes
168	90	yes
169	92	yes
170	93	yes
171	86	yes
172	90	yes
173	92	yes
174	92	yes
175	92	yes
176	86	yes
177	89	yes
178	92	yes
179	92	yes
180	58	no
181	76	yes
182	39	no
183	91	yes
184	91	yes
185	19	no
186	29	no
187	93	yes
188	38	no
189	92	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
190	90	yes
191	92	yes
192	91	yes
193	90	yes
194	74	no
195	70	no
196	70	no
197	85	yes
198	46	no
199	92	yes
200	90	yes
201	32	no
202	92	yes
203	42	no
204	91	yes
205	92	yes
206	90	yes
207	92	yes
208	92	yes
209	92	yes
210	89	yes
211	86	yes
212	93	yes
213	60	no
215	76	yes
216	92	yes
217	90	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
218	47	no
219	92	yes
220	92	yes
221	33	no
222	90	yes
223	67	no
224	82	yes
225	55	no
226	90	yes
227	86	yes
228	62	no
229	93	yes
230	84	yes
231	92	yes
232	93	yes
233	54	no
234	43	no
235	81	yes
236	90	yes
237	80	yes
238	47	no
239	60	no
240	58	no
241	23	no
242	92	yes
243	91	yes
244	90	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
245	45	no
246	92	yes
247	92	yes
248	89	yes
249	92	yes
250	76	yes
251	92	yes
252	93	yes
253	92	yes
254	85	yes
255	83	yes
256	92	yes
257	68	no
258	92	yes
259	57	no
260	89	yes
261	85	yes
262	92	yes
263	63	no
264	92	yes
266	78	yes
267	42	no
268	77	yes
269	93	yes
270	92	yes
271	93	yes
272	92	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
273	86	yes
274	37	no
275	92	yes
276	38	no
277	72	no
278	91	yes
279	84	yes
280	90	yes
281	93	yes
283	75	yes
284	19	no
285	92	yes
286	93	yes
287	89	yes
288	92	yes
289	32	no
290	92	yes
291	91	yes
292	78	yes
293	92	yes
294	58	no
295	91	yes
296	89	yes
297	85	yes
298	93	yes
299	74	no
300	59	no

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
301	92	yes
302	92	yes
303	91	yes
304	91	yes
305	90	yes
306	67	no
307	92	yes
308	92	yes
309	90	yes
310	73	no
311	90	yes
312	92	yes
313	86	yes
314	89	yes
315	92	yes
316	31	no
317	92	yes
318	70	no
319	92	yes
320	92	yes
321	89	yes
322	66	no
323	90	yes
324	92	yes
325	24	no
326	33	no
327	62	no

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
328	92	yes
329	88	yes
330	33	no
331	55	no
332	93	yes
333	92	yes
334	93	yes
335	92	yes
336	92	yes
337	92	yes
338	92	yes
339	93	yes
340	91	yes
341	90	yes
342	92	yes
343	92	yes
344	91	yes
345	91	yes
346	92	yes
347	88	yes
348	92	yes
349	80	yes
350	46	no
351	93	yes
352	92	yes
353	92	yes
354	51	no

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
355	93	yes
356	91	yes
357	92	yes
358	91	yes
359	93	yes
360	86	yes
361	93	yes
362	92	yes
363	92	yes
364	92	yes
365	93	yes
366	37	no
367	50	no
368	92	yes
369	92	yes
370	92	yes
371	43	no
372	91	yes
373	93	yes
374	67	no
375	91	yes
376	57	no
377	93	yes
378	89	yes
379	91	yes
380	33	no
381	92	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
382	91	yes
383	90	yes
384	88	yes
385	91	yes
386	20	no
387	83	yes
388	93	yes
389	92	yes
390	92	yes
391	48	no
392	93	yes
393	91	yes
394	92	yes
395	92	yes
396	92	yes
397	93	yes
398	92	yes
399	90	yes
400	92	yes
401	92	yes
402	91	yes
403	91	yes
404	84	yes
405	63	no
406	92	yes
407	93	yes
408	21	no

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
409	92	yes
410	92	yes
411	56	no
412	92	yes
413	44	no
414	84	yes
415	91	yes
416	92	yes
417	49	no
418	92	yes
419	92	yes
420	93	yes
421	90	yes
422	91	yes
423	55	no
424	88	yes
425	93	yes
426	93	yes
427	92	yes
428	69	no
429	92	yes
430	93	yes
431	91	yes
432	92	yes
433	92	yes
434	76	yes
435	92	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
436	93	yes
437	93	yes
438	88	yes
439	93	yes
440	91	yes
441	35	no
442	91	yes
443	70	no
444	51	no
445	29	no
446	88	yes
447	92	yes
448	57	no
449	90	yes
450	44	no
451	61	no
452	74	no
453	92	yes
454	40	no
455	92	yes
456	91	yes
457	93	yes
458	90	yes
459	93	yes
460	73	no
461	90	yes
462	92	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
463	79	yes
464	86	yes
465	92	yes
466	93	yes
467	23	no
468	91	yes
469	92	yes
470	90	yes
471	92	yes
472	93	yes
473	92	yes
474	92	yes
475	92	yes
476	65	no
477	91	yes
478	91	yes
479	93	yes
480	60	no
481	65	no
482	49	no
483	39	no
484	45	no
485	67	no
486	92	yes
487	53	no
488	57	no
489	89	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
490	92	yes
491	92	yes
492	92	yes
493	32	no
494	92	yes
495	73	no
497	54	no
498	92	yes
499	81	yes
500	60	no
501	69	no
502	70	no
503	89	yes
504	76	yes
505	93	yes
506	89	yes
507	91	yes
508	64	no
509	86	yes
510	92	yes
511	93	yes
512	61	no
513	71	no
514	89	yes
515	86	yes
516	69	no
517	93	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
518	93	yes
519	86	yes
520	91	yes
521	92	yes
522	74	no
524	93	yes
525	84	yes
526	85	yes
527	92	yes
528	93	yes
529	82	yes
530	93	yes
531	62	no
532	50	no
533	47	no
534	73	no
535	88	yes
536	83	yes
537	91	yes
538	89	yes
539	90	yes
540	90	yes
541	93	yes
542	93	yes
543	81	yes
544	90	yes
545	91	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
546	75	yes
547	38	no
548	93	yes
549	92	yes
550	92	yes
551	58	no
552	60	no
553	64	no
554	60	no
555	62	no
556	91	yes
557	74	no
558	92	yes
559	92	yes
560	91	yes
561	91	yes
562	91	yes
563	92	yes
564	92	yes
565	88	yes
566	92	yes
567	54	no
568	85	yes
569	16	no
570	92	yes
571	90	yes
572	90	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
573	93	yes
574	93	yes
575	93	yes
576	92	yes
577	52	no
578	93	yes
579	87	yes
580	92	yes
581	92	yes
582	47	no
583	93	yes
584	78	yes
585	40	no
586	87	yes
587	92	yes
588	93	yes
589	27	no
590	91	yes
591	91	yes
592	50	no
593	60	no
594	24	no
595	45	no
596	78	yes
597	93	yes
598	91	yes
599	74	no

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
600	78	yes
601	86	yes
602	86	yes
603	91	yes
604	92	yes
605	92	yes
606	93	yes
607	92	yes
608	71	no
609	92	yes
610	40	no
611	89	yes
612	92	yes
613	92	yes
614	76	yes
615	92	yes
616	92	yes
617	92	yes
618	92	yes
619	92	yes
620	72	no
621	92	yes
622	93	yes
623	92	yes
624	92	yes
625	63	no
626	93	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
627	92	yes
628	92	yes
629	79	yes
630	47	no
631	90	yes
632	54	no
633	40	no
634	91	yes
635	92	yes
636	70	no
637	92	yes
638	93	yes
639	92	yes
640	93	yes
641	45	no
642	93	yes
643	90	yes
644	92	yes
645	39	no
646	88	yes
647	56	no
648	82	yes
649	88	yes
650	88	yes
651	60	no
652	93	yes
653	88	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
654	84	yes
655	89	yes
656	92	yes
657	92	yes
658	23	no
659	82	yes
660	77	yes
661	92	yes
662	93	yes
663	66	no
664	75	yes
665	43	no
666	92	yes
667	93	yes
668	38	no
669	92	yes
670	93	yes
671	93	yes
672	92	yes
673	92	yes
674	85	yes
675	92	yes
676	23	no
677	93	yes
678	87	yes
679	92	yes
680	90	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
681	37	no
682	89	yes
683	13	no
684	93	yes
685	47	no
686	93	yes
687	92	yes
688	88	yes
689	90	yes
690	92	yes
691	55	no
692	60	no
693	91	yes
694	93	yes
695	36	no
696	68	no
697	92	yes
698	73	no
699	92	yes
700	67	no
701	92	yes
702	63	no
703	71	no
704	92	yes
705	91	yes
706	93	yes
707	90	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
708	92	yes
709	78	yes
710	27	no
711	90	yes
712	92	yes
713	92	yes
714	92	yes
715	91	yes
716	92	yes
717	93	yes
718	17	no
719	93	yes
720	93	yes
721	79	yes
722	88	yes
723	91	yes
724	44	no
725	80	yes
726	86	yes
727	92	yes
728	58	no
729	92	yes
730	89	yes
731	91	yes
732	92	yes
733	28	no
734	92	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
735	28	no
736	30	no
737	86	yes
738	93	yes
739	90	yes
740	33	no
741	92	yes
742	92	yes
743	93	yes
744	86	yes
745	90	yes
746	74	no
747	21	no
748	91	yes
749	56	no
750	68	no
751	92	yes
752	92	yes
753	90	yes
754	92	yes
755	93	yes
756	92	yes
757	79	yes
758	92	yes
759	93	yes
760	91	yes
761	88	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
762	83	yes
763	85	yes
764	67	no
765	92	yes
766	91	yes
767	78	yes
768	92	yes
769	93	yes
770	86	yes
771	86	yes
772	86	yes
773	91	yes
774	93	yes
775	92	yes
776	92	yes
777	93	yes
778	63	no
779	92	yes
780	92	yes
781	92	yes
782	92	yes
783	88	yes
784	93	yes
785	77	yes
786	92	yes
787	92	yes
788	92	yes

Percentage of each room with a view of at least the landscape / cityscape layer		
Grid Ref No.	Percentage of the room with a view of landscape / streetscape	Meets minimum recommendation?
789	92	yes
790	91	yes
791	92	yes
792	86	yes
793	23	no
794	51	no
795	88	yes
796	90	yes
797	93	yes
798	88	yes
799	34	no

A.1.7 Sunlight in Amenity Areas (SiAA)

The table below sets out the results for SiAA in the proposed development. The column on the left gives a grid reference number that can be used with the figure given below the table to identify the location of each amenity space.

The following table presents the Sunlight in Amenity Areas results for the amenity spaces in the proposed development. A key plan of the reference grids is given below the table.

Grid	Reference	Percentage of area >2hrs sunlight on March 21st	Meets minimum recommendation?
1	BG4 courtyard	85%	yes
2	BG3 courtyard	90%	yes
3	BG1 courtyard	54%	yes
4	BG2 courtyard	86%	yes
5	Players Park	100%	yes
6	Rehoboth Place Plaza	66%	yes
7	Boulevard	97%	yes
8	Municipal pitch	99%	yes
9	Play & Exercise	100%	yes
10	Creche terrace First floor	82%	yes
11	Creche terrace Second floor	92%	yes



Figure 93 Sunlight in Amenity Areas - Reference Grids

A.2 Impact on the Surrounding Environment

This appendix provides detailed results on how the proposed development impacts on the existing surrounding environment.

A.2.1 Reference model



Figure 94 Existing site model condition



Figure 95 Proposed model condition (note LDA lands development excluded from this section)

A.2.2 Reference Points and Grids

The images in this section highlight the surrounding points tested for VAC, APSH, WPSH and SiAA. They can be cross referenced with the result tables that follow to investigate levels of change in daylight and sunlight availability in the existing surrounding properties.

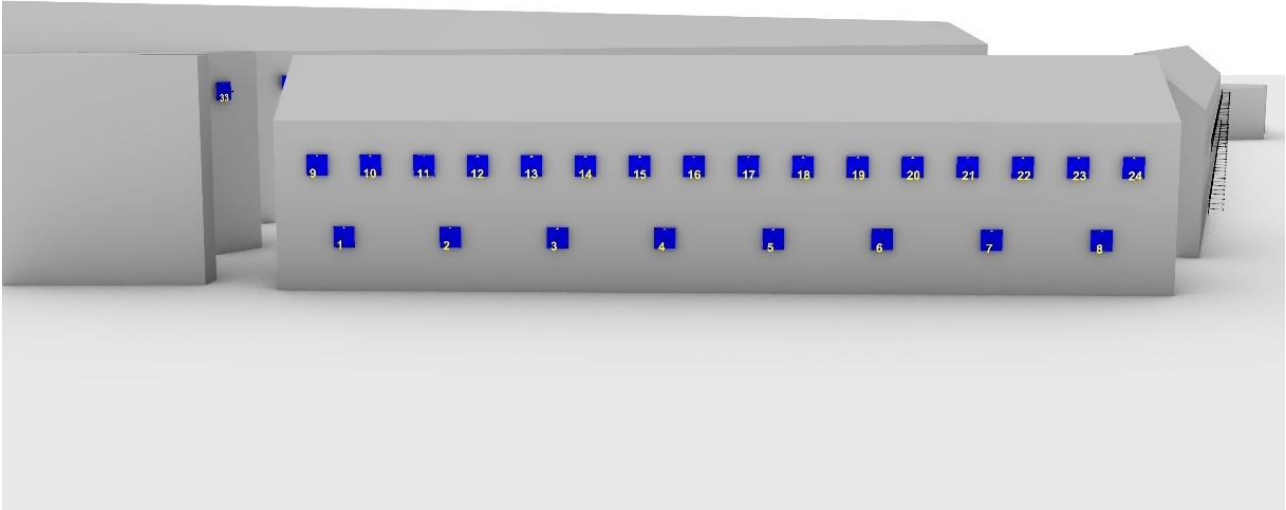


Figure 96 Reference point on 1-8 Rehoboth Place

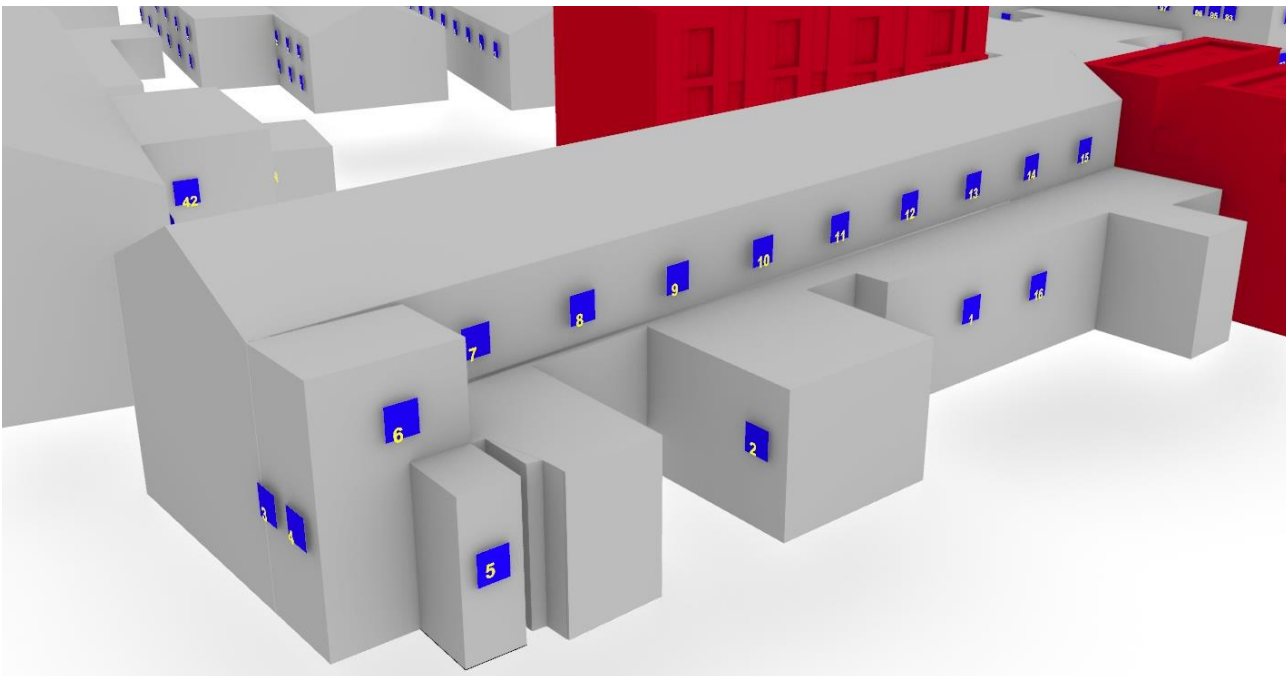


Figure 97 Reference points on 1-9 Rehoboth Ave

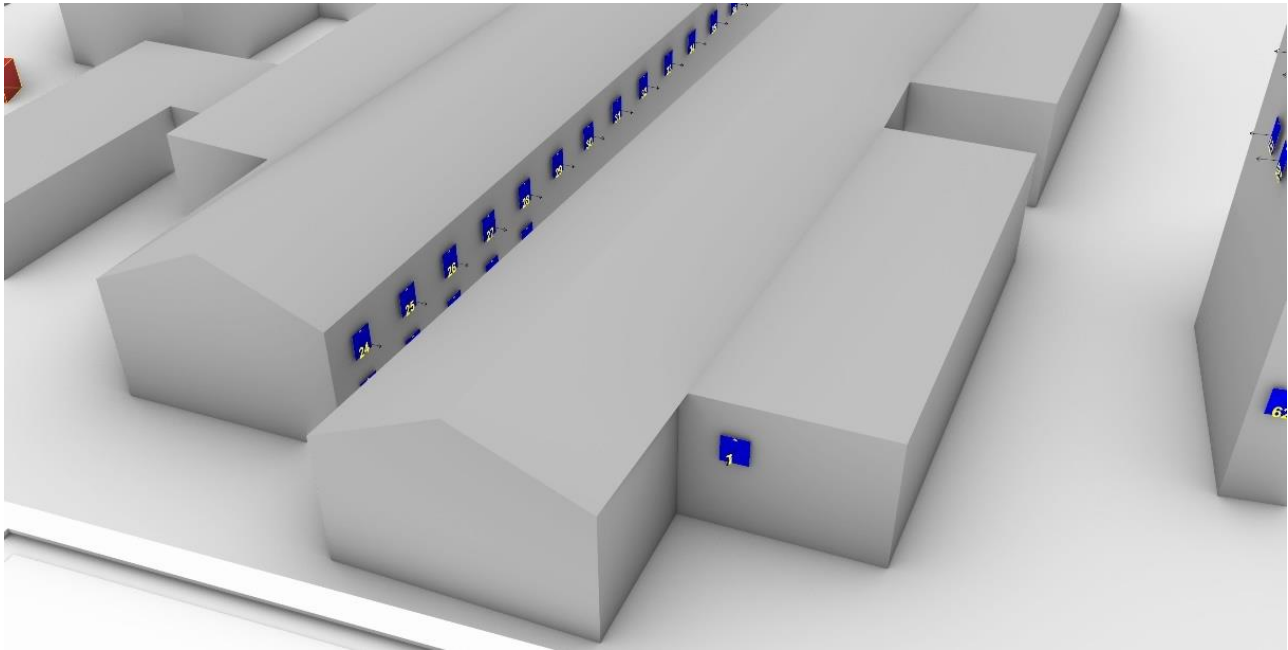


Figure 98 Reference points on 1-10 Reillys Ave

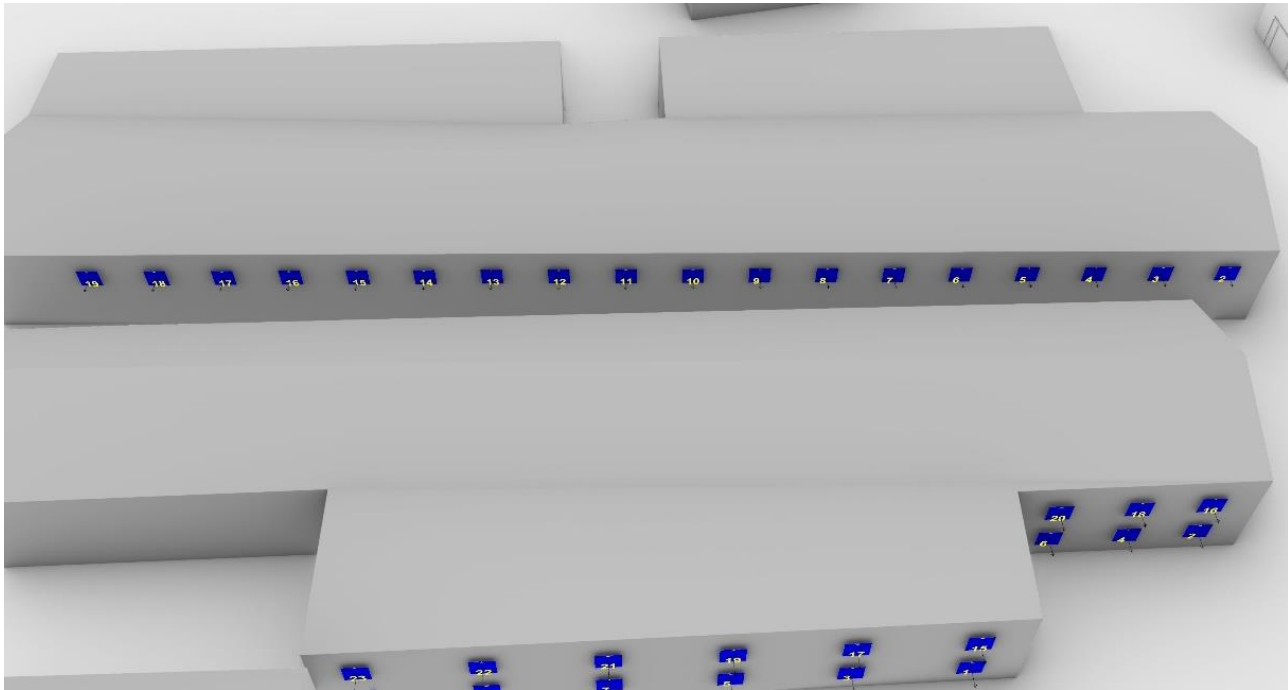


Figure 99 Reference points on 1-10 Reillys Ave

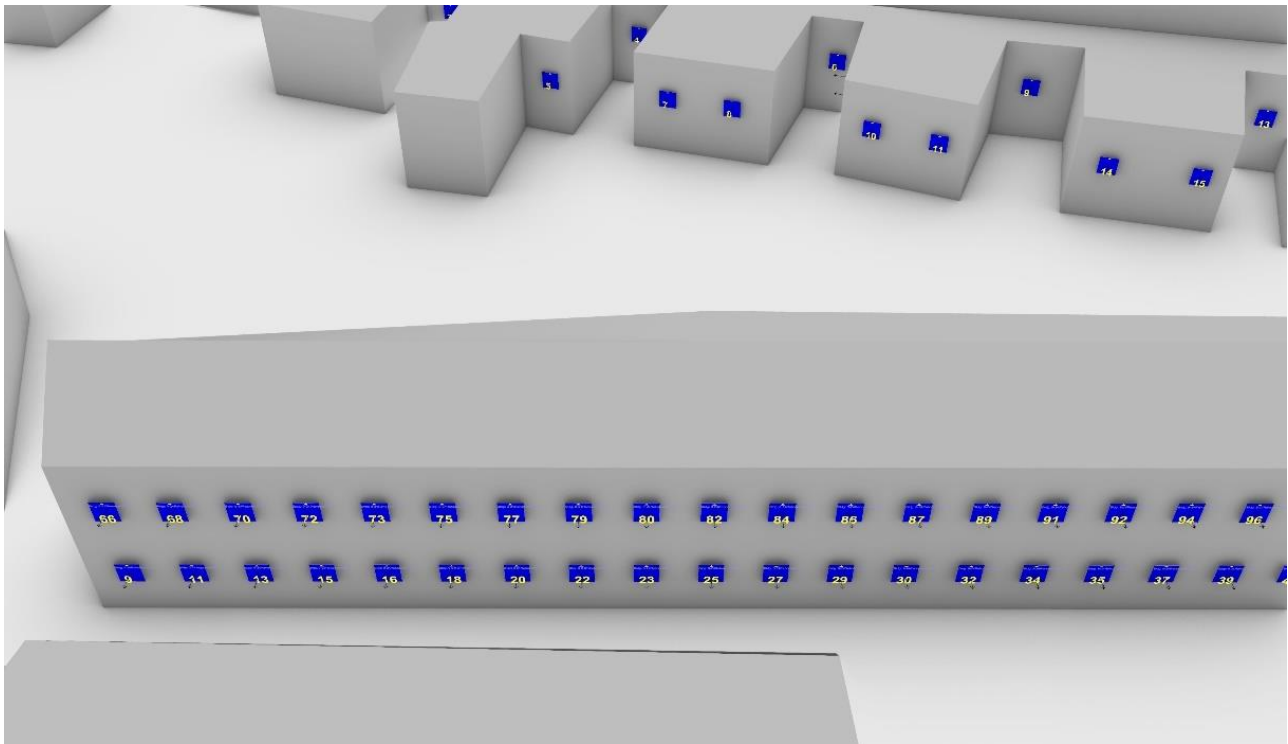


Figure 100 Reference points on 9-24 Rehoboth Place

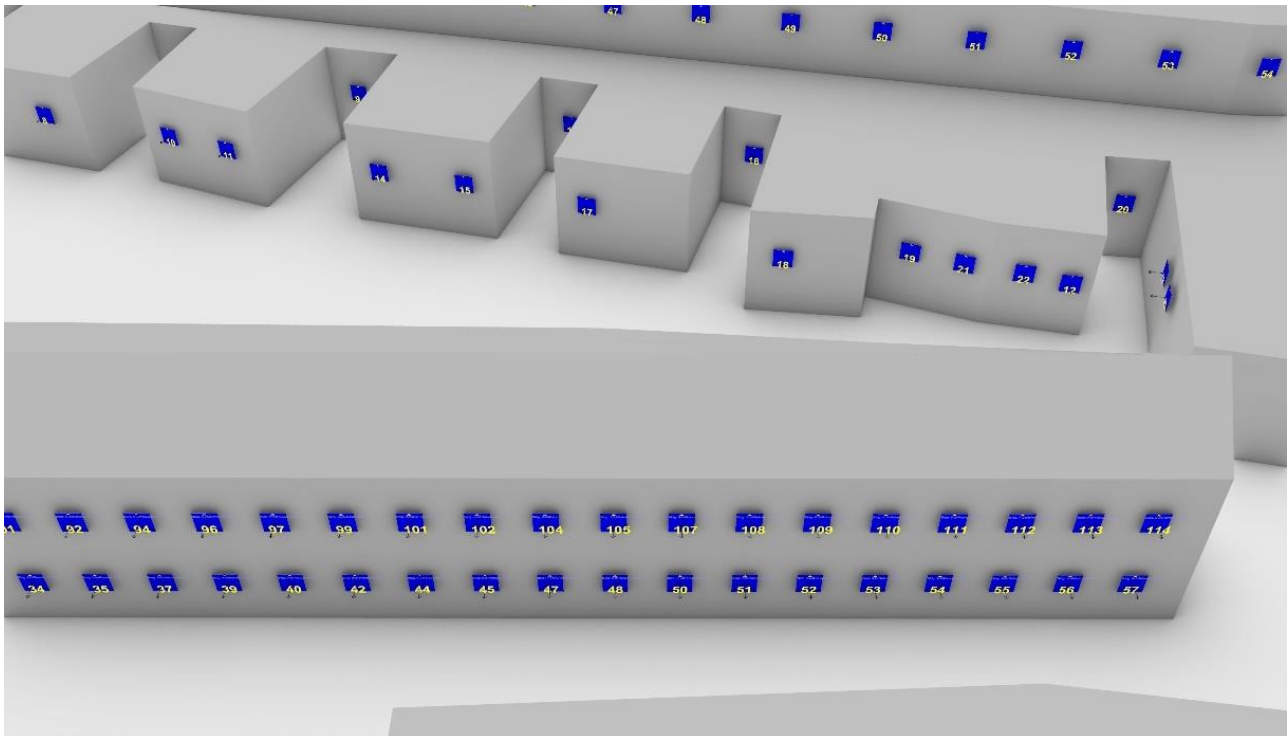


Figure 101 Reference points on 9-24 Rehoboth Place

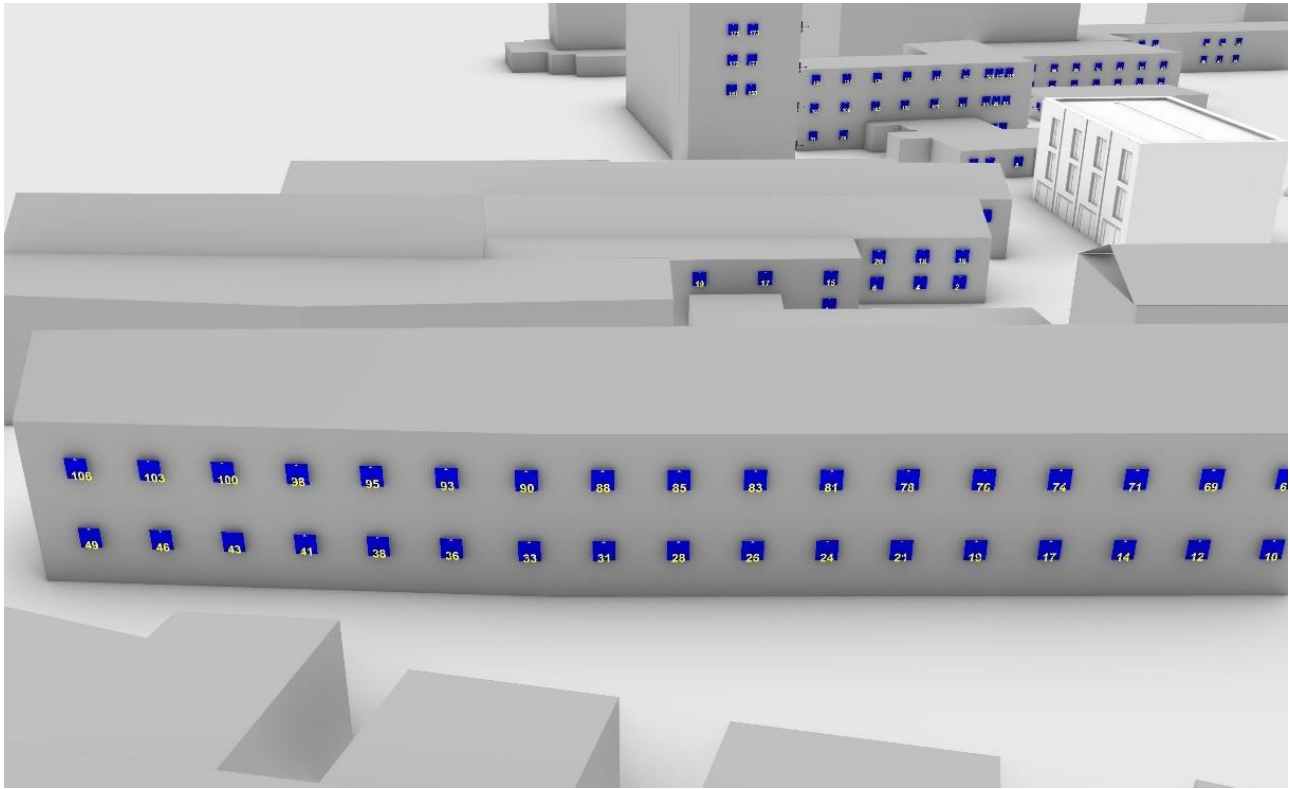


Figure 102 Reference points on 9-24 Rehoboth Place

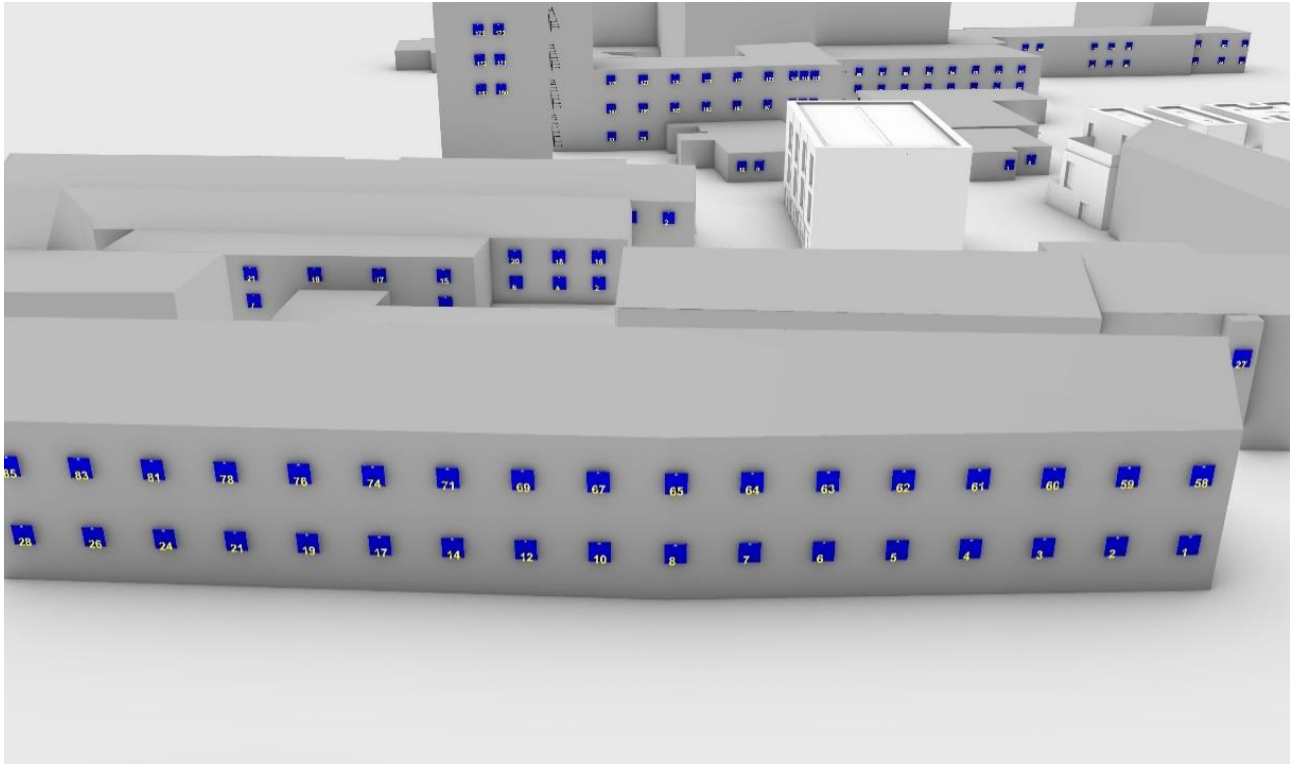


Figure 103 Reference points on 9-24 Rehoboth Place

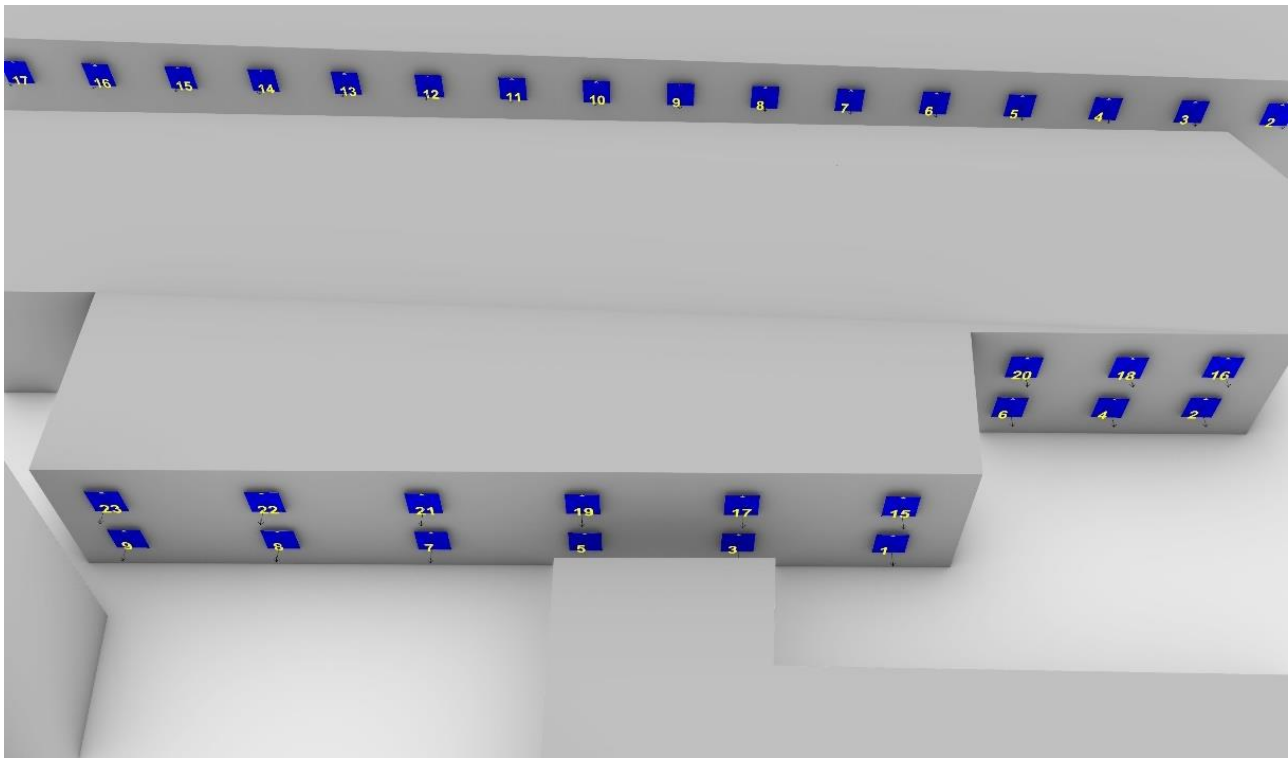


Figure 104 Reference points on 1-20 Reillys Ave

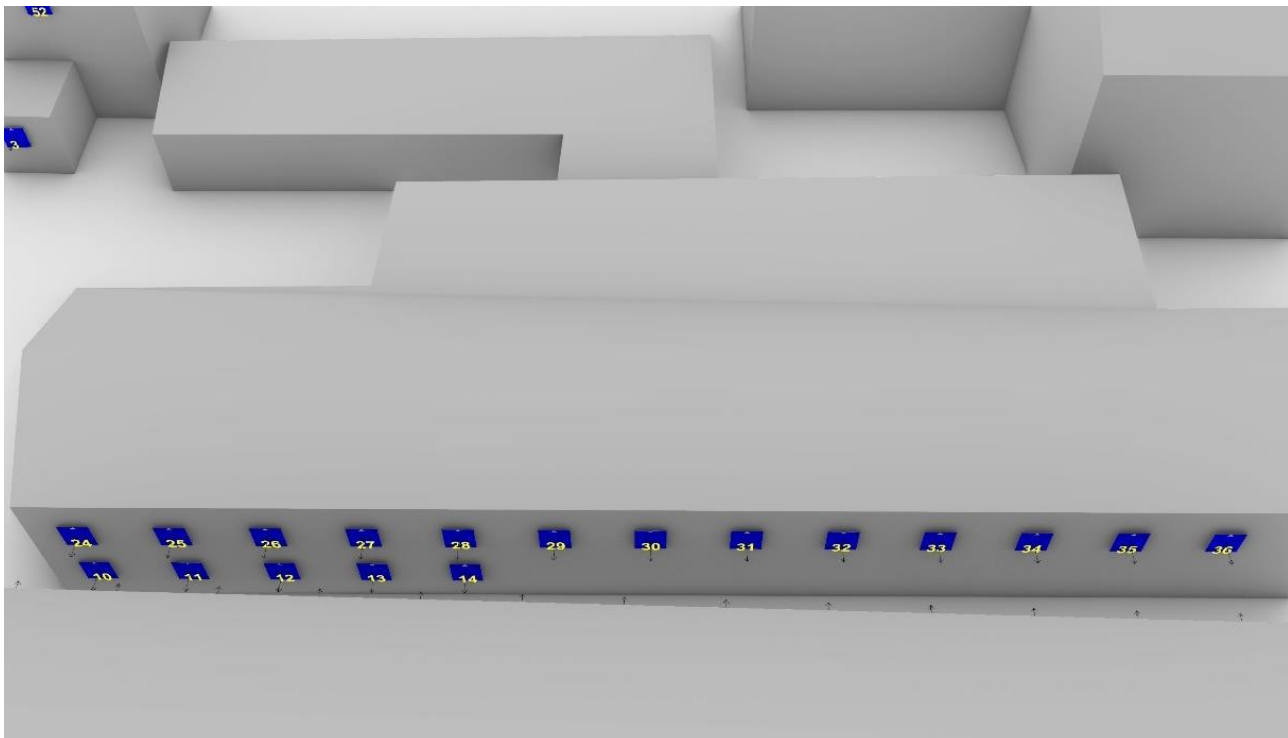


Figure 105 Reference points on 1-20 Reillys Ave

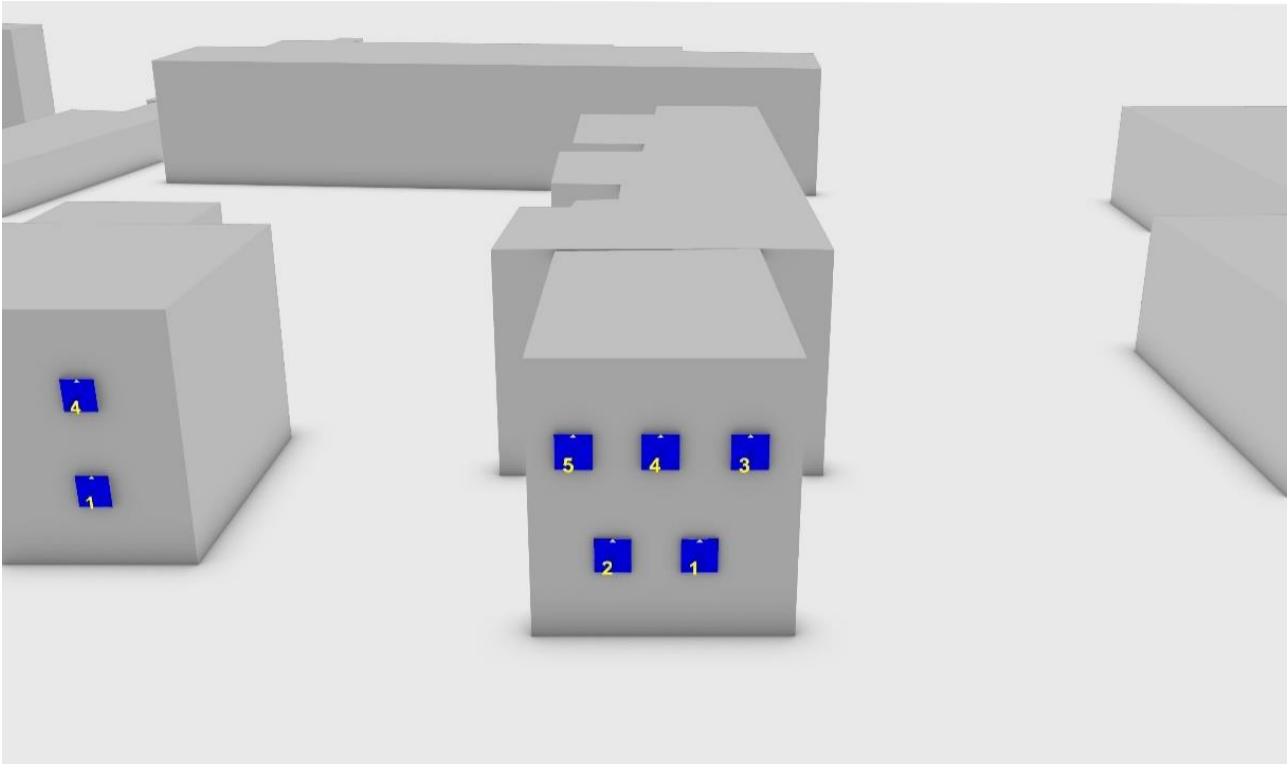


Figure 106 Reference points on 289 South Circular Road

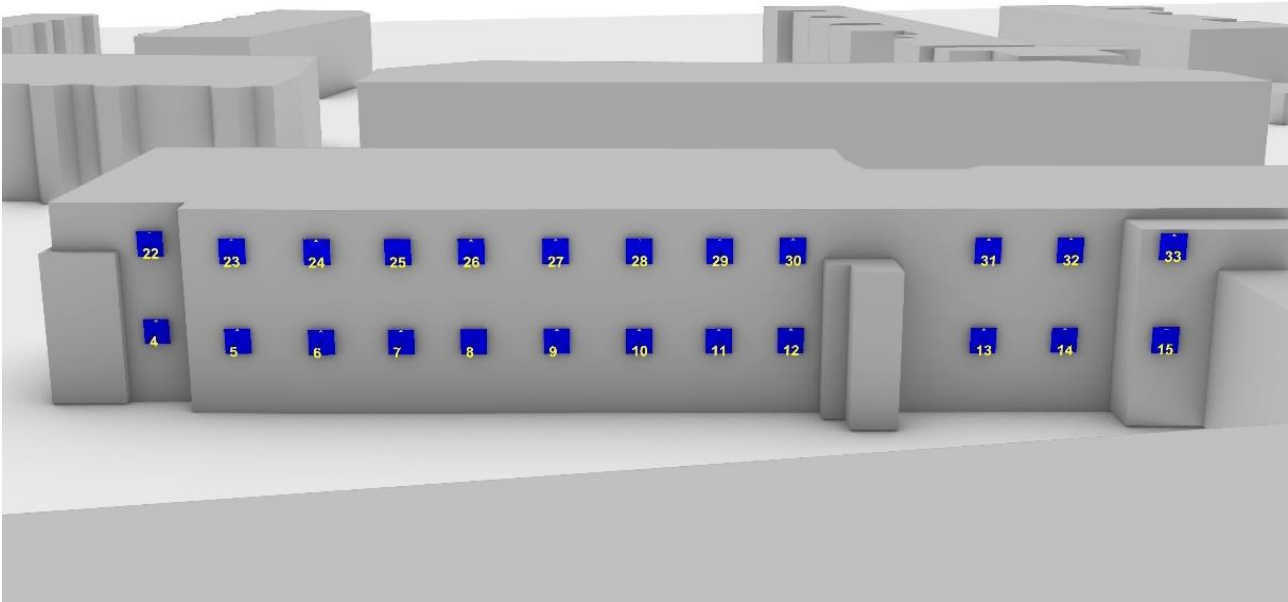


Figure 107 Reference points on 290-312 South Circular Road

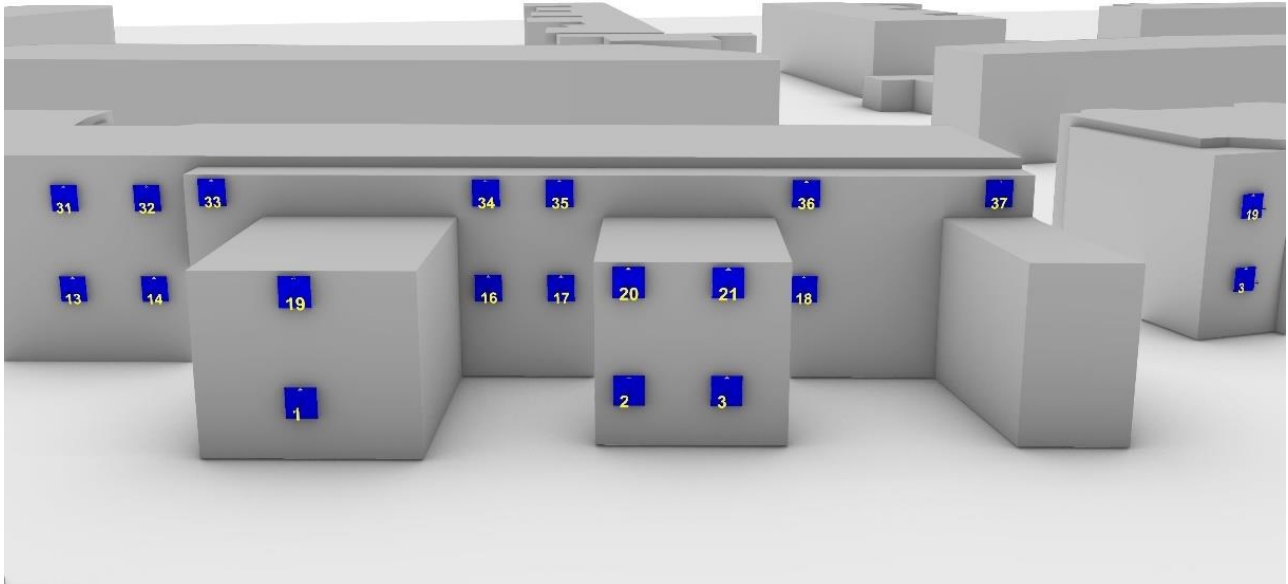


Figure 108 Reference points on 290-312 South Circular Road

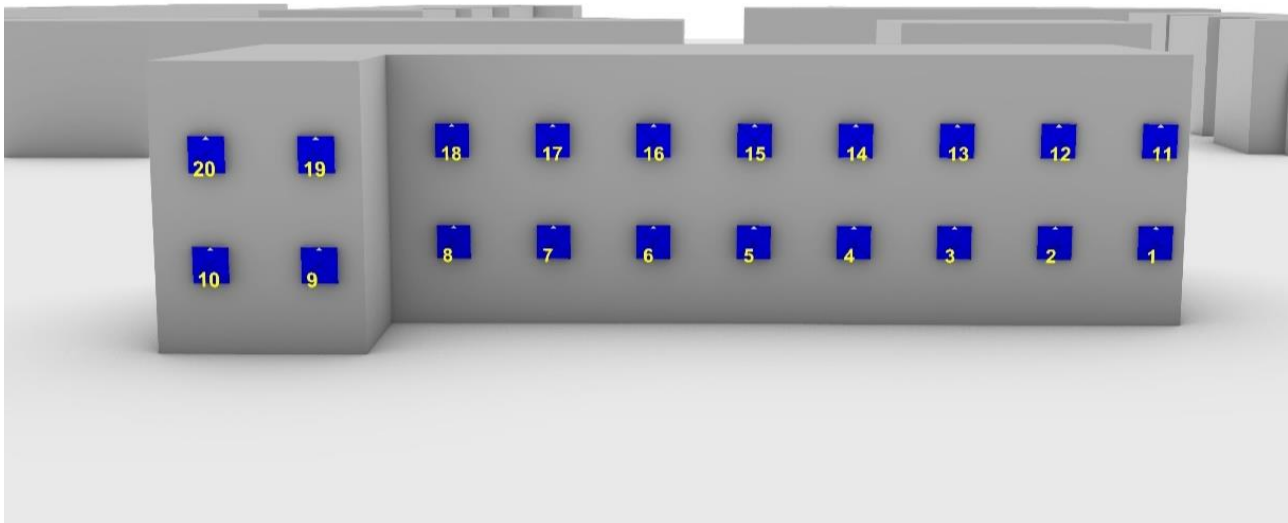


Figure 109 Reference points on 330-338 South Circular Road

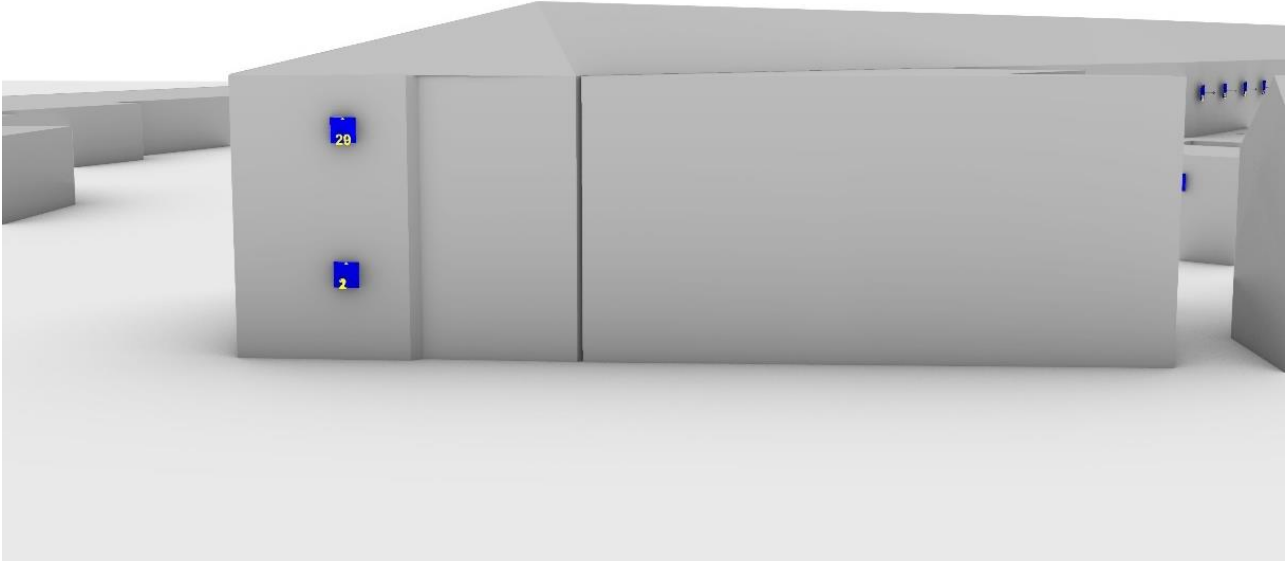


Figure 110 Reference points on 344-388 South Circular Road

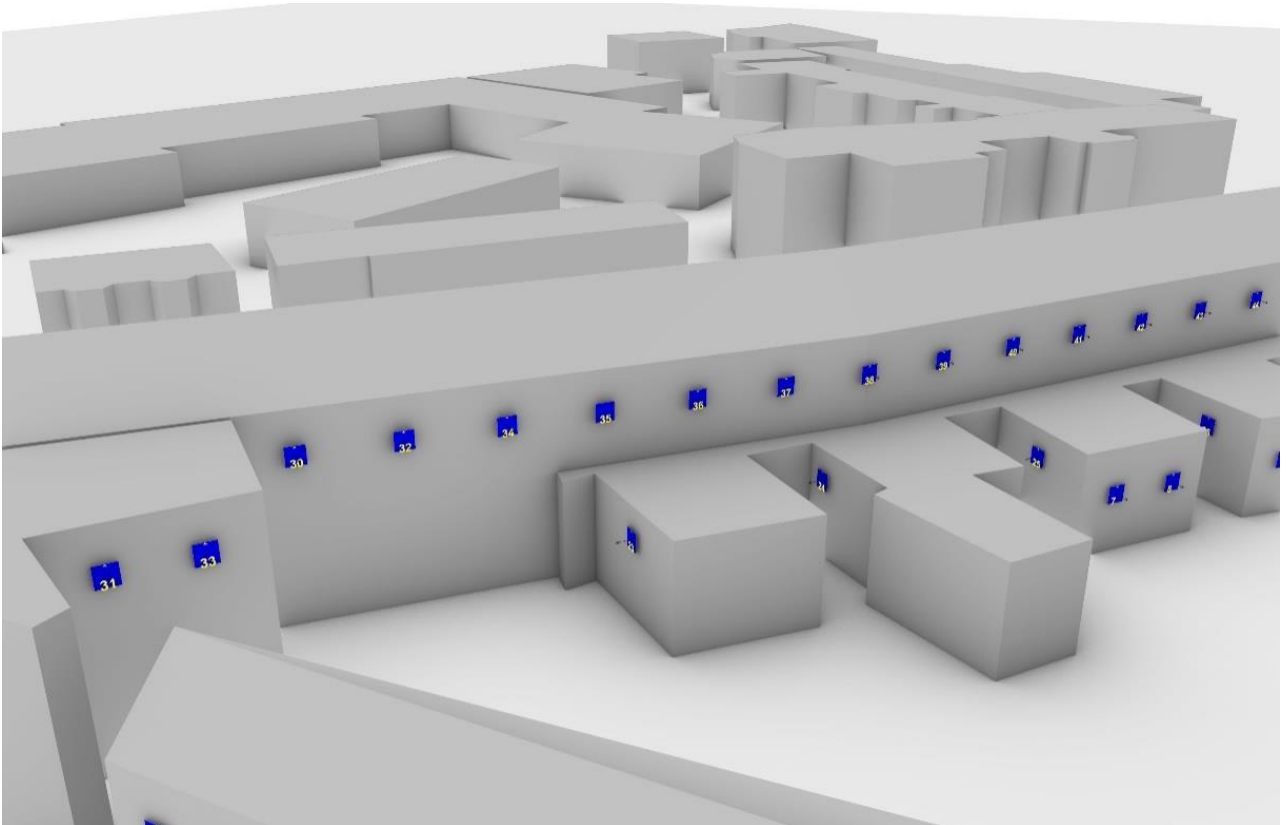


Figure 111 Reference points on 344-388 South Circular Road

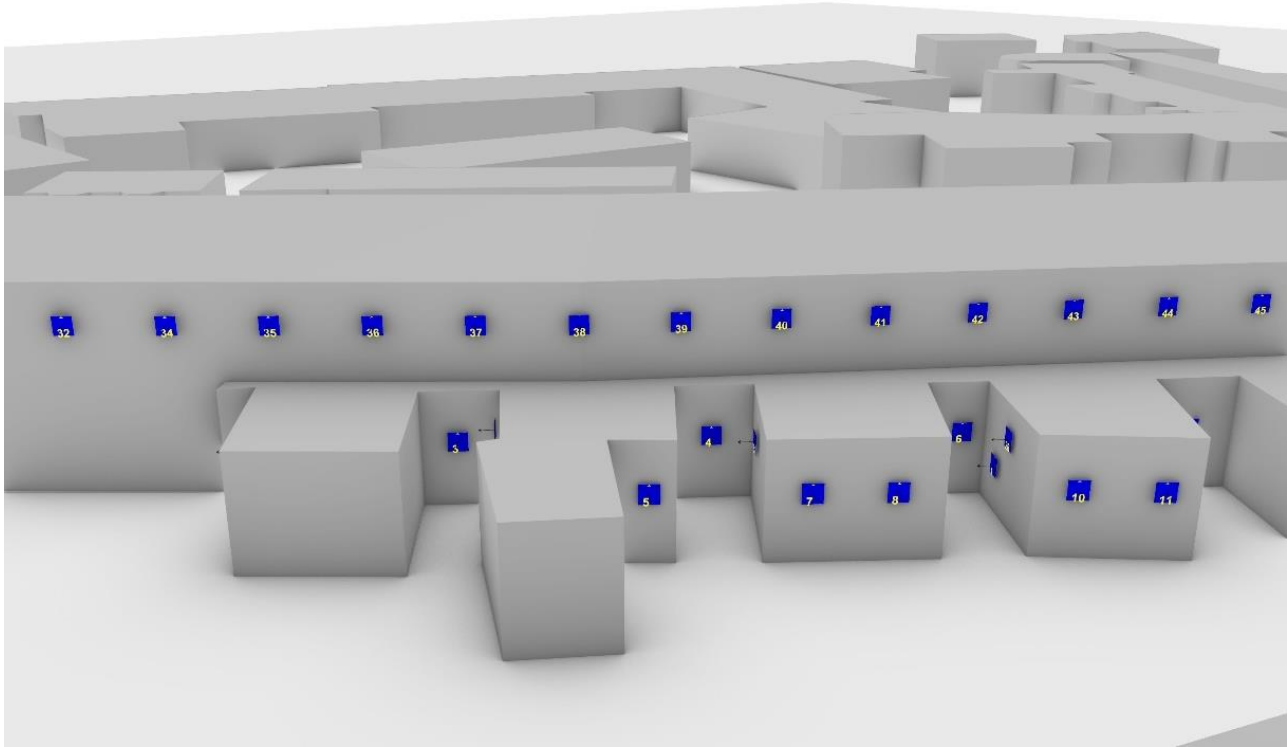


Figure 112 Reference points on 344-388 South Circular Road

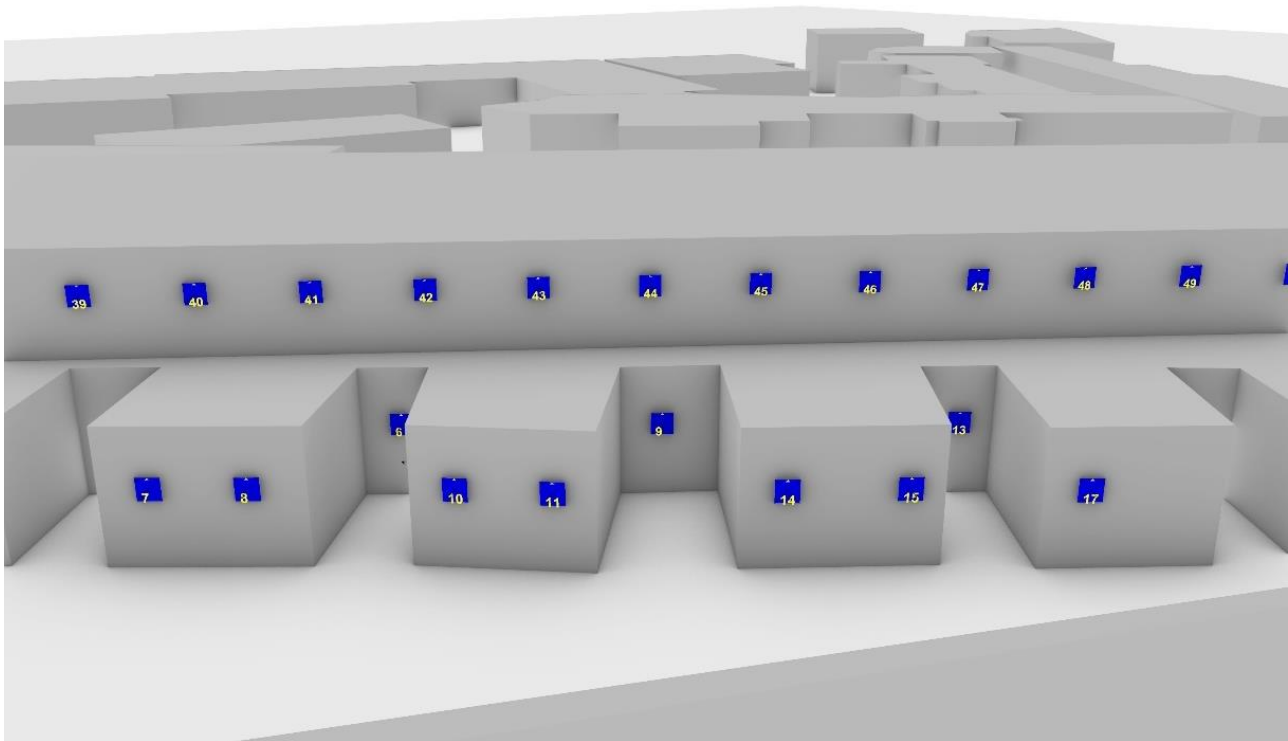


Figure 113 Reference points on 344-388 South Circular Road

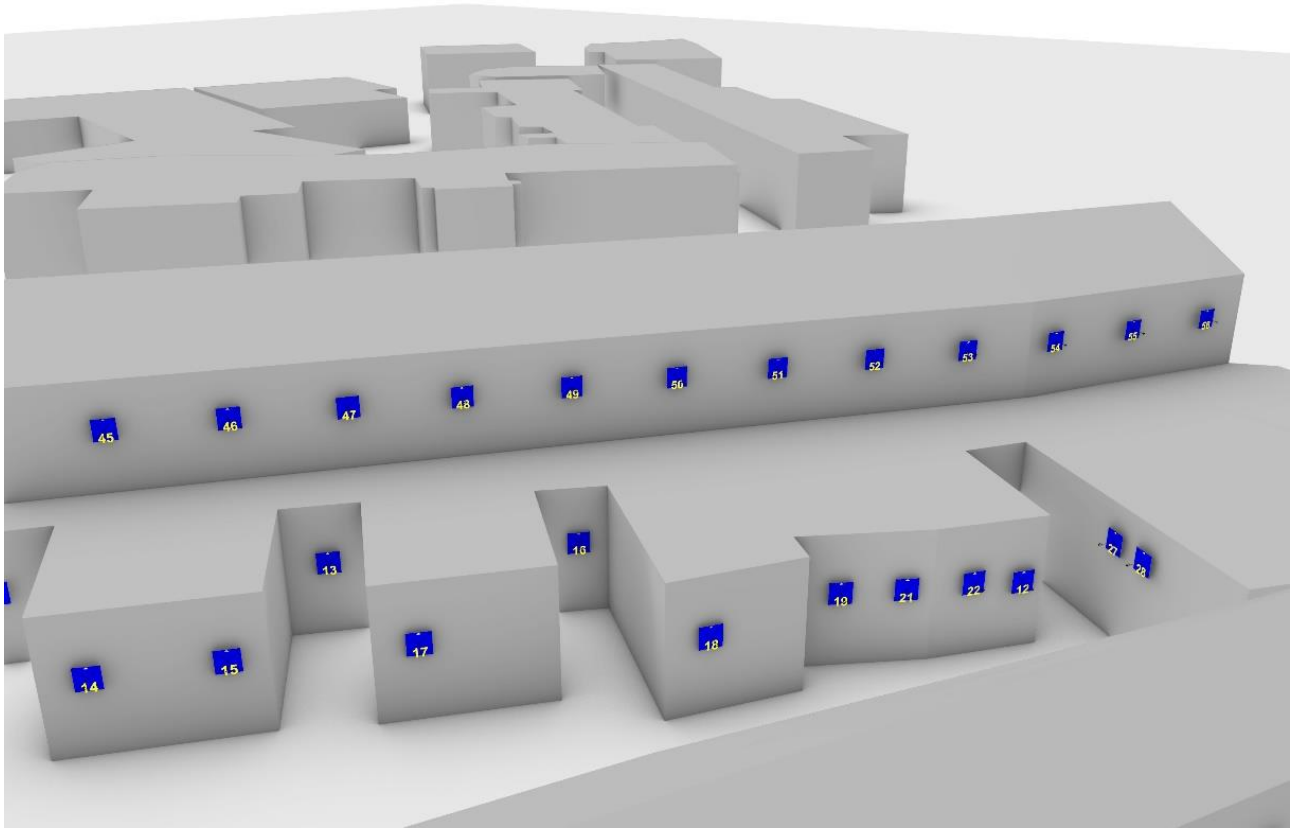


Figure 114 Reference points on 344-388 South Circular Road

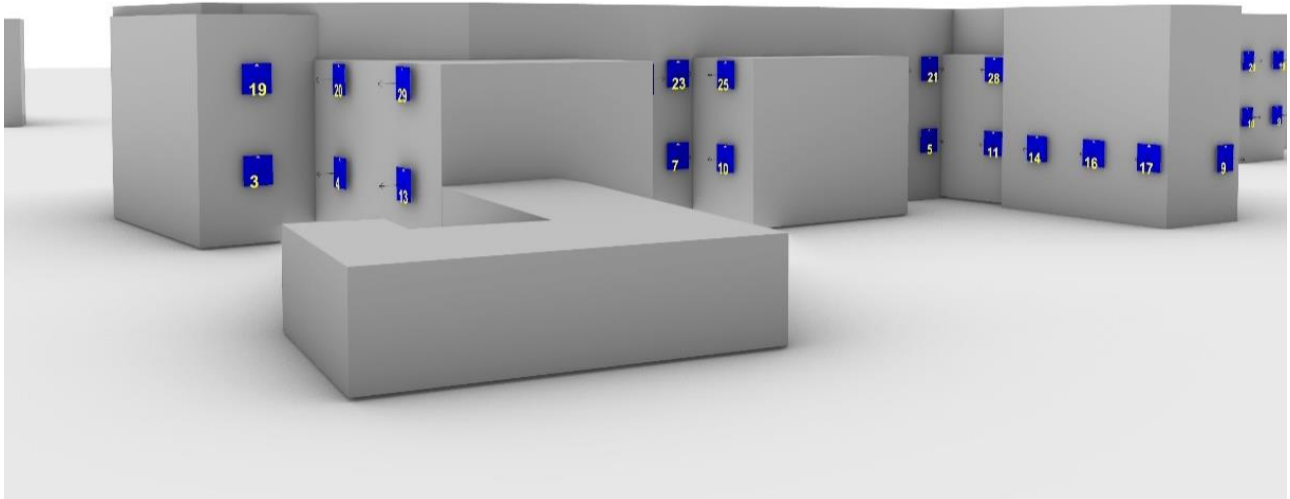


Figure 115 Reference points on 314-324 South Circular Road

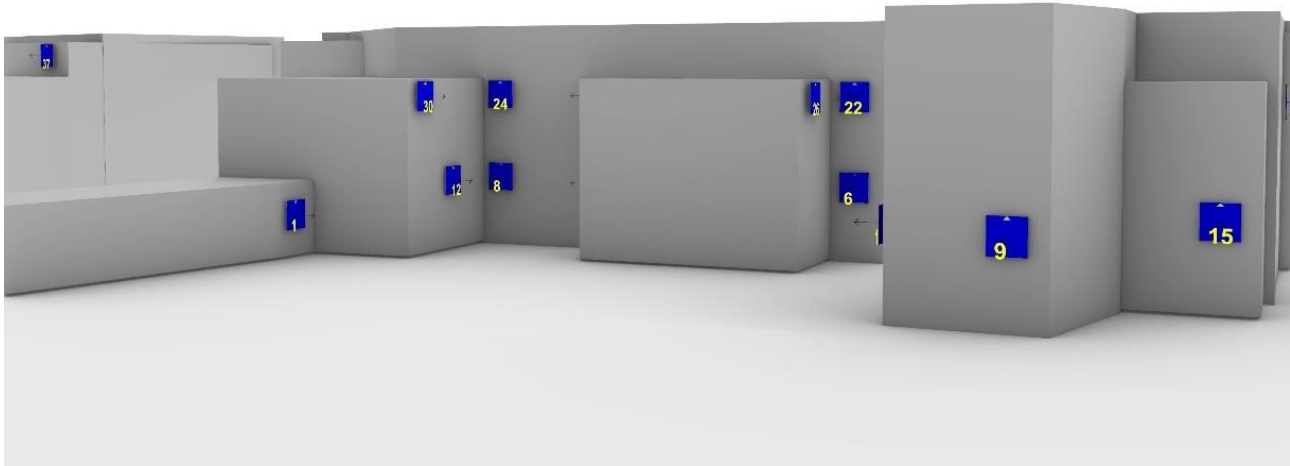


Figure 116 Reference points on 314-324 South Circular Road

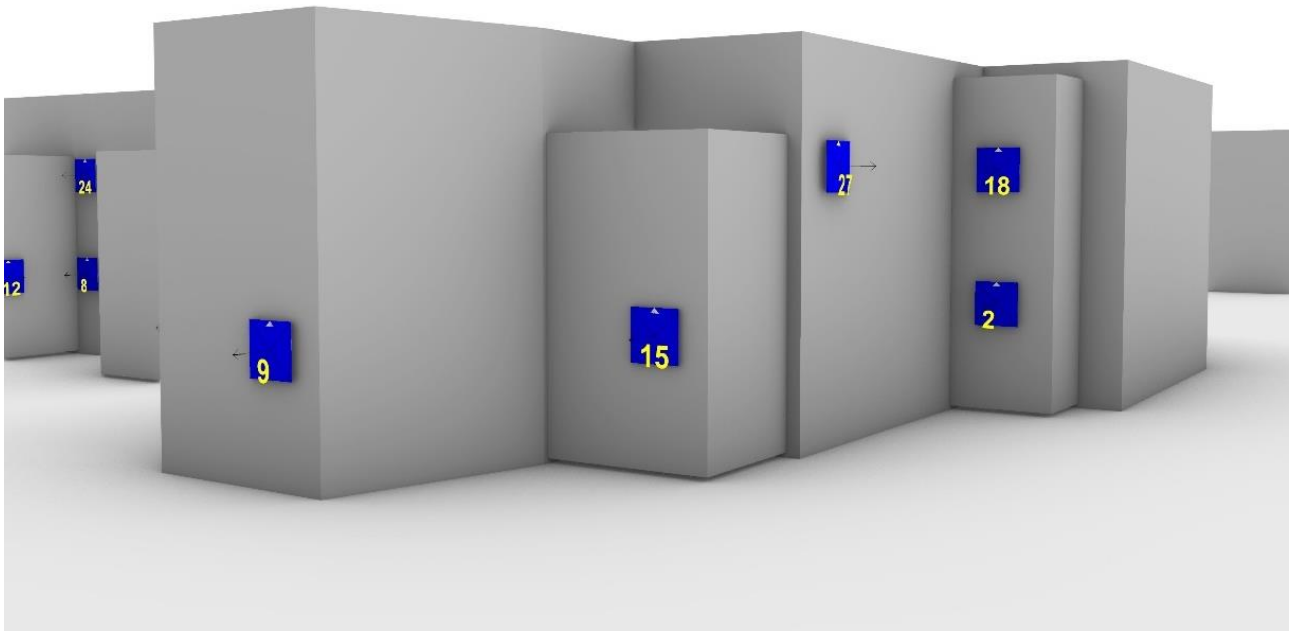


Figure 117 Reference points on 314-324 South Circular Road

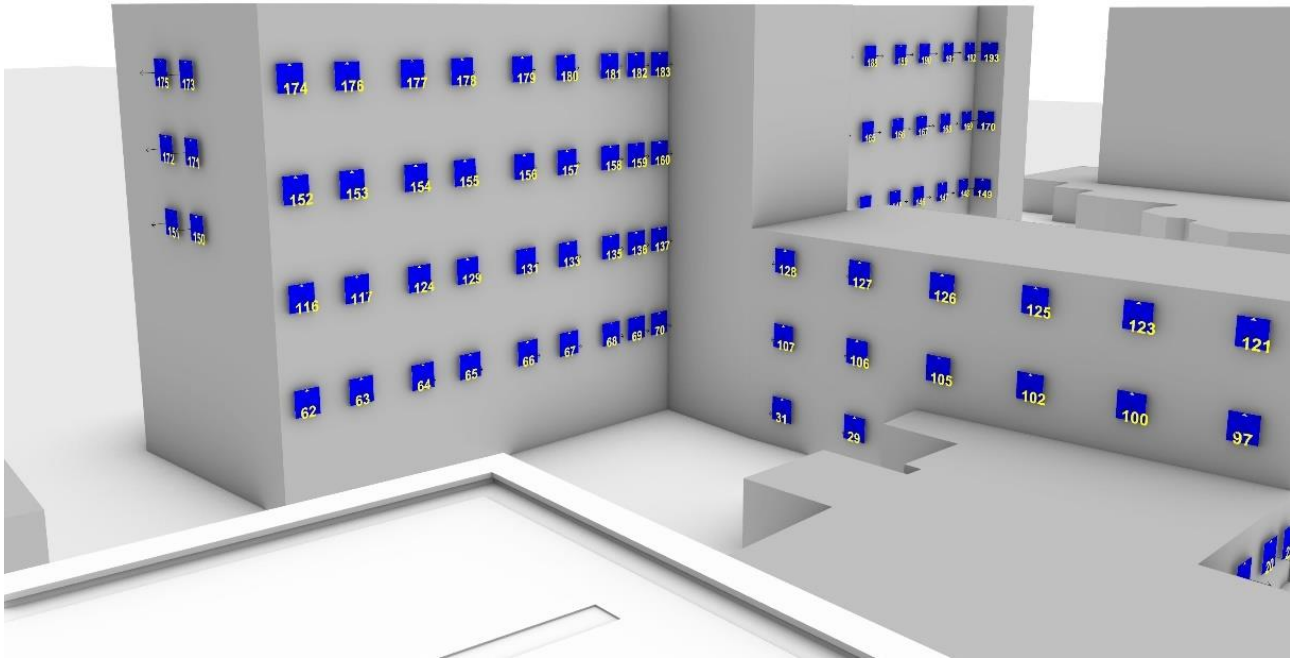


Figure 118 Reference points on Coombe Hospital

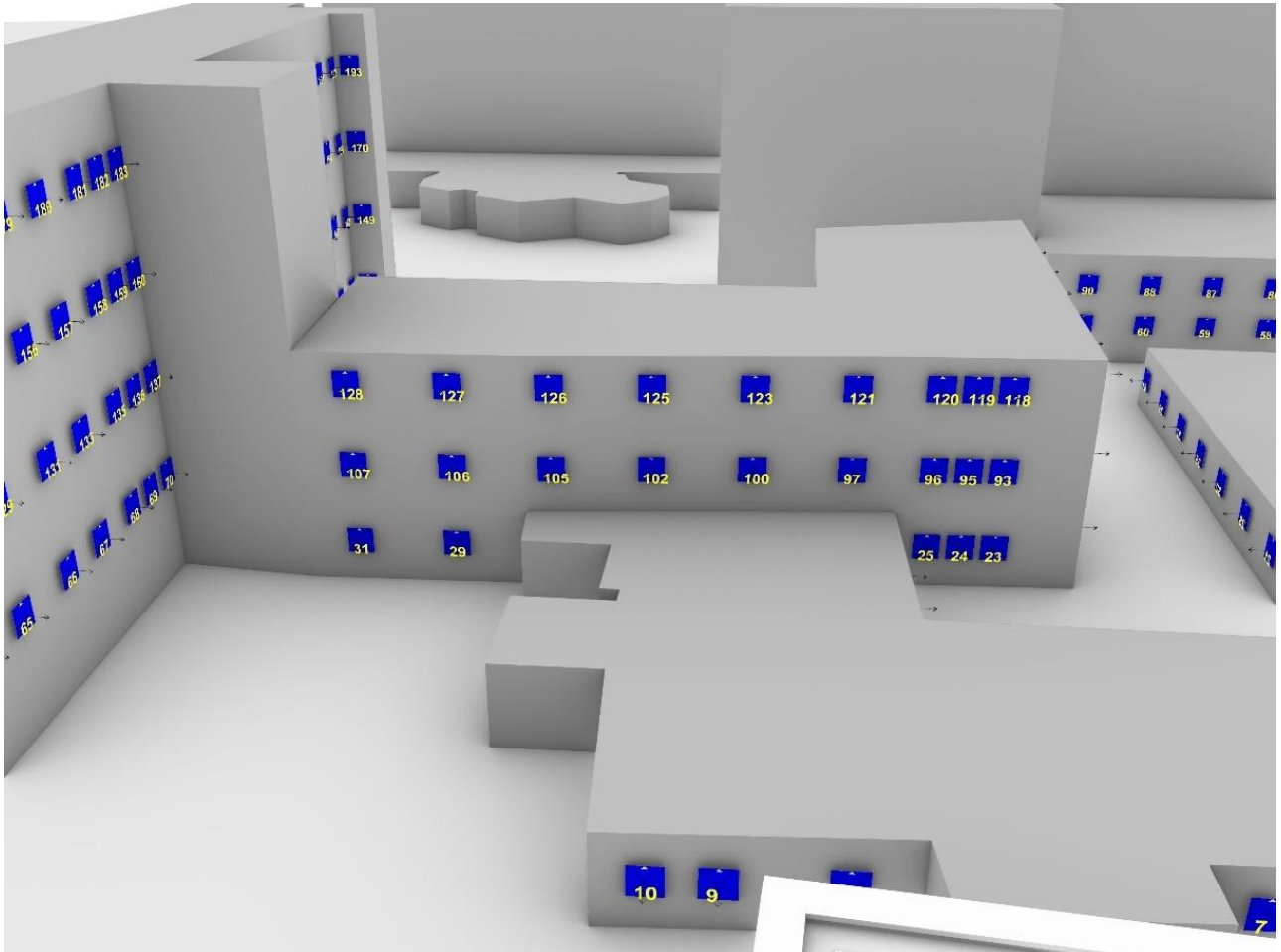


Figure 119 Reference points on Coombe Hospital

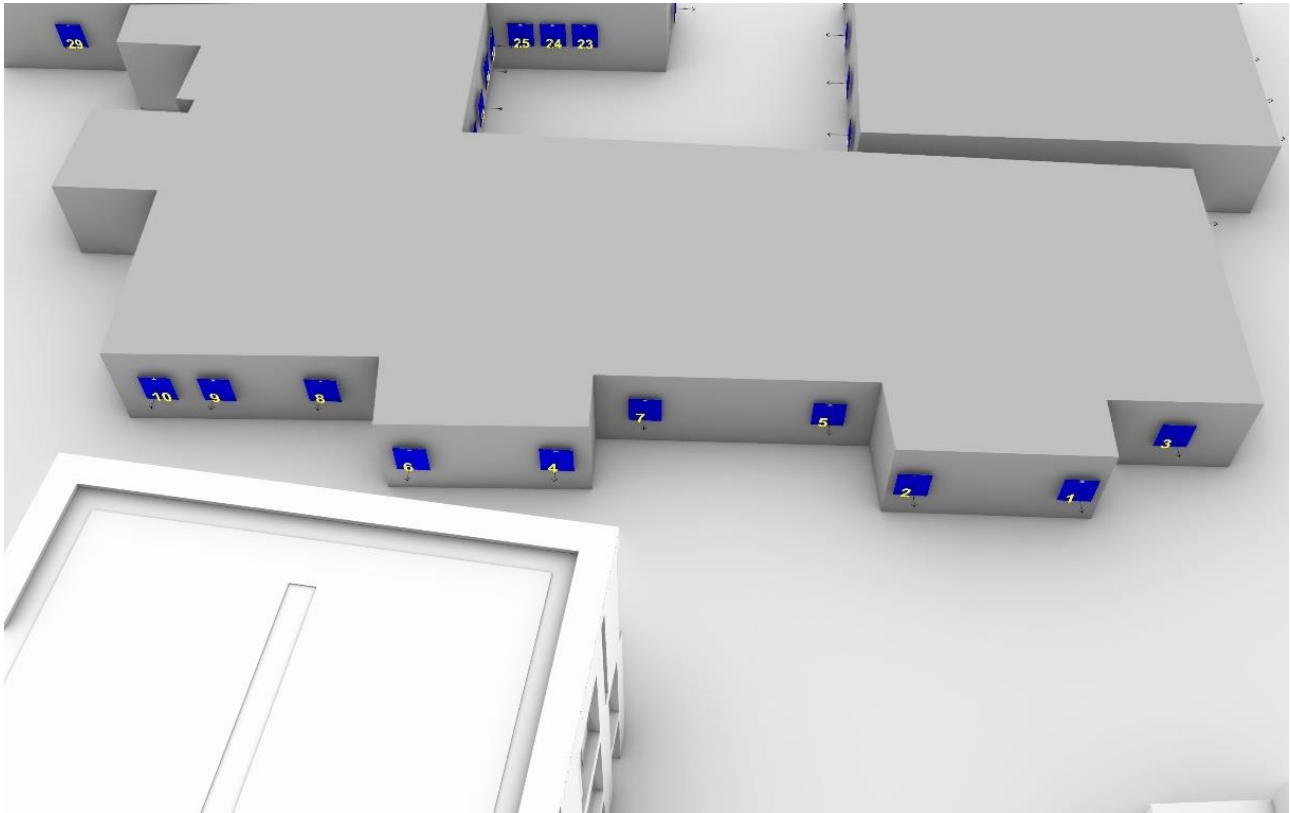


Figure 120 Reference points on Coombe Hospital

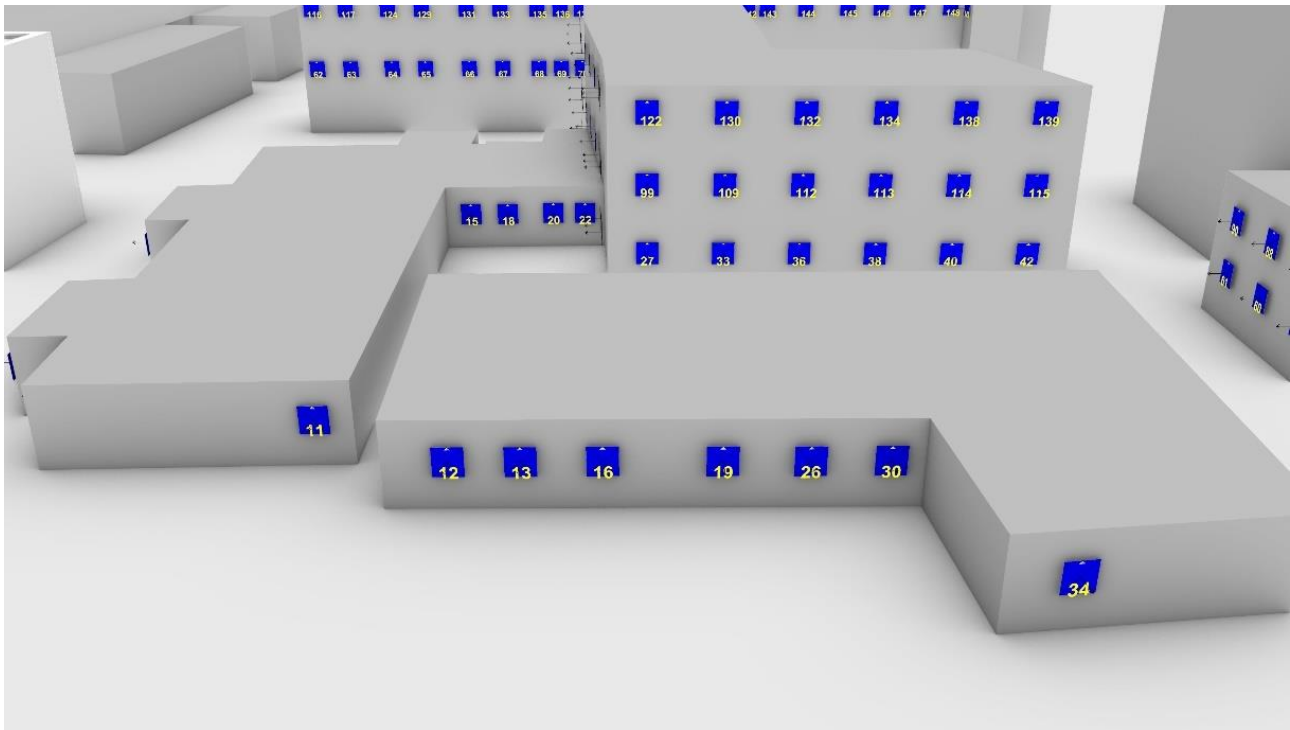


Figure 121 Reference points on Coombe Hospital

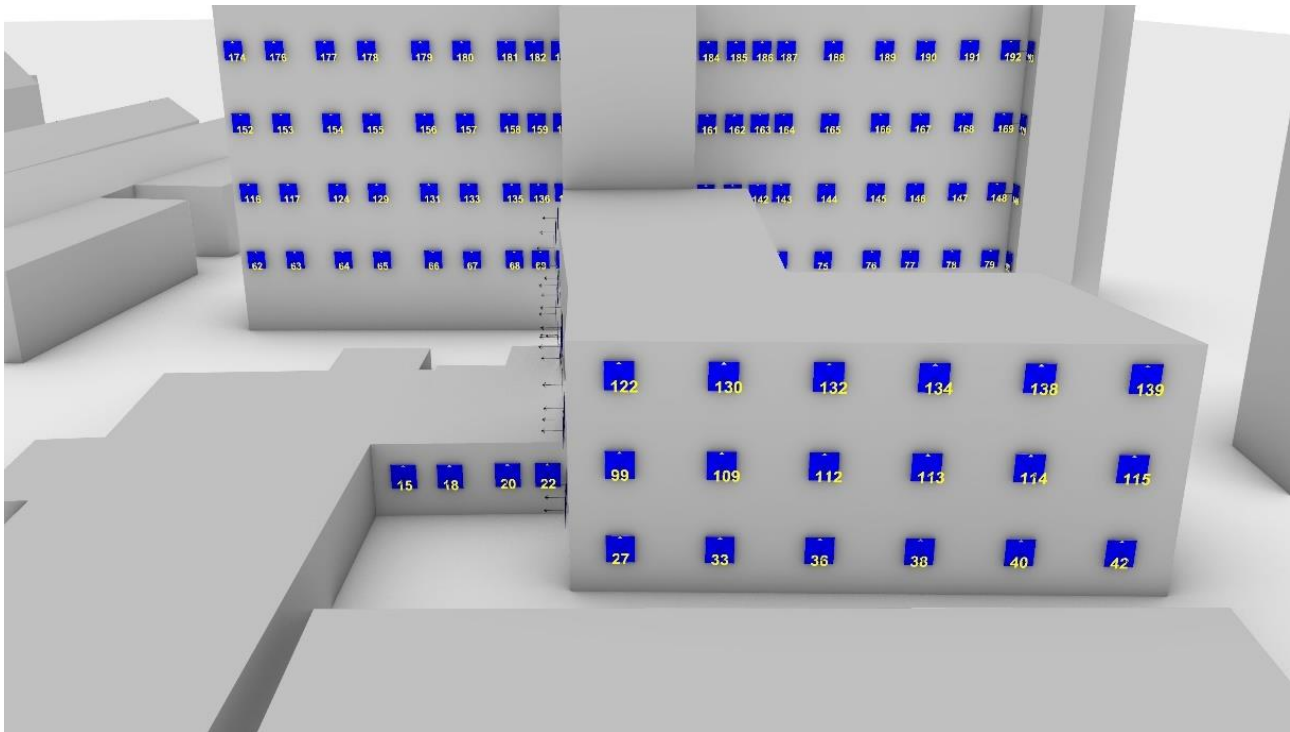


Figure 122 Reference points on Coombe Hospital

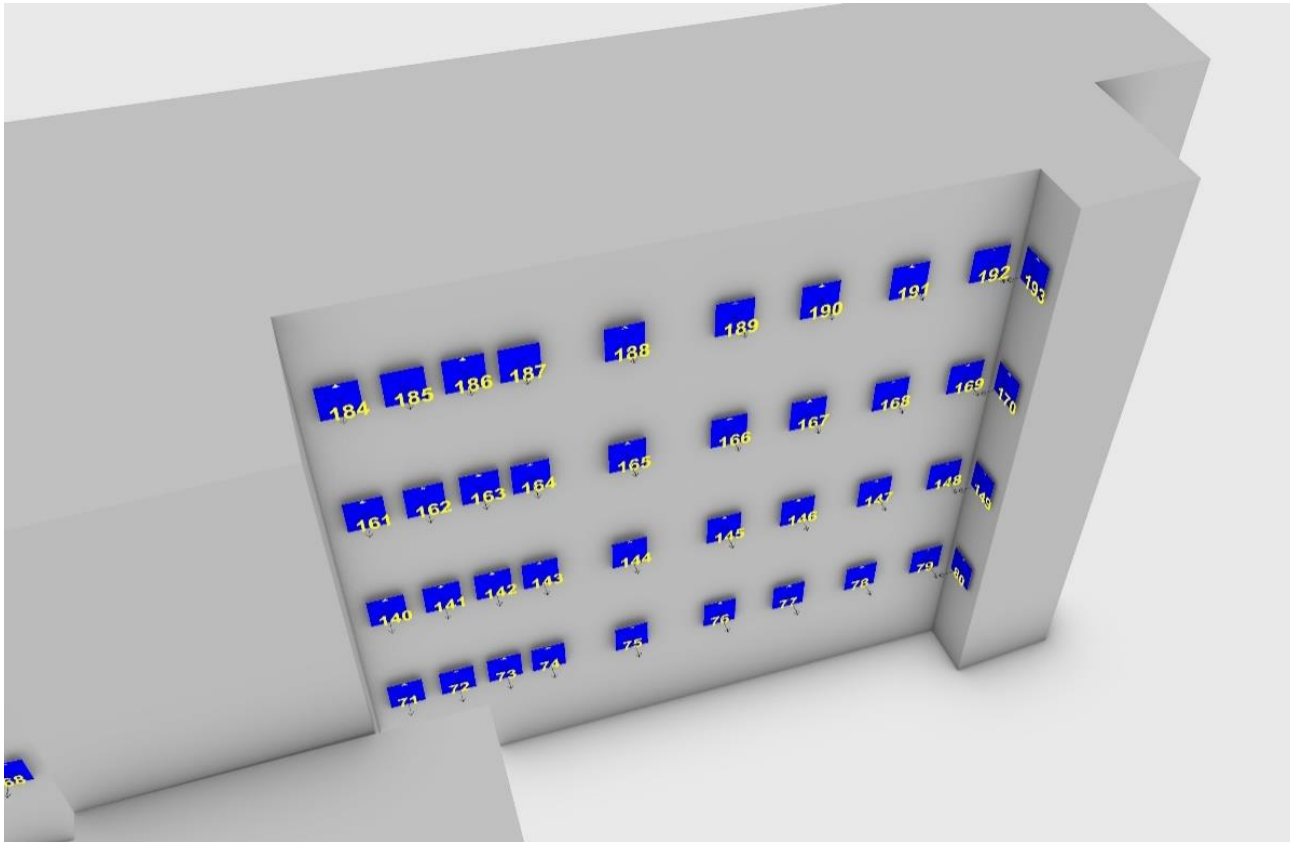


Figure 123 Reference points on Coombe Hospital

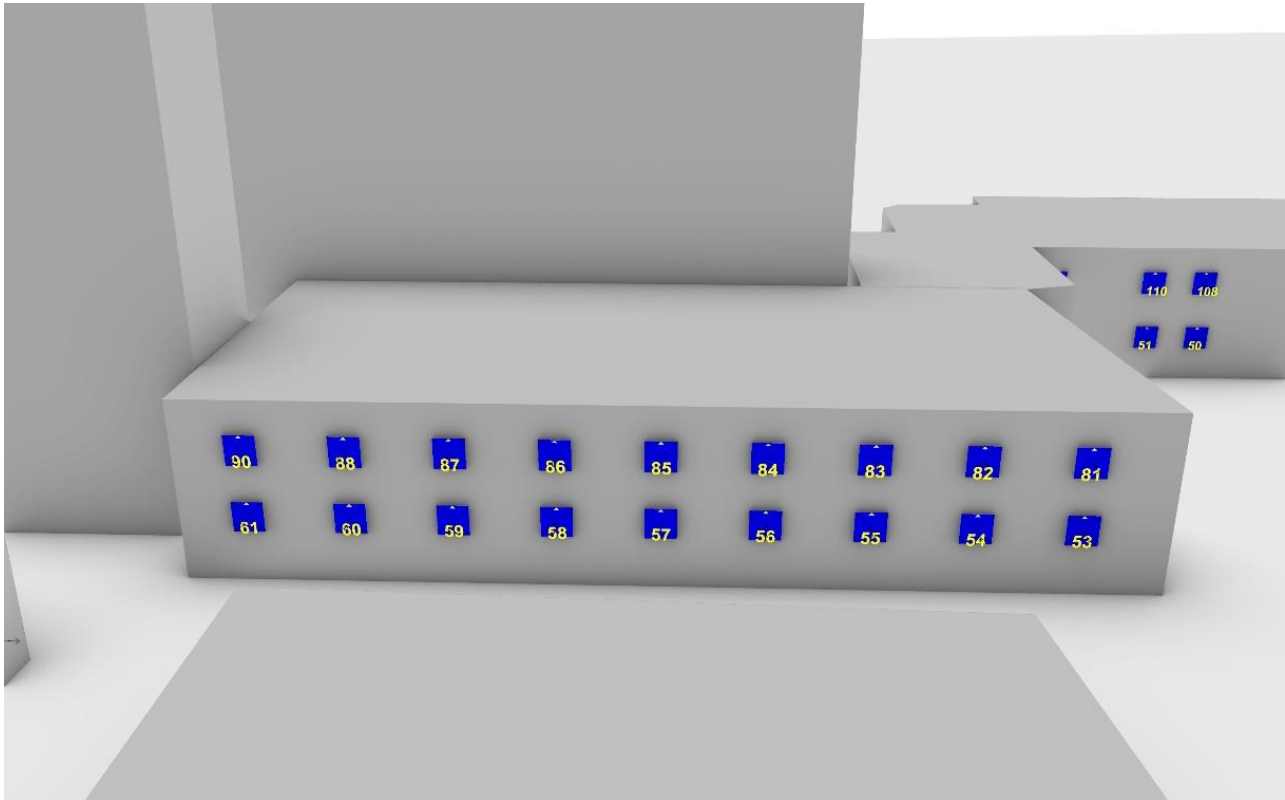


Figure 124 Reference points on Coombe Hospital

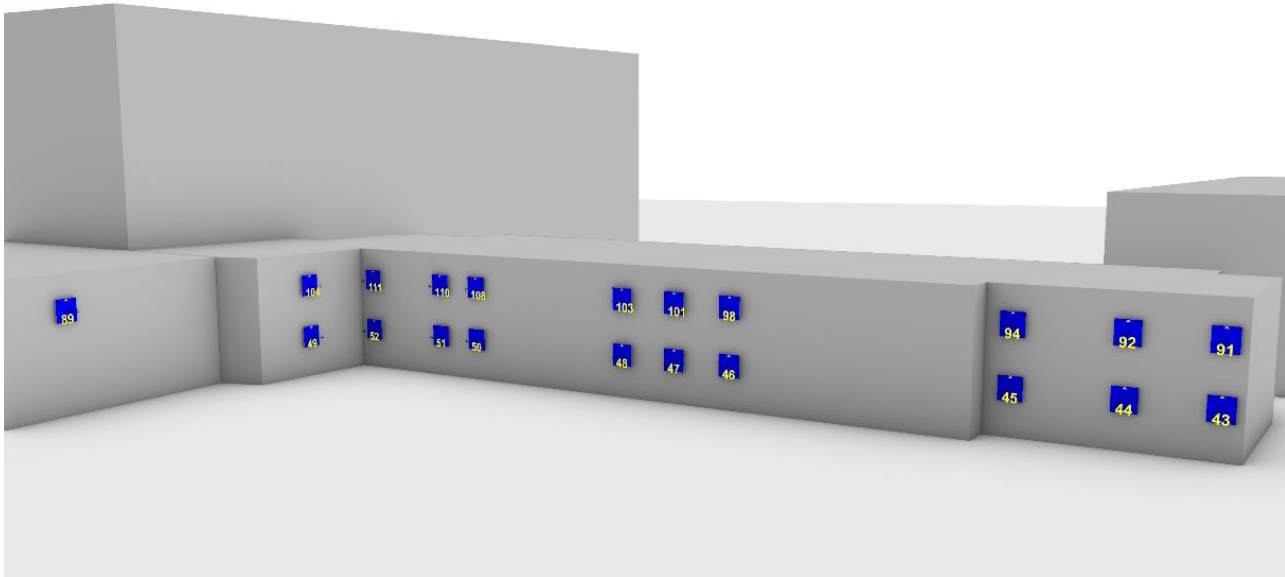


Figure 125 Reference points on Coombe Hospital

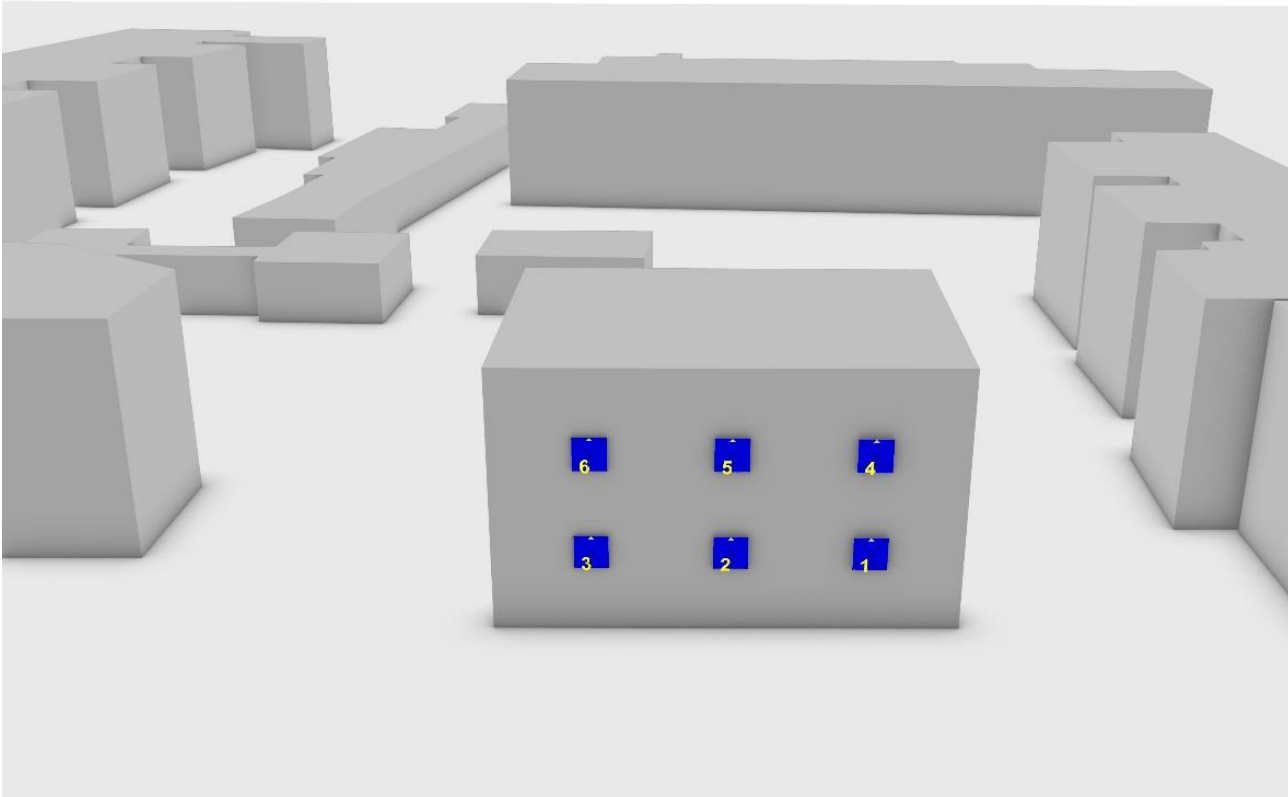


Figure 126 Reference points on Dolphin Terrace

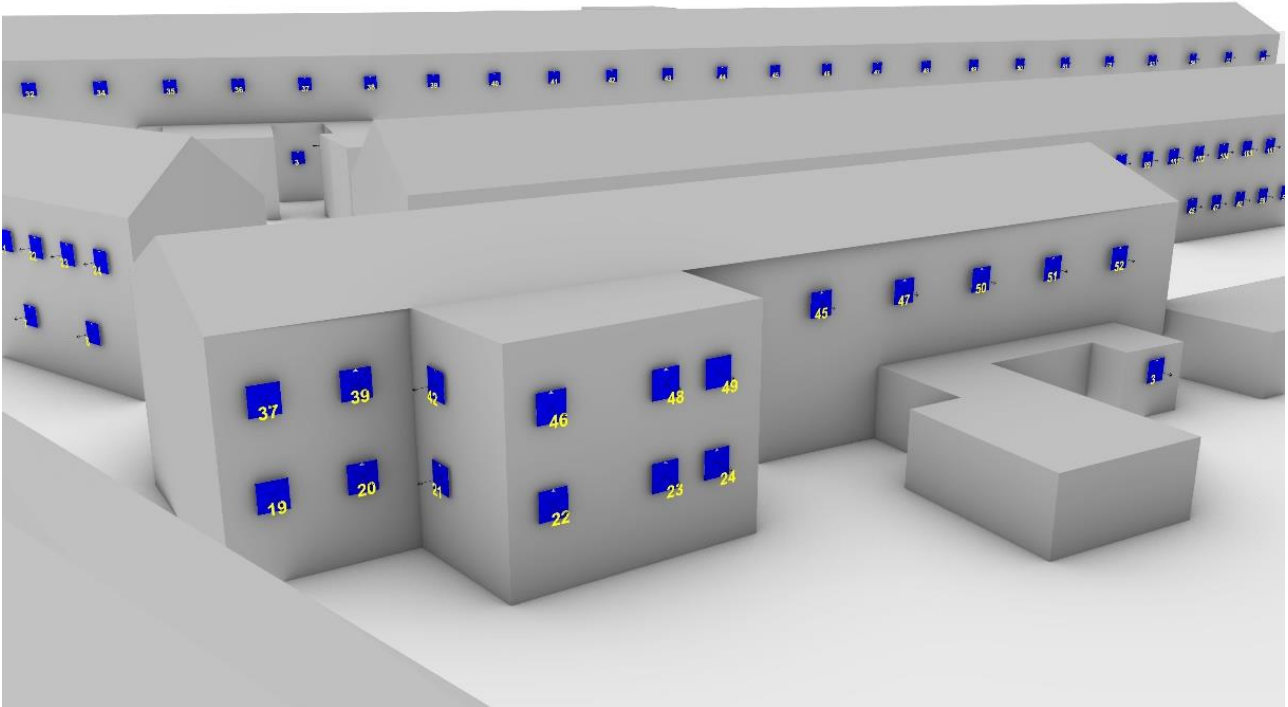


Figure 127 Reference points on Rehoboth Court

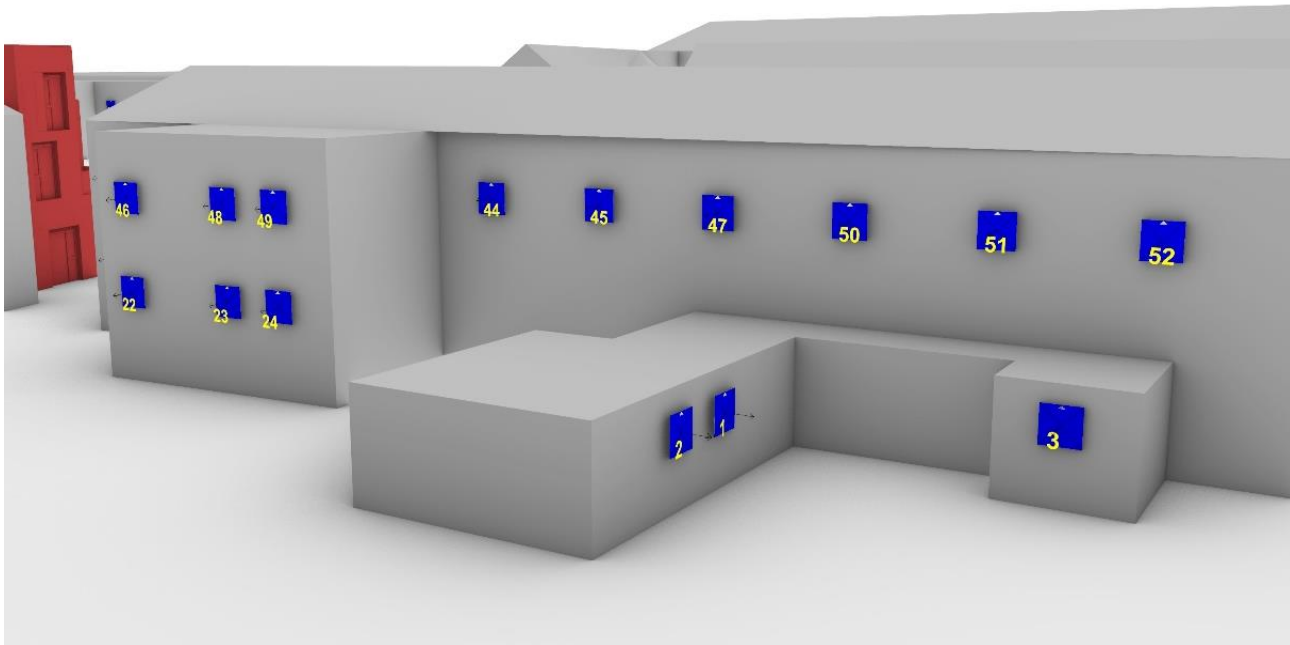


Figure 128 Reference points on Rehoboth Court

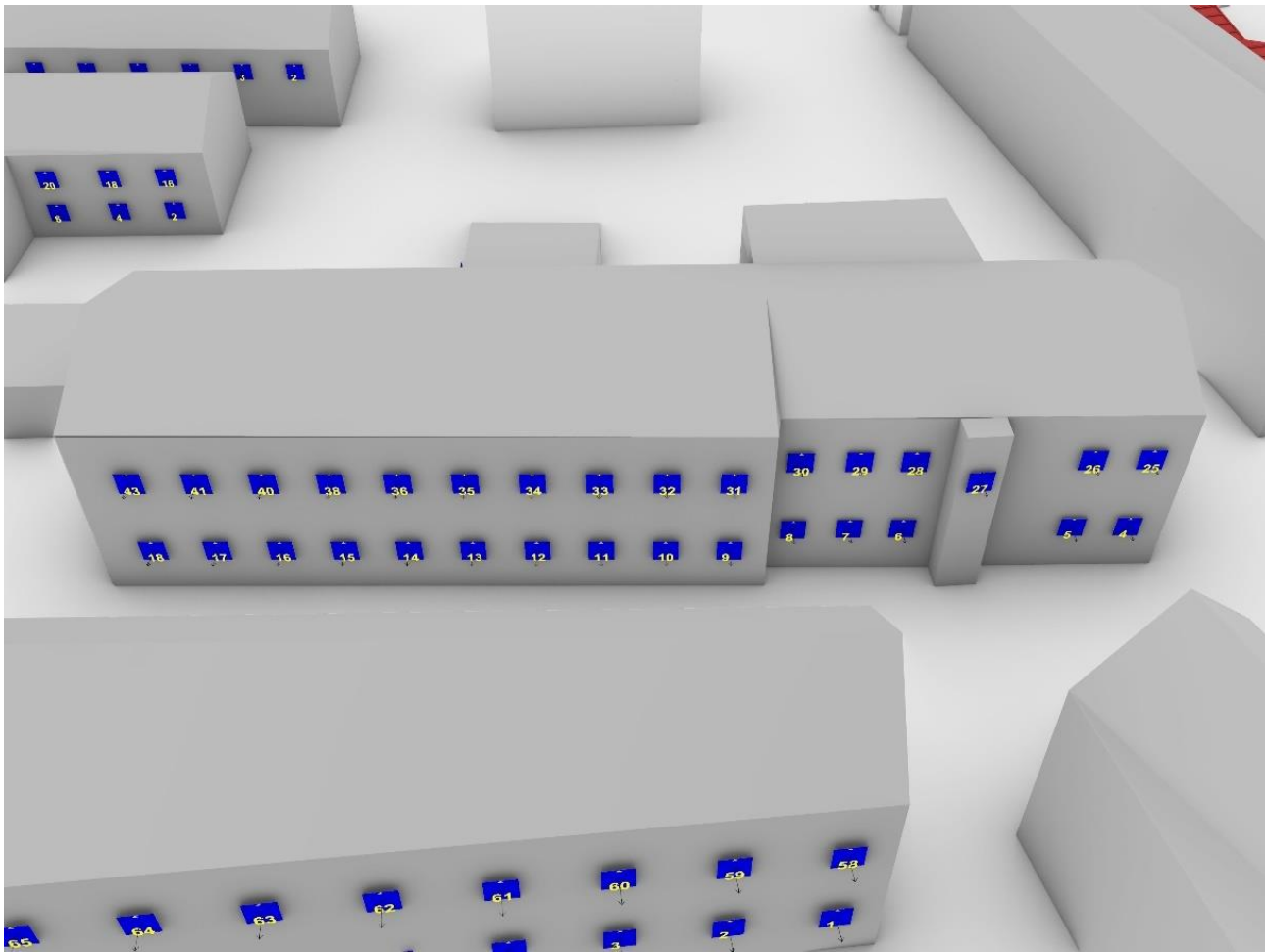


Figure 129 Reference points on Rehoboth Court

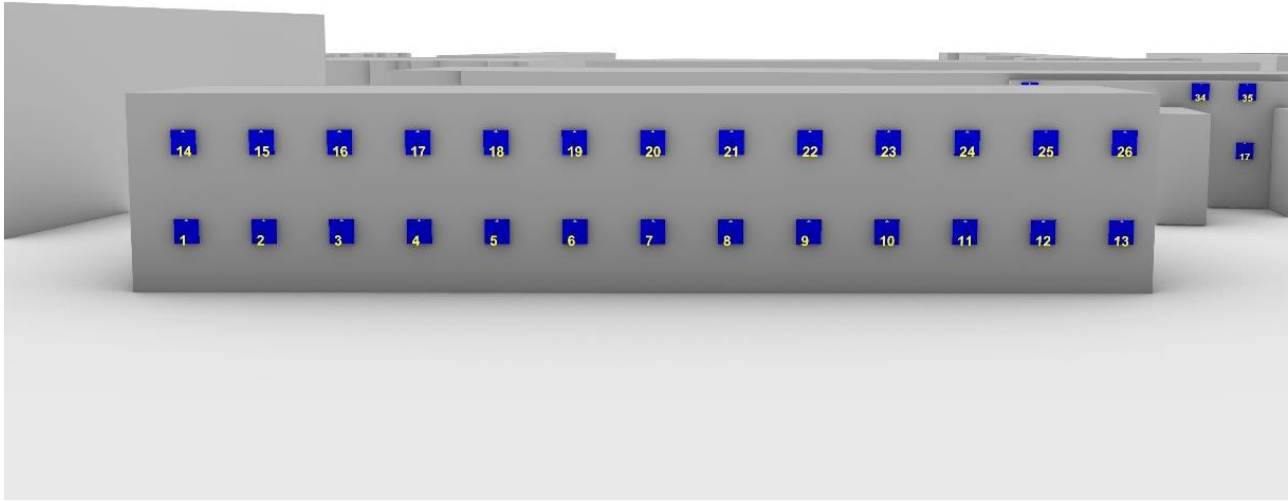


Figure 130 Reference points on Three Southfield

A.2.3 Vertical Sky Component (VSC) Results

The following tables present the VSC results for each window of the surrounding buildings for the baseline and proposed site conditions.

Vertical Sky Component					
Location	Point Ref	Recommendation	Baseline	Proposed	Ratio
1-9 Rehoboth Ave	1	27	10	10	1.00
1-9 Rehoboth Ave	2	27	25	21	0.84
1-9 Rehoboth Ave	3	27	2	2	1.00
1-9 Rehoboth Ave	4	27	2	2	1.00
1-9 Rehoboth Ave	5	27	18	14	0.78
1-9 Rehoboth Ave	6	27	36	16.5	0.46
1-9 Rehoboth Ave	7	27	32	22.5	0.70
1-9 Rehoboth Ave	8	27	35	23.5	0.67
1-9 Rehoboth Ave	9	27	35	23.5	0.67
1-9 Rehoboth Ave	10	27	35	24	0.69
1-9 Rehoboth Ave	11	27	35	24.5	0.70
1-9 Rehoboth Ave	12	27	35	25	0.71
1-9 Rehoboth Ave	13	27	36	25	0.69
1-9 Rehoboth Ave	14	27	36	25	0.69
1-9 Rehoboth Ave	15	27	36	24.5	0.68
1-9 Rehoboth Ave	16	27	10	10	1.00

Vertical Sky Component					
Location	Point Ref	Recommendation	Baseline	Proposed	Ratio
Three Southfield	1	27	37	36	0.97
Three Southfield	2	27	37	37	1.00
Three Southfield	3	27	38	37	0.97
Three Southfield	4	27	38	36	0.95

Vertical Sky Component					
Location	Point Ref	Recommendation	Baseline	Proposed	Ratio
Three Southfield	5	27	38	37	0.97
Three Southfield	6	27	39	37	0.95
Three Southfield	7	27	39	37	0.95
Three Southfield	8	27	39	37	0.95
Three Southfield	9	27	39	37	0.95
Three Southfield	10	27	39	37	0.95
Three Southfield	11	27	39	37	0.95
Three Southfield	12	27	39	37	0.95
Three Southfield	13	27	39	37	0.95
Three Southfield	14	27	38	38	1.00
Three Southfield	15	27	39	38	0.97
Three Southfield	16	27	39	38	0.97
Three Southfield	17	27	39	38	0.97
Three Southfield	18	27	39	38	0.97
Three Southfield	19	27	39	38	0.97
Three Southfield	20	27	39	38	0.97
Three Southfield	21	27	40	39	0.98
Three Southfield	22	27	40	39	0.98
Three Southfield	23	27	40	39	0.98
Three Southfield	24	27	40	38	0.95
Three Southfield	25	27	40	38	0.95
Three Southfield	26	27	40	38	0.95

Vertical Sky Component					
Location	Point Ref	Recommendation	Baseline	Proposed	Ratio
Rehoboth Court	1	27	30	30	1.00
Rehoboth Court	2	27	32	31.5	0.98
Rehoboth Court	3	27	36	33.5	0.93
Rehoboth Court	4	27	27	27	1.00
Rehoboth Court	5	27	28	28	1.00
Rehoboth Court	6	27	24	24	1.00
Rehoboth Court	7	27	27	26	0.96
Rehoboth Court	8	27	22	21	0.95
Rehoboth Court	9	27	22	22	1.00
Rehoboth Court	10	27	21	20.5	0.98
Rehoboth Court	11	27	22	21.5	0.98
Rehoboth Court	12	27	21	20.5	0.98
Rehoboth Court	13	27	21	20.5	0.98
Rehoboth Court	14	27	21	20.5	0.98
Rehoboth Court	15	27	21	20.5	0.98
Rehoboth Court	16	27	21	20.5	0.98
Rehoboth Court	17	27	21	21	1.00
Rehoboth Court	18	27	21	21	1.00
Rehoboth Court	19	27	28	27	0.96
Rehoboth Court	20	27	26	25	0.96
Rehoboth Court	21	27	20	19	0.95
Rehoboth Court	22	27	35	34	0.97
Rehoboth Court	23	27	35	33.5	0.96
Rehoboth Court	24	27	35	33	0.94
Rehoboth Court	25	27	35	33	0.94
Rehoboth Court	26	27	36	34	0.94

Vertical Sky Component					
Location	Point Ref	Recommendation	Baseline	Proposed	Ratio
Rehoboth Court	27	27	34	32.5	0.96
Rehoboth Court	28	27	31	30.5	0.98
Rehoboth Court	29	27	34	32.5	0.96
Rehoboth Court	30	27	28	27.5	0.98
Rehoboth Court	31	27	29	29	1.00
Rehoboth Court	32	27	28	28	1.00
Rehoboth Court	33	27	28	28	1.00
Rehoboth Court	34	27	28	28	1.00
Rehoboth Court	35	27	29	28.5	0.98
Rehoboth Court	36	27	28	28	1.00
Rehoboth Court	37	27	34	33	0.97
Rehoboth Court	38	27	28	28	1.00
Rehoboth Court	39	27	31	29.5	0.95
Rehoboth Court	40	27	28	28	1.00
Rehoboth Court	41	27	29	28.5	0.98
Rehoboth Court	42	27	27	25	0.93
Rehoboth Court	43	27	29	28.5	0.98
Rehoboth Court	44	27	34	33.5	0.99
Rehoboth Court	45	27	37	37	1.00
Rehoboth Court	46	27	37	35.5	0.96
Rehoboth Court	47	27	38	37.5	0.99
Rehoboth Court	48	27	38	36.5	0.96
Rehoboth Court	49	27	37	36	0.97
Rehoboth Court	50	27	39	37.5	0.96
Rehoboth Court	51	27	39	37	0.95
Rehoboth Court	52	27	39	36.5	0.94

Vertical Sky Component					
Location	Point Ref	Recommendation	Baseline	Proposed	Ratio
9-24 Rehoboth Pl	1	27	31	31	1.00
9-24 Rehoboth Pl	2	27	33	32.5	0.98
9-24 Rehoboth Pl	3	27	33	33	1.00
9-24 Rehoboth Pl	4	27	33	32.5	0.98
9-24 Rehoboth Pl	5	27	33	33	1.00
9-24 Rehoboth Pl	6	27	33	32.5	0.98
9-24 Rehoboth Pl	7	27	33	33	1.00
9-24 Rehoboth Pl	8	27	33	33	1.00
9-24 Rehoboth Pl	9	27	23	21.5	0.93
9-24 Rehoboth Pl	10	27	34	33.5	0.99
9-24 Rehoboth Pl	11	27	22	21.5	0.98
9-24 Rehoboth Pl	12	27	34	33.5	0.99
9-24 Rehoboth Pl	13	27	22	21.5	0.98
9-24 Rehoboth Pl	14	27	34	33.5	0.99
9-24 Rehoboth Pl	15	27	21	21	1.00
9-24 Rehoboth Pl	16	27	21	21	1.00
9-24 Rehoboth Pl	17	27	32	32	1.00
9-24 Rehoboth Pl	18	27	22	22	1.00
9-24 Rehoboth Pl	19	27	32	31.5	0.98
9-24 Rehoboth Pl	20	27	23	22.5	0.98
9-24 Rehoboth Pl	21	27	32	31.5	0.98
9-24 Rehoboth Pl	22	27	23	22.5	0.98
9-24 Rehoboth Pl	23	27	25	24.5	0.98
9-24 Rehoboth Pl	24	27	31	31	1.00
9-24 Rehoboth Pl	25	27	26	26	1.00
9-24 Rehoboth Pl	26	27	31	31	1.00

Vertical Sky Component					
Location	Point Ref	Recommendation	Baseline	Proposed	Ratio
9-24 Rehoboth Pl	27	27	28	28	1.00
9-24 Rehoboth Pl	28	27	31	30.5	0.98
9-24 Rehoboth Pl	29	27	30	30	1.00
9-24 Rehoboth Pl	30	27	31	30.5	0.98
9-24 Rehoboth Pl	31	27	31	30.5	0.98
9-24 Rehoboth Pl	32	27	32	32	1.00
9-24 Rehoboth Pl	33	27	31	30.5	0.98
9-24 Rehoboth Pl	34	27	34	33	0.97
9-24 Rehoboth Pl	35	27	34	33	0.97
9-24 Rehoboth Pl	36	27	31	31	1.00
9-24 Rehoboth Pl	37	27	33	32.5	0.98
9-24 Rehoboth Pl	38	27	31	31	1.00
9-24 Rehoboth Pl	39	27	34	33.5	0.99
9-24 Rehoboth Pl	40	27	33	32.5	0.98
9-24 Rehoboth Pl	41	27	31	30.5	0.98
9-24 Rehoboth Pl	42	27	32	31	0.97
9-24 Rehoboth Pl	43	27	30	30	1.00
9-24 Rehoboth Pl	44	27	31	30	0.97
9-24 Rehoboth Pl	45	27	29	28.5	0.98
9-24 Rehoboth Pl	46	27	30	29.5	0.98
9-24 Rehoboth Pl	47	27	28	27	0.96
9-24 Rehoboth Pl	48	27	26	25.5	0.98
9-24 Rehoboth Pl	49	27	29	28.5	0.98
9-24 Rehoboth Pl	50	27	26	25	0.96
9-24 Rehoboth Pl	51	27	26	25	0.96
9-24 Rehoboth Pl	52	27	25	24.5	0.98

Vertical Sky Component					
Location	Point Ref	Recommendation	Baseline	Proposed	Ratio
9-24 Rehoboth Pl	53	27	25	24.5	0.98
9-24 Rehoboth Pl	54	27	25	25	1.00
9-24 Rehoboth Pl	55	27	24	24	1.00
9-24 Rehoboth Pl	56	27	24	24	1.00
9-24 Rehoboth Pl	57	27	25	24.5	0.98
9-24 Rehoboth Pl	58	27	35	35	1.00
9-24 Rehoboth Pl	59	27	36	35.5	0.99
9-24 Rehoboth Pl	60	27	36	35.5	0.99
9-24 Rehoboth Pl	61	27	36	36	1.00
9-24 Rehoboth Pl	62	27	37	36.5	0.99
9-24 Rehoboth Pl	63	27	36	35.5	0.99
9-24 Rehoboth Pl	64	27	35	35	1.00
9-24 Rehoboth Pl	65	27	35	35	1.00
9-24 Rehoboth Pl	66	27	34	32.5	0.96
9-24 Rehoboth Pl	67	27	35	35	1.00
9-24 Rehoboth Pl	68	27	33	32.5	0.98
9-24 Rehoboth Pl	69	27	35	35	1.00
9-24 Rehoboth Pl	70	27	33	32.5	0.98
9-24 Rehoboth Pl	71	27	35	35	1.00
9-24 Rehoboth Pl	72	27	33	32.5	0.98
9-24 Rehoboth Pl	73	27	33	32.5	0.98
9-24 Rehoboth Pl	74	27	35	35	1.00
9-24 Rehoboth Pl	75	27	34	33	0.97
9-24 Rehoboth Pl	76	27	35	34.5	0.99
9-24 Rehoboth Pl	77	27	34	33	0.97
9-24 Rehoboth Pl	78	27	35	34.5	0.99

Vertical Sky Component					
Location	Point Ref	Recommendation	Baseline	Proposed	Ratio
9-24 Rehoboth Pl	79	27	34	33	0.97
9-24 Rehoboth Pl	80	27	35	34	0.97
9-24 Rehoboth Pl	81	27	34	34	1.00
9-24 Rehoboth Pl	82	27	34	33.5	0.99
9-24 Rehoboth Pl	83	27	34	34	1.00
9-24 Rehoboth Pl	84	27	35	34.5	0.99
9-24 Rehoboth Pl	85	27	34	34	1.00
9-24 Rehoboth Pl	86	27	36	35.5	0.99
9-24 Rehoboth Pl	87	27	36	36	1.00
9-24 Rehoboth Pl	88	27	34	34	1.00
9-24 Rehoboth Pl	89	27	36	36	1.00
9-24 Rehoboth Pl	90	27	34	34	1.00
9-24 Rehoboth Pl	91	27	37	37	1.00
9-24 Rehoboth Pl	92	27	37	36.5	0.99
9-24 Rehoboth Pl	93	27	35	34.5	0.99
9-24 Rehoboth Pl	94	27	38	37.5	0.99
9-24 Rehoboth Pl	95	27	35	34.5	0.99
9-24 Rehoboth Pl	96	27	38	38	1.00
9-24 Rehoboth Pl	97	27	38	38	1.00
9-24 Rehoboth Pl	98	27	35	34.5	0.99
9-24 Rehoboth Pl	99	27	37	37	1.00
9-24 Rehoboth Pl	100	27	35	34.5	0.99
9-24 Rehoboth Pl	101	27	36	36	1.00
9-24 Rehoboth Pl	102	27	36	35.5	0.99
9-24 Rehoboth Pl	103	27	35	34.5	0.99
9-24 Rehoboth Pl	104	27	36	35.5	0.99

Vertical Sky Component					
Location	Point Ref	Recommendation	Baseline	Proposed	Ratio
9-24 Rehoboth Pl	105	27	35	34.5	0.99
9-24 Rehoboth Pl	106	27	35	34.5	0.99
9-24 Rehoboth Pl	107	27	35	34	0.97
9-24 Rehoboth Pl	108	27	35	34	0.97
9-24 Rehoboth Pl	109	27	35	34.5	0.99
9-24 Rehoboth Pl	110	27	35	34.5	0.99
9-24 Rehoboth Pl	111	27	35	34.5	0.99
9-24 Rehoboth Pl	112	27	35	34.5	0.99
9-24 Rehoboth Pl	113	27	35	34.5	0.99
9-24 Rehoboth Pl	114	27	35	34.5	0.99

Vertical Sky Component					
Location	Point Ref	Recommendation	Baseline	Proposed	Ratio
330-338 SCR	1	27	36	25	0.74
330-338 SCR	2	27	37	27	0.73
330-338 SCR	3	27	37	27	0.73
330-338 SCR	4	27	37	28.5	0.77
330-338 SCR	5	27	36	27.5	0.76
330-338 SCR	6	27	36	27.5	0.76
330-338 SCR	7	27	34	25	0.74
330-338 SCR	8	27	27	19.5	0.72
330-338 SCR	9	27	37	27	0.73
330-338 SCR	10	27	36	27.5	0.76
330-338 SCR	11	27	40	29.5	0.74
330-338 SCR	12	27	40	30	0.75

Vertical Sky Component					
Location	Point Ref	Recommendation	Baseline	Proposed	Ratio
330-338 SCR	13	27	40	31	0.78
330-338 SCR	14	27	40	30.5	0.76
330-338 SCR	15	27	40	31	0.78
330-338 SCR	16	27	40	31.5	0.79
330-338 SCR	17	27	38	30.5	0.80
330-338 SCR	18	27	32	25	0.78
330-338 SCR	19	27	40	30	0.75
330-338 SCR	20	27	40	30.5	0.76

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
344-388 SCR	1	27	12	11.5	0.96
344-388 SCR	2	27	37	30.5	0.82
344-388 SCR	3	27	22	21.5	0.98
344-388 SCR	4	27	21	20.5	0.98
344-388 SCR	5	27	26	25.5	0.98
344-388 SCR	6	27	18	17.5	0.97
344-388 SCR	7	27	34	33	0.97
344-388 SCR	8	27	34	33	0.97
344-388 SCR	9	27	22	22	1.00
344-388 SCR	10	27	34	33	0.97
344-388 SCR	11	27	33	33	1.00
344-388 SCR	12	27	28	28	1.00
344-388 SCR	13	27	19	19	1.00
344-388 SCR	14	27	33	32.5	0.98

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
344-388 SCR	15	27	31	31	1.00
344-388 SCR	16	27	18	18	1.00
344-388 SCR	17	27	31	30.5	0.98
344-388 SCR	18	27	28	28	1.00
344-388 SCR	19	27	26	26	1.00
344-388 SCR	20	27	18	17.5	0.97
344-388 SCR	21	27	29	29	1.00
344-388 SCR	22	27	29	29	1.00
344-388 SCR	23	27	26	26	1.00
344-388 SCR	24	27	22	22	1.00
344-388 SCR	25	27	25	25	1.00
344-388 SCR	26	27	24	24	1.00
344-388 SCR	27	27	30	30	1.00
344-388 SCR	28	27	33	32.5	0.98
344-388 SCR	29	27	39	37.5	0.96
344-388 SCR	30	27	34	33.5	0.99
344-388 SCR	31	27	32	31.5	0.98
344-388 SCR	32	27	39	37.5	0.96
344-388 SCR	33	27	38	36	0.95
344-388 SCR	34	27	40	38	0.95
344-388 SCR	35	27	40	38.5	0.96
344-388 SCR	36	27	40	38.5	0.96
344-388 SCR	37	27	40	39	0.98
344-388 SCR	38	27	40	39	0.98
344-388 SCR	39	27	40	39	0.98
344-388 SCR	40	27	40	39	0.98

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
344-388 SCR	41	27	40	39	0.98
344-388 SCR	42	27	40	39.5	0.99
344-388 SCR	43	27	40	39.5	0.99
344-388 SCR	44	27	40	39.5	0.99
344-388 SCR	45	27	40	39.5	0.99
344-388 SCR	46	27	40	39.5	0.99
344-388 SCR	47	27	40	39	0.98
344-388 SCR	48	27	40	39	0.98
344-388 SCR	49	27	40	39	0.98
344-388 SCR	50	27	40	39.5	0.99
344-388 SCR	51	27	40	39.5	0.99
344-388 SCR	52	27	40	39.5	0.99
344-388 SCR	53	27	40	39.5	0.99
344-388 SCR	54	27	40	40	1.00
344-388 SCR	55	27	40	40	1.00
344-388 SCR	56	27	40	40	1.00

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
314-324 SCR	1	27	25	21.5	0.86
314-324 SCR	2	27	23	18.5	0.80
314-324 SCR	3	27	27.5	25	0.91
314-324 SCR	4	27	25.5	25	0.98
314-324 SCR	5	27	18.5	15.5	0.84
314-324 SCR	6	27	15.5	14	0.90

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
314-324 SCR	7	27	21	17.5	0.83
314-324 SCR	8	27	21	17.5	0.83
314-324 SCR	9	27	37.5	27	0.72
314-324 SCR	10	27	18.5	17.5	0.95
314-324 SCR	11	27	22	21.5	0.98
314-324 SCR	12	27	22	20.5	0.93
314-324 SCR	13	27	33.5	33	0.99
314-324 SCR	14	27	29.5	27.5	0.93
314-324 SCR	15	27	30	24	0.80
314-324 SCR	16	27	32.5	30.5	0.94
314-324 SCR	17	27	35.5	33.5	0.94
314-324 SCR	18	27	28	23	0.82
314-324 SCR	19	27	37	34	0.92
314-324 SCR	20	27	33.5	33.5	1.00
314-324 SCR	21	27	27	24	0.89
314-324 SCR	22	27	30	27.5	0.92
314-324 SCR	23	27	34.5	31.5	0.91
314-324 SCR	24	27	34	30	0.88
314-324 SCR	25	27	29.5	28.5	0.97
314-324 SCR	26	27	24	23.5	0.98
314-324 SCR	27	27	38	34	0.89
314-324 SCR	28	27	32	31	0.97
314-324 SCR	29	27	38	37.5	0.99
314-324 SCR	30	27	34	31.5	0.93

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
290-312 SCR	1	27	35	33	0.94
290-312 SCR	2	27	39	35.5	0.91
290-312 SCR	3	27	39	35.5	0.91
290-312 SCR	4	27	28	28	1.00
290-312 SCR	5	27	34	33.5	0.99
290-312 SCR	6	27	35	34.5	0.99
290-312 SCR	7	27	36	35	0.97
290-312 SCR	8	27	36	35	0.97
290-312 SCR	9	27	35	34.5	0.99
290-312 SCR	10	27	35	34	0.97
290-312 SCR	11	27	34	33	0.97
290-312 SCR	12	27	29	28	0.97
290-312 SCR	13	27	33	32.5	0.98
290-312 SCR	14	27	30	30	1.00
290-312 SCR	15	27	28	27.5	0.98
290-312 SCR	16	27	23	23	1.00
290-312 SCR	17	27	24	24	1.00
290-312 SCR	18	27	26	24	0.92
290-312 SCR	19	27	38	36	0.95
290-312 SCR	20	27	40	37	0.93
290-312 SCR	21	27	40	37	0.93
290-312 SCR	22	27	34	34	1.00
290-312 SCR	23	27	38	36.5	0.96
290-312 SCR	24	27	38	37	0.97
290-312 SCR	25	27	39	37.5	0.96
290-312 SCR	26	27	39	38	0.97

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
290-312 SCR	27	27	39	38	0.97
290-312 SCR	28	27	39	38	0.97
290-312 SCR	29	27	39	38	0.97
290-312 SCR	30	27	40	38.5	0.96
290-312 SCR	31	27	40	38.5	0.96
290-312 SCR	32	27	37	36.5	0.99
290-312 SCR	33	27	40	39	0.98
290-312 SCR	34	27	40	39	0.98
290-312 SCR	35	27	40	38	0.95
290-312 SCR	36	27	40	38	0.95
290-312 SCR	37	27	40	37.5	0.94

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
1-8 Rehoboth Pl	1	27	32	26	0.81
1-8 Rehoboth Pl	2	27	32	26	0.81
1-8 Rehoboth Pl	3	27	31.5	25.5	0.81
1-8 Rehoboth Pl	4	27	30	25	0.83
1-8 Rehoboth Pl	5	27	29.5	27	0.92
1-8 Rehoboth Pl	6	27	28.5	28.5	1.00
1-8 Rehoboth Pl	7	27	27.5	28	1.02
1-8 Rehoboth Pl	8	27	29	28	0.97
1-8 Rehoboth Pl	9	27	37	27	0.73
1-8 Rehoboth Pl	10	27	36.5	27.5	0.75
1-8 Rehoboth Pl	11	27	36.5	27.5	0.75

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
1-8 Rehoboth Pl	12	27	35.5	27.5	0.77
1-8 Rehoboth Pl	13	27	35.5	28	0.79
1-8 Rehoboth Pl	14	27	35.5	28.5	0.80
1-8 Rehoboth Pl	15	27	35	29.5	0.84
1-8 Rehoboth Pl	16	27	34.5	29.5	0.86
1-8 Rehoboth Pl	17	27	34.5	29.5	0.86
1-8 Rehoboth Pl	18	27	34.5	31	0.90
1-8 Rehoboth Pl	19	27	35	31.5	0.90
1-8 Rehoboth Pl	20	27	35	31.5	0.90
1-8 Rehoboth Pl	21	27	35.5	32.5	0.92
1-8 Rehoboth Pl	22	27	36.5	33	0.90
1-8 Rehoboth Pl	23	27	36	33	0.92
1-8 Rehoboth Pl	24	27	36	32.5	0.90

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
1-10 Reillys Ave	1	27	33	28	0.85
1-10 Reillys Ave	2	27	33	32.5	0.98
1-10 Reillys Ave	3	27	31	30.5	0.98
1-10 Reillys Ave	4	27	27	27	1.00
1-10 Reillys Ave	5	27	28	27.5	0.98
1-10 Reillys Ave	6	27	28	27.5	0.98
1-10 Reillys Ave	7	27	28	27.5	0.98
1-10 Reillys Ave	8	27	28	27.5	0.98
1-10 Reillys Ave	9	27	28	27.5	0.98

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
1-10 Reillys Ave	10	27	28	27.5	0.98
1-10 Reillys Ave	11	27	28	27.5	0.98
1-10 Reillys Ave	12	27	28	27.5	0.98
1-10 Reillys Ave	13	27	28	27.5	0.98
1-10 Reillys Ave	14	27	28	27.5	0.98
1-10 Reillys Ave	15	27	28	27.5	0.98
1-10 Reillys Ave	16	27	28	27.5	0.98
1-10 Reillys Ave	17	27	28	27.5	0.98
1-10 Reillys Ave	18	27	28	27.5	0.98
1-10 Reillys Ave	19	27	28	28	1.00

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
289 SCR	1	27	37	34	0.92
289 SCR	2	27	36	33.5	0.93
289 SCR	3	27	39	36.5	0.94
289 SCR	4	27	39	36.5	0.94
289 SCR	5	27	39	37	0.95

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Dolphin Terrace	1	27	37	34	0.92
Dolphin Terrace	2	27	38	36	0.95
Dolphin Terrace	3	27	38	35.5	0.93

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Dolphin Terrace	4	27	40	37	0.93
Dolphin Terrace	5	27	40	37	0.93
Dolphin Terrace	6	27	40	37	0.93

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
11-20 Reillys Ave	1	27	31	31	1.00
11-20 Reillys Ave	2	27	31	31	1.00
11-20 Reillys Ave	3	27	17.5	17.5	1.00
11-20 Reillys Ave	4	27	30	30	1.00
11-20 Reillys Ave	5	27	17	17	1.00
11-20 Reillys Ave	6	27	24	24	1.00
11-20 Reillys Ave	7	27	24.5	24.5	1.00
11-20 Reillys Ave	8	27	20	20	1.00
11-20 Reillys Ave	9	27	14	14	1.00
11-20 Reillys Ave	10	27	12.5	12	0.96
11-20 Reillys Ave	11	27	13	13	1.00
11-20 Reillys Ave	12	27	13	13	1.00
11-20 Reillys Ave	13	27	13	13	1.00
11-20 Reillys Ave	14	27	13.5	13.5	1.00
11-20 Reillys Ave	15	27	31.5	31.5	1.00
11-20 Reillys Ave	16	27	33.5	33.5	1.00
11-20 Reillys Ave	17	27	32	32	1.00
11-20 Reillys Ave	18	27	33.5	33.5	1.00
11-20 Reillys Ave	19	27	31.5	31.5	1.00

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
11-20 Reillys Ave	20	27	30.5	30.5	1.00
11-20 Reillys Ave	21	27	29	29	1.00
11-20 Reillys Ave	22	27	24.5	24.5	1.00
11-20 Reillys Ave	23	27	18	18	1.00
11-20 Reillys Ave	24	27	26.5	26.5	1.00
11-20 Reillys Ave	25	27	27	27	1.00
11-20 Reillys Ave	26	27	27.5	27.5	1.00
11-20 Reillys Ave	27	27	27.5	27.5	1.00
11-20 Reillys Ave	28	27	28	28	1.00
11-20 Reillys Ave	29	27	28.5	28.5	1.00
11-20 Reillys Ave	30	27	28.5	28.5	1.00
11-20 Reillys Ave	31	27	28.5	28.5	1.00
11-20 Reillys Ave	32	27	28.5	28.5	1.00
11-20 Reillys Ave	33	27	29	29	1.00
11-20 Reillys Ave	34	27	29.5	29.5	1.00
11-20 Reillys Ave	35	27	29.5	29.5	1.00
11-20 Reillys Ave	36	27	30	30	1.00

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	1	27	32.5	25.5	0.78
Coombe Hospital	2	27	32.5	27	0.83
Coombe Hospital	3	27	33	25.5	0.77
Coombe Hospital	4	27	33.5	19.5	0.58
Coombe Hospital	5	27	31	27	0.87

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	6	27	34	17.5	0.51
Coombe Hospital	7	27	32.5	23.5	0.72
Coombe Hospital	8	27	33.5	23	0.69
Coombe Hospital	9	27	36	26.5	0.74
Coombe Hospital	10	27	36	27.5	0.76
Coombe Hospital	11	27	37	31	0.84
Coombe Hospital	12	27	39	33	0.85
Coombe Hospital	13	27	39.5	33.5	0.85
Coombe Hospital	14	27	25	25	1.00
Coombe Hospital	15	27	27.5	26.5	0.96
Coombe Hospital	16	27	39	34.5	0.88
Coombe Hospital	17	27	24.5	24.5	1.00
Coombe Hospital	18	27	30	28	0.93
Coombe Hospital	19	27	39	35	0.90
Coombe Hospital	20	27	25.5	24	0.94
Coombe Hospital	21	27	21.5	21	0.98
Coombe Hospital	22	27	22.5	20.5	0.91
Coombe Hospital	23	27	34.5	32.5	0.94
Coombe Hospital	24	27	33.5	31.5	0.94
Coombe Hospital	25	27	29.5	27	0.92
Coombe Hospital	26	27	37	33.5	0.91
Coombe Hospital	27	27	35.5	34	0.96
Coombe Hospital	28	27	18	18	1.00
Coombe Hospital	29	27	28.5	27.5	0.96
Coombe Hospital	30	27	32.5	28.5	0.88
Coombe Hospital	31	27	27.5	25.5	0.93

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	32	27	16.5	16	0.97
Coombe Hospital	33	27	34.5	32.5	0.94
Coombe Hospital	34	27	38.5	36	0.94
Coombe Hospital	35	27	14.5	14.5	1.00
Coombe Hospital	36	27	34.5	32.5	0.94
Coombe Hospital	37	27	13.5	13.5	1.00
Coombe Hospital	38	27	33.5	31.5	0.94
Coombe Hospital	39	27	11.5	11.5	1.00
Coombe Hospital	40	27	33	31	0.94
Coombe Hospital	41	27	13	13	1.00
Coombe Hospital	42	27	31.5	30.5	0.97
Coombe Hospital	43	27	39.5	36.5	0.92
Coombe Hospital	44	27	39.5	36.5	0.92
Coombe Hospital	45	27	34	31	0.91
Coombe Hospital	46	27	39.5	36	0.91
Coombe Hospital	47	27	39.5	36.5	0.92
Coombe Hospital	48	27	38.5	35.5	0.92
Coombe Hospital	49	27	32	30.5	0.95
Coombe Hospital	50	27	35.5	33	0.93
Coombe Hospital	51	27	34	31.5	0.93
Coombe Hospital	52	27	24	21.5	0.90
Coombe Hospital	53	27	38.5	34	0.88
Coombe Hospital	54	27	38	34	0.89
Coombe Hospital	55	27	37	34	0.92
Coombe Hospital	56	27	36.5	33.5	0.92
Coombe Hospital	57	27	36	33	0.92

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	58	27	35.5	32.5	0.92
Coombe Hospital	59	27	35	33	0.94
Coombe Hospital	60	27	33.5	31.5	0.94
Coombe Hospital	61	27	31.5	29.5	0.94
Coombe Hospital	62	27	38.5	35.5	0.92
Coombe Hospital	63	27	38	35	0.92
Coombe Hospital	64	27	37	34	0.92
Coombe Hospital	65	27	35.5	32	0.90
Coombe Hospital	66	27	34.5	31.5	0.91
Coombe Hospital	67	27	31.5	29	0.92
Coombe Hospital	68	27	28	25.5	0.91
Coombe Hospital	69	27	25	22.5	0.90
Coombe Hospital	70	27	21	18.5	0.88
Coombe Hospital	71	27	11.5	11.5	1.00
Coombe Hospital	72	27	16.5	16.5	1.00
Coombe Hospital	73	27	21.5	21.5	1.00
Coombe Hospital	74	27	23	23	1.00
Coombe Hospital	75	27	25.5	25.5	1.00
Coombe Hospital	76	27	27	27	1.00
Coombe Hospital	77	27	29.5	29.5	1.00
Coombe Hospital	78	27	27.5	27.5	1.00
Coombe Hospital	79	27	24.5	24.5	1.00
Coombe Hospital	80	27	16.5	16.5	1.00
Coombe Hospital	81	27	39.5	35.5	0.90
Coombe Hospital	82	27	39	35	0.90
Coombe Hospital	83	27	39	35	0.90

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	84	27	39	35.5	0.91
Coombe Hospital	85	27	38.5	36	0.94
Coombe Hospital	86	27	38	35.5	0.93
Coombe Hospital	87	27	37.5	35	0.93
Coombe Hospital	88	27	36.5	34	0.93
Coombe Hospital	89	27	39.5	37.5	0.95
Coombe Hospital	90	27	35	32	0.91
Coombe Hospital	91	27	39.5	36.5	0.92
Coombe Hospital	92	27	39.5	36.5	0.92
Coombe Hospital	93	27	38.5	36	0.94
Coombe Hospital	94	27	35	32	0.91
Coombe Hospital	95	27	38	35	0.92
Coombe Hospital	96	27	38.5	35	0.91
Coombe Hospital	97	27	38.5	35.5	0.92
Coombe Hospital	98	27	39.5	36	0.91
Coombe Hospital	99	27	39	35.5	0.91
Coombe Hospital	100	27	38	36	0.95
Coombe Hospital	101	27	39.5	37	0.94
Coombe Hospital	102	27	37.5	35	0.93
Coombe Hospital	103	27	39.5	37	0.94
Coombe Hospital	104	27	37	36	0.97
Coombe Hospital	105	27	36.5	34	0.93
Coombe Hospital	106	27	33	31	0.94
Coombe Hospital	107	27	29.5	27.5	0.93
Coombe Hospital	108	27	38	36	0.95
Coombe Hospital	109	27	38.5	35.5	0.92

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	110	27	37.5	35.5	0.95
Coombe Hospital	111	27	30	27.5	0.92
Coombe Hospital	112	27	38.5	35.5	0.92
Coombe Hospital	113	27	38.5	36	0.94
Coombe Hospital	114	27	38	35.5	0.93
Coombe Hospital	115	27	36.5	34	0.93
Coombe Hospital	116	27	39.5	38	0.96
Coombe Hospital	117	27	39	37.5	0.96
Coombe Hospital	118	27	39	37	0.95
Coombe Hospital	119	27	39	37.5	0.96
Coombe Hospital	120	27	39	37.5	0.96
Coombe Hospital	121	27	39	37.5	0.96
Coombe Hospital	122	27	39.5	36.5	0.92
Coombe Hospital	123	27	38	36.5	0.96
Coombe Hospital	124	27	38	36.5	0.96
Coombe Hospital	125	27	38	36.5	0.96
Coombe Hospital	126	27	37	35.5	0.96
Coombe Hospital	127	27	35	34	0.97
Coombe Hospital	128	27	31	30.5	0.98
Coombe Hospital	129	27	37.5	36	0.96
Coombe Hospital	130	27	39	36.5	0.94
Coombe Hospital	131	27	37.5	36	0.96
Coombe Hospital	132	27	38.5	36.5	0.95
Coombe Hospital	133	27	35	33.5	0.96
Coombe Hospital	134	27	38.5	36.5	0.95
Coombe Hospital	135	27	30.5	29	0.95

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	136	27	27.5	26	0.95
Coombe Hospital	137	27	21	19.5	0.93
Coombe Hospital	138	27	38.5	36.5	0.95
Coombe Hospital	139	27	38	36	0.95
Coombe Hospital	140	27	20	20	1.00
Coombe Hospital	141	27	25.5	25.5	1.00
Coombe Hospital	142	27	29.5	29.5	1.00
Coombe Hospital	143	27	32	32	1.00
Coombe Hospital	144	27	34	33.5	0.99
Coombe Hospital	145	27	34	33	0.97
Coombe Hospital	146	27	35	34	0.97
Coombe Hospital	147	27	33	32	0.97
Coombe Hospital	148	27	28.5	27.5	0.96
Coombe Hospital	149	27	20.5	19.5	0.95
Coombe Hospital	150	27	40	39.5	0.99
Coombe Hospital	151	27	40	39.5	0.99
Coombe Hospital	152	27	39.5	38	0.96
Coombe Hospital	153	27	39	37.5	0.96
Coombe Hospital	154	27	39	37.5	0.96
Coombe Hospital	155	27	38.5	37	0.96
Coombe Hospital	156	27	38	36.5	0.96
Coombe Hospital	157	27	36.5	35	0.96
Coombe Hospital	158	27	32	30.5	0.95
Coombe Hospital	159	27	28	27	0.96
Coombe Hospital	160	27	21.5	20.5	0.95
Coombe Hospital	161	27	24.5	24.5	1.00

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	162	27	30	29.5	0.98
Coombe Hospital	163	27	33.5	32.5	0.97
Coombe Hospital	164	27	34.5	33.5	0.97
Coombe Hospital	165	27	36	35	0.97
Coombe Hospital	166	27	37.5	36.5	0.97
Coombe Hospital	167	27	37	36.5	0.99
Coombe Hospital	168	27	35.5	35	0.99
Coombe Hospital	169	27	30.5	30	0.98
Coombe Hospital	170	27	22	21.5	0.98
Coombe Hospital	171	27	40	39.5	0.99
Coombe Hospital	172	27	40	39.5	0.99
Coombe Hospital	173	27	40	40	1.00
Coombe Hospital	174	27	40	40	1.00
Coombe Hospital	175	27	40	40	1.00
Coombe Hospital	176	27	40	40	1.00
Coombe Hospital	177	27	40	39.5	0.99
Coombe Hospital	178	27	40	40	1.00
Coombe Hospital	179	27	39	39	1.00
Coombe Hospital	180	27	38.5	38.5	1.00
Coombe Hospital	181	27	35.5	35.5	1.00
Coombe Hospital	182	27	30.5	30.5	1.00
Coombe Hospital	183	27	24.5	24.5	1.00
Coombe Hospital	184	27	27	27	1.00
Coombe Hospital	185	27	34	34	1.00
Coombe Hospital	186	27	37	37	1.00
Coombe Hospital	187	27	38	38	1.00

Vertical Sky Component					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	188	27	38.5	38.5	1.00
Coombe Hospital	189	27	39.5	39.5	1.00
Coombe Hospital	190	27	39.5	39.5	1.00
Coombe Hospital	191	27	38	38	1.00
Coombe Hospital	192	27	32	32	1.00
Coombe Hospital	193	27	26	26	1.00

A.2.4 Annual Probable Sunlight Hours (APSH) Results

The following tables present the APSH results for each window of the surrounding buildings for the baseline and proposed site conditions. When assessing if a point either meets or does not meet the minimum recommendation, the methods given in the methodology section of the body of the report should be applied.

Annual Probable Sunlight Hours					
Building reference	Point	Target	Baseline	Proposed	Reduction
1-9 Rehoboth Ave	1	25	35	25	0.71
1-9 Rehoboth Ave	2	25	36	31	0.86
1-9 Rehoboth Ave	3	25	7	7	1.00
1-9 Rehoboth Ave	4	25	7	7	1.00
1-9 Rehoboth Ave	5	25	20	16	0.80
1-9 Rehoboth Ave	6	25	54	25	0.46
1-9 Rehoboth Ave	7	25	44	30	0.68
1-9 Rehoboth Ave	8	25	55	36	0.65
1-9 Rehoboth Ave	9	25	56	38	0.68
1-9 Rehoboth Ave	10	25	55	40	0.73
1-9 Rehoboth Ave	11	25	55	40	0.73
1-9 Rehoboth Ave	12	25	55	41	0.75
1-9 Rehoboth Ave	13	25	56	40	0.71
1-9 Rehoboth Ave	14	25	56	41	0.73
1-9 Rehoboth Ave	15	25	56	40	0.71
1-9 Rehoboth Ave	16	25	35	25	0.71

Annual Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Three Southfield	1	25	-	-	
Three Southfield	2	25	-	-	
Three Southfield	3	25	-	-	

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Three Southfield	4	25	-	-	
Three Southfield	5	25	-	-	
Three Southfield	6	25	-	-	
Three Southfield	7	25	-	-	
Three Southfield	8	25	-	-	
Three Southfield	9	25	-	-	
Three Southfield	10	25	-	-	
Three Southfield	11	25	-	-	
Three Southfield	12	25	-	-	
Three Southfield	13	25	-	-	
Three Southfield	14	25	-	-	
Three Southfield	15	25	-	-	
Three Southfield	16	25	-	-	
Three Southfield	17	25	-	-	
Three Southfield	18	25	-	-	
Three Southfield	19	25	-	-	
Three Southfield	20	25	-	-	
Three Southfield	21	25	-	-	
Three Southfield	22	25	-	-	
Three Southfield	23	25	-	-	
Three Southfield	24	25	-	-	
Three Southfield	25	25	-	-	
Three Southfield	26	25	-	-	

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Rehoboth Court	1	25	-	-	
Rehoboth Court	2	25	-	-	
Rehoboth Court	3	25	-	-	
Rehoboth Court	4	25	68	68	1.00
Rehoboth Court	5	25	68	68	1.00
Rehoboth Court	6	25	49	49	1.00
Rehoboth Court	7	25	56	56	1.00
Rehoboth Court	8	25	52	52	1.00
Rehoboth Court	9	25	61	61	1.00
Rehoboth Court	10	25	60	60	1.00
Rehoboth Court	11	25	59	59	1.00
Rehoboth Court	12	25	60	60	1.00
Rehoboth Court	13	25	60	60	1.00
Rehoboth Court	14	25	62	61	0.98
Rehoboth Court	15	25	62	61	0.98
Rehoboth Court	16	25	62	61	0.98
Rehoboth Court	17	25	61	61	1.00
Rehoboth Court	18	25	61	61	1.00
Rehoboth Court	19	25	-	-	
Rehoboth Court	20	25	-	-	
Rehoboth Court	21	25	11	11	1.00
Rehoboth Court	22	25	-	-	
Rehoboth Court	23	25	-	-	
Rehoboth Court	24	25	-	-	
Rehoboth Court	25	25	83	81	0.98
Rehoboth Court	26	25	80	78	0.98

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Rehoboth Court	27	25	83	82	0.99
Rehoboth Court	28	25	59	59	1.00
Rehoboth Court	29	25	72	72	1.00
Rehoboth Court	30	25	63	62	0.98
Rehoboth Court	31	25	80	79	0.99
Rehoboth Court	32	25	76	75	0.99
Rehoboth Court	33	25	75	74	0.99
Rehoboth Court	34	25	74	73	0.99
Rehoboth Court	35	25	74	73	0.99
Rehoboth Court	36	25	74	73	0.99
Rehoboth Court	37	25	-	-	
Rehoboth Court	38	25	74	73	
Rehoboth Court	39	25	-	-	
Rehoboth Court	40	25	74	73	0.99
Rehoboth Court	41	25	74	73	0.99
Rehoboth Court	42	25	29	25	0.86
Rehoboth Court	43	25	74	73	0.99
Rehoboth Court	44	25	-	-	
Rehoboth Court	45	25	-	-	
Rehoboth Court	46	25	-	-	
Rehoboth Court	47	25	-	-	
Rehoboth Court	48	25	-	-	
Rehoboth Court	49	25	-	-	
Rehoboth Court	50	25	-	-	
Rehoboth Court	51	25	-	-	
Rehoboth Court	52	25	-	-	

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
9-24 Rehoboth Pl	1	25	73	73	1.00
9-24 Rehoboth Pl	2	25	77	77	1.00
9-24 Rehoboth Pl	3	25	79	79	1.00
9-24 Rehoboth Pl	4	25	79	79	1.00
9-24 Rehoboth Pl	5	25	81	81	1.00
9-24 Rehoboth Pl	6	25	81	81	1.00
9-24 Rehoboth Pl	7	25	81	81	1.00
9-24 Rehoboth Pl	8	25	81	81	1.00
9-24 Rehoboth Pl	9	25	-	-	
9-24 Rehoboth Pl	10	25	80	80	1.00
9-24 Rehoboth Pl	11	25	-	-	
9-24 Rehoboth Pl	12	25	80	80	1.00
9-24 Rehoboth Pl	13	25	-	-	
9-24 Rehoboth Pl	14	25	80	80	1.00
9-24 Rehoboth Pl	15	25	-	-	
9-24 Rehoboth Pl	16	25	-	-	
9-24 Rehoboth Pl	17	25	79	79	1.00
9-24 Rehoboth Pl	18	25	-	-	
9-24 Rehoboth Pl	19	25	79	79	1.00
9-24 Rehoboth Pl	20	25	-	-	
9-24 Rehoboth Pl	21	25	79	79	1.00
9-24 Rehoboth Pl	22	25	-	-	
9-24 Rehoboth Pl	23	25	-	-	
9-24 Rehoboth Pl	24	25	79	79	1.00
9-24 Rehoboth Pl	25	25	-	-	
9-24 Rehoboth Pl	26	25	79	79	1.00

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
9-24 Rehoboth PI	27	25	-	-	
9-24 Rehoboth PI	28	25	77	77	1.00
9-24 Rehoboth PI	29	25	-	-	
9-24 Rehoboth PI	30	25	-	-	
9-24 Rehoboth PI	31	25	77	77	1.00
9-24 Rehoboth PI	32	25	-	-	
9-24 Rehoboth PI	33	25	77	77	1.00
9-24 Rehoboth PI	34	25	-	-	
9-24 Rehoboth PI	35	25	-	-	
9-24 Rehoboth PI	36	25	77	77	1.00
9-24 Rehoboth PI	37	25	-	-	
9-24 Rehoboth PI	38	25	76	76	1.00
9-24 Rehoboth PI	39	25	-	-	
9-24 Rehoboth PI	40	25	-	-	
9-24 Rehoboth PI	41	25	75	75	1.00
9-24 Rehoboth PI	42	25	-	-	
9-24 Rehoboth PI	43	25	73	73	1.00
9-24 Rehoboth PI	44	25	-	-	
9-24 Rehoboth PI	45	25	-	-	
9-24 Rehoboth PI	46	25	68	68	1.00
9-24 Rehoboth PI	47	25	-	-	
9-24 Rehoboth PI	48	25	-	-	
9-24 Rehoboth PI	49	25	63	63	1.00
9-24 Rehoboth PI	50	25	-	-	
9-24 Rehoboth PI	51	25	-	-	
9-24 Rehoboth PI	52	25	-	-	

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
9-24 Rehoboth Pl	53	25	-	-	
9-24 Rehoboth Pl	54	25	-	-	
9-24 Rehoboth Pl	55	25	-	-	
9-24 Rehoboth Pl	56	25	-	-	
9-24 Rehoboth Pl	57	25	-	-	
9-24 Rehoboth Pl	58	25	83	83	1.00
9-24 Rehoboth Pl	59	25	85	85	1.00
9-24 Rehoboth Pl	60	25	85	85	1.00
9-24 Rehoboth Pl	61	25	85	85	1.00
9-24 Rehoboth Pl	62	25	84	84	1.00
9-24 Rehoboth Pl	63	25	84	84	1.00
9-24 Rehoboth Pl	64	25	85	85	1.00
9-24 Rehoboth Pl	65	25	85	85	1.00
9-24 Rehoboth Pl	66	25	-	-	
9-24 Rehoboth Pl	67	25	83	83	1.00
9-24 Rehoboth Pl	68	25	-	-	
9-24 Rehoboth Pl	69	25	83	83	1.00
9-24 Rehoboth Pl	70	25	-	-	
9-24 Rehoboth Pl	71	25	84	83	0.99
9-24 Rehoboth Pl	72	25	-	-	
9-24 Rehoboth Pl	73	25	-	-	
9-24 Rehoboth Pl	74	25	84	83	0.99
9-24 Rehoboth Pl	75	25	-	-	
9-24 Rehoboth Pl	76	25	85	85	1.00
9-24 Rehoboth Pl	77	25	-	-	
9-24 Rehoboth Pl	78	25	85	85	1.00

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
9-24 Rehoboth Pl	79	25	-	-	
9-24 Rehoboth Pl	80	25	-	-	
9-24 Rehoboth Pl	81	25	85	85	1.00
9-24 Rehoboth Pl	82	25	-	-	
9-24 Rehoboth Pl	83	25	85	85	1.00
9-24 Rehoboth Pl	84	25	-	-	
9-24 Rehoboth Pl	85	25	85	85	1.00
9-24 Rehoboth Pl	86	25	-	-	
9-24 Rehoboth Pl	87	25	-	-	
9-24 Rehoboth Pl	88	25	84	84	1.00
9-24 Rehoboth Pl	89	25	-	-	
9-24 Rehoboth Pl	90	25	84	84	1.00
9-24 Rehoboth Pl	91	25	-	-	
9-24 Rehoboth Pl	92	25	-	-	
9-24 Rehoboth Pl	93	25	84	84	1.00
9-24 Rehoboth Pl	94	25	-	-	
9-24 Rehoboth Pl	95	25	83	83	1.00
9-24 Rehoboth Pl	96	25	-	-	
9-24 Rehoboth Pl	97	25	-	-	
9-24 Rehoboth Pl	98	25	83	83	1.00
9-24 Rehoboth Pl	99	25	-	-	
9-24 Rehoboth Pl	100	25	83	83	1.00
9-24 Rehoboth Pl	101	25	-	-	
9-24 Rehoboth Pl	102	25	-	-	
9-24 Rehoboth Pl	103	25	83	83	1.00
9-24 Rehoboth Pl	104	25	-	-	

Annual Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
9-24 Rehoboth PI	105	25	-	-	
9-24 Rehoboth PI	106	25	83	83	1.00
9-24 Rehoboth PI	107	25	-	-	
9-24 Rehoboth PI	108	25	-	-	
9-24 Rehoboth PI	109	25	-	-	
9-24 Rehoboth PI	110	25	-	-	
9-24 Rehoboth PI	111	25	-	-	
9-24 Rehoboth PI	112	25	-	-	
9-24 Rehoboth PI	113	25	-	-	
9-24 Rehoboth PI	114	25	-	-	

Annual Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
330-338 SCR	1	25	-	-	
330-338 SCR	2	25	-	-	
330-338 SCR	3	25	-	-	
330-338 SCR	4	25	-	-	
330-338 SCR	5	25	-	-	
330-338 SCR	6	25	-	-	
330-338 SCR	7	25	-	-	
330-338 SCR	8	25	-	-	
330-338 SCR	9	25	-	-	
330-338 SCR	10	25	-	-	
330-338 SCR	11	25	-	-	
330-338 SCR	12	25	-	-	

Annual Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
330-338 SCR	13	25	-	-	
330-338 SCR	14	25	-	-	
330-338 SCR	15	25	-	-	
330-338 SCR	16	25	-	-	
330-338 SCR	17	25	-	-	
330-338 SCR	18	25	-	-	
330-338 SCR	19	25	-	-	
330-338 SCR	20	25	-	-	

Annual Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
344-388 SCR	1	25	8	8	1.00
344-388 SCR	2	25	48	44	0.92
344-388 SCR	3	25	-	-	
344-388 SCR	4	25	-	-	
344-388 SCR	5	25	-	-	
344-388 SCR	6	25	-	-	
344-388 SCR	7	25	-	-	
344-388 SCR	8	25	-	-	
344-388 SCR	9	25	-	-	
344-388 SCR	10	25	-	-	
344-388 SCR	11	25	-	-	
344-388 SCR	12	25	-	-	
344-388 SCR	13	25	-	-	
344-388 SCR	14	25	-	-	

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
344-388 SCR	15	25	-	-	
344-388 SCR	16	25	-	-	
344-388 SCR	17	25	-	-	
344-388 SCR	18	25	-	-	
344-388 SCR	19	25	-	-	
344-388 SCR	20	25	-	-	
344-388 SCR	21	25	-	-	
344-388 SCR	22	25	-	-	
344-388 SCR	23	25	41	41	1.00
344-388 SCR	24	25	26	26	1.00
344-388 SCR	25	25	38	37	0.97
344-388 SCR	26	25	38	38	1.00
344-388 SCR	27	25	56	56	1.00
344-388 SCR	28	25	60	60	1.00
344-388 SCR	29	25	56	54	0.96
344-388 SCR	30	25	-	-	
344-388 SCR	31	25	-	-	
344-388 SCR	32	25	-	-	
344-388 SCR	33	25	-	-	
344-388 SCR	34	25	-	-	
344-388 SCR	35	25	-	-	
344-388 SCR	36	25	-	-	
344-388 SCR	37	25	-	-	
344-388 SCR	38	25	-	-	
344-388 SCR	39	25	-	-	
344-388 SCR	40	25	-	-	

Annual Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
344-388 SCR	41	25	-	-	
344-388 SCR	42	25	-	-	
344-388 SCR	43	25	-	-	
344-388 SCR	44	25	-	-	
344-388 SCR	45	25	-	-	
344-388 SCR	46	25	-	-	
344-388 SCR	47	25	-	-	
344-388 SCR	48	25	-	-	
344-388 SCR	49	25	-	-	
344-388 SCR	50	25	-	-	
344-388 SCR	51	25	-	-	
344-388 SCR	52	25	-	-	
344-388 SCR	53	25	-	-	
344-388 SCR	54	25	-	-	
344-388 SCR	55	25	-	-	
344-388 SCR	56	25	-	-	

Annual Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
314-324 SCR	1	25	-	-	
314-324 SCR	2	25	-	-	
314-324 SCR	3	25	-	-	
314-324 SCR	4	25	14	14	1.00
314-324 SCR	5	25	-	-	
314-324 SCR	6	25	-	-	

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
314-324 SCR	7	25	-	-	
314-324 SCR	8	25	-	-	
314-324 SCR	9	25	-	-	
314-324 SCR	10	25	2	2	1.00
314-324 SCR	11	25	6	6	1.00
314-324 SCR	12	25	-	-	
314-324 SCR	13	25	37	37	1.00
314-324 SCR	14	25	27	27	1.00
314-324 SCR	15	25	-	-	
314-324 SCR	16	25	38	38	1.00
314-324 SCR	17	25	42	42	1.00
314-324 SCR	18	25	-	-	
314-324 SCR	19	25	-	-	
314-324 SCR	20	25	39	39	1.00
314-324 SCR	21	25	-	-	
314-324 SCR	22	25	-	-	
314-324 SCR	23	25	-	-	
314-324 SCR	24	25	-	-	
314-324 SCR	25	25	28	28	1.00
314-324 SCR	26	25	-	-	
314-324 SCR	27	25	-	-	
314-324 SCR	28	25	38	38	1.00
314-324 SCR	29	25	56	56	1.00
314-324 SCR	30	25	-	-	

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
290-312 SCR	1	25	-	-	
290-312 SCR	2	25	-	-	
290-312 SCR	3	25	-	-	
290-312 SCR	4	25	-	-	
290-312 SCR	5	25	-	-	
290-312 SCR	6	25	-	-	
290-312 SCR	7	25	-	-	
290-312 SCR	8	25	-	-	
290-312 SCR	9	25	-	-	
290-312 SCR	10	25	-	-	
290-312 SCR	11	25	-	-	
290-312 SCR	12	25	-	-	
290-312 SCR	13	25	-	-	
290-312 SCR	14	25	-	-	
290-312 SCR	15	25	-	-	
290-312 SCR	16	25	-	-	
290-312 SCR	17	25	-	-	
290-312 SCR	18	25	-	-	
290-312 SCR	19	25	-	-	
290-312 SCR	20	25	-	-	
290-312 SCR	21	25	-	-	
290-312 SCR	22	25	-	-	
290-312 SCR	23	25	-	-	
290-312 SCR	24	25	-	-	
290-312 SCR	25	25	-	-	
290-312 SCR	26	25	-	-	

Annual Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
290-312 SCR	27	25	-	-	
290-312 SCR	28	25	-	-	
290-312 SCR	29	25	-	-	
290-312 SCR	30	25	-	-	
290-312 SCR	31	25	-	-	
290-312 SCR	32	25	-	-	
290-312 SCR	33	25	-	-	
290-312 SCR	34	25	-	-	
290-312 SCR	35	25	-	-	
290-312 SCR	36	25	-	-	
290-312 SCR	37	25	-	-	

Annual Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
1-8 Rehoboth Pl	1	25	41	32	0.78
1-8 Rehoboth Pl	2	25	38	27	0.71
1-8 Rehoboth Pl	3	25	37	27	0.73
1-8 Rehoboth Pl	4	25	36	30	0.83
1-8 Rehoboth Pl	5	25	36	33	0.92
1-8 Rehoboth Pl	6	25	36	33	0.92
1-8 Rehoboth Pl	7	25	33	35	1.06
1-8 Rehoboth Pl	8	25	33	35	1.06
1-8 Rehoboth Pl	9	25	50	41	0.82
1-8 Rehoboth Pl	10	25	48	37	0.77
1-8 Rehoboth Pl	11	25	48	37	0.77

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
1-8 Rehoboth Pl	12	25	47	36	0.77
1-8 Rehoboth Pl	13	25	47	36	0.77
1-8 Rehoboth Pl	14	25	46	39	0.85
1-8 Rehoboth Pl	15	25	46	39	0.85
1-8 Rehoboth Pl	16	25	46	41	0.89
1-8 Rehoboth Pl	17	25	46	43	0.93
1-8 Rehoboth Pl	18	25	46	43	0.93
1-8 Rehoboth Pl	19	25	46	40	0.87
1-8 Rehoboth Pl	20	25	46	40	0.87
1-8 Rehoboth Pl	21	25	47	41	0.87
1-8 Rehoboth Pl	22	25	47	42	0.89
1-8 Rehoboth Pl	23	25	47	43	0.91
1-8 Rehoboth Pl	24	25	47	43	0.91

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
1-10 Reillys Ave	1	25	43	36	0.84
1-10 Reillys Ave	2	25	80	80	1.00
1-10 Reillys Ave	3	25	77	77	1.00
1-10 Reillys Ave	4	25	70	70	1.00
1-10 Reillys Ave	5	25	70	70	1.00
1-10 Reillys Ave	6	25	73	72	0.99
1-10 Reillys Ave	7	25	72	72	1.00
1-10 Reillys Ave	8	25	72	72	1.00
1-10 Reillys Ave	9	25	73	72	0.99

Annual Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
1-10 Reillys Ave	10	25	73	72	0.99
1-10 Reillys Ave	11	25	73	72	0.99
1-10 Reillys Ave	12	25	73	72	0.99
1-10 Reillys Ave	13	25	74	73	0.99
1-10 Reillys Ave	14	25	74	73	0.99
1-10 Reillys Ave	15	25	74	73	0.99
1-10 Reillys Ave	16	25	74	73	0.99
1-10 Reillys Ave	17	25	74	73	0.99
1-10 Reillys Ave	18	25	75	73	0.97
1-10 Reillys Ave	19	25	75	73	0.97

Annual Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
289 SCR	1	25	-	-	
289 SCR	2	25	-	-	
289 SCR	3	25	-	-	
289 SCR	4	25	-	-	
289 SCR	5	25	-	-	

Annual Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Dolphin Terrace	1	25	-	-	
Dolphin Terrace	2	25	-	-	
Dolphin Terrace	3	25	-	-	

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Dolphin Terrace	4	25	-	-	
Dolphin Terrace	5	25	-	-	
Dolphin Terrace	6	25	-	-	

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
11-20 Reillys Ave	1	25	73	73	1.00
11-20 Reillys Ave	2	25	71	71	1.00
11-20 Reillys Ave	3	25	49	49	1.00
11-20 Reillys Ave	4	25	66	66	1.00
11-20 Reillys Ave	5	25	45	45	1.00
11-20 Reillys Ave	6	25	58	58	1.00
11-20 Reillys Ave	7	25	61	61	1.00
11-20 Reillys Ave	8	25	52	51	0.98
11-20 Reillys Ave	9	25	42	41	0.98
11-20 Reillys Ave	10	25	-	-	
11-20 Reillys Ave	11	25	-	-	
11-20 Reillys Ave	12	25	-	-	
11-20 Reillys Ave	13	25	-	-	
11-20 Reillys Ave	14	25	-	-	
11-20 Reillys Ave	15	25	82	81	0.99
11-20 Reillys Ave	16	25	80	80	1.00
11-20 Reillys Ave	17	25	81	80	0.99
11-20 Reillys Ave	18	25	80	80	1.00
11-20 Reillys Ave	19	25	77	76	0.99

Annual Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
11-20 Reillys Ave	20	25	71	71	1.00
11-20 Reillys Ave	21	25	70	69	0.99
11-20 Reillys Ave	22	25	61	60	0.98
11-20 Reillys Ave	23	25	47	46	0.98
11-20 Reillys Ave	24	25	-	-	
11-20 Reillys Ave	25	25	-	-	
11-20 Reillys Ave	26	25	-	-	
11-20 Reillys Ave	27	25	-	-	
11-20 Reillys Ave	28	25	-	-	
11-20 Reillys Ave	29	25	-	-	
11-20 Reillys Ave	30	25	-	-	
11-20 Reillys Ave	31	25	-	-	
11-20 Reillys Ave	32	25	-	-	
11-20 Reillys Ave	33	25	-	-	
11-20 Reillys Ave	34	25	-	-	
11-20 Reillys Ave	35	25	-	-	
11-20 Reillys Ave	36	25	-	-	

Annual Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	1	25	83	72	0.87
Coombe Hospital	2	25	81	69	0.85
Coombe Hospital	3	25	77	58	0.75
Coombe Hospital	4	25	88	60	0.68
Coombe Hospital	5	25	69	62	0.90

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	6	25	85	53	0.62
Coombe Hospital	7	25	71	58	0.82
Coombe Hospital	8	25	74	56	0.76
Coombe Hospital	9	25	84	67	0.80
Coombe Hospital	10	25	84	67	0.80
Coombe Hospital	11	25	59	49	0.83
Coombe Hospital	12	25	61	51	0.84
Coombe Hospital	13	25	62	51	0.82
Coombe Hospital	14	25	-	-	
Coombe Hospital	15	25	36	35	0.97
Coombe Hospital	16	25	62	52	0.84
Coombe Hospital	17	25	-	-	
Coombe Hospital	18	25	52	49	0.94
Coombe Hospital	19	25	61	54	0.89
Coombe Hospital	20	25	55	51	0.93
Coombe Hospital	21	25	-	-	
Coombe Hospital	22	25	52	47	0.90
Coombe Hospital	23	25	77	74	0.96
Coombe Hospital	24	25	76	73	0.96
Coombe Hospital	25	25	70	65	0.93
Coombe Hospital	26	25	61	54	0.89
Coombe Hospital	27	25	55	53	0.96
Coombe Hospital	28	25	-	-	
Coombe Hospital	29	25	60	58	0.97
Coombe Hospital	30	25	58	51	0.88
Coombe Hospital	31	25	58	56	0.97

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	32	25	-	-	
Coombe Hospital	33	25	53	51	0.96
Coombe Hospital	34	25	58	53	0.91
Coombe Hospital	35	25	-	-	
Coombe Hospital	36	25	53	51	0.96
Coombe Hospital	37	25	-	-	
Coombe Hospital	38	25	53	52	0.98
Coombe Hospital	39	25	-	-	
Coombe Hospital	40	25	53	52	0.98
Coombe Hospital	41	25	-	-	
Coombe Hospital	42	25	54	53	0.98
Coombe Hospital	43	25	88	84	0.95
Coombe Hospital	44	25	85	81	0.95
Coombe Hospital	45	25	70	67	0.96
Coombe Hospital	46	25	85	82	0.96
Coombe Hospital	47	25	85	82	0.96
Coombe Hospital	48	25	84	80	0.95
Coombe Hospital	49	25	52	51	0.98
Coombe Hospital	50	25	76	73	0.96
Coombe Hospital	51	25	72	70	0.97
Coombe Hospital	52	25	55	54	0.98
Coombe Hospital	53	25	89	85	0.96
Coombe Hospital	54	25	88	83	0.94
Coombe Hospital	55	25	85	81	0.95
Coombe Hospital	56	25	85	81	0.95
Coombe Hospital	57	25	83	79	0.95

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	58	25	81	77	0.95
Coombe Hospital	59	25	81	77	0.95
Coombe Hospital	60	25	76	74	0.97
Coombe Hospital	61	25	74	72	0.97
Coombe Hospital	62	25	66	64	0.97
Coombe Hospital	63	25	57	55	0.96
Coombe Hospital	64	25	57	55	0.96
Coombe Hospital	65	25	56	54	0.96
Coombe Hospital	66	25	55	53	0.96
Coombe Hospital	67	25	54	52	0.96
Coombe Hospital	68	25	51	49	0.96
Coombe Hospital	69	25	49	47	0.96
Coombe Hospital	70	25	48	46	0.96
Coombe Hospital	71	25	1	1	1.00
Coombe Hospital	72	25	5	5	1.00
Coombe Hospital	73	25	12	12	1.00
Coombe Hospital	74	25	17	17	1.00
Coombe Hospital	75	25	28	28	1.00
Coombe Hospital	76	25	36	36	1.00
Coombe Hospital	77	25	37	37	1.00
Coombe Hospital	78	25	38	38	1.00
Coombe Hospital	79	25	40	40	1.00
Coombe Hospital	80	25	40	40	1.00
Coombe Hospital	81	25	89	86	0.97
Coombe Hospital	82	25	89	85	0.96
Coombe Hospital	83	25	89	85	0.96

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	84	25	89	85	0.96
Coombe Hospital	85	25	89	85	0.96
Coombe Hospital	86	25	85	81	0.95
Coombe Hospital	87	25	84	82	0.98
Coombe Hospital	88	25	83	81	0.98
Coombe Hospital	89	25	57	56	0.98
Coombe Hospital	90	25	81	80	0.99
Coombe Hospital	91	25	90	88	0.98
Coombe Hospital	92	25	88	86	0.98
Coombe Hospital	93	25	84	81	0.96
Coombe Hospital	94	25	71	69	0.97
Coombe Hospital	95	25	84	81	0.96
Coombe Hospital	96	25	83	80	0.96
Coombe Hospital	97	25	82	80	0.98
Coombe Hospital	98	25	87	85	0.98
Coombe Hospital	99	25	60	57	0.95
Coombe Hospital	100	25	81	79	0.98
Coombe Hospital	101	25	86	84	0.98
Coombe Hospital	102	25	76	74	0.97
Coombe Hospital	103	25	85	83	0.98
Coombe Hospital	104	25	57	57	1.00
Coombe Hospital	105	25	74	72	0.97
Coombe Hospital	106	25	70	68	0.97
Coombe Hospital	107	25	62	60	0.97
Coombe Hospital	108	25	80	79	0.99
Coombe Hospital	109	25	58	57	0.98

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	110	25	79	79	1.00
Coombe Hospital	111	25	63	63	1.00
Coombe Hospital	112	25	58	57	0.98
Coombe Hospital	113	25	58	57	0.98
Coombe Hospital	114	25	58	57	0.98
Coombe Hospital	115	25	57	56	0.98
Coombe Hospital	116	25	67	65	0.97
Coombe Hospital	117	25	58	56	0.97
Coombe Hospital	118	25	87	85	0.98
Coombe Hospital	119	25	87	85	0.98
Coombe Hospital	120	25	86	84	0.98
Coombe Hospital	121	25	85	83	0.98
Coombe Hospital	122	25	62	60	0.97
Coombe Hospital	123	25	83	81	0.98
Coombe Hospital	124	25	57	55	0.96
Coombe Hospital	125	25	81	79	0.98
Coombe Hospital	126	25	75	73	0.97
Coombe Hospital	127	25	72	70	0.97
Coombe Hospital	128	25	66	64	0.97
Coombe Hospital	129	25	57	55	0.96
Coombe Hospital	130	25	62	61	0.98
Coombe Hospital	131	25	57	55	0.96
Coombe Hospital	132	25	62	61	0.98
Coombe Hospital	133	25	57	55	0.96
Coombe Hospital	134	25	62	61	0.98
Coombe Hospital	135	25	57	55	0.96

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	136	25	55	53	0.96
Coombe Hospital	137	25	49	47	0.96
Coombe Hospital	138	25	62	61	0.98
Coombe Hospital	139	25	61	60	0.98
Coombe Hospital	140	25	10	10	1.00
Coombe Hospital	141	25	19	19	1.00
Coombe Hospital	142	25	24	24	1.00
Coombe Hospital	143	25	30	30	1.00
Coombe Hospital	144	25	40	39	0.98
Coombe Hospital	145	25	47	46	0.98
Coombe Hospital	146	25	49	48	0.98
Coombe Hospital	147	25	46	45	0.98
Coombe Hospital	148	25	46	45	0.98
Coombe Hospital	149	25	46	45	0.98
Coombe Hospital	150	25	88	86	0.98
Coombe Hospital	151	25	88	86	0.98
Coombe Hospital	152	25	67	65	0.97
Coombe Hospital	153	25	58	56	0.97
Coombe Hospital	154	25	58	56	0.97
Coombe Hospital	155	25	58	56	0.97
Coombe Hospital	156	25	58	56	0.97
Coombe Hospital	157	25	58	56	0.97
Coombe Hospital	158	25	57	56	0.98
Coombe Hospital	159	25	55	54	0.98
Coombe Hospital	160	25	49	48	0.98
Coombe Hospital	161	25	13	13	1.00

Annual Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	162	25	22	21	0.95
Coombe Hospital	163	25	29	28	0.97
Coombe Hospital	164	25	37	36	0.97
Coombe Hospital	165	25	47	46	0.98
Coombe Hospital	166	25	51	50	0.98
Coombe Hospital	167	25	51	50	0.98
Coombe Hospital	168	25	51	50	0.98
Coombe Hospital	169	25	50	50	1.00
Coombe Hospital	170	25	50	50	1.00
Coombe Hospital	171	25	88	86	0.98
Coombe Hospital	172	25	88	86	0.98
Coombe Hospital	173	25	88	88	1.00
Coombe Hospital	174	25	67	67	1.00
Coombe Hospital	175	25	89	89	1.00
Coombe Hospital	176	25	59	59	1.00
Coombe Hospital	177	25	58	58	1.00
Coombe Hospital	178	25	59	59	1.00
Coombe Hospital	179	25	58	58	1.00
Coombe Hospital	180	25	59	59	1.00
Coombe Hospital	181	25	57	57	1.00
Coombe Hospital	182	25	56	56	1.00
Coombe Hospital	183	25	51	51	1.00
Coombe Hospital	184	25	16	16	1.00
Coombe Hospital	185	25	39	39	1.00
Coombe Hospital	186	25	46	46	1.00
Coombe Hospital	187	25	50	50	1.00

Annual Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	188	25	55	55	1.00
Coombe Hospital	189	25	58	58	1.00
Coombe Hospital	190	25	58	58	1.00
Coombe Hospital	191	25	58	58	1.00
Coombe Hospital	192	25	57	57	1.00
Coombe Hospital	193	25	58	58	1.00

A.2.5 Winter Probable Sunlight Hours (WPSH) Results

The following tables present the WPSH results for each window of the surrounding buildings for the baseline and proposed site conditions.

Winter Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
1-9 Rehoboth Ave	1	5	5	4	0.80
1-9 Rehoboth Ave	2	5	6	5	0.83
1-9 Rehoboth Ave	3	5	0	0	1.00
1-9 Rehoboth Ave	4	5	0	0	1.00
1-9 Rehoboth Ave	5	5	1	1	1.00
1-9 Rehoboth Ave	6	5	18	5	0.28
1-9 Rehoboth Ave	7	5	4	4	1.00
1-9 Rehoboth Ave	8	5	15	5	0.33
1-9 Rehoboth Ave	9	5	17	8	0.47
1-9 Rehoboth Ave	10	5	17	11	0.65
1-9 Rehoboth Ave	11	5	17	11	0.65
1-9 Rehoboth Ave	12	5	17	11	0.65
1-9 Rehoboth Ave	13	5	17	11	0.65
1-9 Rehoboth Ave	14	5	17	12	0.71

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
1-9 Rehoboth Ave	15	5	17	12	0.71
1-9 Rehoboth Ave	16	5	5	4	0.80

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Three Southfield	1	5	-	-	
Three Southfield	2	5	-	-	
Three Southfield	3	5	-	-	
Three Southfield	4	5	-	-	
Three Southfield	5	5	-	-	
Three Southfield	6	5	-	-	
Three Southfield	7	5	-	-	
Three Southfield	8	5	-	-	
Three Southfield	9	5	-	-	
Three Southfield	10	5	-	-	
Three Southfield	11	5	-	-	
Three Southfield	12	5	-	-	
Three Southfield	13	5	-	-	
Three Southfield	14	5	-	-	
Three Southfield	15	5	-	-	
Three Southfield	16	5	-	-	
Three Southfield	17	5	-	-	
Three Southfield	18	5	-	-	
Three Southfield	19	5	-	-	
Three Southfield	20	5	-	-	

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Three Southfield	21	5	-	-	
Three Southfield	22	5	-	-	
Three Southfield	23	5	-	-	
Three Southfield	24	5	-	-	
Three Southfield	25	5	-	-	
Three Southfield	26	5	-	-	

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Rehoboth Court	1	5	-	-	
Rehoboth Court	2	5	-	-	
Rehoboth Court	3	5	-	-	
Rehoboth Court	4	5	14	14	1.00
Rehoboth Court	5	5	16	16	1.00
Rehoboth Court	6	5	9	9	1.00
Rehoboth Court	7	5	12	12	1.00
Rehoboth Court	8	5	11	11	1.00
Rehoboth Court	9	5	6	6	1.00
Rehoboth Court	10	5	6	6	1.00
Rehoboth Court	11	5	5	5	1.00
Rehoboth Court	12	5	6	6	1.00
Rehoboth Court	13	5	6	6	1.00
Rehoboth Court	14	5	7	6	0.86
Rehoboth Court	15	5	7	6	0.86
Rehoboth Court	16	5	7	6	0.86

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Rehoboth Court	17	5	6	6	1.00
Rehoboth Court	18	5	6	6	1.00
Rehoboth Court	19	5	-	-	
Rehoboth Court	20	5	-	-	
Rehoboth Court	21	5	0	0	
Rehoboth Court	22	5	-	-	
Rehoboth Court	23	5	-	-	
Rehoboth Court	24	5	-	-	
Rehoboth Court	25	5	26	24	0.92
Rehoboth Court	26	5	25	23	0.92
Rehoboth Court	27	5	21	20	0.95
Rehoboth Court	28	5	15	15	1.00
Rehoboth Court	29	5	19	19	1.00
Rehoboth Court	30	5	17	16	0.94
Rehoboth Court	31	5	18	17	0.94
Rehoboth Court	32	5	17	16	0.94
Rehoboth Court	33	5	16	15	0.94
Rehoboth Court	34	5	15	14	0.93
Rehoboth Court	35	5	15	14	0.93
Rehoboth Court	36	5	15	14	0.93
Rehoboth Court	37	5	-	-	
Rehoboth Court	38	5	15	14	0.93
Rehoboth Court	39	5	-	-	
Rehoboth Court	40	5	15	14	0.93
Rehoboth Court	41	5	15	14	0.93
Rehoboth Court	42	5	1	1	1.00

Winter Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Rehoboth Court	43	5	15	14	0.93
Rehoboth Court	44	5	-	-	
Rehoboth Court	45	5	-	-	
Rehoboth Court	46	5	-	-	
Rehoboth Court	47	5	-	-	
Rehoboth Court	48	5	-	-	
Rehoboth Court	49	5	-	-	
Rehoboth Court	50	5	-	-	
Rehoboth Court	51	5	-	-	
Rehoboth Court	52	5	-	-	

Winter Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
9-24 Rehoboth Pl	1	5	17	17	1.00
9-24 Rehoboth Pl	2	5	20	20	1.00
9-24 Rehoboth Pl	3	5	21	21	1.00
9-24 Rehoboth Pl	4	5	21	21	1.00
9-24 Rehoboth Pl	5	5	23	23	1.00
9-24 Rehoboth Pl	6	5	23	23	1.00
9-24 Rehoboth Pl	7	5	22	22	1.00
9-24 Rehoboth Pl	8	5	22	22	1.00
9-24 Rehoboth Pl	9	5	-	-	
9-24 Rehoboth Pl	10	5	22	22	1.00
9-24 Rehoboth Pl	11	5	-	-	
9-24 Rehoboth Pl	12	5	22	22	1.00

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
9-24 Rehoboth Pl	13	5	-	-	
9-24 Rehoboth Pl	14	5	22	22	1.00
9-24 Rehoboth Pl	15	5	-	-	
9-24 Rehoboth Pl	16	5	-	-	
9-24 Rehoboth Pl	17	5	21	21	1.00
9-24 Rehoboth Pl	18	5	-	-	
9-24 Rehoboth Pl	19	5	21	21	1.00
9-24 Rehoboth Pl	20	5	-	-	
9-24 Rehoboth Pl	21	5	21	21	1.00
9-24 Rehoboth Pl	22	5	-	-	
9-24 Rehoboth Pl	23	5	-	-	
9-24 Rehoboth Pl	24	5	21	21	1.00
9-24 Rehoboth Pl	25	5	-	-	
9-24 Rehoboth Pl	26	5	20	20	1.00
9-24 Rehoboth Pl	27	5	-	-	
9-24 Rehoboth Pl	28	5	19	19	1.00
9-24 Rehoboth Pl	29	5	-	-	
9-24 Rehoboth Pl	30	5	-	-	
9-24 Rehoboth Pl	31	5	19	19	1.00
9-24 Rehoboth Pl	32	5	-	-	
9-24 Rehoboth Pl	33	5	19	19	1.00
9-24 Rehoboth Pl	34	5	-	-	
9-24 Rehoboth Pl	35	5	-	-	
9-24 Rehoboth Pl	36	5	20	20	1.00
9-24 Rehoboth Pl	37	5	-	-	
9-24 Rehoboth Pl	38	5	19	19	1.00

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
9-24 Rehoboth PI	39	5	-	-	
9-24 Rehoboth PI	40	5	-	-	
9-24 Rehoboth PI	41	5	18	18	1.00
9-24 Rehoboth PI	42	5	-	-	
9-24 Rehoboth PI	43	5	18	18	1.00
9-24 Rehoboth PI	44	5	-	-	
9-24 Rehoboth PI	45	5	-	-	
9-24 Rehoboth PI	46	5	17	17	1.00
9-24 Rehoboth PI	47	5	-	-	
9-24 Rehoboth PI	48	5	-	-	
9-24 Rehoboth PI	49	5	17	17	1.00
9-24 Rehoboth PI	50	5	-	-	
9-24 Rehoboth PI	51	5	-	-	
9-24 Rehoboth PI	52	5	-	-	
9-24 Rehoboth PI	53	5	-	-	
9-24 Rehoboth PI	54	5	-	-	
9-24 Rehoboth PI	55	5	-	-	
9-24 Rehoboth PI	56	5	-	-	
9-24 Rehoboth PI	57	5	-	-	
9-24 Rehoboth PI	58	5	23	23	1.00
9-24 Rehoboth PI	59	5	25	25	1.00
9-24 Rehoboth PI	60	5	25	25	1.00
9-24 Rehoboth PI	61	5	25	25	1.00
9-24 Rehoboth PI	62	5	24	24	1.00
9-24 Rehoboth PI	63	5	24	24	1.00
9-24 Rehoboth PI	64	5	24	24	1.00

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
9-24 Rehoboth PI	65	5	24	24	1.00
9-24 Rehoboth PI	66	5	-	-	
9-24 Rehoboth PI	67	5	24	24	1.00
9-24 Rehoboth PI	68	5	-	-	
9-24 Rehoboth PI	69	5	24	24	1.00
9-24 Rehoboth PI	70	5	-	-	
9-24 Rehoboth PI	71	5	25	24	0.96
9-24 Rehoboth PI	72	5	-	-	
9-24 Rehoboth PI	73	5	-	-	
9-24 Rehoboth PI	74	5	25	24	0.96
9-24 Rehoboth PI	75	5	-	-	
9-24 Rehoboth PI	76	5	26	26	1.00
9-24 Rehoboth PI	77	5	-	-	
9-24 Rehoboth PI	78	5	26	26	1.00
9-24 Rehoboth PI	79	5	-	-	
9-24 Rehoboth PI	80	5	-	-	
9-24 Rehoboth PI	81	5	26	26	1.00
9-24 Rehoboth PI	82	5	-	-	
9-24 Rehoboth PI	83	5	26	26	1.00
9-24 Rehoboth PI	84	5	-	-	
9-24 Rehoboth PI	85	5	26	26	1.00
9-24 Rehoboth PI	86	5	-	-	
9-24 Rehoboth PI	87	5	-	-	
9-24 Rehoboth PI	88	5	25	25	1.00
9-24 Rehoboth PI	89	5	-	-	
9-24 Rehoboth PI	90	5	25	25	1.00

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
9-24 Rehoboth Pl	91	5	-	-	
9-24 Rehoboth Pl	92	5	-	-	
9-24 Rehoboth Pl	93	5	25	25	1.00
9-24 Rehoboth Pl	94	5	-	-	
9-24 Rehoboth Pl	95	5	24	24	1.00
9-24 Rehoboth Pl	96	5	-	-	
9-24 Rehoboth Pl	97	5	-	-	
9-24 Rehoboth Pl	98	5	24	24	1.00
9-24 Rehoboth Pl	99	5	-	-	
9-24 Rehoboth Pl	100	5	24	24	1.00
9-24 Rehoboth Pl	101	5	-	-	
9-24 Rehoboth Pl	102	5	-	-	
9-24 Rehoboth Pl	103	5	24	24	1.00
9-24 Rehoboth Pl	104	5	-	-	
9-24 Rehoboth Pl	105	5	-	-	
9-24 Rehoboth Pl	106	5	24	24	1.00
9-24 Rehoboth Pl	107	5	-	-	
9-24 Rehoboth Pl	108	5	-	-	
9-24 Rehoboth Pl	109	5	-	-	
9-24 Rehoboth Pl	110	5	-	-	
9-24 Rehoboth Pl	111	5	-	-	
9-24 Rehoboth Pl	112	5	-	-	
9-24 Rehoboth Pl	113	5	-	-	
9-24 Rehoboth Pl	114	5	-	-	

Winter Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
330-338 SCR	1	5	-	-	
330-338 SCR	2	5	-	-	
330-338 SCR	3	5	-	-	
330-338 SCR	4	5	-	-	
330-338 SCR	5	5	-	-	
330-338 SCR	6	5	-	-	
330-338 SCR	7	5	-	-	
330-338 SCR	8	5	-	-	
330-338 SCR	9	5	-	-	
330-338 SCR	10	5	-	-	
330-338 SCR	11	5	-	-	
330-338 SCR	12	5	-	-	
330-338 SCR	13	5	-	-	
330-338 SCR	14	5	-	-	
330-338 SCR	15	5	-	-	
330-338 SCR	16	5	-	-	
330-338 SCR	17	5	-	-	
330-338 SCR	18	5	-	-	
330-338 SCR	19	5	-	-	
330-338 SCR	20	5	-	-	

Winter Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
344-388 SCR	1	5	0	0	1.00
344-388 SCR	2	5	17	17	1.00

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
344-388 SCR	3	5	-	-	
344-388 SCR	4	5	-	-	
344-388 SCR	5	5	-	-	
344-388 SCR	6	5	-	-	
344-388 SCR	7	5	-	-	
344-388 SCR	8	5	-	-	
344-388 SCR	9	5	-	-	
344-388 SCR	10	5	-	-	
344-388 SCR	11	5	-	-	
344-388 SCR	12	5	-	-	
344-388 SCR	13	5	-	-	
344-388 SCR	14	5	-	-	
344-388 SCR	15	5	-	-	
344-388 SCR	16	5	-	-	
344-388 SCR	17	5	-	-	
344-388 SCR	18	5	-	-	
344-388 SCR	19	5	-	-	
344-388 SCR	20	5	-	-	
344-388 SCR	21	5	-	-	
344-388 SCR	22	5	-	-	
344-388 SCR	23	5	4	4	1.00
344-388 SCR	24	5	1	1	1.00
344-388 SCR	25	5	2	2	1.00
344-388 SCR	26	5	1	1	1.00
344-388 SCR	27	5	11	11	1.00
344-388 SCR	28	5	15	15	1.00

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
344-388 SCR	29	5	17	17	1.00
344-388 SCR	30	5	-	-	
344-388 SCR	31	5	-	-	
344-388 SCR	32	5	-	-	
344-388 SCR	33	5	-	-	
344-388 SCR	34	5	-	-	
344-388 SCR	35	5	-	-	
344-388 SCR	36	5	-	-	
344-388 SCR	37	5	-	-	
344-388 SCR	38	5	-	-	
344-388 SCR	39	5	-	-	
344-388 SCR	40	5	-	-	
344-388 SCR	41	5	-	-	
344-388 SCR	42	5	-	-	
344-388 SCR	43	5	-	-	
344-388 SCR	44	5	-	-	
344-388 SCR	45	5	-	-	
344-388 SCR	46	5	-	-	
344-388 SCR	47	5	-	-	
344-388 SCR	48	5	-	-	
344-388 SCR	49	5	-	-	
344-388 SCR	50	5	-	-	
344-388 SCR	51	5	-	-	
344-388 SCR	52	5	-	-	
344-388 SCR	53	5	-	-	
344-388 SCR	54	5	-	-	

Winter Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
344-388 SCR	55	5	-	-	
344-388 SCR	56	5	-	-	

Winter Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
314-324 SCR	1	5	-	-	
314-324 SCR	2	5	-	-	
314-324 SCR	3	5	-	-	
314-324 SCR	4	5	0	0	1.00
314-324 SCR	5	5	-	-	
314-324 SCR	6	5	-	-	
314-324 SCR	7	5	-	-	
314-324 SCR	8	5	-	-	
314-324 SCR	9	5	-	-	
314-324 SCR	10	5	0	0	1.00
314-324 SCR	11	5	0	0	1.00
314-324 SCR	12	5	-	-	
314-324 SCR	13	5	3	3	1.00
314-324 SCR	14	5	0	0	1.00
314-324 SCR	15	5	-	-	
314-324 SCR	16	5	2	2	1.00
314-324 SCR	17	5	6	6	1.00
314-324 SCR	18	5	-	-	
314-324 SCR	19	5	-	-	
314-324 SCR	20	5	1	1	1.00

Winter Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
314-324 SCR	21	5	-	-	
314-324 SCR	22	5	-	-	
314-324 SCR	23	5	-	-	
314-324 SCR	24	5	-	-	
314-324 SCR	25	5	0	0	1.00
314-324 SCR	26	5	-	-	
314-324 SCR	27	5	-	-	
314-324 SCR	28	5	0	0	1.00
314-324 SCR	29	5	12	12	1.00
314-324 SCR	30	5	-	-	

Winter Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
290-312 SCR	1	5	-	-	
290-312 SCR	2	5	-	-	
290-312 SCR	3	5	-	-	
290-312 SCR	4	5	-	-	
290-312 SCR	5	5	-	-	
290-312 SCR	6	5	-	-	
290-312 SCR	7	5	-	-	
290-312 SCR	8	5	-	-	
290-312 SCR	9	5	-	-	
290-312 SCR	10	5	-	-	
290-312 SCR	11	5	-	-	
290-312 SCR	12	5	-	-	

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
290-312 SCR	13	5	-	-	
290-312 SCR	14	5	-	-	
290-312 SCR	15	5	-	-	
290-312 SCR	16	5	-	-	
290-312 SCR	17	5	-	-	
290-312 SCR	18	5	-	-	
290-312 SCR	19	5	-	-	
290-312 SCR	20	5	-	-	
290-312 SCR	21	5	-	-	
290-312 SCR	22	5	-	-	
290-312 SCR	23	5	-	-	
290-312 SCR	24	5	-	-	
290-312 SCR	25	5	-	-	
290-312 SCR	26	5	-	-	
290-312 SCR	27	5	-	-	
290-312 SCR	28	5	-	-	
290-312 SCR	29	5	-	-	
290-312 SCR	30	5	-	-	
290-312 SCR	31	5	-	-	
290-312 SCR	32	5	-	-	
290-312 SCR	33	5	-	-	
290-312 SCR	34	5	-	-	
290-312 SCR	35	5	-	-	
290-312 SCR	36	5	-	-	
290-312 SCR	37	5	-	-	

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
1-8 Rehoboth Pl	1	5	12	9	0.75
1-8 Rehoboth Pl	2	5	11	8	0.73
1-8 Rehoboth Pl	3	5	10	8	0.80
1-8 Rehoboth Pl	4	5	9	8	0.89
1-8 Rehoboth Pl	5	5	9	7	0.78
1-8 Rehoboth Pl	6	5	9	7	0.78
1-8 Rehoboth Pl	7	5	9	8	0.89
1-8 Rehoboth Pl	8	5	9	8	0.89
1-8 Rehoboth Pl	9	5	17	14	0.82
1-8 Rehoboth Pl	10	5	15	12	0.80
1-8 Rehoboth Pl	11	5	15	13	0.87
1-8 Rehoboth Pl	12	5	14	12	0.86
1-8 Rehoboth Pl	13	5	14	11	0.79
1-8 Rehoboth Pl	14	5	13	11	0.85
1-8 Rehoboth Pl	15	5	13	11	0.85
1-8 Rehoboth Pl	16	5	13	10	0.77
1-8 Rehoboth Pl	17	5	13	10	0.77
1-8 Rehoboth Pl	18	5	13	10	0.77
1-8 Rehoboth Pl	19	5	13	10	0.77
1-8 Rehoboth Pl	20	5	13	10	0.77
1-8 Rehoboth Pl	21	5	13	11	0.85
1-8 Rehoboth Pl	22	5	13	12	0.92
1-8 Rehoboth Pl	23	5	13	13	1.00
1-8 Rehoboth Pl	24	5	13	13	1.00

Winter Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
1-10 Reillys Ave	1	5	3	3	1.00
1-10 Reillys Ave	2	5	22	22	1.00
1-10 Reillys Ave	3	5	19	19	1.00
1-10 Reillys Ave	4	5	12	12	1.00
1-10 Reillys Ave	5	5	12	12	1.00
1-10 Reillys Ave	6	5	14	13	0.93
1-10 Reillys Ave	7	5	13	13	1.00
1-10 Reillys Ave	8	5	13	13	1.00
1-10 Reillys Ave	9	5	14	13	0.93
1-10 Reillys Ave	10	5	14	13	0.93
1-10 Reillys Ave	11	5	14	13	0.93
1-10 Reillys Ave	12	5	14	13	0.93
1-10 Reillys Ave	13	5	14	13	0.93
1-10 Reillys Ave	14	5	14	13	0.93
1-10 Reillys Ave	15	5	14	13	0.93
1-10 Reillys Ave	16	5	14	13	0.93
1-10 Reillys Ave	17	5	14	13	0.93
1-10 Reillys Ave	18	5	15	13	0.87
1-10 Reillys Ave	19	5	15	13	0.87

Winter Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
289 SCR	1	5	-	-	
289 SCR	2	5	-	-	
289 SCR	3	5	-	-	

Winter Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
289 SCR	4	5	-	-	
289 SCR	5	5	-	-	

Winter Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Dolphin Terrace	1	5	-	-	
Dolphin Terrace	2	5	-	-	
Dolphin Terrace	3	5	-	-	
Dolphin Terrace	4	5	-	-	
Dolphin Terrace	5	5	-	-	
Dolphin Terrace	6	5	-	-	

Winter Probable Sunlight Hours					
Building reference	Point	Recommendation	Baseline	Proposed	Ratio
11-20 Reillys Ave	1	5	17	17	1.00
11-20 Reillys Ave	2	5	17	17	1.00
11-20 Reillys Ave	3	5	8	8	1.00
11-20 Reillys Ave	4	5	17	17	1.00
11-20 Reillys Ave	5	5	2	2	1.00
11-20 Reillys Ave	6	5	19	19	1.00
11-20 Reillys Ave	7	5	15	15	0.92
11-20 Reillys Ave	8	5	12	11	0.89
11-20 Reillys Ave	9	5	9	8	
11-20 Reillys Ave	10	5	-	-	

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
11-20 Reillys Ave	11	5	-	-	
11-20 Reillys Ave	12	5	-	-	
11-20 Reillys Ave	13	5	-	-	
11-20 Reillys Ave	14	5	-	-	0.96
11-20 Reillys Ave	15	5	23	22	1.00
11-20 Reillys Ave	16	5	21	21	0.96
11-20 Reillys Ave	17	5	24	23	1.00
11-20 Reillys Ave	18	5	22	22	0.96
11-20 Reillys Ave	19	5	23	22	1.00
11-20 Reillys Ave	20	5	21	21	0.95
11-20 Reillys Ave	21	5	20	19	0.94
11-20 Reillys Ave	22	5	17	16	0.92
11-20 Reillys Ave	23	5	13	12	
11-20 Reillys Ave	24	5	-	-	
11-20 Reillys Ave	25	5	-	-	
11-20 Reillys Ave	26	5	-	-	
11-20 Reillys Ave	27	5	-	-	
11-20 Reillys Ave	28	5	-	-	
11-20 Reillys Ave	29	5	-	-	
11-20 Reillys Ave	30	5	-	-	
11-20 Reillys Ave	31	5	-	-	
11-20 Reillys Ave	32	5	-	-	
11-20 Reillys Ave	33	5	-	-	
11-20 Reillys Ave	34	5	-	-	
11-20 Reillys Ave	35	5	-	-	
11-20 Reillys Ave	36	5	-	-	1.00

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	1	5	18	10	0.56
Coombe Hospital	2	5	21	14	0.67
Coombe Hospital	3	5	24	7	0.29
Coombe Hospital	4	5	26	9	0.35
Coombe Hospital	5	5	19	13	0.68
Coombe Hospital	6	5	25	5	0.20
Coombe Hospital	7	5	24	13	0.54
Coombe Hospital	8	5	20	5	0.25
Coombe Hospital	9	5	25	9	0.36
Coombe Hospital	10	5	25	9	0.36
Coombe Hospital	11	5	18	8	0.44
Coombe Hospital	12	5	18	8	0.44
Coombe Hospital	13	5	19	8	0.42
Coombe Hospital	14	5	-	-	
Coombe Hospital	15	5	1	1	1.00
Coombe Hospital	16	5	19	9	0.47
Coombe Hospital	17	5	-	-	
Coombe Hospital	18	5	12	9	0.75
Coombe Hospital	19	5	19	12	0.63
Coombe Hospital	20	5	17	13	0.76
Coombe Hospital	21	5	-	-	
Coombe Hospital	22	5	19	14	0.74
Coombe Hospital	23	5	24	21	0.88
Coombe Hospital	24	5	23	20	0.87
Coombe Hospital	25	5	24	19	0.79
Coombe Hospital	26	5	19	12	0.63

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	27	5	17	15	0.88
Coombe Hospital	28	5	-	-	
Coombe Hospital	29	5	20	18	0.90
Coombe Hospital	30	5	19	12	0.63
Coombe Hospital	31	5	21	19	0.90
Coombe Hospital	32	5	-	-	
Coombe Hospital	33	5	17	15	0.88
Coombe Hospital	34	5	19	14	0.74
Coombe Hospital	35	5	-	-	
Coombe Hospital	36	5	17	15	0.88
Coombe Hospital	37	5	-	-	
Coombe Hospital	38	5	17	16	0.94
Coombe Hospital	39	5	-	-	
Coombe Hospital	40	5	17	16	0.94
Coombe Hospital	41	5	-	-	
Coombe Hospital	42	5	17	16	0.94
Coombe Hospital	43	5	29	25	0.86
Coombe Hospital	44	5	29	25	0.86
Coombe Hospital	45	5	28	25	0.89
Coombe Hospital	46	5	29	26	0.90
Coombe Hospital	47	5	29	26	0.90
Coombe Hospital	48	5	29	25	0.86
Coombe Hospital	49	5	19	18	0.95
Coombe Hospital	50	5	26	23	0.88
Coombe Hospital	51	5	25	23	0.92
Coombe Hospital	52	5	20	19	0.95

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	53	5	29	25	0.86
Coombe Hospital	54	5	29	24	0.83
Coombe Hospital	55	5	28	24	0.86
Coombe Hospital	56	5	28	24	0.86
Coombe Hospital	57	5	27	23	0.85
Coombe Hospital	58	5	25	21	0.84
Coombe Hospital	59	5	25	21	0.84
Coombe Hospital	60	5	24	22	0.92
Coombe Hospital	61	5	23	21	0.91
Coombe Hospital	62	5	23	21	0.91
Coombe Hospital	63	5	19	17	0.89
Coombe Hospital	64	5	19	17	0.89
Coombe Hospital	65	5	19	17	0.89
Coombe Hospital	66	5	19	17	0.89
Coombe Hospital	67	5	19	17	0.89
Coombe Hospital	68	5	19	17	0.89
Coombe Hospital	69	5	19	17	0.89
Coombe Hospital	70	5	19	17	0.89
Coombe Hospital	71	5	0	0	1.00
Coombe Hospital	72	5	0	0	1.00
Coombe Hospital	73	5	0	0	1.00
Coombe Hospital	74	5	0	0	1.00
Coombe Hospital	75	5	2	2	1.00
Coombe Hospital	76	5	6	6	1.00
Coombe Hospital	77	5	6	6	1.00
Coombe Hospital	78	5	8	8	1.00

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	79	5	9	9	1.00
Coombe Hospital	80	5	9	9	1.00
Coombe Hospital	81	5	29	26	0.90
Coombe Hospital	82	5	29	25	0.86
Coombe Hospital	83	5	29	25	0.86
Coombe Hospital	84	5	29	25	0.86
Coombe Hospital	85	5	29	25	0.86
Coombe Hospital	86	5	27	23	0.85
Coombe Hospital	87	5	26	24	0.92
Coombe Hospital	88	5	25	23	0.92
Coombe Hospital	89	5	18	17	0.94
Coombe Hospital	90	5	24	23	0.96
Coombe Hospital	91	5	29	27	0.93
Coombe Hospital	92	5	29	27	0.93
Coombe Hospital	93	5	29	26	0.90
Coombe Hospital	94	5	28	26	0.93
Coombe Hospital	95	5	29	26	0.90
Coombe Hospital	96	5	29	26	0.90
Coombe Hospital	97	5	29	27	0.93
Coombe Hospital	98	5	29	27	0.93
Coombe Hospital	99	5	19	16	0.84
Coombe Hospital	100	5	29	27	0.93
Coombe Hospital	101	5	29	27	0.93
Coombe Hospital	102	5	28	26	0.93
Coombe Hospital	103	5	29	27	0.93
Coombe Hospital	104	5	19	19	1.00

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	105	5	27	25	0.93
Coombe Hospital	106	5	25	23	0.92
Coombe Hospital	107	5	23	21	0.91
Coombe Hospital	108	5	29	28	0.97
Coombe Hospital	109	5	19	18	0.95
Coombe Hospital	110	5	28	28	1.00
Coombe Hospital	111	5	21	21	1.00
Coombe Hospital	112	5	19	18	0.95
Coombe Hospital	113	5	19	18	0.95
Coombe Hospital	114	5	19	18	0.95
Coombe Hospital	115	5	19	18	0.95
Coombe Hospital	116	5	23	21	0.91
Coombe Hospital	117	5	19	17	0.89
Coombe Hospital	118	5	29	27	0.93
Coombe Hospital	119	5	29	27	0.93
Coombe Hospital	120	5	29	27	0.93
Coombe Hospital	121	5	29	27	0.93
Coombe Hospital	122	5	19	17	0.89
Coombe Hospital	123	5	29	27	0.93
Coombe Hospital	124	5	19	17	0.89
Coombe Hospital	125	5	28	26	0.93
Coombe Hospital	126	5	27	25	0.93
Coombe Hospital	127	5	25	23	0.92
Coombe Hospital	128	5	23	21	0.91
Coombe Hospital	129	5	19	17	0.89
Coombe Hospital	130	5	19	18	0.95

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	131	5	19	17	0.89
Coombe Hospital	132	5	19	18	0.95
Coombe Hospital	133	5	19	17	0.89
Coombe Hospital	134	5	19	18	0.95
Coombe Hospital	135	5	19	17	0.89
Coombe Hospital	136	5	19	17	0.89
Coombe Hospital	137	5	19	17	0.89
Coombe Hospital	138	5	19	18	0.95
Coombe Hospital	139	5	19	18	0.95
Coombe Hospital	140	5	0	0	1.00
Coombe Hospital	141	5	2	2	1.00
Coombe Hospital	142	5	3	3	1.00
Coombe Hospital	143	5	6	6	1.00
Coombe Hospital	144	5	10	9	0.90
Coombe Hospital	145	5	13	12	0.92
Coombe Hospital	146	5	13	12	0.92
Coombe Hospital	147	5	13	12	0.92
Coombe Hospital	148	5	14	13	0.93
Coombe Hospital	149	5	15	14	0.93
Coombe Hospital	150	5	29	27	0.93
Coombe Hospital	151	5	29	27	0.93
Coombe Hospital	152	5	23	21	0.91
Coombe Hospital	153	5	19	17	0.89
Coombe Hospital	154	5	19	17	0.89
Coombe Hospital	155	5	19	17	0.89
Coombe Hospital	156	5	19	17	0.89

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	157	5	19	17	0.89
Coombe Hospital	158	5	19	18	0.95
Coombe Hospital	159	5	19	18	0.95
Coombe Hospital	160	5	19	18	0.95
Coombe Hospital	161	5	1	1	1.00
Coombe Hospital	162	5	4	4	1.00
Coombe Hospital	163	5	5	4	0.80
Coombe Hospital	164	5	7	6	0.86
Coombe Hospital	165	5	10	9	0.90
Coombe Hospital	166	5	14	13	0.93
Coombe Hospital	167	5	15	14	0.93
Coombe Hospital	168	5	16	15	0.94
Coombe Hospital	169	5	16	16	1.00
Coombe Hospital	170	5	17	17	1.00
Coombe Hospital	171	5	29	27	0.93
Coombe Hospital	172	5	29	27	0.93
Coombe Hospital	173	5	29	29	1.00
Coombe Hospital	174	5	23	23	1.00
Coombe Hospital	175	5	29	29	1.00
Coombe Hospital	176	5	19	19	1.00
Coombe Hospital	177	5	19	19	1.00
Coombe Hospital	178	5	19	19	1.00
Coombe Hospital	179	5	19	19	1.00
Coombe Hospital	180	5	19	19	1.00
Coombe Hospital	181	5	19	19	1.00
Coombe Hospital	182	5	19	19	1.00

Winter Probable Sunlight Hours

Building reference	Point	Recommendation	Baseline	Proposed	Ratio
Coombe Hospital	183	5	19	19	1.00
Coombe Hospital	184	5	1	1	1.00
Coombe Hospital	185	5	4	4	1.00
Coombe Hospital	186	5	7	7	1.00
Coombe Hospital	187	5	11	11	1.00
Coombe Hospital	188	5	16	16	1.00
Coombe Hospital	189	5	19	19	1.00
Coombe Hospital	190	5	19	19	1.00
Coombe Hospital	191	5	19	19	1.00
Coombe Hospital	192	5	19	19	1.00
Coombe Hospital	193	5	20	20	1.00

A.2.6 Sunlight in Amenity Areas Results

The following table presents the results for Sunlight in Amenity Areas in the baseline and proposed conditions. In assessing whether or not various spaces meet the minimum recommendations, the methods described in the body of the report have been applied. The points listed on the table can be cross referenced with the graphic underneath in order to determine the impact at specific locations.

The images below display the reference grids on the amenity areas tested on the site surrounding buildings.



Figure 131 Reference grids on the site surroundings

Location	Grid Ref.	Percentage of area receiving > 2 hours sunlight on 21st March		Ratio
		Baseline	Proposed	
Coombe Hospital		79%	79%	1.00
Rehoboth Court	1	0%	0%	1.00
	2	70%	70%	1.00
	3	55%	55%	1.00
	4	0%	0%	1.00
	5	60%	60%	1.00
	6	75%	70%	0.90
11-20 Reillys Ave	1	80%	80%	1.00
	2	100%	100%	1.00
	3	95%	95%	1.00

Location	Grid Ref.	Percentage of area receiving > 2 hours sunlight on 21st March		Ratio
	4	90%	90%	1.00
	5	40%	40%	1.00
9-24 Rehoboth Pl.	1	100%	100%	1.00
	2	100%	100%	1.00
	3	100%	100%	1.00
	4	100%	100%	1.00
	5	100%	100%	1.00
	6	100%	100%	1.00
	7	100%	100%	1.00
	8	100%	100%	1.00
	9	100%	100%	1.00
	10	100%	100%	1.00
	11	100%	100%	1.00
	12	100%	100%	1.00
	13	100%	100%	1.00
	14	100%	100%	1.00
344-388 SCR	1	47%	47%	1.00
	2	75%	75%	1.00
	3	65%	65%	1.00
	4	65%	65%	1.00
	5	82%	82%	1.00
	6	87%	87%	1.00
	7	70%	70%	1.00
	8	47%	47%	1.00
	9	68%	68%	1.00
	10	0%	0%	1.00
	11	0%	0%	1.00
	12	0%	0%	1.00
1-8 Rehoboth Pl.	1	100%	100%	1.00

Location	Grid Ref.	Percentage of area receiving > 2 hours sunlight on 21st March		Ratio
	2	100%	100%	1.00
	3	100%	100%	1.00
	4	100%	100%	1.00
	5	100%	100%	1.00
	6	100%	100%	1.00
	7	100%	100%	1.00
	8	100%	100%	1.00
330-338 SCR	1	79%	18%	0.22
	2	25%	20%	0.80
	3	20%	20%	1.00
	4	20%	20%	1.00
	5	35%	35%	1.00
1-9 Rehoboth Ave	0	0%	0%	1.00
	1	0%	0%	1.00
	2	0%	0%	1.00
	3	0%	0%	1.00
	4	60%	60%	1.00
	5	100%	100%	1.00
	6	0%	0%	1.00
314-324 SCR	1	98%	98%	1.00
	2	50%	50%	1.00
	3	55%	55%	1.00
	4	45%	45%	1.00
	5	55%	55%	1.00
Three Southfield	1	80%	80%	1.00
	2	35%	35%	1.00
	3	0%	0%	1.00
	4	0%	0%	1.00
	5	0%	0%	1.00

Location	Grid Ref.	Percentage of area receiving > 2 hours sunlight on 21st March		Ratio
	6	0%	0%	1.00
	7	80%	80%	1.00
290-312 SCR	1	95%	95%	1.00
	2	70%	70%	1.00
	3	70%	70%	1.00
	4	70%	70%	1.00
	5	70%	70%	1.00
	6	70%	70%	1.00
	7	70%	70%	1.00
	8	85%	85%	1.00
	9	85%	85%	1.00
Greenfield		97%	95%	1.00