September 2022

Strategic Housing Development (SHD) Ashbourne, County Meath

Daylight and Sunlight Assessment Report

Applicant: Arnub Ltd. & Aspect Homes (ADC) Ltd.

"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." - **BRE 209**

+353 (0)1 288 0186

info@3ddesignbureau.com

www.3ddesignbureau.com

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1.0 Executive Summary

1.1 Summary of Assessment

3D Design Bureau were commissioned to carry out a comprehensive BRE daylight and sunlight assessment, along with an accompanying shadow study for the proposed strategic housing development (SHD) in Ashbourne, Co. Meath.

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

- Impact assessment: Effect on the surrounding environment and properties, which includes Vertical Sky Component (VSC), Annual and Winter Probable Sunlight Hours (APSH/WPSH) and Sun On Ground (SOG) analysis. The effects were assessed in the baseline state versus the proposed state.
- Scheme Performance: Daylight and sunlight assessment of the proposed development, which includes Sun On Ground (SOG) in the proposed public and communal open spaces, Sunlight Exposure (SE) and Spatial Daylight Autonomy (SDA) to the habitable rooms of the proposed apartments.

Impact Assessment

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

This impact assessment covers the following categories:

- Effect on daylight (VSC) to surrounding properties. The effect to the VSC of the windows of the following neighbouring properties was assessed:
  - 7-12 Tara Court
  - 1-6 Tara Close
  - Drumholme House
  - 106-113 The Briars
  - 1-10 Cherry Court
  - 1-5 Cnoc Neil Grove
  - Properties along Cherry Lane
  - 1-9 The Heath
- Effect on sunlight to surrounding properties. The effect to the annual and winter probable sunlight hours (APSH/WPSH) of the windows of the following neighbouring properties was assessed:
  - 7-12 Tara Court
  - 1-6 Tara Close
  - 1-5 Cnoc Neil Grove
  - Properties along Cherry Lane
  - 1-9 The Heath
- Effect on sun on ground (SOG) in the rear gardens of the following neighbouring properties was assessed:
  - 7-12 Tara Court
  - 1-6 Tara Close
  - Properties along Cherry Lane
  - 1-10 The Heath
  - 31 & 32 The Downs
  - 61 & 62 The Rise

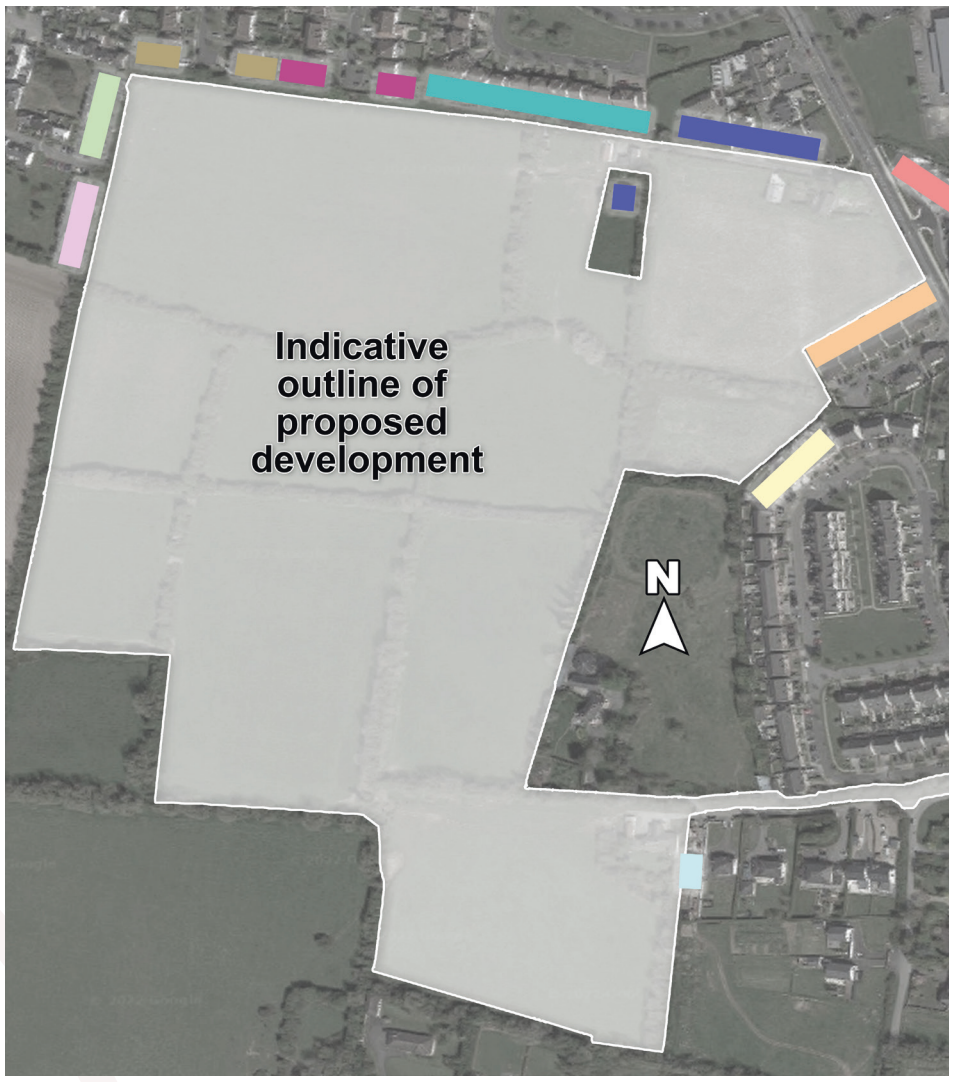


Figure 1.1: Scope of surrounding properties and environment assessed.

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

The impact assessment has shown very positive results, with a negligible level of effect to VSC in the vast majority of assessed windows, and full compliance with the BRE Guidelines for impact to SOG and APSH/WPSH.

Scheme Performance

The scheme performance assessment of the proposed development included an analysis of the levels of sun on ground (SOG) to the proposed public and communal open spaces, as well as sunlight exposure (SE) and spatial daylight autonomy (SDA) in the habitable rooms of the proposed apartments within the development. All external amenity spaces as identified by the architect were assessed for SOG and an SE and SDA assessment was carried out in the 4 main apartment blocks (Blocks A, B, A1 & B1) and a sample of Apartment Type F and Duplex type G1.

The scheme performance assessment has shown very favourable results with a high rate of compliance across all studies carried out.

Please see section 1.2 and 1.3 for a detailed breakdown of results.

1.2 Impact Assessment Results Overview:

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

- Windows/Rooms Assessed: 197
  - Negligible: 191
  - Minor Adverse: 5
  - Moderate Adverse: 1

Effect to Annual Probable Sunlight Hours (APSH):

- Windows/Rooms Assessed: 122
  - Negligible: 122

Effect to Winter Probable Sunlight Hours (WPSH):

- Windows/Rooms Assessed: 122
  - Negligible: 121
  - Beneficial Impact: 1

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

- Gardens Assessed: 29
  - Negligible: 29

Table No. 1.1: Summary of Impact Assessment Results

Assessment Name	Guiding Document	Compliance Rate
Effect to Vertical Sky Component (VSC)	BRE 209 (2022)	~97%
Effect to Annual Probable Sunlight Hours (APSH)	BRE 209 (2022)	100%
Effect to Winter Probable Sunlight Hours (WPSH)	BRE 209 (2022)	100%
Effect to Sun On Ground (SOG)	BRE 209 (2022)	100%

It is the opinion of 3D Design Bureau that the above results demonstrate that the proposed development would not cause a perceptible level of effect to daylight and sunlight received by the existing neighbouring.

1.3 Scheme Performance Results Overview:

Sun On Ground (SOG) in proposed amenity areas:

- Public Open Spaces Assessed: 12
  - Public Open Spaces meeting the guidelines: 11
- Communal Open Spaces Assessed: 15
  - Public Open Spaces meeting the guidelines: 13

Sunlight Exposure (SE):

- Units Assessed: 200
- Deciduous trees as opaque objects:
  - High: 76
  - Medium: 58
  - Minimum: 61
  - Non-compliant: 5
  - Compliance rate: ~98%
- Without deciduous trees:
  - High: 77
  - Medium: 59
  - Minimum: 61
  - Non-compliant: 3
  - Compliance rate: ~99%

Spatial Daylight Autonomy (SDA) of internal apartments:

- Rooms assessed: 581

Assessed under I.S. EN 17037:

  - Rooms meeting the guideline: 529
  - Rooms not meeting the guideline: 52
  - Compliance rate: ~91%

Assessed under BRE 209:

- Deciduous trees in winter state:
  - Rooms meeting the guideline: 575
  - Rooms not meeting the guideline: 6
  - Compliance rate: ~99%
- Deciduous trees in summer state:
  - Rooms meeting the guideline: 575
  - Rooms not meeting the guideline: 6
  - Compliance rate: ~99%

Table No. 1.2: Summary of Scheme Performance Results

Assessment Location	SOG Compliance	SE Compliance	SDA Compliance (I.S. EN 17037)	SDA Compliance (BRE 209)
Public Open Space	~91%	-	-	-
Communal Open Space	~86%	-	-	-
Block A	-	~97% - 100%	100%	100%
Block B	-	~93% - 100%	~97%	100%
Block A1	-	~99%	~87%	~98%
Block B1	-	~96%	~91%	~99%
Type F (AS092-AS094)	-	100%	100%	100%
Type G1 (AR016-ARO017)	-	100%	~88%	100%

It is the opinion of 3D Design Bureau that the above results demonstrate a high level of compliance with the appropriate daylight and sunlight standards which indicates the proposed apartment units would be in receipt of sufficient levels of daylight and sunlight.

2.0 Guidelines / Standards

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

In December of 2020, the Department of Housing, Planning and Local Government published a guidance document for new apartments, *Sustainable Urban Housing: Design Standards for New Apartments*. This document makes reference to the British Standard, *BS 8206-2:2008: Lighting for Buildings - Part 2: Code of Practice for Daylighting* (the British Standard) and to the Building Research Establishment's *Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice* (BRE 209).

Paragraph 6.7 of the 2020 apartment guidelines states:

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

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

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

At the time of publication of *Design Standards for New Apartments* and the *Urban Development and Building Height Guides*, BRE 209 was in the 2nd edition, first published in 2011. Since then, a 3rd edition of BRE 209 has been published (June 2022) and the 2nd edition has been withdrawn. BRE 209 no longer references *BS 8206-2:2008*, which has also been withdrawn. The primary standard used as reference in BRE 209 edition 3 is *BS EN 17037*.

BRE - Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice (2022)

This document will be referred to as *the BRE Guidelines* in this report.

At the time of writing this report, the BRE Guidelines are in the third edition (BRE 209). The BRE Guidelines sets out recommendations for appropriate levels of daylight and sunlight within a proposed development, as well as providing guidance on impacts arising from a proposed development to surrounding properties and amenity areas.

The BRE Guidelines will be used as the primary guiding document in the assessments that are carried out for the purpose of this report, as they are referenced in Irish guidance documents:

- *Sustainable Urban Housing: Design Standards for New Apartments*, as published in December of 2020 by the Department of Housing, Planning and Local Government and Heritage.
- *Urban Development and Building Heights*, as published in December of 2018 by the Government of Ireland.

Whilst the primary reference document for the BRE Guidelines is BS EN 17037, there are some subtle differences between BRE 209 and BS EN 17037. For the purposes of this report, the BRE Guidelines (BRE 209) is considered the primary reference.

A detailed description of the various recommendations for impact assessment and scheme performance is contained in section "4.0 Assessment Overview" on page 16 of this report.

EN 17037:2018: Daylight in Buildings (2018)

*EN 17037 i*s a European Standard that provides recommendations for daylight within spaces. (Emphasis added)

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

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

Recommendations made in EN 17037 regarding Sunlight Exposure have been incorporated into the BRE Guidelines and are expanded on in section "4.0 Assessment Overview" on page 16 of this report.

EN 17037 also makes recommendations related to glare and quality of view out. These aspects are not addressed in this report as these assessments have less relevance in a residential context where occupants have the freedom to move about in order to improve level of glare or alter the view out.

I.S. EN 17037:2018 Daylight in Buildings (2018)

*I.S. EN 17037 i*s a direct adoption of the European Standard *EN 17037:2018* that provides recommendations for daylight within spaces.

The target values given within *I.S. EN 17037* are difficult to achieve, especially where increased density is desired. Whilst it could be deemed appropriate to apply *I.S. EN 17037* instead of *BRE 209* in the Republic of Ireland, it should be noted that BRE 209 is referenced in both the *Sustainable Urban Housing: Design Standards for New Apartments* (2020) and *Urban Development and Building Heights* (2018). To the best of our knowledge, (at the time of writing), the only reference that is made to *I.S. EN 17037* in a planning guidance document issued by an Irish planning authority is in the draft *Dublin City Development Plan (2022-2028)*, in which I.S. EN 17037 is deemed unsuitable for use during planning applications.

Regardless, a supplementary SDA study has been carried out using the same rooms as assessed under the primary study (BRE 209) using the criteria of *I.S. EN 17037*, with compliance rates stated. However, this can be considered a supplementary study. Compensatory design measures may not be put forward for non-compliant rooms under this standard as the rationale for non-compliance may be that the standard is too difficult to achieve in a well-balanced proposal.

Until official guidance or instruction is published by a relevant authority on this matter, 3DDB will continue to reference the BRE Guidelines in our daylight and sunlight assessments.

BS EN 17037:2018: Daylight in Buildings (2018)

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

In BS EN 17037, daylight recommendations differ depending on the function of a room. Target lux levels are applied across 50% of the reference plane of a room for half of the daylight hours. The target lux levels are:

- 200 lux for kitchens.
- 150 lux for living rooms
- 100 lux for bedrooms.

No minimum is stated to be achieved across 95% of the working plane. If a space has dual purposes it is advised that the higher target value should be applied.

Summary

The BRE Guidelines (*BRE 209*), will be the primary reference document for this report as it is referenced in both *Sustainable Urban Housing: Design Standards for New Apartments* (2020) and *Urban Development and Building Heights* (2018). For daylight within proposed developments, a supplementary study will be carried out under the criteria of *I.S. EN 17037*.

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

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

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

3.0 Glossary

3.1 Terms and Definitions

Skylight
Non directional ambient light cast from the sky and environment.

Sunlight
Direct parallel rays of light emitted from the sun.

Daylight
Combined skylight and sunlight.

Overcast sky model
A completely overcast sky model, used for daylight calculation.

Cloudless sky model
A completely cloudless sky model, used for sunlight exposure calculation.

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

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

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

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

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

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

Sun On Ground (SOG)
Assessment of what portion of a garden or amenity space is capable of receiving 2 hours or more of direct sunlight on a given date between February 1st and March 21st.

Sunlight Exposure (SE)
The number of hours a room can expect to receive of direct sunlight on a given date between February 1st and March 21st at a given point on the windows.

Spatial Daylight Autonomy (SDA)
Spatial Daylight Autonomy assesses whether a space receives sufficient daylight on a working plane during standard operating hours on an annual basis. For compliance, the target value is achieved across 50% of the working plane for half of the occupied period.

Working plane
Horizontal, vertical or inclined plane in which a visual task lies. Normally the working plane may be taken to be horizontal, 850 mm above the floor in houses and factories, 700 mm above the floor in offices. The plane is offset 300mm from the room boundaries under BRE 209 criteria, and 500mm from the room boundaries under I.S. EN 17037 criteria.

LKD
Living / Kitchen / Dining room.

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

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

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

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

3.2 Definition of Effects

In order to categorise the varying degrees of compliance with the BRE Guidelines when assessing the effect a proposed development would have on the daylight and sunlight of an existing property, 3DDB have assigned numerical values to the levels of compliance with the BRE Guidelines. as listed in '*Appendix H: Environmental impact assessment'* of the BRE Guidelines.

The list of definitions given below is taken from '*Appendix H: Environmental impact assessment'* of the BRE 209. Whilst it is acknowledged that no simple rule of thumb can be applied, and planning authorities should consider a range of localised factors when making decisions, the definitions of effect as published in this report have been included to apply a comprehensible terminology to the varying levels of compliance with the BRE Guidelines

Negligible
For the purposes of this Sunlight and Daylight Assessment Report an "*Negligible*" level of effect will be stated if the level of effect is within the criteria as recommended in the BRE Guidelines and the applied target value has been achieved.

Minor Adverse
For the purposes of this Sunlight and Daylight Assessment Report, a "*Minor Adverse*" level of effect will be stated if the level of effect is marginally outside of the criteria as stated in the BRE Guidelines. Typically a "*Minor Adverse*" level of effect will be applied if the level of daylight or sunlight is reduced to between 80-99% of the applied target value.

Moderate Adverse
For the purposes of this Sunlight and Daylight Assessment Report, a "Moderate Adverse" level of effect will be stated if the level of daylight or sunlight is reduced to between 50-80% of the applied target value. A "*Moderate Adverse*" level of effect would be quite typical in instances where a proposed development is planned on an under-developed plot of land. The level of daylight and/or sunlight of an assessed property is reduced in a manner that is consistent with similar properties in the immediate surrounding area.

Major Adverse
An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment. For the purposes of this Sunlight and Daylight Assessment Report a "*Major Adverse*" level of effect will be stated if the proposed development reduces the availability of daylight or sunlight of a neighbouring property to significantly below a baseline level. A "*Major Adverse*" level of effect will be stated if the level of daylight or sunlight is reduced to less than 50% of the applied target value.

Beneficial Impact
In relation to sunlight or daylight access, it is conceivable that a proposed development could yield positive effects on the neighbouring properties. In such circumstances a the development would typically involve a reduction to the size or scale of built form (e.g. such as the demolition of a building or the removal of a large belt of evergreen trees, which might result in an increase in light access). Where such improvements occur, a "*Beneficial Impact*" will only be stated if the ratio of change is greater than 1.20 (an improvement of 20%). Should less perceptible improvements occur an "*Negligible*" level of effect will be stated.

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

3.3 Definition of Levels of Sunlight Exposure

For interiors, access to sunlight can be quantified. BRE 209 recommends that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions. It is suggested that 21 March (equinox) be used. The medium level of recommendation is three hours and the high level of recommendation four hours. For dwellings, at least one habitable room, preferably a main living room, should meet at least the minimum criterion.

The level of sunlight exposure will be stated for each assessed room in the tables under section "7.3 Sunlight Exposure (SE) in Proposed Units" on page 78. Below is a list of the terms used to categorise the levels of sunlight exposure:

Non-compliant
A non-compliant level of sunlight exposure will be stated if the potential sunlight for the assessed room is less than 1.5 hours on March 21st. Note: the recommendation is that a room within a proposed unit is capable of receiving 1.5 hours of direct sunlight on March 21st. If an individual room does not achieve this recommendation, it does not mean that the unit is non compliant.

Minimum
A minimum level of sunlight exposure will be stated if the potential sunlight for the assessed room is between 1.5 hours and 3 hours on March 21st.

Medium
A medium level of sunlight exposure will be stated if the potential sunlight for the assessed room is between 3 hours and 4 hours on March 21st.

High
A high level of sunlight exposure will be stated if the potential sunlight for the assessed room is greater than 4 hours on March 21st.

3.4 Index of Tables

3.4.1 Impact Assessment: Vertical Sky Component

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

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

A: Window Number

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

B: Baseline VSC Value

The *Baseline VSC Value* represents the VSC value of the assessed window is calculated in the existing baseline model state (as explained in the "Glossary" on page 8).

C: Proposed VSC Value

The *Proposed VSC Value* represents the VSC value of the assessed window calculated in the proposed model state (as explained in the "Glossary" on page 8).

D: Ratio of Proposed VSC to Baseline VSC

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

E: Recommended minimum VSC

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

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

F: Level of Compliance with the BRE Guidelines

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

G: Effect of Proposed Development

The levels of effect in this column describe the effect an assessed window will experience, based on its compliance with the *BRE Target Value*. A full list of definitions and a numerical rationale for each can be found in the section *"Definition of Effects"* on page 9 of this report.

It should be noted that the figures displayed in the table of results have been rounded off. A manual calculation on these figures may yield a negligible difference and should not be considered an error.

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

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

Table No. 3.2: Example of APSH/WPSH Impact Table for an Impact Assessment

Window Number	Baseline APSH/ WPSH	Proposed APSH/ WPSH	Ratio of Proposed to Baseline APSH/ WPSH	Recommended Minimum APSH/WPSH	Level of Compliance with BRE Guidelines	Effect of Proposed Development
House Number/Floor						
A	**B**	**C**	**D**	**E**	**F**	**G**

A: Window Number

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

B: Baseline APSH/WPSH

The *APSH/WPSH Value* represents percentage of the probable sunlight hours that the assessed window can receive, calculated in the existing baseline model state (as explained in the "Glossary" on page 8). The annual and winter assessments will be represented in separate tables.

C: Proposed APSH/WPSH

The *Proposed APSH/WPSH Value* represents the percentage of probable sunlight hours that the assessed window can receive, calculated in the proposed model state (as explained in the "Glossary" on page 8).

D: Ratio of Proposed to Baseline APSH/WPSH

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

E: Recommended Minimum APSH/WPSH

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

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

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

F: Level of Compliance with BRE Guidelines

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

G: Effect of Proposed Development

The levels of effect in this column describe the effect an assessed window will experience, based on its compliance with the *BRE Target Value*. A full list of definitions and a numerical rationale for each can be found in the section *"Definition of Effects"* on page 9 of this report.

It should be noted that the figures displayed in the table of results have been rounded off. A manual calculation on these figures may yield a negligible difference and should not be considered an error.

3.4.3 Impact Assessment: Sun On Ground

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

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

A: Address

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

B: Baseline

Baseline represents percentage of the assessed space's area that can receive more than 2 hours of sunlight on March 21st, calculated in the existing baseline model state (as explained in the "Glossary" on page 8).

C: Proposed

Proposed represents percentage of the assessed space's area that can receive more than 2 hours of sunlight on March 21st, calculated in the proposed model state (as explained in the "Glossary" on page 8).

D: Ratio of Proposed to Baseline

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

E: Recommended Minimum as per the BRE Guidelines

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

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

F: Level of BRE Compliance

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

G: Effect of Proposed Development

The levels of effect in this column describe the effect an assessed window will experience, based on its compliance with the *BRE Target Value*. A full list of definitions and a numerical rationale for each can be found in the section *"Definition of Effects"* on page 9 of this report.

It should be noted that the figures displayed in the table of results have been rounded off. A manual calculation on these figures may yield a negligible difference and should not be considered an error.

3.4.4 Scheme Performance: Sun On Ground (SOG)

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

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

A: Assessed Area

This column identifies the assessed garden/amenity area.

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

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

C: Recommended Minimum

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

D: Level of Compliance with BRE Guidelines

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

It should be noted that the figures displayed in the table of results have been rounded off. A manual calculation on these figures may yield a negligible difference and should not be considered an error.

3.4.5 Scheme Performance: Sunlight Exposure (SE)

Below is an example of the table used to describe the SE performance of proposed habitable rooms.

Table No. 3.5: Example of Sunlight Exposure Table for Scheme Performance							
Unit Number	Room Description	Deciduous Trees as Opaque Objects			Without Deciduous Trees		
		SE Hours on March 21st	Level of SE on March 21st	Unit compliance based on highest performing room	SE Hours on March 21st	Level of SE on March 21st	Unit compliance based on highest performing room
A	B	C	D	E	F	G	H

A: Unit Number

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

B: Room Description

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

C: SE Hours on March 21st (Deciduous Trees as Opaque Objects)

This column will state the number of hours the assessed room can expect to receive on March 21st with the assessment carried out with deciduous trees as opaque objects.

D: Level of SE on March 21st (Deciduous Trees as Opaque Objects)

BRE 209 recommends a minimum sunlight exposure of 1.5 hours for a proposed unit with preference given to main living rooms. BRE 209 categorise sunlight exposure as minimum, medium and high, this column will categorise the level of sunlight exposure with deciduous trees as opaque objects based on the following:

- Less than 1.5 hours: *Non-compliant*,
- Between 1.5 hours and 3 hours: *Minimum*
- Between 3 hours and 4 hours: *Medium*

E: Unit compliance based on highest performing room (Deciduous Trees as Opaque Objects)

A proposed unit is considered to be compliant provided any habitable room within the unit is capable of receiving at least 1.5 hours of sunlight on March 21st. This column will identify the highest performing room within a unit and state compliance for the associated unit based on that room with the assessment carried out with deciduous trees as opaque objects. Typically only one room per unit will be populated in this column, with lesser performing rooms indicated with a dash (-). However, if more than one room in a given unit is considered to be the best performing room, i.e. they have the same number of SE hours on March 21st, then the unit compliance column will be populated for each.

F: SE Hours on March 21st (Without Deciduous Trees)

This column will state the number of hours the assessed room can expect to receive on March 21st with the assessment carried out without deciduous trees.

G: Level of SE on March 21st (Without Deciduous Trees)

BRE 209 recommends a minimum sunlight exposure of 1.5 hours for a proposed unit with preference given to main living rooms. BRE 209 categorise sunlight exposure as minimum, medium and high, this column will categorise the level of sunlight exposure without deciduous trees using the same criteria as the study with deciduous trees as opaque objects.

H: Unit compliance based on highest performing room (Without Deciduous Trees)

A proposed unit is considered to be compliant provided any habitable room within the unit is capable of receiving at least 1.5 hours of sunlight on March 21st. This column will identify the highest performing room within a unit and state compliance for the associated unit based on that room with the assessment carried out without deciduous trees. Typically only one room per unit will be populated in this column, with lesser performing rooms indicated with a dash (-). However, if more than one room in a given unit is considered to be the best performing room, i.e. they have the same number of SE hours on March 21st, then the unit compliance column will be populated for each.

It should be noted that the figures displayed in the table of results have been rounded off. A manual calculation on these figures may yield a negligible difference and should not be considered an error.

3.4.6 Scheme Performance: Spatial Daylight Autonomy (SDA)

Below is an example of the table used to describe the spatial daylight autonomy results in proposed units.

Table No. 3.6: Example of Table for SDA Results for Scheme Performance

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
A	B	C	D	E	F	G	H	I

A: Unit Number

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

B: Room Description

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

C: % of area above 300 Lux

I.S. EN 17037 recommends at least 50% of the working plane receives above 300 lux for at least half the daylight hours.

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

D: % of area above 100 Lux

I.S. EN 17037 recommends at least 95% of the working plane receives above 100 lux for at least half the daylight hours.

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

E: Meets I.S. EN 17037 Criteria

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

F: Target Lux

Under BRE 209 the appropriate target lux levels to be achieved across 50% of the working plane of a room differ depending on the room type. Kitchens have a target lux of 200, living rooms have a target lux of 150 and bedrooms have a target lux of 100. In a room providing more than one function, such as an LKD, the higher target value should be taken i.e. 200 Lux.

G: % of area above target Lux (Winter)

BRE 209 recommends target lux levels to be achieved across at least 50% of the working plane for at least half the daylight hours. The target values differ depending on the room function, 200 lux for Kitchens, 150 lux for Living Rooms or 100 lux for Bedrooms.

This column states percentage of the working plane of the assessed room that is capable of receiving more than the appropriate target lux for at least half the daylight hours.

H: % of area above target Lux (Summer)

BRE 209 recommends target lux levels to be achieved across at least 50% of the working plane for at least half the daylight hours. The target values differ depending on the room function, 200 lux for Kitchens, 150 lux for Living Rooms or 100 lux for Bedrooms.

This column states percentage of the working plane of the assessed room that is capable of receiving more than the appropriate target lux for at least half the daylight hours.

I: Meets BRE 209 Criteria

This column states if the assessed room achieves the recommended level of daylight as per BRE 209. Target lux levels achieved across more than 50% of the working plane: (200 lux for Kitchens, 150 lux for Living Rooms or 100 lux for Bedrooms). For rooms with multiple purposes, such as LKDs, the higher target value should be taken. If the criteria is achieved with deciduous trees in both winter and summer states, this column will state "Yes", if the criteria is not met in either state this column will state "No". This column states "Winter only" if the criteria is met with deciduous trees in the winter state but not in the summer state, which would be an indication that the summer foliage of trees is the reason for non-compliance.

It should be noted that the figures displayed in the table of results have been rounded off. A manual calculation on these figures may yield a negligible difference and should not be considered an error.

4.0 Assessment Overview

4.1 Effect on Vertical Sky Component (VSC)

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

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

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

The BRE Guidelines state that if the VSC is:

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

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

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

Deciduous trees are not included in the analytical model for VSC impact assessment as per the BRE Guidelines.

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

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

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

The results for the study on the effect on VSC caused by the proposed development can be seen in section 6.1 on page 23.

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

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

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

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

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

Deciduous trees are not included in the analytical model for APSH/WPSH impact assessment as per the BRE Guidelines.

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

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

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

The results of the study on APSH/WPSH can be found in Section 6.2 on page 40.

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

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

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

Deciduous trees are not included in the analytical model for SOG impact assessment as per the BRE Guidelines.

An impact assessment for SOG in existing rear gardens has been carried out on properties located to the north of the proposed development. No quantitative assessment has been carried out in the rear gardens of the houses located to the south as these properties are unlikely to be affected. However, the shadow study and false colour plans included in the report allow for a qualitative assessment on all properties.

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

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

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

The results of the study on effect on sun on ground the in neighbouring gardens (including a visual representation in the form of 2-hour false colour plans) can be found in Section 6.3 on page 62.

4.4 Shadow Study

A shadow study has been carried out on the baseline existing model state and the proposed model state. This visual representation of the shadows cast by the proposed development can be found in the hourly shadow diagrams in section 6.4 on page 67.

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

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

The hourly renderings of the shadow study will be generated without deciduous trees and with evergreen trees represented as opaque objects.

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

4.5 Sun On Ground in Proposed Outdoor Open Spaces (SOG)

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

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

Deciduous trees are not included in the analytical model for SOG assessment as per the BRE Guidelines.

SOG assessment has been carried out on all public and communal open spaces as indicated by the project architect. Whilst no quantitative assessment has been carried out in the rear gardens of the proposed houses, the shadow study and false colour plans allow for a qualitative assessment. Typically, gardens with a northerly orientation will not perform well in this regard.

The portion of each assessed space capable of receiving 2 hours of direct sunlight on March 21st will be calculated

The results for the study on sun on ground in the proposed outdoor amenity areas (including a visual representation in the form of 2-hour false colour plans) can be found in section 7.1 on page 76.

4.6 Sunlight Exposure in Proposed Habitable Rooms (SE)

Sunlight exposure (SE) is a measure of sunlight that a given window may expect to receive on a given date between the 1st of February and the 21st of March. The BRE guidelines suggest that March 21st (equinox) is used as the assessment date.

The assessment point for windows is 1.2m above the finished floor level, or 0.3m above the sill level (which ever is higher). If a room has multiple windows, the amount of sunlight received by each can be added together provided they occur at different times and sunlight hours are not double counted.

SE results have been generated both with deciduous trees as opaque objects and without deciduous trees as per the BRE Guidelines.

The level of sunlight exposure is categorised as follows:

- 1.5 Hours - Minimum • 3 Hours - Medium • 4 Hours - High

The recommendation for dwellings is that at least one habitable room, preferably a main living room, should receive at least the minimum criterion. Should no room within a given unit meet the recommended minimum level of sunlight exposure, it will be stated as non-compliant.

Whilst, the criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west it is unlikely to be met. As such, it is not always possible to achieve full compliance, especially in developments that contain single aspect units.

SE assessment has been conducted on Blocks A, B, A1 and B1 the proposed development. Apartment Type F and Duplex Type G1 are repeated numerous times across the proposed scheme. For both of these configurations an SE assessment has been carried out on one occurrence of each within the proposed site layout.

The instance of Type F that was assessed is located to the east of Block A1, and is identified on the site plan as AS092-AS094. The instance of Duplex Type G1 that was assessed in located to the north of Block A1, and is identified on the site plan as AR016-AR017. No assessment was carried out on the other house types within the proposed development on the assumption that the above represents the most constrained units.

All habitable rooms of the above units have been assessed, and SE figures published for each, however compliance rates for the proposed development will be expressed on a unit by unit basis.

The results for the study on sunlight exposure in the proposed development can be found in section 7.3 on page 78 with calculated compliance rates stated as part of the analysis of results section on Page 152.

4.7 Spatial Daylight Autonomy in Proposed Habitable Rooms (SDA)

Spatial Daylight Autonomy assesses whether a space receives sufficient daylight on a working plane during standard operating hours on an annual basis. A given target value should be achieved across 50% of the working plane for half of the occupied period.

In housing, the working plane is considered to be 850 mm above the finished floor level. The working plane is offset 300 mm from the room boundaries in the BRE 209 study, or 500 mm in the I.S. EN 17037 assessment.

SDA results have been generated with deciduous trees represented both in summer and winter states of foliage as per the BRE Guidelines.

In terms of housing, *BRE 209* provides target SDA values to be received across al least 50% of the working plane for at lease half the daylight hours. The target values differ based on the function of the room assessed:

- 200 Lux for kitchens • 150 Lux for living rooms • 100 Lux for bedrooms

Where rooms serve more than one function, the higher SDA target value should been taken.

I.S. EN 17037 provides target SDA values to be applied, these values do not vary depending on the room function. Under I.S. EN 17037, at least 50% of the working plane should receive above 300 lux for at least half the daylight hours, with 95% of the working plane receiving above 100 Lux.

This study has assessed the Spatial Autonomy (SDA) received under the BRE 209 and I.S. EN 17037 criterion., with compliance rates will be stated for both guiding documents.

SDA assessment has been conducted on all habitable rooms across all floors of Blocks A, B, A1 and B1 the proposed development. Apartment Type F and Duplex Type G1 are repeated numerous times across the proposed scheme. For both of these configurations an SDA assessment has been carried out on one occurrence of each within the proposed site layout.

The instance of Type F that was assessed is located to the east of Block A1, and is identified on the site plan as AS092-AS094. The instance of Duplex Type G1 that was assessed in located to the north of Block A1, and is identified on the site plan as AR016-AR017. No assessment was carried out on the other house types within the proposed development on the assumption that the above represents the most constrained units.

SDA assessment under the BRE 209 criteria is considered the primary study for internal daylight performance.

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

For definition of spaces and target values applied, please see the methodology section of this report in section 5.0 on page 19.

The results for the study on SDA can be seen in section 7.4 on page 114.

5.0 Methodology

5.1 Building the Baseline and Proposed Models

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

Davey + Smith Architects (D+S) supplied 3DDB with Auto CAD Drawings of the proposed development, which were subsequently prepared for daylight and sunlight analysis.

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

Baseline

The baseline state reflects the existing environment. It includes the surrounding context and the subject site in their current standing. This includes any structures that are to be demolished as part of this application. Existing trees were placed using photogrammetry information, with assumptions made regarding exact size, position and species.

Proposed

The proposed state reflects the subject site if the development is built as proposed. This includes the demolishing of structures, landscaping etc. Proposed trees have been included in the proposed development as per specification provided by the Cunanne Strartton Reynolds (CSR).

5.2 Trees

It is generally not possible to accurately represent trees in a digital 3D model as the size and shape will differ greatly from tree to tree. When modeling trees for this assessment assumptions have been made and tree geometry has been simplified.

For the purpose of the analysis carried out in this report, the position and size of existing trees have been estimated using photogrammetry information. The shape of the trees have been simplified and the species of each tree has been assumed. Simplified models of proposed trees within the development have also been included according to the information provided by Cunanne Strartton Reynolds (CSR).

Whilst evergreen trees are included in all studies, BRE 209 provides guidance on how deciduous trees should be treated depending on the study being carried out, as summarised below:

Impact to Vertical Sky Component (VSC) and Annual / Winter Probable Sunlight Hours (APSH / WPSH)

The BRE Guidelines state that when assessing the effect a new development would have on existing buildings, it is usual to ignore the effect of trees. This is because daylight is at its scarcest and most valuable in winter when most trees will not be in leaf.

Sun On Ground (SOG)

The BRE Guidelines states that when assessing the impact of buildings on sunlight in gardens:

"...trees and shrubs are not normally included in the calculation unless a dense belt or group of evergreens is specifically planned as a windbreak or for privacy purposes. This is partly because the dappled shade of a tree is more pleasant than the deep shadow of a building (this applies especially to deciduous trees)."

As such, deciduous trees have not been included in the calculation of SOG in either the impact or scheme performance assessments.

Sunlight Exposure (SE)

The BRE Guidelines state that as deciduous trees would not be in full leaf on the recommended assessment date (March 21st), sunlight would be expected to penetrate deciduous trees. However, as trees have so many variables, it is impossible to accurately represent how they would affect sunlight at a given time. The suggested methodology (BRE 209) to allow for this is to run the sunlight exposure study in two states. Once with deciduous trees as opaque objects and secondly without deciduous trees in the assessment model. This gives a range of potential sunlight hours.

Spatial Daylight Autonomy (SDA)

BRE 209 recommends when assessing daylight in a proposed building, it is appropriate to run the assessment with deciduous trees represented in both winter and summer conditions. Light transmittance values of 60% and 20% have been applied to deciduous tree canopies for winter and summer assessments respectively.

I.S. EN 17037 does not give any guidance on how trees should be represented. For the purpose of this report, the SDA calculation under the I.S. EN 17037 criteria has been carried out with deciduous trees in summertime foliage to represent the worst case scenario.

Shadow Study

The hourly renderings of the shadow study will be generated with evergreen trees represented as opaque objects and without deciduous trees. This method best represents the methodology used for the impact assessment and allows for a better understanding of potential shadows cast by the proposed development through the tree canopy.

5.3 Generating Results

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

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

5.3.1 VSC

Assessment Criteria

The effect on Vertical Sky Component (VSC) has been calculated on the windows of 7-12 Tara Court, 1-6 Tara Close, Drumholme House, 106-113 The Briars, 1-10 Cherry Court, 1-5 Cnoc Neil Grove, 1 & 4 Cherry Lane Mews, 2 no. properties along Cherry Lane located at 53˚30'13.1"N 6˚23'31.4"W and 53˚30'11.3"N 6˚23'34.0"W & 1-9 The Heath.

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

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

Assessment Points

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

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

Weighted Averages

If there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall VSC may be derived by weighting each VSC element in accordance with the proportion of the total glazing area represented by its window.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, each window has been assessed and a weighted average has been calculated using the methodology as outlined above, but it should be noted that assumptions typically need to be made regarding window sizes, so a tolerance should be applied regarding calculated weighted averages.

APSH/WPSH

Impact Assessment

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

APSH/WPSH assessment has been calculated on the windows of 7-12 Tara Court, 1-6 Tara Close, 1-5 Cnoc Neil Grove, 1 & 4 Cherry Lane Mews, 2 no. properties along Cherry Lane located at 53˚30'13.1"N 6˚23'31.4"W and 53˚30'11.3"N 6˚23'34.0"W & 1-9 The Heath.

No APSH/WPSH assessment has been carried out on the windows of Drumholme House, 106-113 The Briars & 1-10 Cherry Court on the basis that the windows of these propertied do not have an orientation within 90˚ of due south.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, the APSH/WPSH will be assessed for the room as opposed to each individual window. When APSH/WPSH is assessed for a room it considers sunlight coming from all windows, but does not double count if sunlight is reaching multiple windows at the same time.

The assessment points for APSH/WPSH are equivalent to the VSC study.

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

5.3.2 Sun On Ground

Assessment Criteria

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

The levels of sunlighting to proposed amenity areas, as indicated by the architect, have been assessed. However, it should be noted that the numbering of these spaces in the Daylight and Sunlight Assessment Report has been assigned by 3DDB specifically for the purposes of this report. If other consultants are referencing these spaces in their own reports, it is unlikely they will be numbered the same.

5.3.3 Sunlight Exposure

Assessment Criteria

Sunlight exposure is carried out on habitable rooms within a proposed development. If a room has multiple windows, the amount of sunlight received by each can be added together provided they occur at different times and sunlight hours are not double counted.

The assessment point is taken from the centre of the opening width and at least 1.2m above the floor and 0.3m above the sill (whichever is the higher).

The sunlight exposure of all habitable rooms within the proposed Blocks A, B, A1 and B1 have been assessed, with representative studies carried out on Type F and Type G1 units.

Sunlight exposure compliance rates for the proposed development will be expressed on a unit by unit basis.

5.3.4 Spatial Daylight Autonomy

SDA Target Values

There are two methods for calculating SDA:

- **Calculation method using daylight factor:** The daylight factor method assumes a constant ratio between internal and external illuminance. The daylight factors in the space shall be calculated by any reliable method that is based on the ISO 15469:2004 standard overcast sky (TYPE 1 or TYPE 16). Daylight factors are to be predicted across grid of points on a plane 0.85m above the floor of the space. The daylight factor of at least half the required area of the space should equal or exceed the target values.
- **Calculation method using illuminance level:** This requires the use of a detailed daylight calculation method where hourly (or sub-hourly) internal daylight illuminance values for a typical year are computed using hourly (or sub-hourly) sky and sun conditions derived from climate data appropriate to the site. This calculation method determines daylight provision directly from simulated illuminance values on the reference plane. The illuminance value of at least half the required area of the space should equal or exceed the target values.

The calculations carried out in this report use the calculation method using illuminance level.

The target values to be achieved depend on the guidelines that are followed.

The recommended target illuminance level to be achieved across at least 50% of the working plane for at least half of the daylight hours in BRE 209 depend on the function of the room. 200 Lux is recommended for kitchens, 150 Lux for living rooms and 100 Lux for bedrooms.

Where a room serves more than one purpose, such as the modern day apartment design of the living/kitchen/dining (LKD), the target SDA should be taken for the room with the highest value.

Following this advice, a target SDA value of 200 Lux has been applied to LKDs within the proposed scheme.

The target SDA values recommended within I.S. EN 17037 do not vary depending on the room function. In which, at least 50% of the working plane should receive above 300 lux for at least half the daylight hours, with 95% of the working plane receiving above 100 Lux.

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

Defining Rooms

Definition of rooms has been taken directly from the architectural drawings supplied by D+S.

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

Indication of the assessed space in each room is provided in the floor plans that correspond to the SDA results in section “7.4 Spatial Daylight Autonomy (SDA) in Proposed Units” on page 114.

Working Plane

The calculation of SDA is carried out on a hypothetical working plane which lies 850 mm from the finished floor level in residential units and 700 mm in academic and office spaces.

In the BRE 209 study the working plane is offset 300 mm from the room boundaries. Room boundaries are taken from the inside face of the interior walls.

Under the I.S. En 17037 criteria the working plane is offset 500 mm from the room boundaries.

The working plane has a grid density of approximately 300 mm.

Material Palette

Following consultation with the project architect, the following material values to be used for SDA calculations.

Table No. 5.1: Material Palette for SDA Calculations

Object	Material	Reflectance	Object	Material	Reflectance / Transmittance
Exterior walls	Standard Brick	0.3	Interior Walls	Pastel paint	0.70
	Light Brick	0.4	Interior Ceiling	White paint	0.8
	Dark Brick	0.15	Interior Floor	Light timber	0.4
	Render	0.6	Miscellaneous	Miscellaneous	0.5
	Concrete	0.4	Glass	Double glazing	0.81
Ground cover	Paving	0.4		Maintenance Factor	0.91
	Tarmac	0.2		Glass adjusted for maintenance	0.73
	Grass	0.2		Frosted glass	0.5

5.4 Shadow Study

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

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

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

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

6.0 Impact Assessment Results

6.1 Effect on Vertical Sky Component

6.1.1 7-10 Tara Court

Table No. 6.1: VSC Results: 7-10 Tara Court

Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
7 Tara Court						
T7a	31.54%	30.33%	0.96	25.23%	BRE Compliant	Negligible
T7b#1	20.72%	20.43%	0.99	16.58%	BRE Compliant	-
T7b#2	28.72%	26.49%	0.92	22.98%	BRE Compliant	-
T7b#	23.63%	22.63%	0.96	18.90%	BRE Compliant	Negligible
T7c	38.50%	34.77%	0.90	27.00%	BRE Compliant	Negligible
T7d	38.20%	34.60%	0.91	27.00%	BRE Compliant	Negligible
8 Tara Court						
T8a	28.45%	26.65%	0.94	22.76%	BRE Compliant	Negligible
T8b	33.97%	31.73%	0.93	27.00%	BRE Compliant	Negligible
T8c	34.83%	31.69%	0.91	27.00%	BRE Compliant	Negligible
T8d	38.34%	34.65%	0.90	27.00%	BRE Compliant	Negligible
9 Tara Court						
T9a	37.86%	32.32%	0.85	27.00%	BRE Compliant	Negligible
T9b	38.31%	32.34%	0.84	27.00%	BRE Compliant	Negligible
T9c	39.02%	34.42%	0.88	27.00%	BRE Compliant	Negligible
T9d	39.02%	34.43%	0.88	27.00%	BRE Compliant	Negligible
10 Tara Court						
T10a#1	32.48%	28.07%	0.86	25.98%	BRE Compliant	-
T10a#2	36.27%	30.97%	0.85	27.00%	BRE Compliant	-
T10a#	34.63%	29.72%	0.86	27.00%	BRE Compliant	Negligible
T10b	35.24%	30.18%	0.86	27.00%	BRE Compliant	Negligible
T10c	37.57%	33.88%	0.90	27.00%	BRE Compliant	Negligible
T10d	28.63%	26.57%	0.93	22.90%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

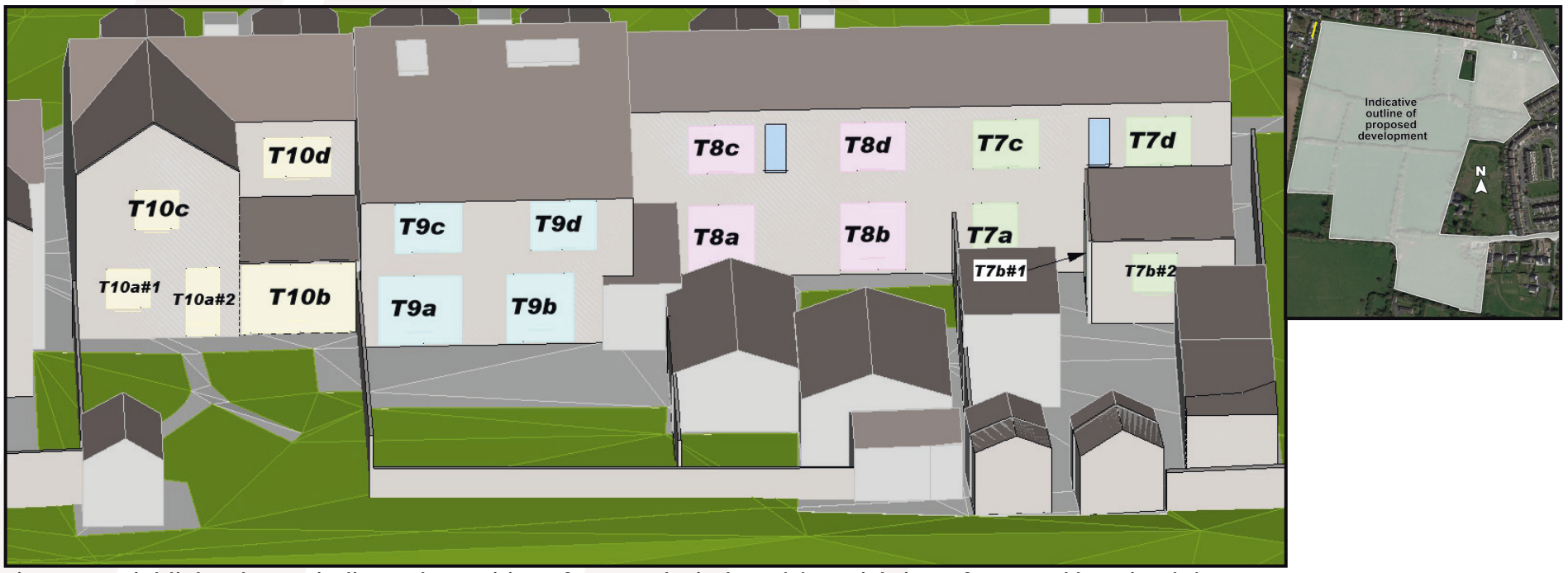


Figure 6.1: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.1.2 11-12 Tara Court

Table No. 6.2: VSC Results: 11-12 Tara Court						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
11 Tara Court						
T11a	35.56%	29.20%	0.82	27.00%	BRE Compliant	Negligible
T11b	38.05%	32.01%	0.84	27.00%	BRE Compliant	Negligible
T11c	29.72%	27.80%	0.94	23.78%	BRE Compliant	Negligible
T11d	39.20%	35.18%	0.90	27.00%	BRE Compliant	Negligible
12 Tara Court						
T12a#1	38.34%	31.86%	0.83	27.00%	BRE Compliant	-
T12a#2	38.98%	31.76%	0.81	27.00%	BRE Compliant	-
T12a#3	38.15%	30.62%	0.80	27.00%	BRE Compliant	-
T12a#	38.55%	31.38%	0.81	27.00%	BRE Compliant	Negligible
T12b	38.57%	30.66%	0.79	27.00%	BRE Compliant	Negligible
T12c	33.64%	31.20%	0.93	26.91%	BRE Compliant	Negligible
T12d	39.29%	34.36%	0.87	27.00%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

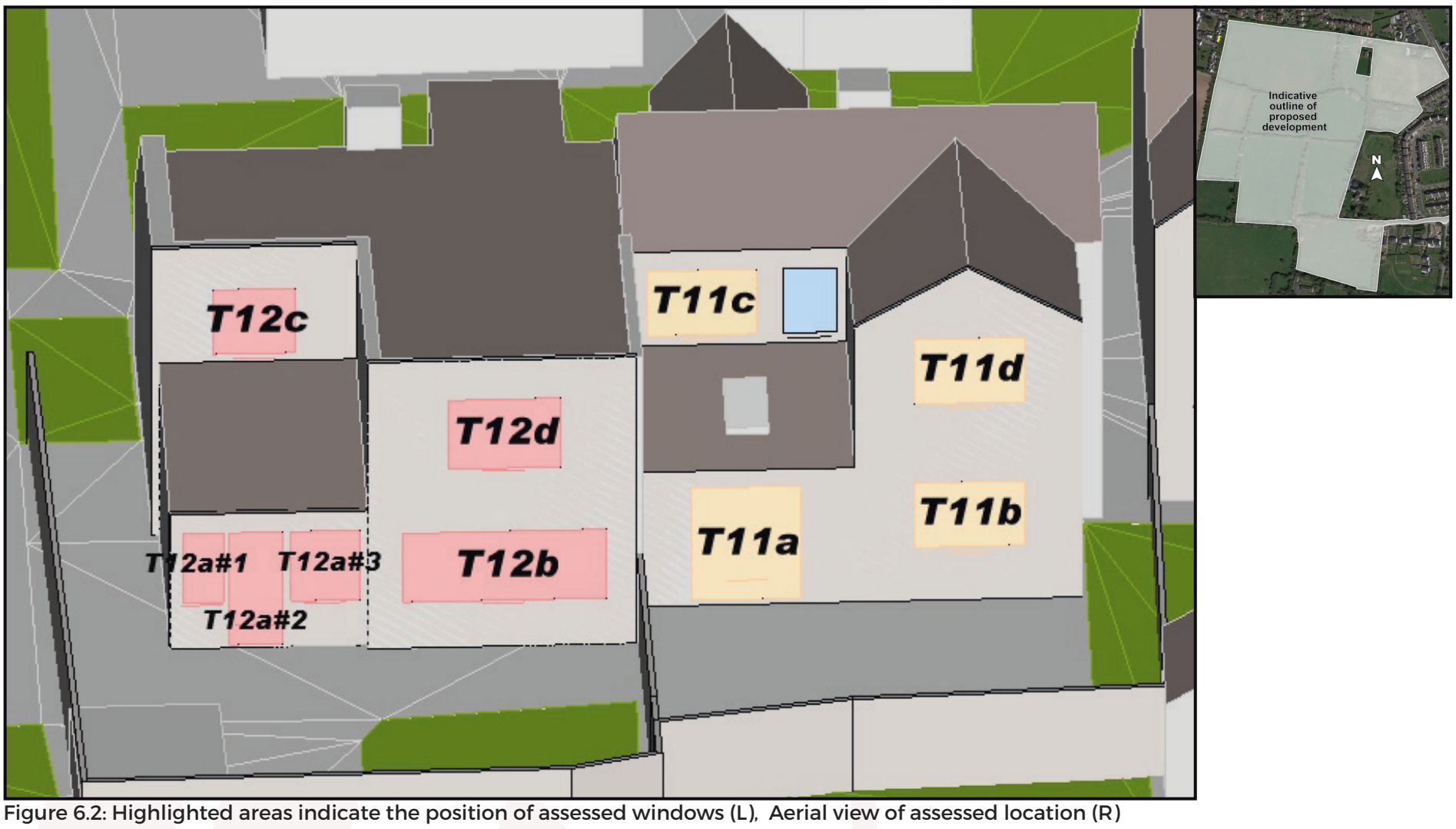


Figure 6.2: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.1.3 1-3 Tara Close

Table No. 6.3: VSC Results: 1-3 Tara Court						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
1 Tara Close						
T1a	36.92%	32.87%	0.89	27.00%	BRE Compliant	Negligible
T1b	39.44%	36.26%	0.92	27.00%	BRE Compliant	Negligible
T1c	39.44%	36.12%	0.92	27.00%	BRE Compliant	Negligible
2 Tara Close						
T2a#1	35.92%	31.85%	0.89	27.00%	BRE Compliant	-
T2a#2	38.02%	33.15%	0.87	27.00%	BRE Compliant	-
T2a#3	33.58%	30.05%	0.89	26.86%	BRE Compliant	-
T2a#	35.95%	31.76%	0.88	27.00%	BRE Compliant	Negligible
T2b	37.95%	35.15%	0.93	27.00%	BRE Compliant	Negligible
T2c	39.03%	36.02%	0.92	27.00%	BRE Compliant	Negligible
3 Tara Close						
T3a	21.60%	20.50%	0.95	17.28%	BRE Compliant	Negligible
T3b	35.57%	32.17%	0.90	27.00%	BRE Compliant	Negligible
T3c	30.70%	28.79%	0.94	24.56%	BRE Compliant	Negligible
T3d	39.43%	36.12%	0.92	27.00%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

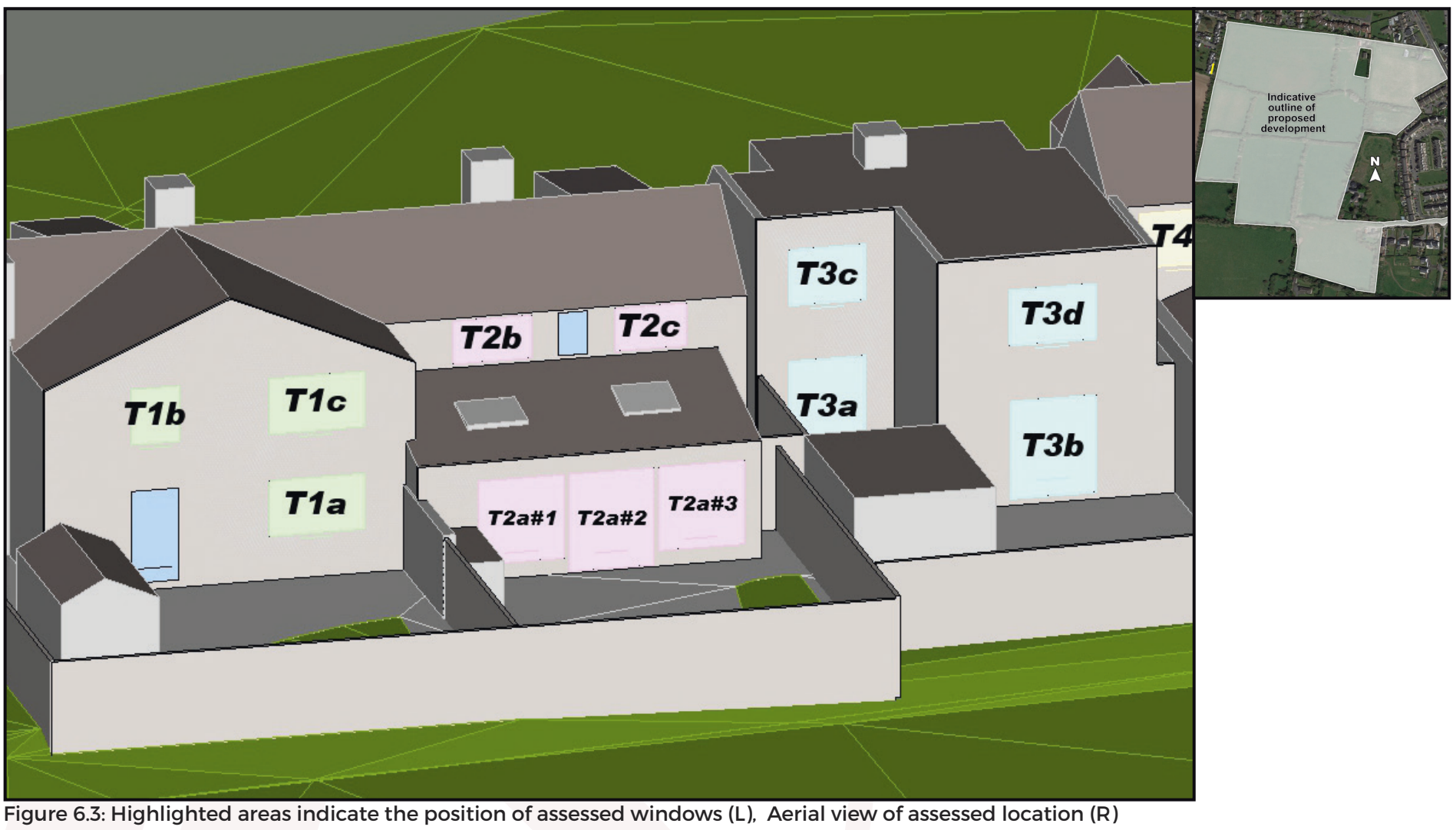


Figure 6.3: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.1.4 4-6 Tara Close

Table No. 6.4: VSC Results: 4-6 Tara Court						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
4 Tara Close						
T4a	38.24%	32.97%	0.86	27.00%	BRE Compliant	Negligible
T4b	34.22%	32.14%	0.94	27.00%	BRE Compliant	Negligible
T4c	39.12%	36.35%	0.93	27.00%	BRE Compliant	Negligible
5 Tara Close						
T5a	19.21%	18.04%	0.94	15.37%	BRE Compliant	Negligible
T5b#1	10.92%	10.75%	0.98	8.74%	BRE Compliant	Negligible
T5b#2	17.72%	17.49%	0.99	14.18%	BRE Compliant	Negligible
T5b#3	38.42%	33.39%	0.87	27.00%	BRE Compliant	
T5b#4	38.40%	33.29%	0.87	27.00%	BRE Compliant	-
T5b#	30.25%	26.85%	0.89	24.20%	BRE Compliant	Negligible
T5c	36.85%	34.01%	0.92	27.00%	BRE Compliant	Negligible
T5d	38.80%	35.86%	0.92	27.00%	BRE Compliant	Negligible
6 Tara Close						
T6a	25.40%	23.53%	0.93	20.32%	BRE Compliant	Negligible
T6b	19.85%	19.15%	0.96	15.88%	BRE Compliant	Negligible
T6c#1	30.39%	28.97%	0.95	24.31%	BRE Compliant	-
T6c#2	31.94%	30.55%	0.96	25.55%	BRE Compliant	-
T6c#3	38.65%	31.77%	0.82	27.00%	BRE Compliant	-
T6c#	34.41%	30.59%	0.89	27.00%	BRE Compliant	Negligible
T6d	36.92%	34.44%	0.93	27.00%	BRE Compliant	Negligible
T6e	39.40%	36.13%	0.92	27.00%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

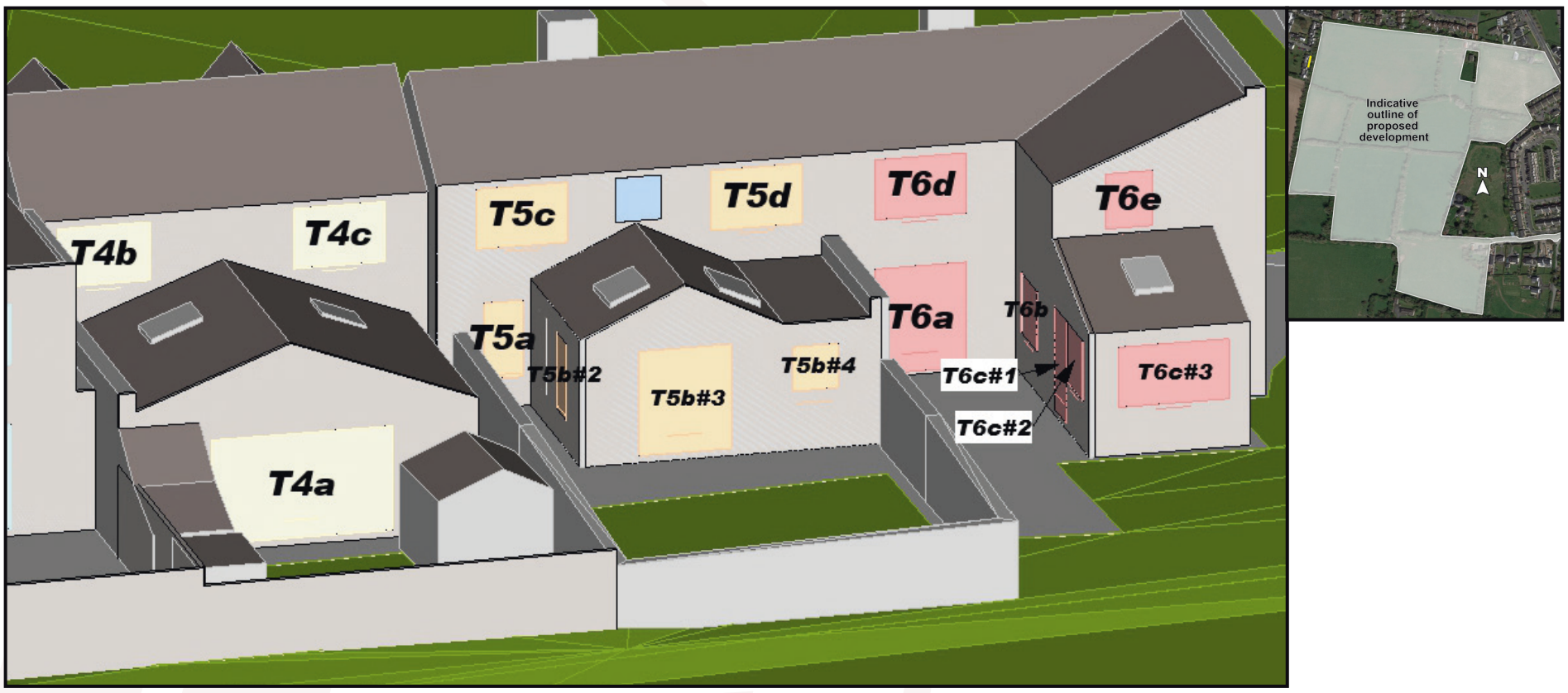


Figure 6.4: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.1.5 Drumholme House

Table No. 6.5: VSC Results: Drumholme House						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
Drumholme House						
Da#1	36.59%	35.82%	0.98	27.00%	BRE Compliant	-
Da#2	36.67%	10.72%	0.29	27.00%	39.70%	-
Da#	36.61%	30.62%	0.84	27.00%	BRE Compliant	Negligible
Db	33.70%	14.01%	0.42	26.96%	51.97%	Moderate Adverse
Dc	30.32%	23.53%	0.78	24.26%	97.01%	Minor Adverse

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

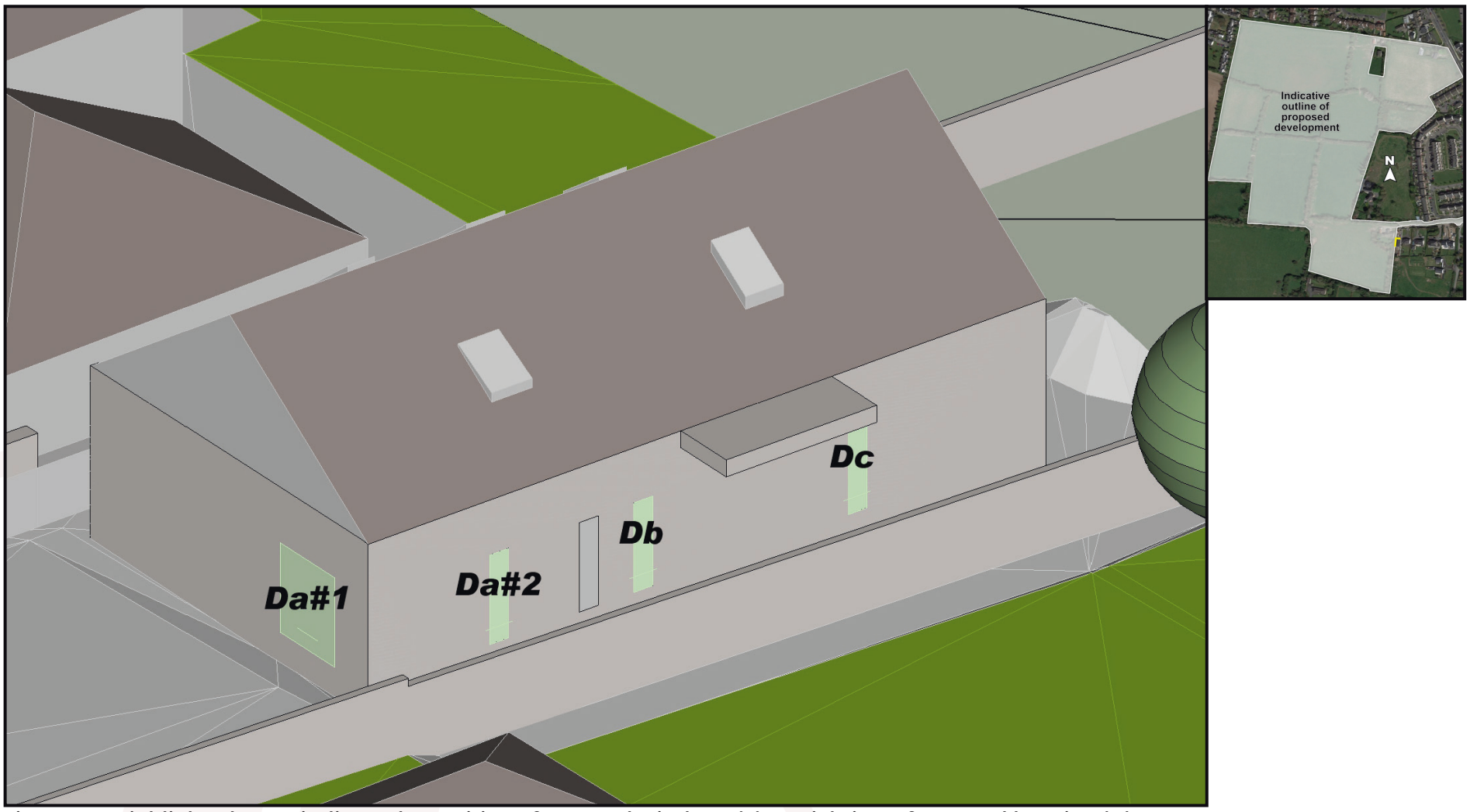


Figure 6.5: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.1.6 106 -109 The Briars

Table No. 6.6: VSC Results: 106 -109 The Briars						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
106 The Briars						
106a	37.60%	31.31%	0.83	27.00%	BRE Compliant	Negligible
106b	38.67%	34.75%	0.90	27.00%	BRE Compliant	Negligible
106c	38.47%	34.81%	0.90	27.00%	BRE Compliant	Negligible
107 The Briars						
107a	33.19%	27.12%	0.82	26.55%	BRE Compliant	Negligible
107b#1	26.54%	23.38%	0.88	21.23%	BRE Compliant	-
107b#2	38.16%	30.75%	0.81	27.00%	BRE Compliant	-
107b#	32.01%	26.85%	0.84	25.61%	BRE Compliant	Negligible
107c	38.94%	34.30%	0.88	27.00%	BRE Compliant	Negligible
107d	38.86%	34.52%	0.89	27.00%	BRE Compliant	Negligible
108 The Briars						
108a#1	30.96%	28.09%	0.91	24.77%	BRE Compliant	-
108a#2	25.65%	24.19%	0.94	20.52%	BRE Compliant	-
108a#	28.83%	26.53%	0.92	23.06%	BRE Compliant	Negligible
108b	27.22%	23.92%	0.88	21.78%	BRE Compliant	Negligible
108c	39.11%	33.46%	0.86	27.00%	BRE Compliant	Negligible
108d	39.11%	33.54%	0.86	27.00%	BRE Compliant	Negligible
108e	39.11%	33.65%	0.86	27.00%	BRE Compliant	Negligible
109 The Briars						
109a	35.14%	28.38%	0.81	27.00%	BRE Compliant	Negligible
109b	28.86%	23.42%	0.81	23.09%	BRE Compliant	Negligible
109c	39.07%	33.79%	0.86	27.00%	BRE Compliant	Negligible
109d	37.47%	32.23%	0.86	27.00%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

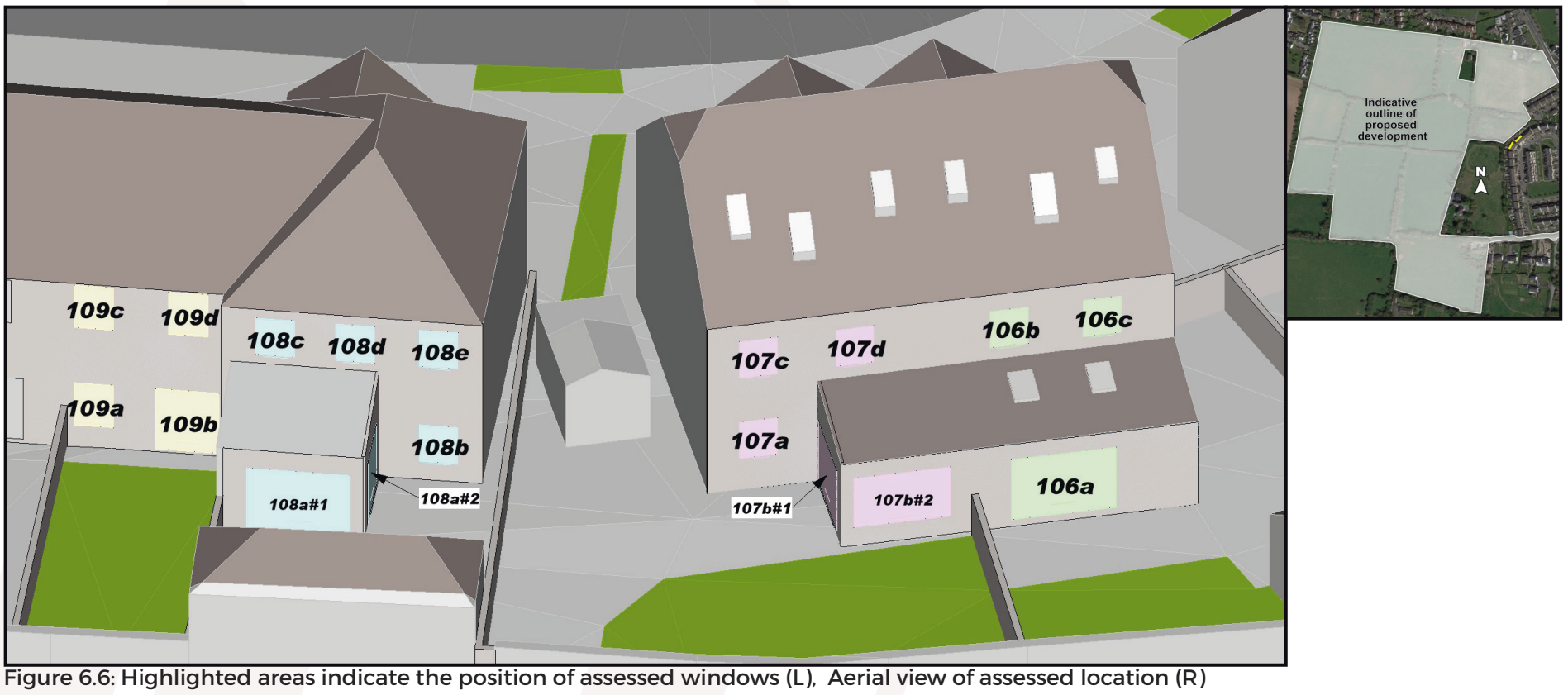


Figure 6.6: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.1.7 110 -113 The Briars

Table No. 6.7: VSC Results: 110-113 The Briars						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
110 The Briars						
110a	37.28%	29.88%	0.80	27.00%	BRE Compliant	Negligible
110b	37.16%	29.87%	0.80	27.00%	BRE Compliant	Negligible
110c	39.08%	34.26%	0.88	27.00%	BRE Compliant	Negligible
110d	39.09%	34.07%	0.87	27.00%	BRE Compliant	Negligible
110e	39.10%	33.92%	0.87	27.00%	BRE Compliant	Negligible
111 The Briars						
111a	30.41%	24.57%	0.81	24.33%	BRE Compliant	Negligible
111b	36.63%	29.68%	0.81	27.00%	BRE Compliant	Negligible
111c	39.04%	34.64%	0.89	27.00%	BRE Compliant	Negligible
111d	39.06%	34.48%	0.88	27.00%	BRE Compliant	Negligible
112 The Briars						
112a#1	36.83%	30.48%	0.83	27.00%	BRE Compliant	-
112a#2	36.40%	29.65%	0.81	27.00%	BRE Compliant	-
112a#	36.65%	30.13%	0.82	27.00%	BRE Compliant	Negligible
112b	36.04%	32.13%	0.89	27.00%	BRE Compliant	Negligible
112c	38.97%	34.77%	0.89	27.00%	BRE Compliant	Negligible
113 The Briars						
113a#1	34.54%	30.98%	0.90	27.00%	BRE Compliant	-
113a#2	35.80%	30.97%	0.87	27.00%	BRE Compliant	-
113a#3	38.65%	33.11%	0.86	27.00%	BRE Compliant	-
113a#	35.69%	31.24%	0.88	27.00%	BRE Compliant	Negligible
113b	38.90%	35.20%	0.90	27.00%	BRE Compliant	Negligible
113c	38.93%	35.07%	0.90	27.00%	BRE Compliant	Negligible
113d	38.96%	34.91%	0.90	27.00%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

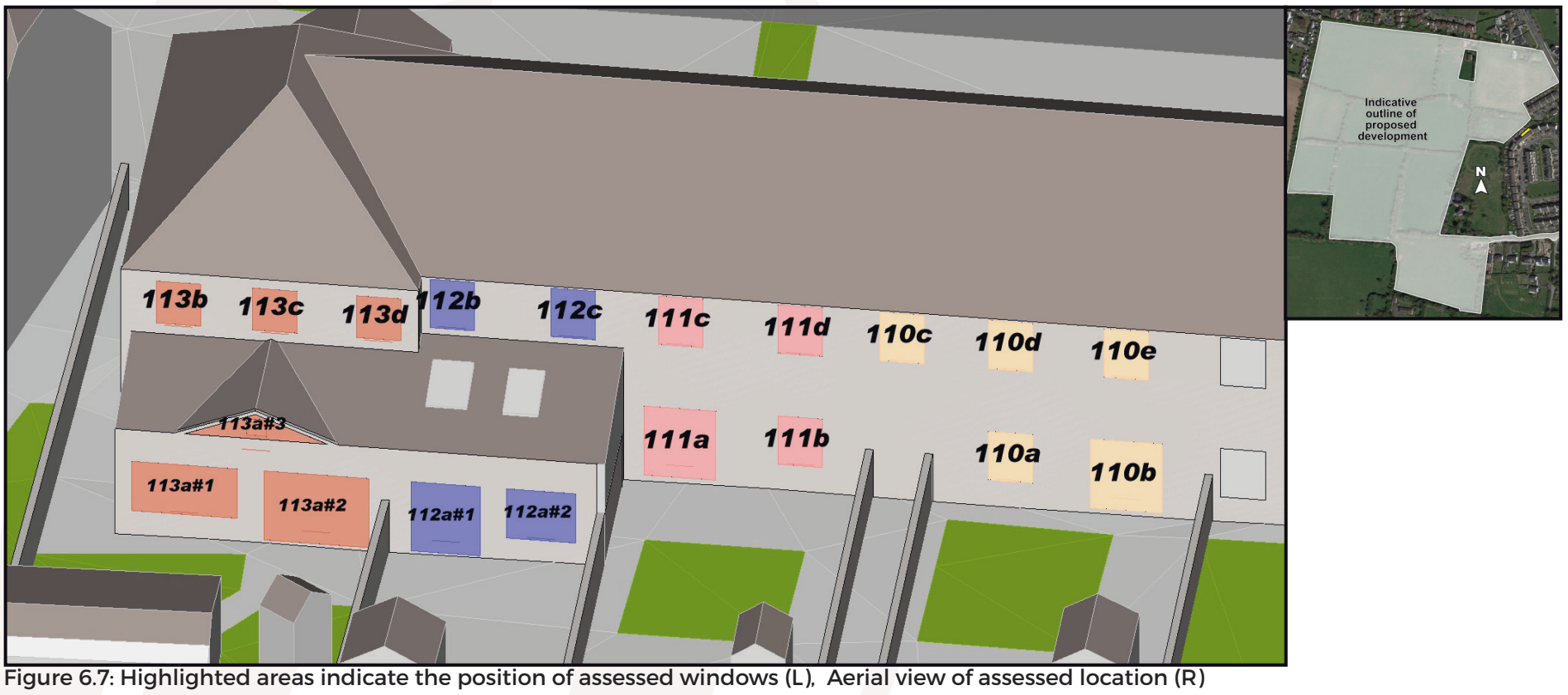


Figure 6.7: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.1.8 1-6 Cherry Court

Table No. 6.8: VSC Results: 1-6 Cherry Court						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
1 Cherry Court						
C1a	33.05%	26.57%	0.80	26.44%	BRE Compliant	Negligible
C1b	37.52%	29.10%	0.78	27.00%	BRE Compliant	Negligible
C1c	39.00%	32.96%	0.85	27.00%	BRE Compliant	Negligible
C1d	39.01%	32.11%	0.82	27.00%	BRE Compliant	Negligible
2 Cherry Court						
C2a	33.12%	27.34%	0.83	26.50%	BRE Compliant	Negligible
C2b#1	25.27%	23.96%	0.95	20.22%	BRE Compliant	-
C2b#2	35.77%	29.14%	0.81	27.00%	BRE Compliant	-
C2b#	32.25%	27.40%	0.85	25.80%	BRE Compliant	Negligible
C2c	38.98%	33.26%	0.85	27.00%	BRE Compliant	Negligible
C2d	38.98%	33.17%	0.85	27.00%	BRE Compliant	Negligible
3 Cherry Court						
C3a	37.67%	29.75%	0.79	27.00%	BRE Compliant	Negligible
C3b	38.96%	33.19%	0.85	27.00%	BRE Compliant	Negligible
C3c	38.96%	33.24%	0.85	27.00%	BRE Compliant	Negligible
4 Cherry Court						
C4a	37.79%	29.86%	0.79	27.00%	BRE Compliant	Negligible
C4b	38.94%	33.12%	0.85	27.00%	BRE Compliant	Negligible
C4c	38.95%	33.18%	0.85	27.00%	BRE Compliant	Negligible
5 Cherry Court						
C5a	34.63%	28.02%	0.81	27.00%	BRE Compliant	Negligible
C5b	37.94%	29.51%	0.78	27.00%	BRE Compliant	Negligible
C5c	38.87%	32.56%	0.84	27.00%	BRE Compliant	Negligible
C5d	38.88%	32.58%	0.84	27.00%	BRE Compliant	Negligible
6 Cherry Court						
C6a	38.09%	29.71%	0.78	27.00%	BRE Compliant	Negligible
C6b	31.63%	26.29%	0.83	25.30%	BRE Compliant	Negligible
C6c	38.84%	32.69%	0.84	27.00%	BRE Compliant	Negligible
C6d	38.86%	32.60%	0.84	27.00%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

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

6.1.9 7-10 Cherry Court

Table No. 6.9: VSC Results: 7-10 Cherry Court						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
7 Cherry Court						
C7a	25.59%	21.50%	0.84	20.47%	BRE Compliant	Negligible
C7b	37.91%	29.75%	0.78	27.00%	BRE Compliant	Negligible
C7c	38.77%	32.63%	0.84	27.00%	BRE Compliant	Negligible
C7d	38.79%	32.70%	0.84	27.00%	BRE Compliant	Negligible
8 Cherry Court						
C8a	37.59%	29.02%	0.77	27.00%	BRE Compliant	Negligible
C8b	38.69%	32.27%	0.83	27.00%	BRE Compliant	Negligible
C8c	38.74%	32.50%	0.84	27.00%	BRE Compliant	Negligible
9 Cherry Court						
C9a	35.72%	25.53%	0.71	27.00%	94.56%	Minor Adverse
C9b	37.63%	27.64%	0.73	27.00%	BRE Compliant	Negligible
C9c	38.55%	31.37%	0.81	27.00%	BRE Compliant	Negligible
C9d	38.61%	31.76%	0.82	27.00%	BRE Compliant	Negligible
10 Cherry Court						
C10a	37.67%	26.88%	0.71	27.00%	99.56%	Minor Adverse
C10b	35.09%	25.09%	0.72	27.00%	92.93%	Minor Adverse
C10c	38.43%	31.99%	0.83	27.00%	BRE Compliant	Negligible
C10d	38.51%	31.35%	0.81	27.00%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

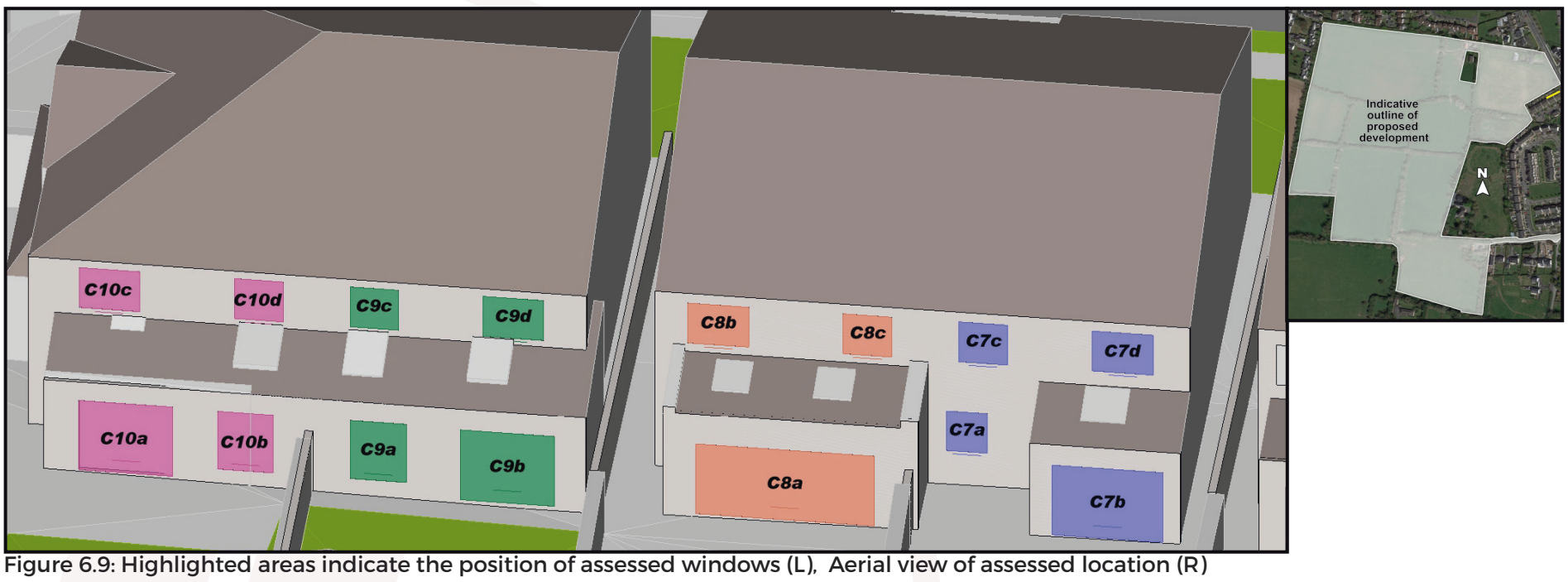


Figure 6.9: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.1.10 1-5 Cnoc Neil Grove

Table No. 6.10: VSC Results: 1-5 Cnoc Neil Grove						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
1 Cnoc Neil Grove						
G1a	36.10%	28.86%	0.80	27.00%	BRE Compliant	Negligible
G1b	38.94%	31.15%	0.80	27.00%	BRE Compliant	Negligible
G1c	38.96%	30.46%	0.78	27.00%	BRE Compliant	Negligible
2 Cnoc Neil Grove						
G2a	36.85%	28.37%	0.77	27.00%	BRE Compliant	Negligible
G2b	36.70%	29.62%	0.81	27.00%	BRE Compliant	Negligible
G2c	38.36%	31.18%	0.81	27.00%	BRE Compliant	Negligible
3 Cnoc Neil Grove						
G3a	31.44%	24.74%	0.79	25.15%	98.36%	Minor Adverse
G3b	34.73%	29.27%	0.84	27.00%	BRE Compliant	Negligible
G3c	38.00%	32.66%	0.86	27.00%	BRE Compliant	Negligible
4 Cnoc Neil Grove						
G4a	36.42%	30.95%	0.85	27.00%	BRE Compliant	Negligible
G4b	35.22%	30.64%	0.87	27.00%	BRE Compliant	Negligible
G4c	38.03%	33.53%	0.88	27.00%	BRE Compliant	Negligible
5 Cnoc Neil Grove						
G5a	36.38%	30.93%	0.85	27.00%	BRE Compliant	Negligible
G5b	38.08%	33.67%	0.88	27.00%	BRE Compliant	Negligible
G5d	35.70%	31.39%	0.88	27.00%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

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

6.1.11 1&4 Cherry Lane Mews

Table No. 6.11: VSC Results: 1&4 Cherry Lane Mews						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
1 Cherry Lane Mews						
CL1a#1	34.41%	33.39%	0.97	27.00%	BRE Compliant	-
CL1a#2	37.67%	31.82%	0.84	27.00%	BRE Compliant	-
CL1a#	36.04%	32.61%	0.90	27.00%	BRE Compliant	Negligible
CL1b	37.91%	32.25%	0.85	27.00%	BRE Compliant	Negligible
CL1c	37.97%	32.44%	0.85	27.00%	BRE Compliant	Negligible
CL1d	39.43%	34.99%	0.89	27.00%	BRE Compliant	Negligible
CL1e	39.43%	35.05%	0.89	27.00%	BRE Compliant	Negligible
4 Cherry Lane Mews						
CL4a	37.45%	34.30%	0.92	27.00%	BRE Compliant	Negligible
CL4b#1	37.78%	33.76%	0.89	27.00%	BRE Compliant	-
CL4b#2	37.89%	31.21%	0.82	27.00%	BRE Compliant	-
CL4b#	37.83%	32.51%	0.86	27.00%	BRE Compliant	Negligible
CL4c	38.36%	32.10%	0.84	27.00%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

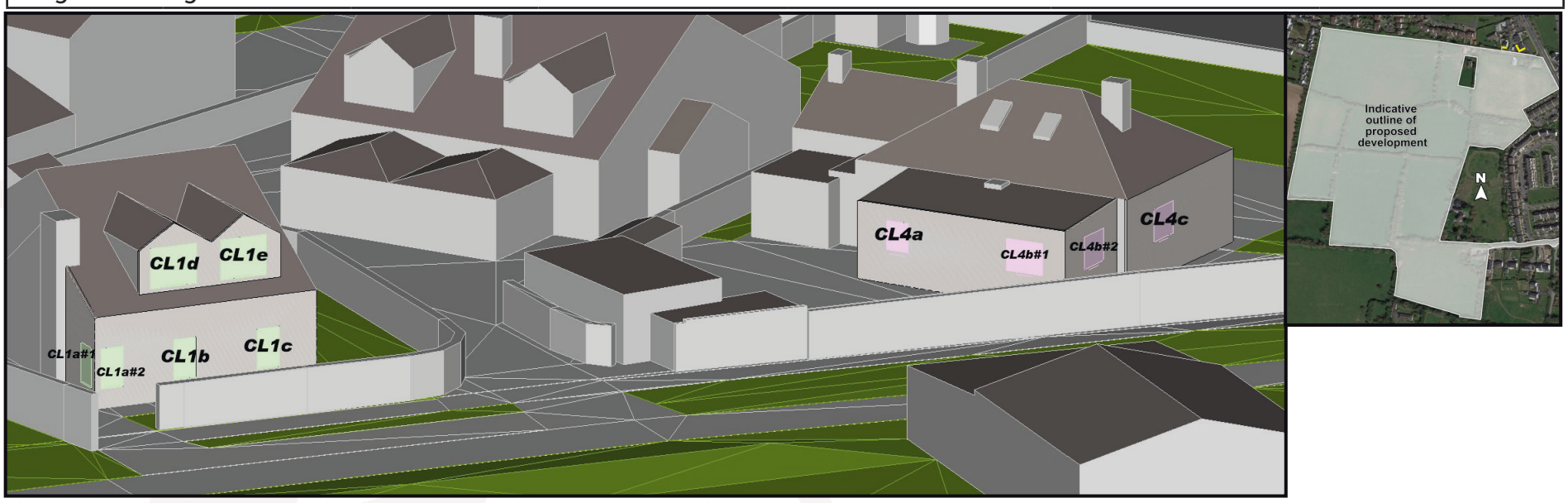


Figure 6.11: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.1.12 Cherry Lane (53°30'13.1"N 6°23'31.4"W)

Table No. 6.12: VSC Results: Cherry Lane

Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
Cherry Lane						
CLa	38.32%	34.72%	0.91	27.00%	BRE Compliant	Negligible
CLb	37.67%	34.93%	0.93	27.00%	BRE Compliant	Negligible
CLc	37.27%	34.94%	0.94	27.00%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

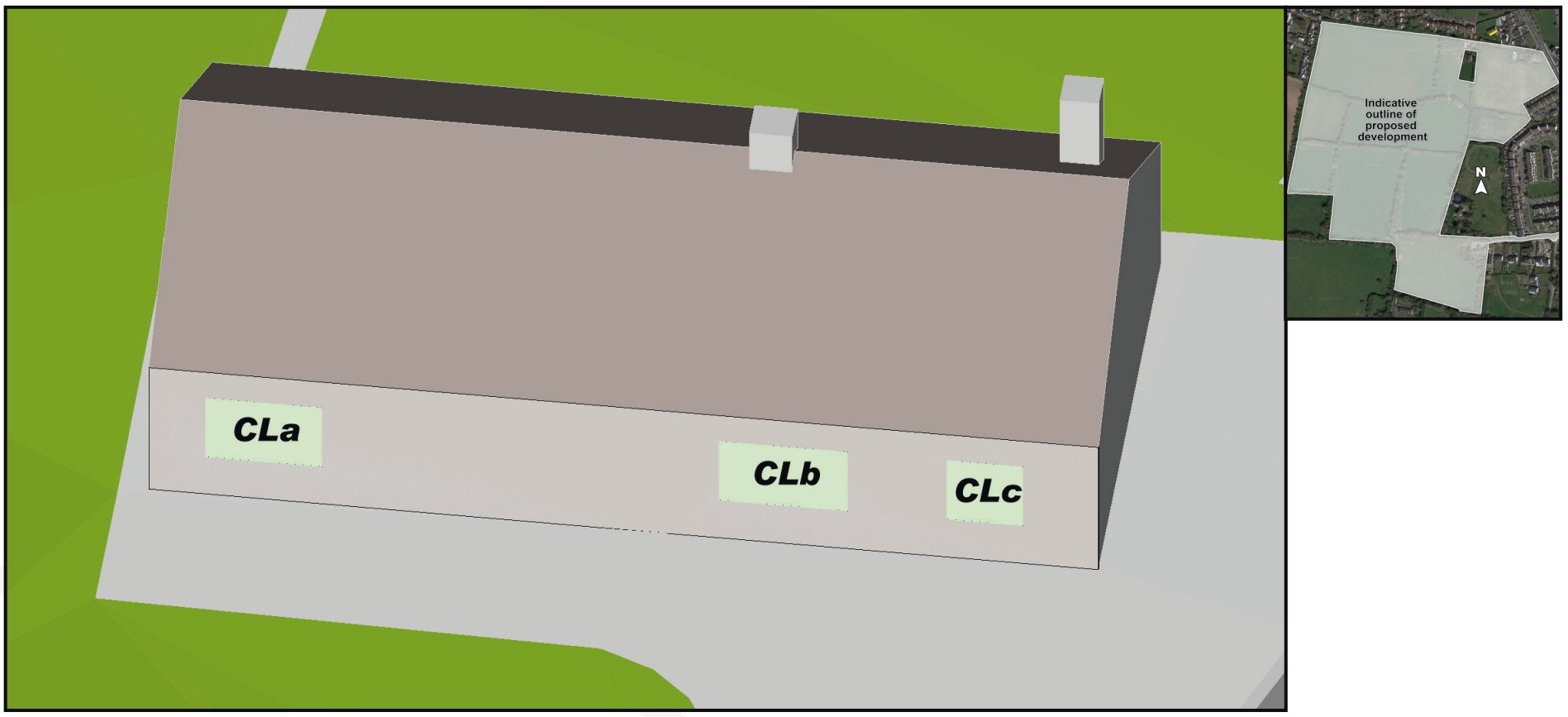


Figure 6.12: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.1.13 Cherry Lane (53°30'11.3"N 6°23'34.0"W)

Table No. 6.13: VSC Results: Cherry Lane

Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
Elevation 1						
La	38.39%	29.17%	0.76	27.00%	BRE Compliant	Negligible
Lb	38.51%	30.91%	0.80	27.00%	BRE Compliant	Negligible
Lc	38.57%	31.89%	0.83	27.00%	BRE Compliant	Negligible
Elevation 1						
Ld	38.77%	34.59%	0.89	27.00%	BRE Compliant	Negligible
Le	38.79%	34.45%	0.89	27.00%	BRE Compliant	Negligible
Lf	38.73%	34.02%	0.88	27.00%	BRE Compliant	Negligible
Lg	38.83%	34.18%	0.88	27.00%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

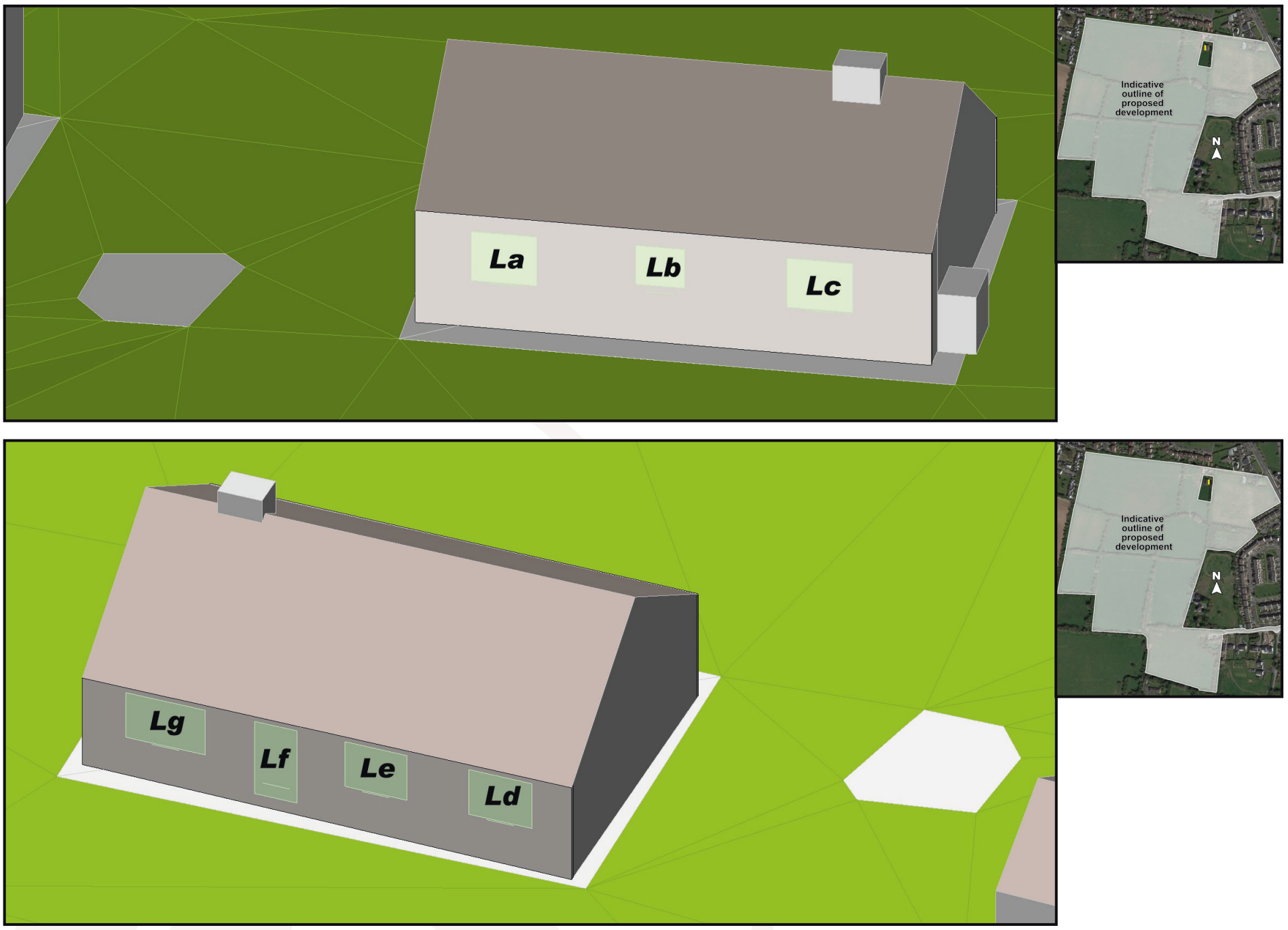


Figure 6.13: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R). Elevation 1 (T), Elevation 2 (B)

6.1.14 1-2 The Heath

Table No. 6.14: VSC Results: 1-2 The Heath						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
1 The Heath						
H1a#1	13.97%	13.97%	1.00	11.18%	BRE Compliant	-
H1a#2	35.29%	34.50%	0.98	27.00%	BRE Compliant	-
H1a#3	33.67%	33.30%	0.99	26.94%	BRE Compliant	-
H1a#4	33.19%	32.69%	0.98	26.55%	BRE Compliant	-
H1a#5	27.18%	26.57%	0.98	21.74%	BRE Compliant	-
H1a#	28.86%	28.35%	0.98	23.08%	BRE Compliant	Negligible
H1b	30.60%	29.89%	0.98	24.48%	BRE Compliant	Negligible
H1c	39.04%	37.42%	0.96	27.00%	BRE Compliant	Negligible
H1d	39.10%	37.42%	0.96	27.00%	BRE Compliant	Negligible
H1e	34.45%	34.04%	0.99	27.00%	BRE Compliant	Negligible
H1f	35.63%	34.97%	0.98	27.00%	BRE Compliant	Negligible
2 The Heath						
H2a	34.37%	33.53%	0.98	27.00%	BRE Compliant	Negligible
H2b#1	26.34%	26.59%	1.01	21.07%	BRE Compliant	-
H2b#2	35.94%	35.37%	0.98	27.00%	BRE Compliant	-
H2b#3	37.11%	35.77%	0.96	27.00%	BRE Compliant	-
H2b#4	32.02%	31.34%	0.98	25.62%	BRE Compliant	-
H2b#5	20.11%	19.93%	0.99	16.09%	BRE Compliant	-
H2b#6	17.88%	17.71%	0.99	14.30%	BRE Compliant	-
H2b#	29.29%	28.77%	0.98	23.43%	BRE Compliant	Negligible
H2c	33.15%	32.16%	0.97	26.52%	BRE Compliant	Negligible
H2d	38.92%	37.40%	0.96	27.00%	BRE Compliant	Negligible
H2e	39.00%	37.42%	0.96	27.00%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

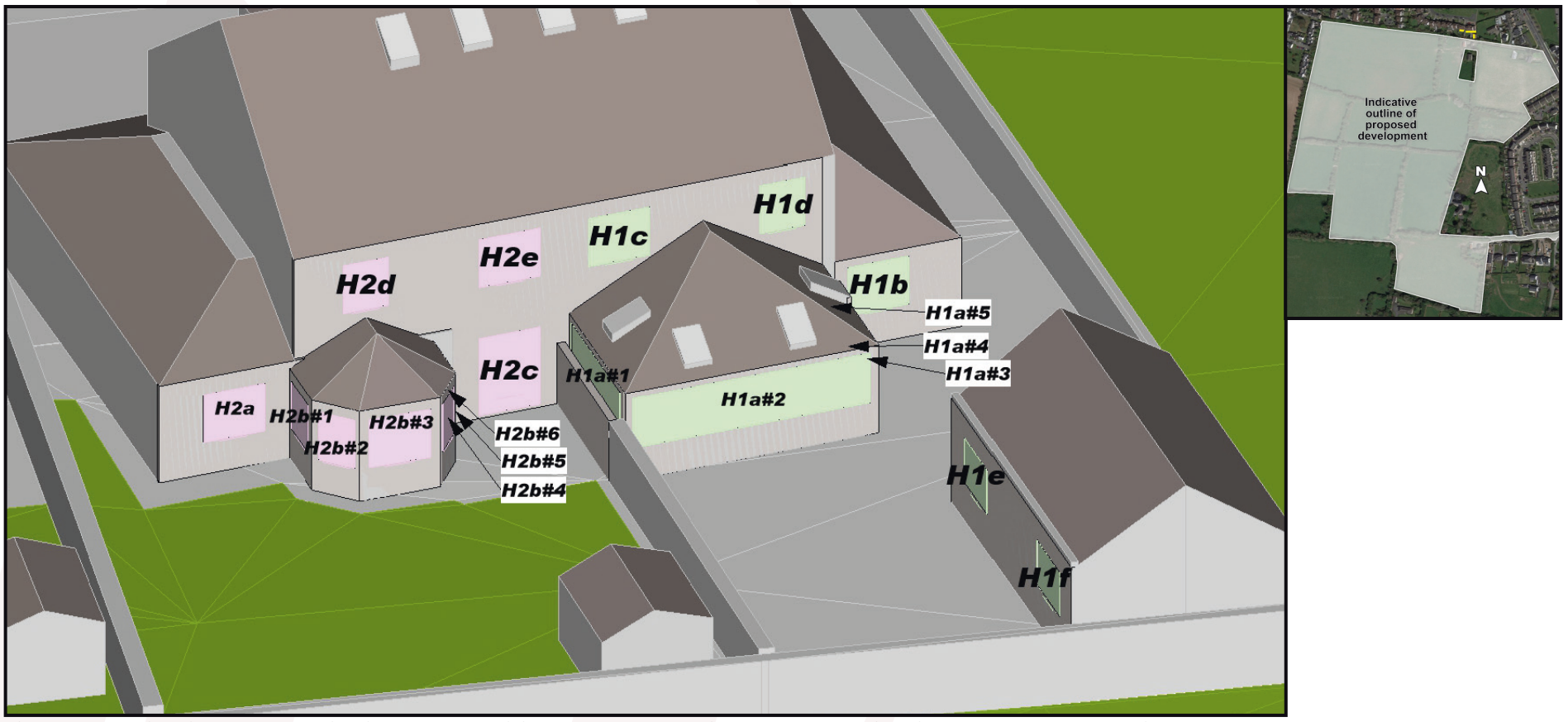


Figure 6.14: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.1.15 3-4 The Heath

Table No. 6.15: VSC Results: 3-4 The Heath						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
3 The Heath						
H3a	31.33%	32.54%	1.04	25.06%	BRE Compliant	Negligible
H3b#1	21.61%	22.31%	1.03	17.29%	BRE Compliant	-
H3b#2	25.09%	26.23%	1.05	20.07%	BRE Compliant	-
H3b#3	32.15%	34.07%	1.06	25.72%	BRE Compliant	-
H3b#4	33.87%	34.71%	1.02	27.00%	BRE Compliant	-
H3b#5	35.15%	34.37%	0.98	27.00%	BRE Compliant	-
H3b#6	25.39%	25.17%	0.99	20.31%	BRE Compliant	-
H3b#	28.12%	28.65%	1.02	22.49%	BRE Compliant	Negligible
H3c	32.69%	31.94%	0.98	26.15%	BRE Compliant	Negligible
H3d	36.85%	37.14%	1.01	27.00%	BRE Compliant	Negligible
H3e	37.60%	37.27%	0.99	27.00%	BRE Compliant	Negligible
4 The Heath						
H4a	34.08%	33.75%	0.99	27.00%	BRE Compliant	Negligible
H4b	34.29%	34.48%	1.01	27.00%	BRE Compliant	Negligible
H4c	32.73%	33.54%	1.02	26.18%	BRE Compliant	Negligible
H4d	37.00%	36.57%	0.99	27.00%	BRE Compliant	Negligible
H4e	36.71%	36.77%	1.00	27.00%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

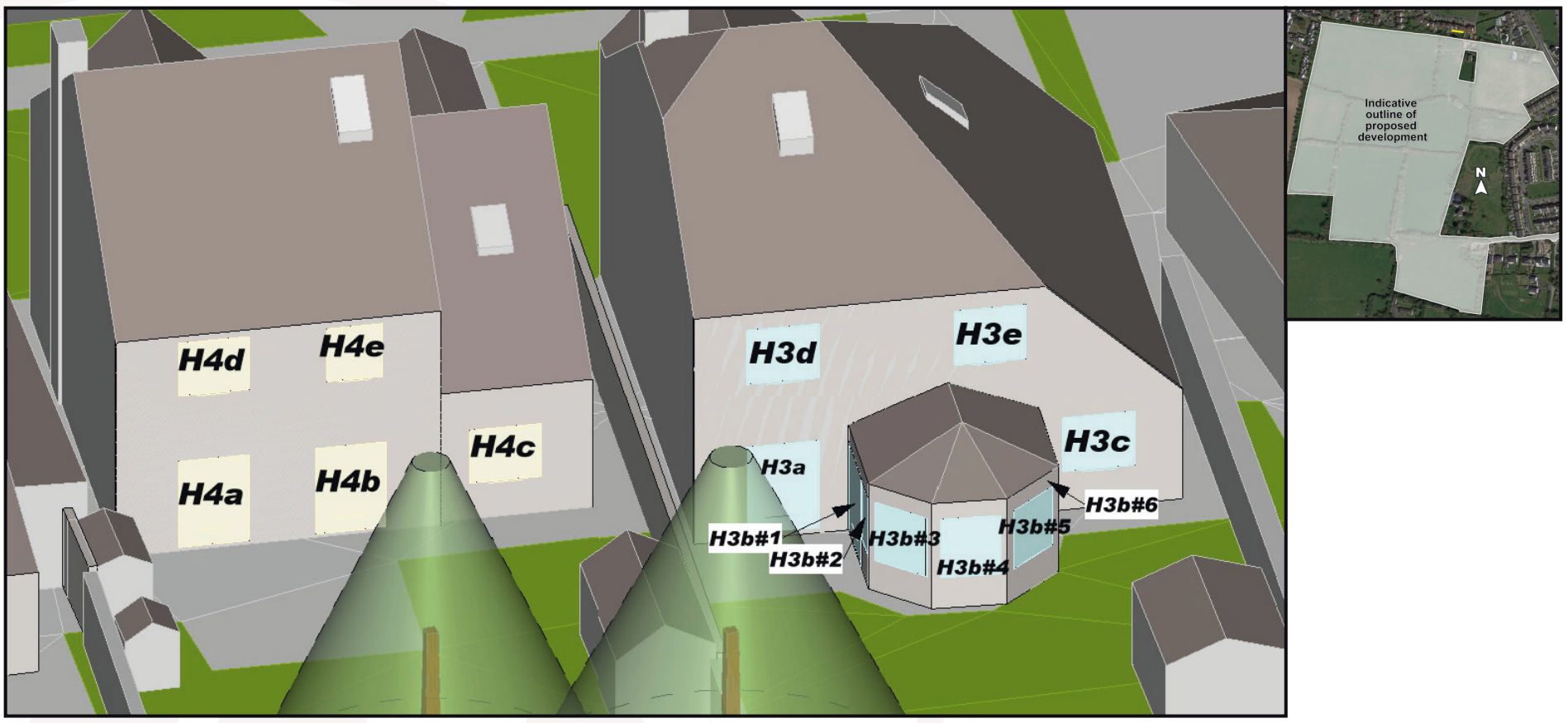


Figure 6.15: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.1.16 5-6 The Heath

Table No. 6.16: VSC Results: 5-6 The Heath						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
5 The Heath						
H5a	36.59%	32.83%	0.90	27.00%	BRE Compliant	Negligible
H5b	38.57%	36.37%	0.94	27.00%	BRE Compliant	Negligible
H5c	38.19%	36.33%	0.95	27.00%	BRE Compliant	Negligible
H5d	37.77%	36.32%	0.96	27.00%	BRE Compliant	Negligible
6 The Heath						
H6a	37.47%	34.16%	0.91	27.00%	BRE Compliant	Negligible
H6b	37.67%	34.10%	0.91	27.00%	BRE Compliant	Negligible
H6c	36.83%	33.02%	0.90	27.00%	BRE Compliant	Negligible
H6d	39.11%	36.38%	0.93	27.00%	BRE Compliant	Negligible
H6e	39.03%	36.38%	0.93	27.00%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

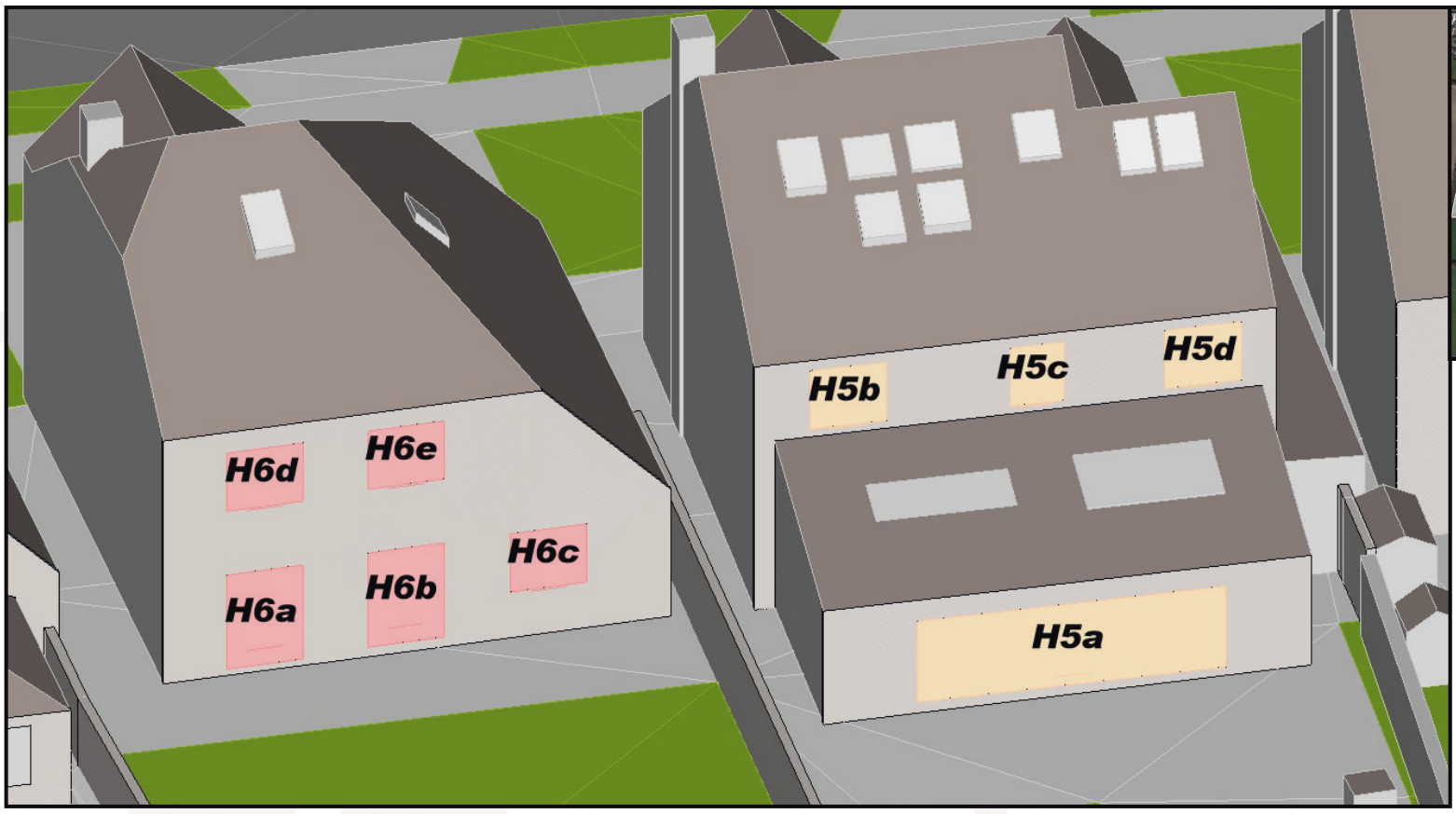


Figure 6.16: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.1.17 7-9 The Heath

Table No. 6.17: VSC Results: 7-9 The Heath						
Window Number	Baseline VSC Value	Proposed VSC Value	Ratio of Proposed VSC to Baseline VSC	Recommended minimum VSC*	Level of Compliance with BRE Guidelines	Effect of Proposed Development**
7 The Heath						
H7a	32.69%	30.46%	0.93	26.15%	BRE Compliant	Negligible
H7b#1	25.42%	23.54%	0.93	20.34%	BRE Compliant	-
H7b#2	35.80%	33.56%	0.94	27.00%	BRE Compliant	-
H7b#	31.09%	29.01%	0.93	24.87%	BRE Compliant	Negligible
H7c	34.86%	32.61%	0.94	27.00%	BRE Compliant	Negligible
H7d	39.31%	36.61%	0.93	27.00%	BRE Compliant	Negligible
H7e	39.27%	36.61%	0.93	27.00%	BRE Compliant	Negligible
8 The Heath						
H8a#1	22.61%	21.84%	0.97	18.09%	BRE Compliant	-
H8a#2	32.01%	29.09%	0.91	25.61%	BRE Compliant	-
H8a#3	36.53%	32.45%	0.89	27.00%	BRE Compliant	-
H8a#4	35.58%	33.71%	0.95	27.00%	BRE Compliant	-
H8a#5	24.02%	23.08%	0.96	19.22%	BRE Compliant	-
H8a#	29.33%	27.37%	0.93	23.46%	BRE Compliant	Negligible
H8b	33.96%	30.96%	0.91	27.00%	BRE Compliant	Negligible
H8c	37.17%	33.55%	0.90	27.00%	BRE Compliant	Negligible
H8d	39.36%	36.10%	0.92	27.00%	BRE Compliant	Negligible
H8e	39.36%	36.28%	0.92	27.00%	BRE Compliant	Negligible
9 The Heath						
H9a	33.87%	31.55%	0.93	27.00%	BRE Compliant	Negligible
H9b#1	23.91%	23.10%	0.97	19.13%	BRE Compliant	-
H9b#2	35.27%	33.01%	0.94	27.00%	BRE Compliant	-
H9b#3	37.40%	32.12%	0.86	27.00%	BRE Compliant	-
H9b#4	37.11%	31.94%	0.86	27.00%	BRE Compliant	-
H9b#5	26.09%	23.92%	0.92	20.87%	BRE Compliant	-
H9b#	31.03%	28.16%	0.91	24.82%	BRE Compliant	Negligible
H9c	33.00%	28.81%	0.87	26.40%	BRE Compliant	Negligible
H9d	39.14%	35.79%	0.91	27.00%	BRE Compliant	Negligible
H9e	39.18%	35.54%	0.91	27.00%	BRE Compliant	Negligible
H9f	39.23%	35.28%	0.90	27.00%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to"3.2 Definition of Effects" on page 9.

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

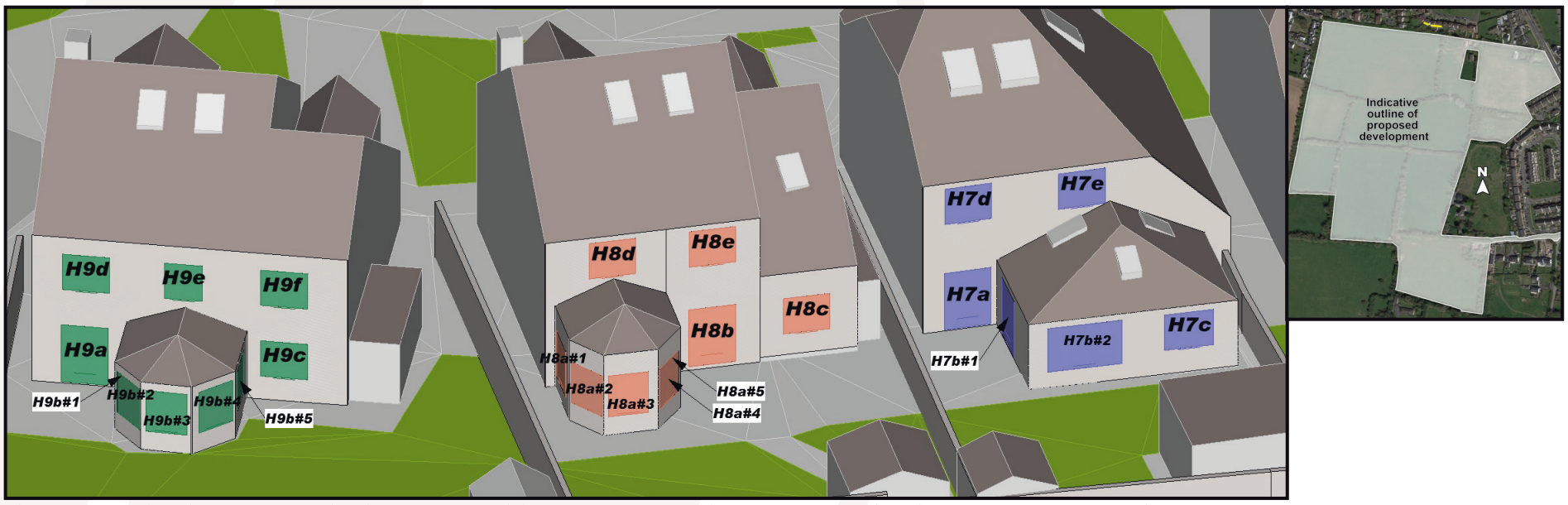


Figure 6.17: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2 Effect on Annual Probable Sunlight Hours

6.2.1 7-10 Tara Court

Annual Probable Sunlight Hours

Table No. 6.18: APSH Results: 7-10 Tara Court						
Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
7 Tara Court						
T7a	53.0%	50.0%	0.94	25.0%	BRE Compliant	Negligible
T7b#1	46.4%	45.2%	0.97	25.0%	BRE Compliant	-
T7b#2	44.0%	40.5%	0.92	25.0%	BRE Compliant	-
T7b#	56.3%	52.6%	0.94	25.0%	BRE Compliant	Negligible
T7c	63.1%	57.3%	0.91	25.0%	BRE Compliant	Negligible
T7d	63.0%	57.9%	0.92	25.0%	BRE Compliant	Negligible
8 Tara Court						
T8a	28.8%	25.6%	0.89	23.1%	BRE Compliant	Negligible
T8b	51.1%	46.5%	0.91	25.0%	BRE Compliant	Negligible
T8c	45.4%	40.2%	0.89	25.0%	BRE Compliant	Negligible
T8d	61.0%	56.0%	0.92	25.0%	BRE Compliant	Negligible
9 Tara Court						
T9a	61.0%	49.4%	0.81	25.0%	BRE Compliant	Negligible
T9b	62.3%	50.3%	0.81	25.0%	BRE Compliant	Negligible
T9c	63.4%	56.0%	0.88	25.0%	BRE Compliant	Negligible
T9d	63.4%	56.5%	0.89	25.0%	BRE Compliant	Negligible
10 Tara Court						
T10a#1	36.8%	29.1%	0.79	25.0%	BRE Compliant	-
T10a#2	54.2%	44.8%	0.83	25.0%	BRE Compliant	-
T10a#	54.4%	45.2%	0.83	25.0%	BRE Compliant	Negligible
T10b	54.2%	45.1%	0.83	25.0%	BRE Compliant	Negligible
T10c	56.3%	49.7%	0.88	25.0%	BRE Compliant	Negligible
T10d	43.8%	40.6%	0.93	25.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

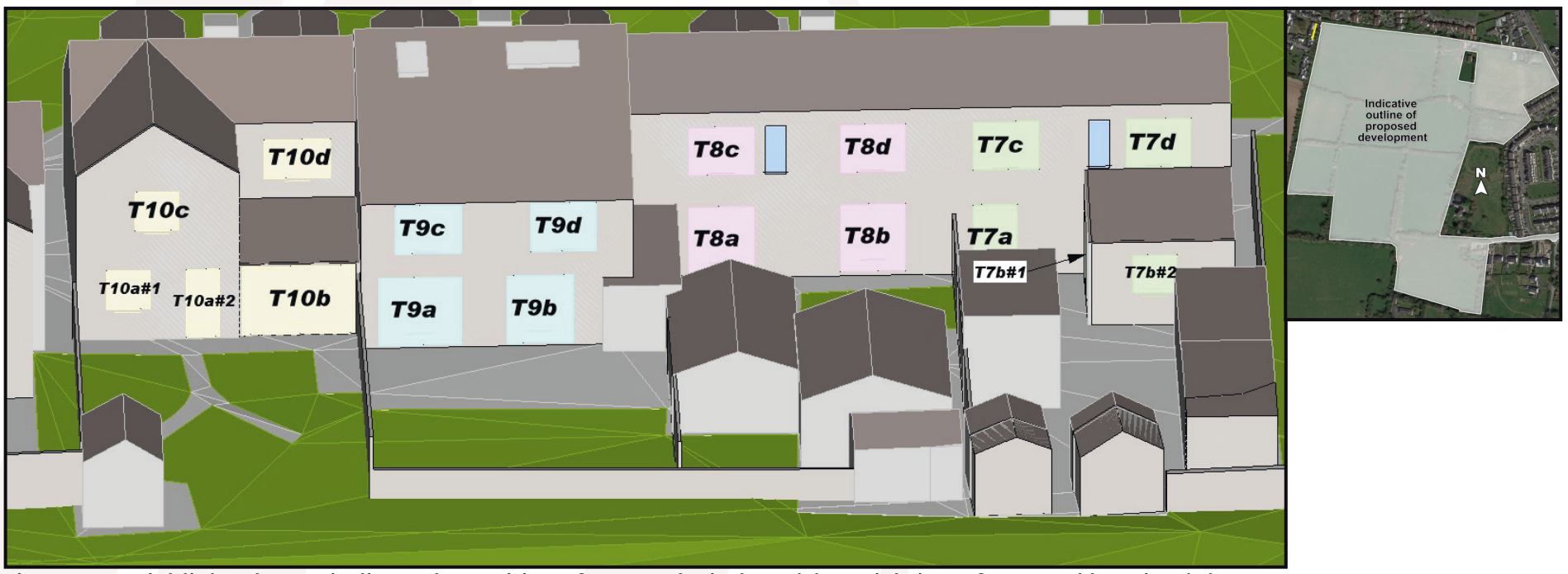


Figure 6.18: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.2 7-10 Tara Court

Winter Probable Sunlight Hours

Table No. 6.19: WPSH Results: 7-10 Tara Court

Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
7 Tara Court						
T7a	16.8%	15.1%	0.90	5.0%	BRE Compliant	Negligible
T7b#1	14.7%	13.6%	0.93	5.0%	BRE Compliant	-
T7b#2	12.7%	9.9%	0.77	5.0%	BRE Compliant	-
T7b#	18.9%	15.8%	0.84	5.0%	BRE Compliant	Negligible
T7c	23.6%	19.5%	0.83	5.0%	BRE Compliant	Negligible
T7d	23.6%	19.6%	0.83	5.0%	BRE Compliant	Negligible
8 Tara Court						
T8a	3.0%	1.6%	0.55	2.4%	BRE Compliant	Negligible
T8b	13.8%	11.1%	0.81	5.0%	BRE Compliant	Negligible
T8c	8.5%	5.1%	0.61	5.0%	BRE Compliant	Negligible
T8d	21.5%	18.3%	0.85	5.0%	BRE Compliant	Negligible
9 Tara Court						
T9a	21.2%	14.4%	0.68	5.0%	BRE Compliant	Negligible
T9b	22.8%	15.6%	0.69	5.0%	BRE Compliant	Negligible
T9c	23.6%	19.4%	0.82	5.0%	BRE Compliant	Negligible
T9d	23.6%	19.9%	0.84	5.0%	BRE Compliant	Negligible
10 Tara Court						
T10a#1	7.1%	3.8%	0.54	5.0%	76.1%	-
T10a#2	14.7%	9.8%	0.67	5.0%	BRE Compliant	-
T10a#	14.8%	10.2%	0.69	5.0%	BRE Compliant	Negligible
T10b	17.6%	12.2%	0.69	5.0%	BRE Compliant	Negligible
T10c	16.6%	12.7%	0.77	5.0%	BRE Compliant	Negligible
T10d	7.8%	5.5%	0.70	5.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

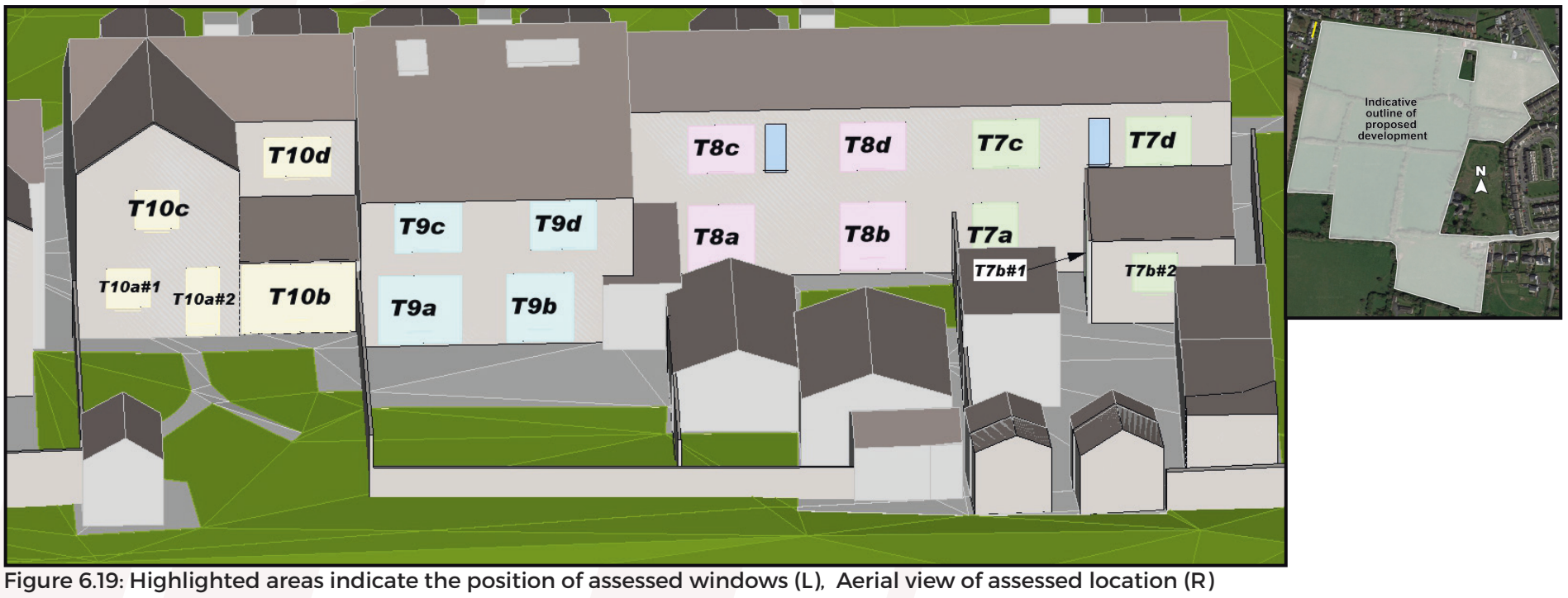


Figure 6.19: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.3 11-12 Tara Court

Annual Probable Sunlight Hours

Table No. 6.20: APSH Results: 11-12 Tara Court

Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
11 Tara Court						
T11a	41.7%	30.8%	0.74	25.0%	BRE Compliant	Negligible
T11b	58.7%	46.2%	0.79	25.0%	BRE Compliant	Negligible
T11c	38.2%	35.7%	0.93	25.0%	BRE Compliant	Negligible
T11d	63.4%	56.5%	0.89	25.0%	BRE Compliant	Negligible
12 Tara Court						
T12a#1	63.1%	49.7%	0.79	25.0%	BRE Compliant	-
T12a#2	63.3%	49.7%	0.79	25.0%	BRE Compliant	-
T12a#3	63.2%	47.9%	0.76	25.0%	BRE Compliant	-
T12a#	63.3%	52.1%	0.82	25.0%	BRE Compliant	Negligible
T12b	63.2%	51.0%	0.81	25.0%	BRE Compliant	Negligible
T12c	59.5%	57.2%	0.96	25.0%	BRE Compliant	Negligible
T12d	63.4%	56.4%	0.89	25.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

Figure 6.20: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.4 11-12 Tara Court

Winter Probable Sunlight Hours

Table No. 6.21: WPSH Results: 11-12 Tara Court

Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
11 Tara Court						
T11a	14.2%	7.9%	0.56	5.0%	BRE Compliant	Negligible
T11b	19.4%	11.4%	0.59	5.0%	BRE Compliant	Negligible
T11c	2.6%	1.5%	0.56	2.1%	BRE Compliant	Negligible
T11d	23.6%	19.7%	0.84	5.0%	BRE Compliant	Negligible
12 Tara Court						
T12a#1	23.3%	18.6%	0.80	5.0%	BRE Compliant	-
T12a#2	23.6%	19.1%	0.81	5.0%	BRE Compliant	-
T12a#3	23.4%	18.5%	0.79	5.0%	BRE Compliant	-
T12a#	23.6%	19.3%	0.82	5.0%	BRE Compliant	Negligible
T12b	23.4%	18.3%	0.78	5.0%	BRE Compliant	Negligible
T12c	23.6%	22.3%	0.95	5.0%	BRE Compliant	Negligible
T12d	23.6%	20.3%	0.86	5.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

Figure 6.21: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.5 1-3 Tara Close

Annual Probable Sunlight Hours

Table No. 6.22: APSH Results: 1-3 Tara Close

Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
1 Tara Close						
T1a	62.5%	55.7%	0.89	25.0%	BRE Compliant	Negligible
T1b	63.4%	59.6%	0.94	25.0%	BRE Compliant	Negligible
T1c	63.4%	58.6%	0.92	25.0%	BRE Compliant	Negligible
2 Tara Close						
T2a#1	57.2%	47.9%	0.84	25.0%	BRE Compliant	-
T2a#2	62.5%	53.5%	0.86	25.0%	BRE Compliant	-
T2a#3	58.7%	50.8%	0.87	25.0%	BRE Compliant	-
T2a#	63.4%	54.0%	0.85	25.0%	BRE Compliant	Negligible
T2b	58.7%	54.9%	0.94	25.0%	BRE Compliant	Negligible
T2c	63.2%	58.8%	0.93	25.0%	BRE Compliant	Negligible
3 Tara Close						
T3a	30.1%	28.9%	0.96	24.1%	BRE Compliant	Negligible
T3b	58.4%	53.8%	0.92	25.0%	BRE Compliant	Negligible
T3c	50.8%	47.7%	0.94	25.0%	BRE Compliant	Negligible
T3d	63.4%	60.1%	0.95	25.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

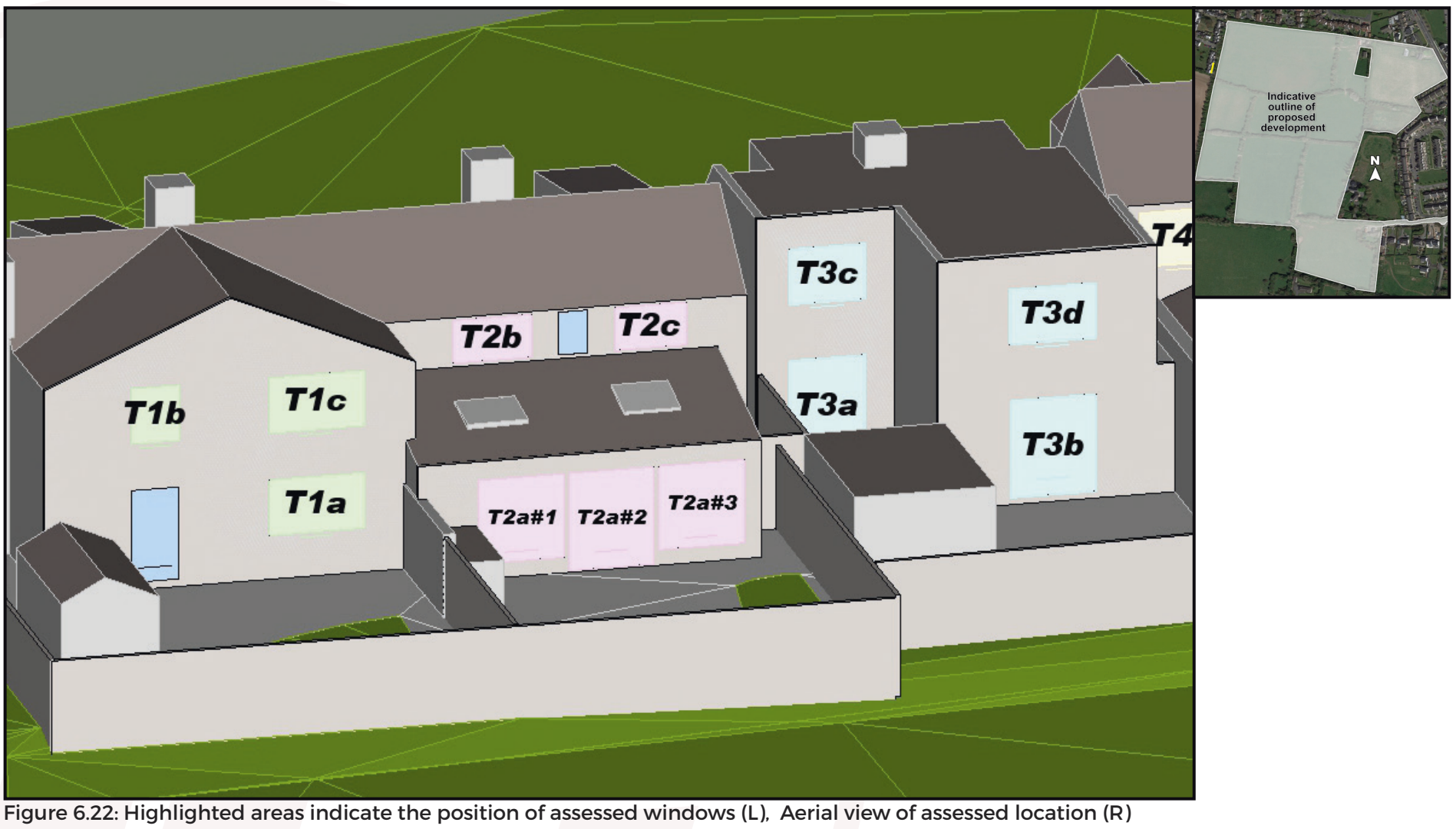


Figure 6.22: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.6 1-3 Tara Close

Winter Probable Sunlight Hours

Table No. 6.23: WPSH Results: 1-3 Tara Close

Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
1 Tara Close						
T1a	23.5%	19.0%	0.81	5.0%	BRE Compliant	Negligible
T1b	23.6%	21.3%	0.90	5.0%	BRE Compliant	Negligible
T1c	23.6%	20.3%	0.86	5.0%	BRE Compliant	Negligible
2 Tara Close						
T2a#1	17.4%	12.0%	0.69	5.0%	BRE Compliant	-
T2a#2	23.6%	17.5%	0.74	5.0%	BRE Compliant	-
T2a#3	22.8%	16.4%	0.72	5.0%	BRE Compliant	-
T2a#	23.6%	17.9%	0.76	5.0%	BRE Compliant	Negligible
T2b	18.9%	16.7%	0.88	5.0%	BRE Compliant	Negligible
T2c	23.4%	20.3%	0.87	5.0%	BRE Compliant	Negligible
3 Tara Close						
T3a	6.2%	5.9%	0.95	5.0%	BRE Compliant	Negligible
T3b	19.6%	17.6%	0.90	5.0%	BRE Compliant	Negligible
T3c	15.7%	13.2%	0.84	5.0%	BRE Compliant	Negligible
T3d	23.6%	21.5%	0.91	5.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

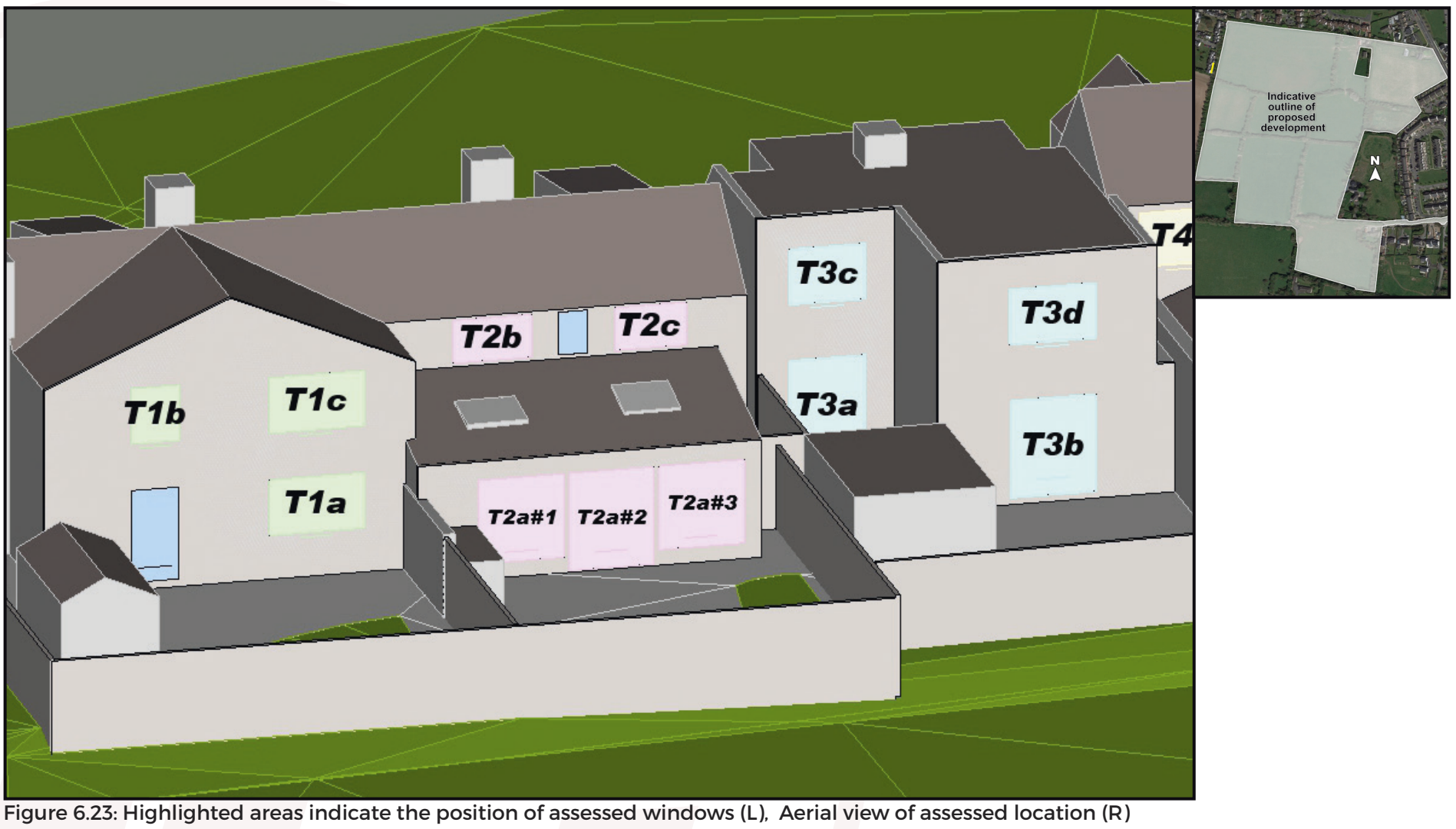


Figure 6.23: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.7 4-6 Tara Close

Annual Probable Sunlight Hours

Table No. 6.24: APSH Results: 4-6 Tara Close

Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
4 Tara Close						
T4a	60.9%	52.5%	0.86	25.0%	BRE Compliant	Negligible
T4b	45.0%	42.9%	0.95	25.0%	BRE Compliant	Negligible
T4c	63.4%	61.1%	0.96	25.0%	BRE Compliant	Negligible
5 Tara Close						
T5a	24.2%	22.7%	0.94	19.4%	BRE Compliant	Negligible
T5b#1	28.6%	26.4%	0.92	22.9%	BRE Compliant	-
T5b#2	37.1%	34.7%	0.94	25.0%	BRE Compliant	-
T5b#3	62.5%	55.6%	0.89	25.0%	BRE Compliant	-
T5b#4	63.4%	55.4%	0.87	25.0%	BRE Compliant	-
T5b#	63.5%	57.2%	0.90	25.0%	BRE Compliant	Negligible
T5c	51.3%	47.6%	0.93	25.0%	BRE Compliant	Negligible
T5d	62.7%	59.8%	0.95	25.0%	BRE Compliant	Negligible
6 Tara Close						
T6a	40.6%	37.8%	0.93	25.0%	BRE Compliant	Negligible
T6b	48.7%	44.2%	0.91	25.0%	BRE Compliant	Negligible
T6c#1	68.4%	63.4%	0.93	25.0%	BRE Compliant	-
T6c#2	71.8%	66.4%	0.92	25.0%	BRE Compliant	-
T6c#3	62.3%	51.7%	0.83	25.0%	BRE Compliant	-
T6c#	85.6%	75.6%	0.88	25.0%	BRE Compliant	Negligible
T6d	60.8%	57.7%	0.95	25.0%	BRE Compliant	Negligible
T6e	63.3%	59.4%	0.94	25.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

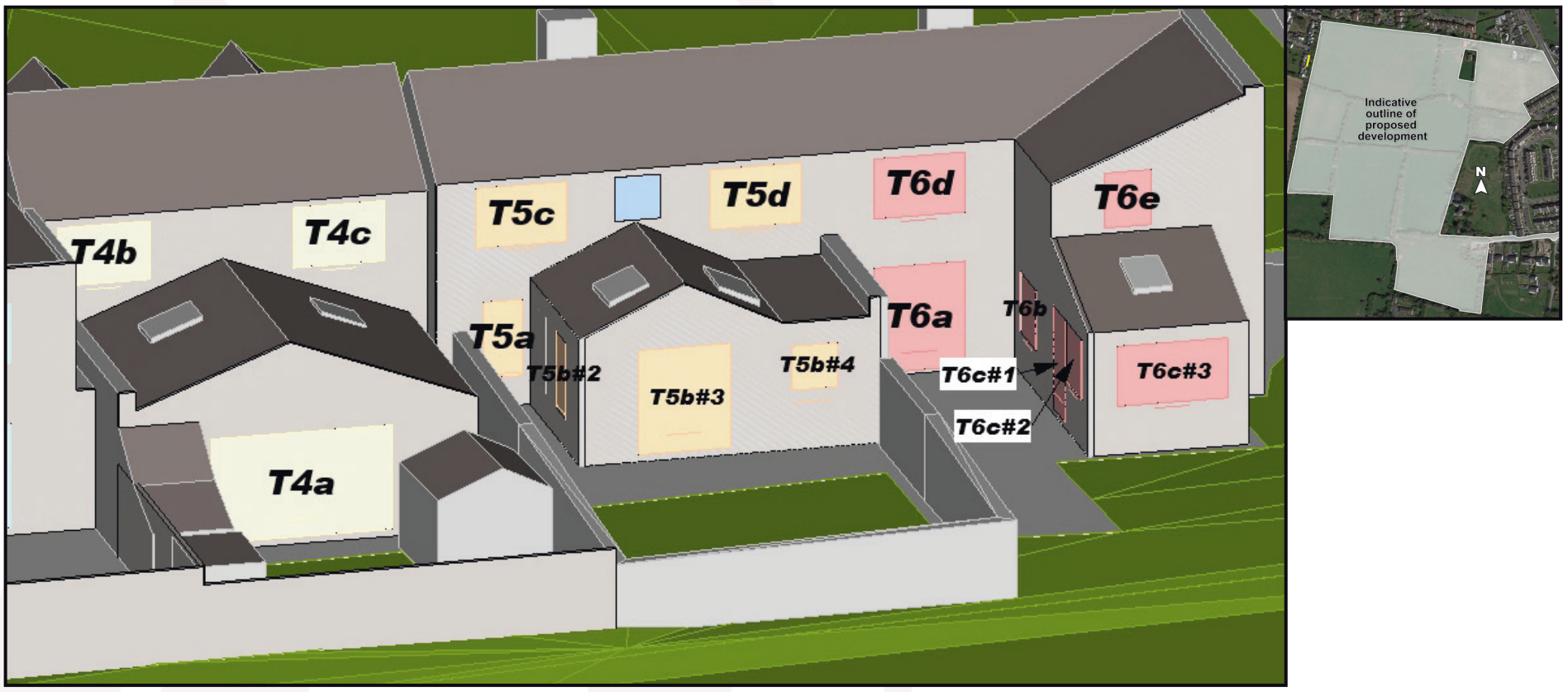


Figure 6.24: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.8 4-6 Tara Close

Winter Probable Sunlight Hours

Table No. 6.25: WPSH Results: 4-6 Tara Close

Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
4 Tara Close						
T4a	22.1%	16.9%	0.76	5.0%	BRE Compliant	Negligible
T4b	5.2%	4.1%	0.79	4.2%	BRE Compliant	Negligible
T4c	23.6%	21.9%	0.93	5.0%	BRE Compliant	Negligible
5 Tara Close						
T5a	5.3%	3.7%	0.71	4.2%	BRE Compliant	Negligible
T5b#1	9.6%	7.4%	0.77	5.0%	BRE Compliant	-
T5b#2	11.8%	9.4%	0.80	5.0%	BRE Compliant	-
T5b#3	22.7%	18.3%	0.80	5.0%	BRE Compliant	-
T5b#4	23.6%	18.6%	0.79	5.0%	BRE Compliant	-
T5b#	23.7%	19.5%	0.82	5.0%	BRE Compliant	Negligible
T5c	13.1%	11.0%	0.83	5.0%	BRE Compliant	Negligible
T5d	22.9%	20.6%	0.90	5.0%	BRE Compliant	Negligible
6 Tara Close						
T6a	4.7%	2.3%	0.48	3.8%	BRE Compliant	Negligible
T6b	17.0%	12.6%	0.74	5.0%	BRE Compliant	Negligible
T6c#1	26.0%	21.0%	0.81	5.0%	BRE Compliant	-
T6c#2	27.6%	22.1%	0.80	5.0%	BRE Compliant	-
T6c#3	23.5%	17.7%	0.75	5.0%	BRE Compliant	-
T6c#	27.9%	22.8%	0.82	5.0%	BRE Compliant	Negligible
T6d	23.6%	21.3%	0.90	5.0%	BRE Compliant	Negligible
T6e	23.6%	21.3%	0.90	5.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

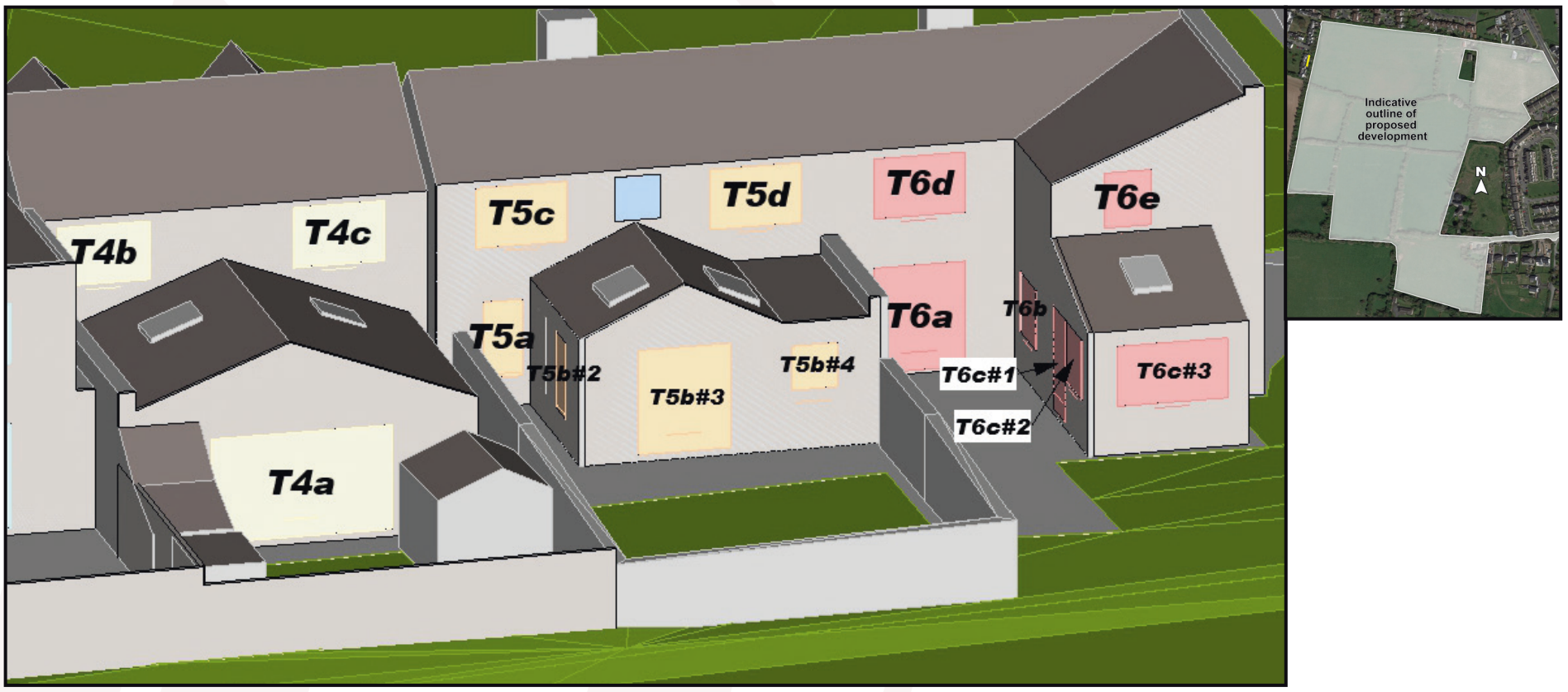


Figure 6.25: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.9 1-5 Cnoc Neil Grove

Annual Probable Sunlight Hours

Table No. 6.26: APSH Results: 1-5 Cnoc Neil Grove

Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
1 Cnoc Neil Grove						
G1a	63.1%	52.4%	0.83	25.0%	BRE Compliant	Negligible
G1b	63.2%	54.9%	0.87	25.0%	BRE Compliant	Negligible
G1c	63.2%	53.8%	0.85	25.0%	BRE Compliant	Negligible
2 Cnoc Neil Grove						
G2a	63.2%	53.4%	0.85	25.0%	BRE Compliant	Negligible
G2b	62.9%	56.1%	0.89	25.0%	BRE Compliant	Negligible
G2c	63.2%	56.3%	0.89	25.0%	BRE Compliant	Negligible
3 Cnoc Neil Grove						
G3a	60.2%	54.0%	0.90	25.0%	BRE Compliant	Negligible
G3b	62.9%	59.4%	0.94	25.0%	BRE Compliant	Negligible
G3c	63.2%	59.8%	0.95	25.0%	BRE Compliant	Negligible
4 Cnoc Neil Grove						
G4a	57.8%	52.6%	0.91	25.0%	BRE Compliant	Negligible
G4b	62.9%	59.6%	0.95	25.0%	BRE Compliant	Negligible
G4c	61.5%	58.5%	0.95	25.0%	BRE Compliant	Negligible
5 Cnoc Neil Grove						
G5a	53.1%	48.6%	0.92	25.0%	BRE Compliant	Negligible
G5b	57.5%	55.9%	0.97	25.0%	BRE Compliant	Negligible
G5d	49.0%	47.5%	0.97	25.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

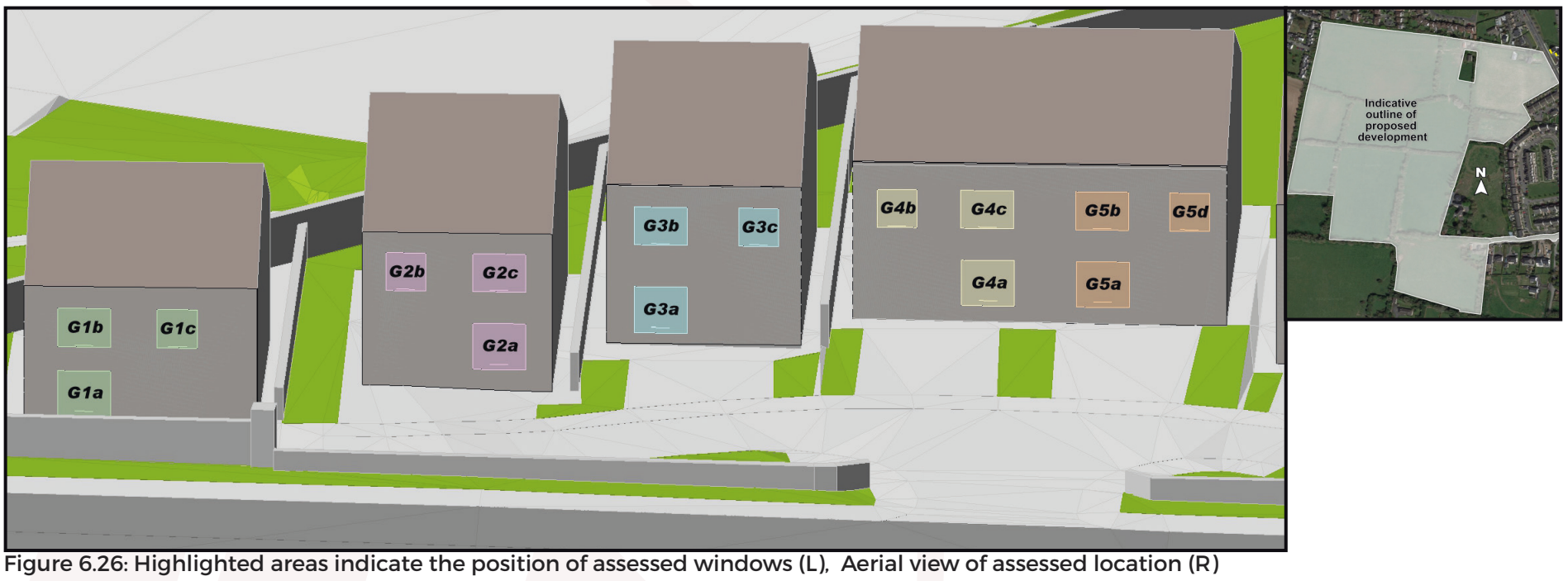


Figure 6.26: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.10 1-5 Cnoc Neil Grove

Winter Probable Sunlight Hours

Table No. 6.27: WPSH Results: 1-5 Cnoc Neil Grove						
Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
1 Cnoc Neil Grove						
G1a	22.3%	13.4%	0.60	5.0%	BRE Compliant	Negligible
G1b	22.4%	15.1%	0.67	5.0%	BRE Compliant	Negligible
G1c	22.4%	15.6%	0.70	5.0%	BRE Compliant	Negligible
2 Cnoc Neil Grove						
G2a	22.4%	17.2%	0.77	5.0%	BRE Compliant	Negligible
G2b	22.4%	18.0%	0.80	5.0%	BRE Compliant	Negligible
G2c	22.4%	18.8%	0.84	5.0%	BRE Compliant	Negligible
3 Cnoc Neil Grove						
G3a	22.4%	19.2%	0.86	5.0%	BRE Compliant	Negligible
G3b	22.4%	20.5%	0.92	5.0%	BRE Compliant	Negligible
G3c	22.4%	20.5%	0.92	5.0%	BRE Compliant	Negligible
4 Cnoc Neil Grove						
G4a	17.0%	15.2%	0.89	5.0%	BRE Compliant	Negligible
G4b	22.4%	21.0%	0.94	5.0%	BRE Compliant	Negligible
G4c	20.7%	19.7%	0.95	5.0%	BRE Compliant	Negligible
5 Cnoc Neil Grove						
G5a	13.0%	11.3%	0.87	5.0%	BRE Compliant	Negligible
G5b	16.7%	16.2%	0.97	5.0%	BRE Compliant	Negligible
G5d	9.2%	8.6%	0.94	5.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

Figure 6.27: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.11 1&4 Cherry Lane Mews

Annual Probable Sunlight Hours

Table No. 6.28: APSH Results: 1&4 Cherry Lane Mews

Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
1 Cherry Lane Mews						
CL1a#1	45.7%	40.9%	0.90	25.0%	BRE Compliant	-
CL1a#2	86.9%	75.2%	0.87	25.0%	BRE Compliant	-
CL1a#	89.2%	77.7%	0.87	25.0%	BRE Compliant	Negligible
CL1b	87.2%	75.0%	0.86	25.0%	BRE Compliant	Negligible
CL1c	87.2%	76.4%	0.88	25.0%	BRE Compliant	Negligible
CL1d	87.9%	82.1%	0.93	25.0%	BRE Compliant	Negligible
CL1e	87.9%	81.5%	0.93	25.0%	BRE Compliant	Negligible
4 Cherry Lane Mews						
CL4a	63.9%	58.9%	0.92	25.0%	BRE Compliant	Negligible
CL4b#1	63.9%	56.6%	0.88	25.0%	BRE Compliant	-
CL4b#2	81.9%	66.6%	0.81	25.0%	BRE Compliant	-
CL4b#	97.2%	83.4%	0.86	25.0%	BRE Compliant	Negligible
CL4c	83.8%	69.5%	0.83	25.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

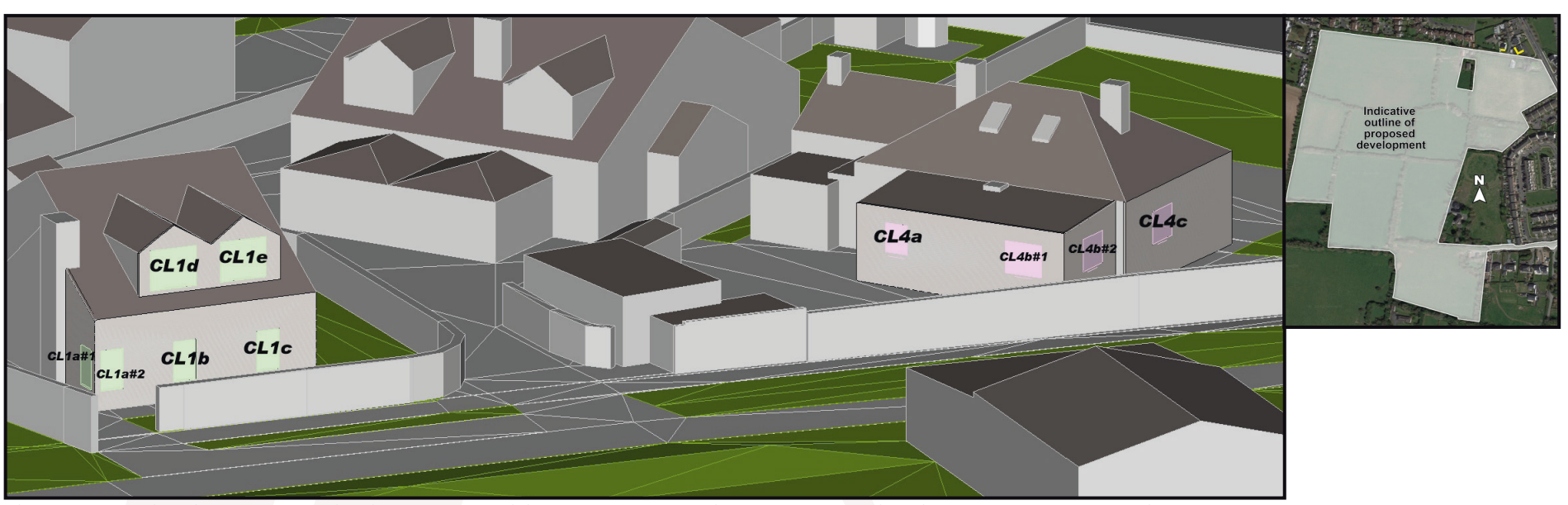


Figure 6.28: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.12 1&4 Cherry Lane Mews

Winter Probable Sunlight Hours

Table No. 6.29: WPSH Results: 1&4 Cherry Lane Mews

Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
1 Cherry Lane Mews						
CL1a#1	11.3%	6.6%	0.58	5.0%	BRE Compliant	-
CL1a#2	31.2%	19.4%	0.62	5.0%	BRE Compliant	-
CL1a#	31.2%	19.7%	0.63	5.0%	BRE Compliant	Negligible
CL1b	31.4%	19.2%	0.61	5.0%	BRE Compliant	Negligible
CL1c	31.4%	20.6%	0.66	5.0%	BRE Compliant	Negligible
CL1d	32.1%	26.3%	0.82	5.0%	BRE Compliant	Negligible
CL1e	32.1%	25.7%	0.80	5.0%	BRE Compliant	Negligible
4 Cherry Lane Mews						
CL4a	22.4%	17.3%	0.77	5.0%	BRE Compliant	Negligible
CL4b#1	22.4%	15.0%	0.67	5.0%	BRE Compliant	-
CL4b#2	31.6%	16.3%	0.52	5.0%	BRE Compliant	-
CL4b#	31.9%	18.2%	0.57	5.0%	BRE Compliant	Negligible
CL4c	31.6%	17.3%	0.55	5.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

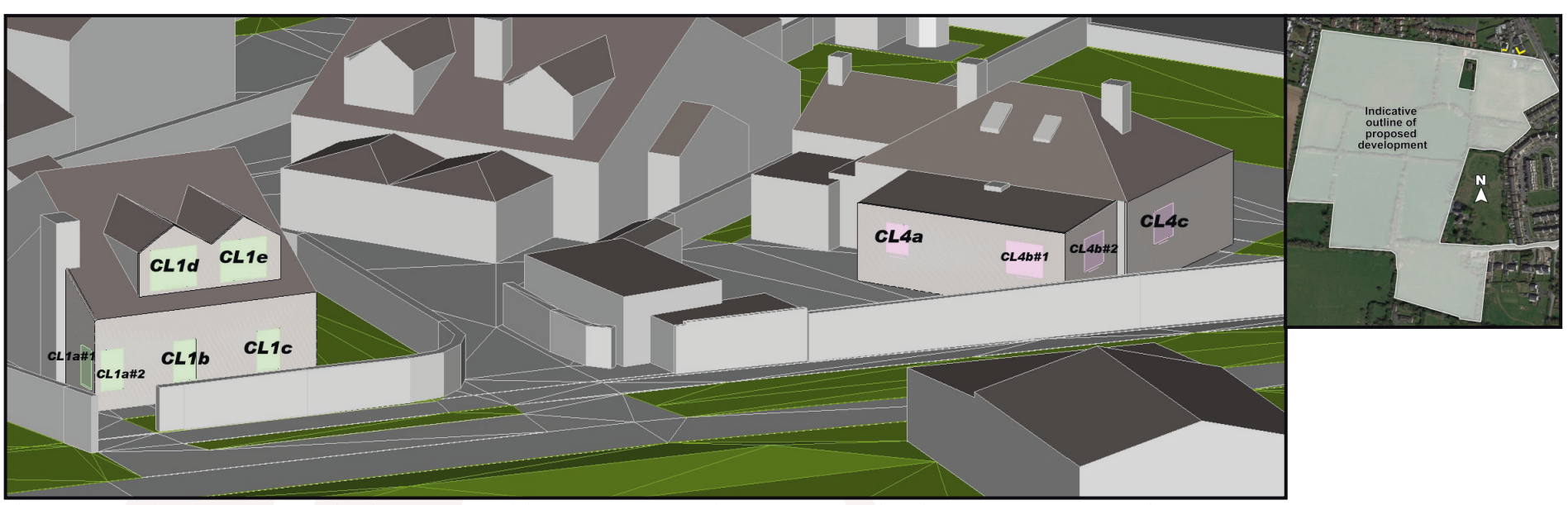


Figure 6.29: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.13 Cherry Lane (53˚30'13.1"N 6˚23'31.4"W)

Annual Probable Sunlight Hours

Table No. 6.30: APSH Results: Cherry Lane						
Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
Cherry Lane						
CLa	82.9%	79.6%	0.96	25.0%	BRE Compliant	Negligible
CLb	81.4%	79.0%	0.97	25.0%	BRE Compliant	Negligible
CLc	80.3%	78.8%	0.98	25.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

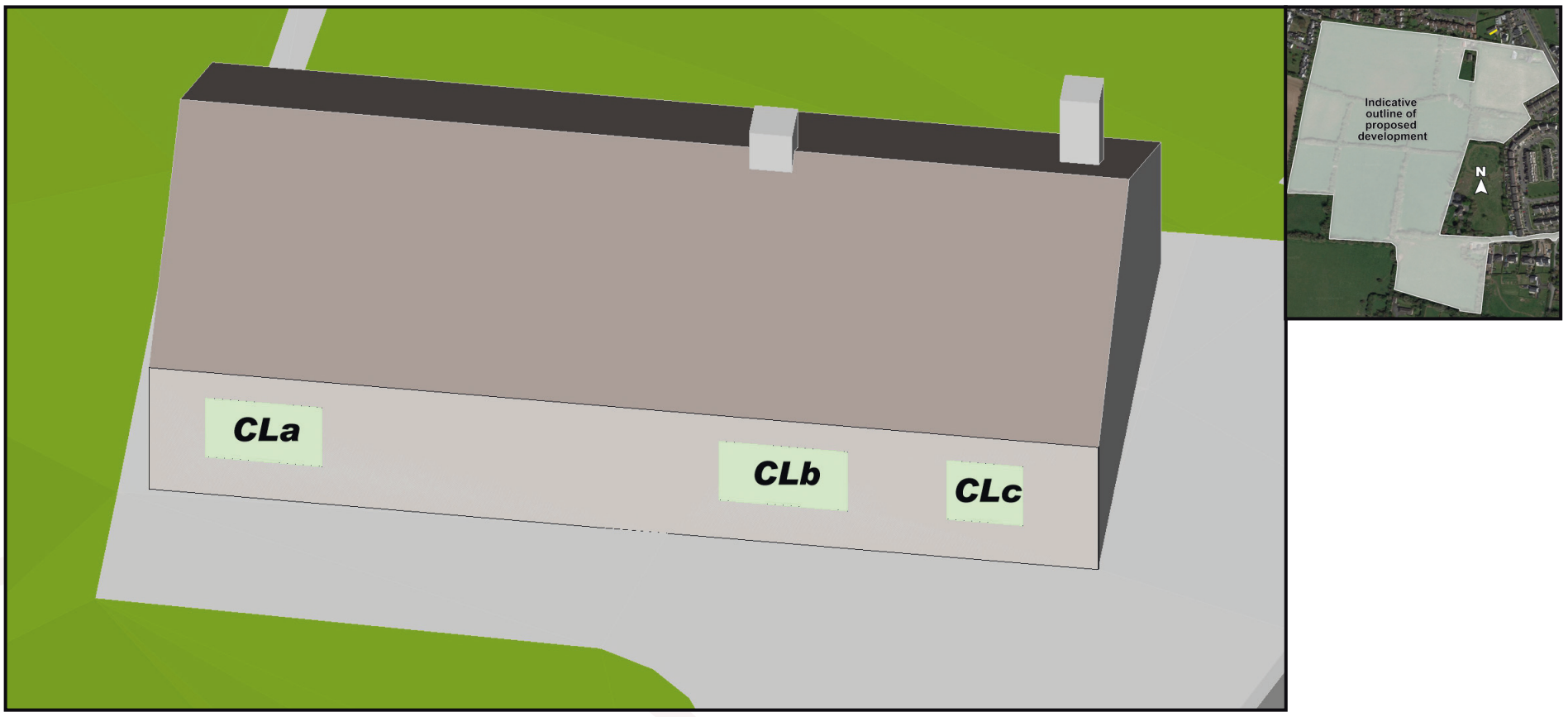


Figure 6.30: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.14 Cherry Lane (53˚30'13.1"N 6˚23'31.4"W)

Winter Probable Sunlight Hours

Table No. 6.31: WPSH Results: Cherry Lane						
Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
Cherry Lane						
CLa	30.4%	27.0%	0.89	5.0%	BRE Compliant	Negligible
CLb	29.3%	27.0%	0.92	5.0%	BRE Compliant	Negligible
CLc	28.7%	27.2%	0.95	5.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

6.2.15 Cherry Lane (53˚30'11.3"N 6˚23'34.0"W)

Annual Probable Sunlight Hours

Table No. 6.32: APSH Results: Cherry Lane						
Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
Cherry Lane						
Ld	53.5%	46.7%	0.87	25.0%	BRE Compliant	Negligible
Le	53.5%	45.0%	0.84	25.0%	BRE Compliant	Negligible
Lf	53.5%	44.0%	0.82	25.0%	BRE Compliant	Negligible
Lg	53.7%	44.5%	0.83	25.0%	BRE Compliant	Negligible
* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the APSH of an existing window, the value needs to drop below the stated target value of 25% (annual) / 5% (winter) **and** be less than 0.8 times the baseline value **and** it has to have a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.						
** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.						

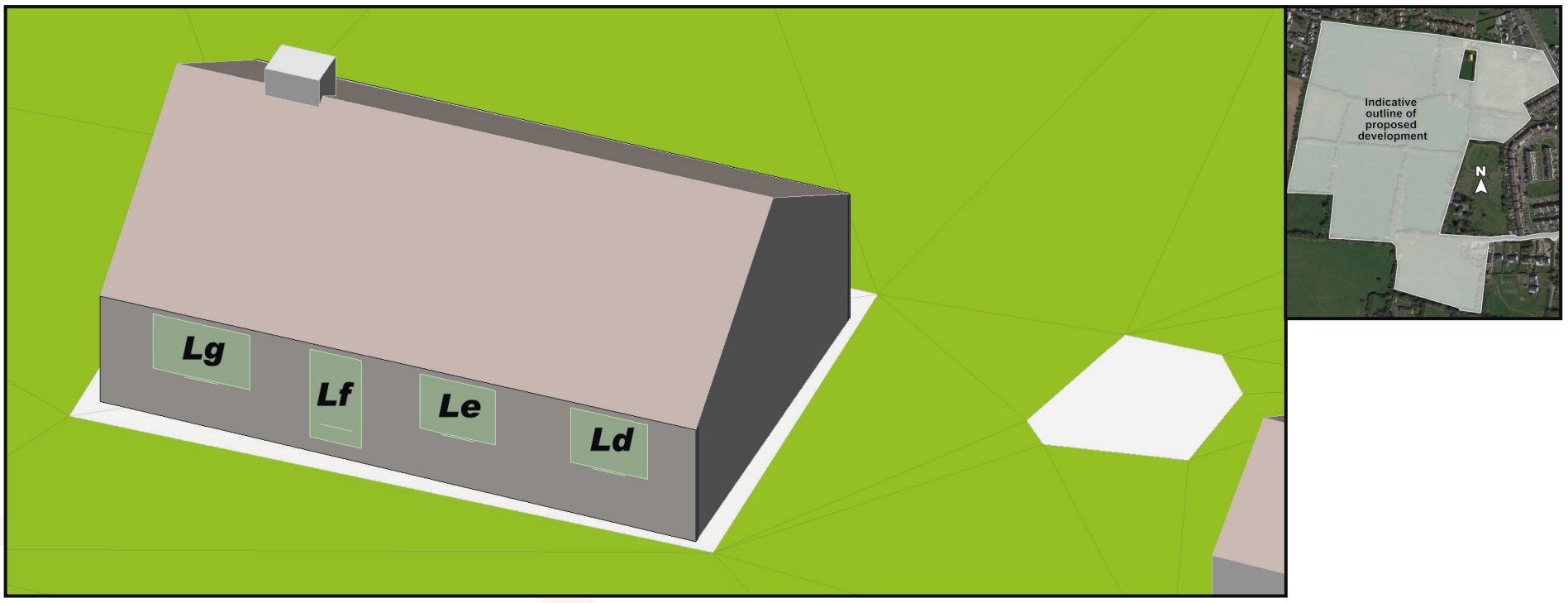


Figure 6.31: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.16 Cherry Lane (53˚30'11.3"N 6˚23'34.0"W)

Winter Probable Sunlight Hours

Table No. 6.33: WPSH Results: Cherry Lane						
Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
Cherry Lane						
Ld	20.0%	15.9%	0.79	5.0%	BRE Compliant	Negligible
Le	20.0%	15.2%	0.76	5.0%	BRE Compliant	Negligible
Lf	20.0%	14.7%	0.73	5.0%	BRE Compliant	Negligible
Lg	20.2%	15.0%	0.74	5.0%	BRE Compliant	Negligible
* The BRE Guidelines state that in order for a proposed development to have a noticeable effect on the APSH of an existing window, the value needs to drop below the stated target value of 25% (annual) / 5% (winter) **and** be less than 0.8 times the baseline value **and** it has to have a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.						
** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.						

6.2.17 1-2 The Heath

Annual Probable Sunlight Hours

Table No. 6.34: APSH Results: 1-2 The Heath

Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
1 The Heath						
H1a#1	26.9%	26.9%	1.00	21.5%	BRE Compliant	-
H1a#2	81.4%	80.9%	0.99	25.0%	BRE Compliant	-
H1a#3	40.6%	39.7%	0.98	25.0%	BRE Compliant	-
H1a#4	44.6%	43.5%	0.98	25.0%	BRE Compliant	-
H1a#5	43.4%	41.6%	0.96	25.0%	BRE Compliant	-
H1a#	94.0%	91.8%	0.98	25.0%	BRE Compliant	Negligible
H1b	70.6%	68.1%	0.96	25.0%	BRE Compliant	Negligible
H1c	89.3%	87.6%	0.98	25.0%	BRE Compliant	Negligible
H1d	89.8%	87.5%	0.97	25.0%	BRE Compliant	Negligible
H1e	47.2%	46.3%	0.98	25.0%	BRE Compliant	Negligible
H1f	47.1%	46.4%	0.98	25.0%	BRE Compliant	Negligible
2 The Heath						
H2a	76.2%	76.1%	1.00	25.0%	BRE Compliant	Negligible
H2b#1	46.2%	46.0%	1.00	25.0%	BRE Compliant	-
H2b#2	72.8%	72.5%	1.00	25.0%	BRE Compliant	-
H2b#3	84.6%	83.7%	0.99	25.0%	BRE Compliant	-
H2b#4	62.1%	61.0%	0.98	25.0%	BRE Compliant	-
H2b#5	40.9%	40.5%	0.99	25.0%	BRE Compliant	-
H2b#6	39.7%	39.1%	0.98	25.0%	BRE Compliant	-
H2b#	89.8%	88.8%	0.99	25.0%	BRE Compliant	Negligible
H2c	70.9%	69.9%	0.99	25.0%	BRE Compliant	Negligible
H2d	89.5%	88.5%	0.99	25.0%	BRE Compliant	Negligible
H2e	89.5%	88.2%	0.99	25.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

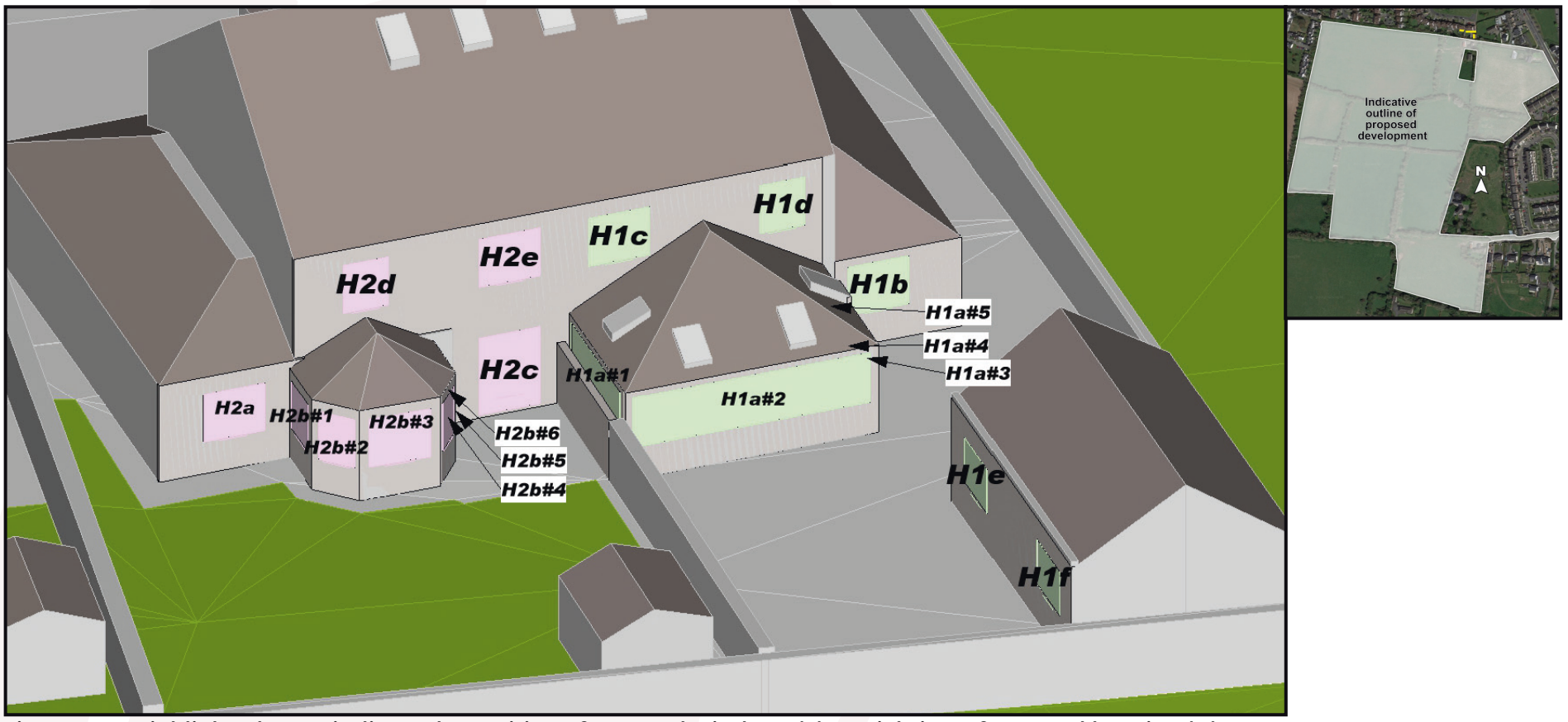


Figure 6.32: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.18 1-2 The Heath

Winter Probable Sunlight Hours

Table No. 6.35: WPSH Results: 1-2 The Heath

Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
1 The Heath						
H1a#1	6.2%	6.2%	1.00	5.0%	BRE Compliant	-
H1a#2	24.3%	23.5%	0.97	5.0%	BRE Compliant	-
H1a#3	7.1%	6.2%	0.88	5.0%	BRE Compliant	-
H1a#4	12.1%	11.0%	0.91	5.0%	BRE Compliant	-
H1a#5	13.7%	12.0%	0.87	5.0%	BRE Compliant	-
H1a#	29.9%	27.4%	0.92	5.0%	BRE Compliant	Negligible
H1b	20.7%	18.3%	0.88	5.0%	BRE Compliant	Negligible
H1c	31.6%	29.9%	0.95	5.0%	BRE Compliant	Negligible
H1d	32.1%	29.8%	0.93	5.0%	BRE Compliant	Negligible
H1e	12.9%	12.0%	0.93	5.0%	BRE Compliant	Negligible
H1f	12.9%	12.0%	0.93	5.0%	BRE Compliant	Negligible
2 The Heath						
H2a	26.1%	26.0%	1.00	5.0%	BRE Compliant	Negligible
H2b#1	12.4%	12.0%	0.97	5.0%	BRE Compliant	-
H2b#2	27.0%	26.2%	0.97	5.0%	BRE Compliant	-
H2b#3	29.1%	27.8%	0.96	5.0%	BRE Compliant	-
H2b#4	25.3%	24.2%	0.96	5.0%	BRE Compliant	-
H2b#5	15.5%	15.0%	0.97	5.0%	BRE Compliant	-
H2b#6	15.5%	14.8%	0.96	5.0%	BRE Compliant	-
H2b#	29.1%	27.9%	0.96	5.0%	BRE Compliant	Negligible
H2c	23.1%	22.1%	0.96	5.0%	BRE Compliant	Negligible
H2d	31.8%	30.8%	0.97	5.0%	BRE Compliant	Negligible
H2e	31.9%	30.5%	0.96	5.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

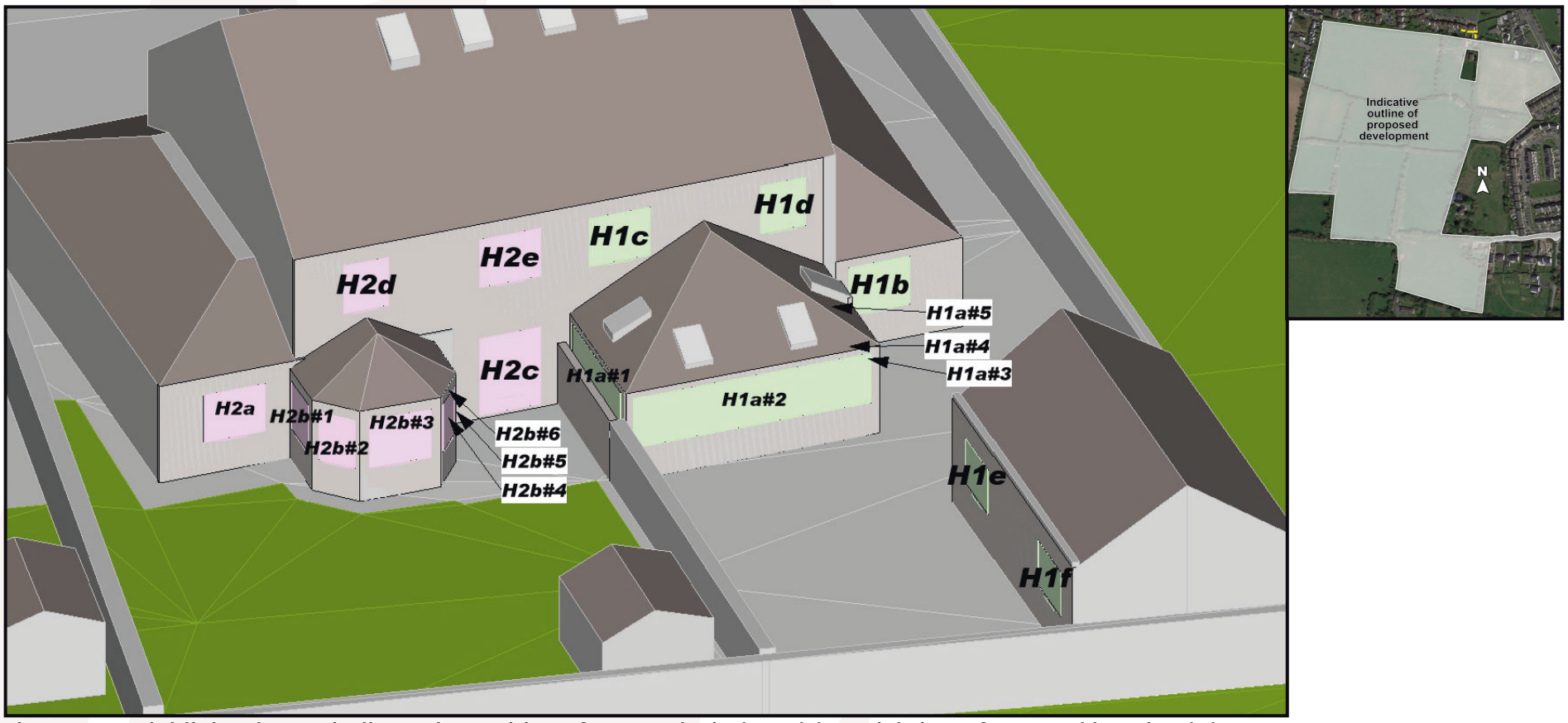


Figure 6.33: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.19 3-4 The Heath

Annual Probable Sunlight Hours

Table No. 6.36: APSH Results: 3-4 The Heath

Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
3 The Heath						
H3a	68.1%	72.8%	1.07	25.0%	BRE Compliant	Negligible
H3b#1	38.8%	43.7%	1.13	25.0%	BRE Compliant	-
H3b#2	38.8%	44.1%	1.14	25.0%	BRE Compliant	-
H3b#3	64.7%	69.6%	1.08	25.0%	BRE Compliant	-
H3b#4	78.9%	83.8%	1.06	25.0%	BRE Compliant	-
H3b#5	71.9%	74.3%	1.03	25.0%	BRE Compliant	-
H3b#6	45.2%	44.9%	0.99	25.0%	BRE Compliant	-
H3b#	92.8%	94.4%	1.02	25.0%	BRE Compliant	Negligible
H3c	72.5%	73.1%	1.01	25.0%	BRE Compliant	Negligible
H3d	85.0%	86.9%	1.02	25.0%	BRE Compliant	Negligible
H3e	86.6%	87.2%	1.01	25.0%	BRE Compliant	Negligible
4 The Heath						
H4a	76.5%	78.6%	1.03	25.0%	BRE Compliant	Negligible
H4b	77.1%	80.7%	1.05	25.0%	BRE Compliant	Negligible
H4c	69.3%	72.9%	1.05	25.0%	BRE Compliant	Negligible
H4d	85.4%	87.0%	1.02	25.0%	BRE Compliant	Negligible
H4e	84.7%	86.2%	1.02	25.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

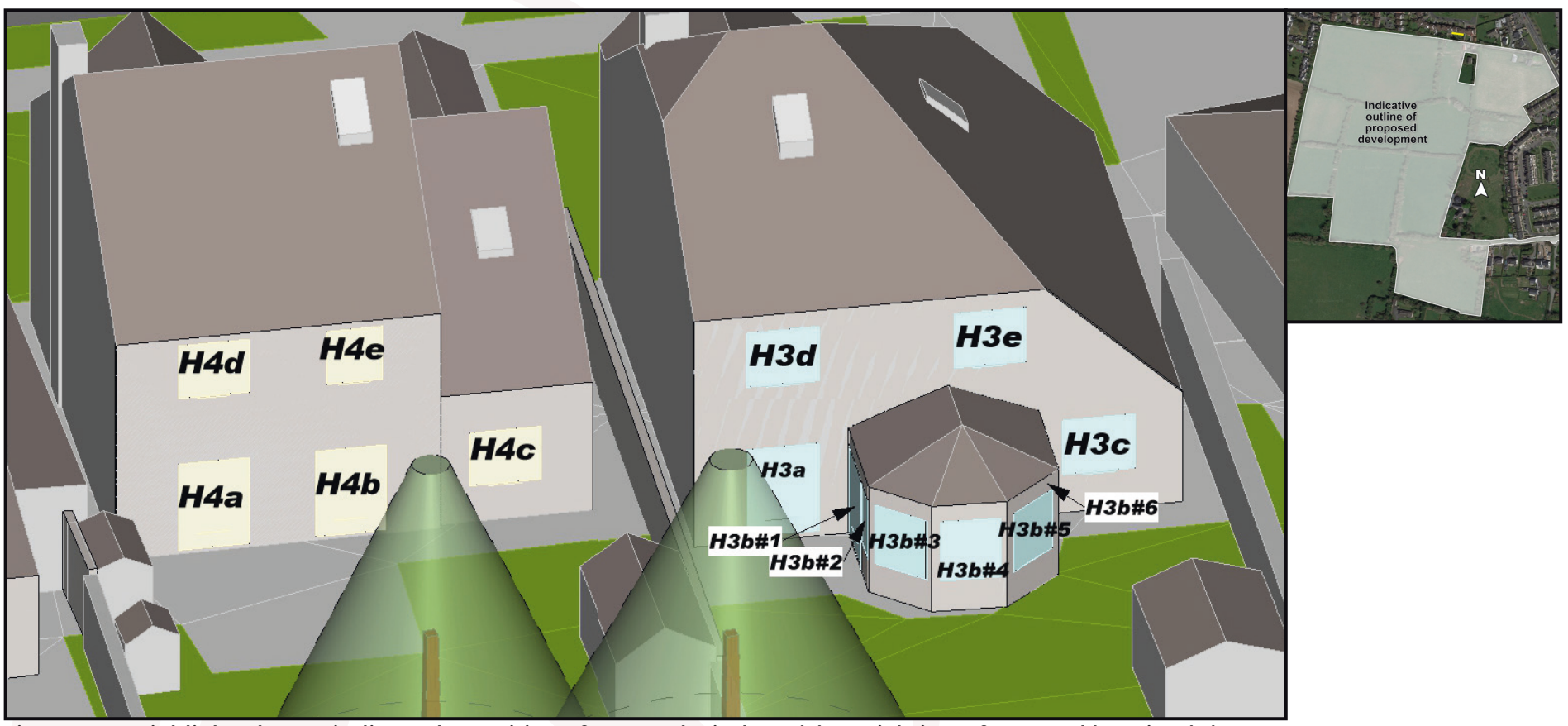


Figure 6.34: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.20 3-4 The Heath

Winter Probable Sunlight Hours

Table No. 6.37: WPSH Results: 3-4 The Heath

Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
3 The Heath						
H3a	15.7%	20.4%	1.29	5.0%	BRE Compliant	Beneficial Impact
H3b#1	4.9%	9.7%	1.98	3.9%	BRE Compliant	-
H3b#2	4.5%	9.7%	2.14	3.6%	BRE Compliant	-
H3b#3	19.4%	23.9%	1.23	5.0%	BRE Compliant	-
H3b#4	23.5%	27.6%	1.17	5.0%	BRE Compliant	-
H3b#5	24.6%	26.7%	1.08	5.0%	BRE Compliant	-
H3b#6	19.6%	19.3%	0.98	5.0%	BRE Compliant	-
H3b#	28.8%	30.4%	1.06	5.0%	BRE Compliant	Negligible
H3c	26.7%	27.3%	1.02	5.0%	BRE Compliant	Negligible
H3d	28.8%	30.7%	1.07	5.0%	BRE Compliant	Negligible
H3e	30.4%	31.0%	1.02	5.0%	BRE Compliant	Negligible
4 The Heath						
H4a	24.4%	26.4%	1.08	5.0%	BRE Compliant	Negligible
H4b	24.0%	27.6%	1.15	5.0%	BRE Compliant	Negligible
H4c	22.5%	26.0%	1.16	5.0%	BRE Compliant	Negligible
H4d	29.4%	31.0%	1.06	5.0%	BRE Compliant	Negligible
H4e	28.7%	30.2%	1.05	5.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

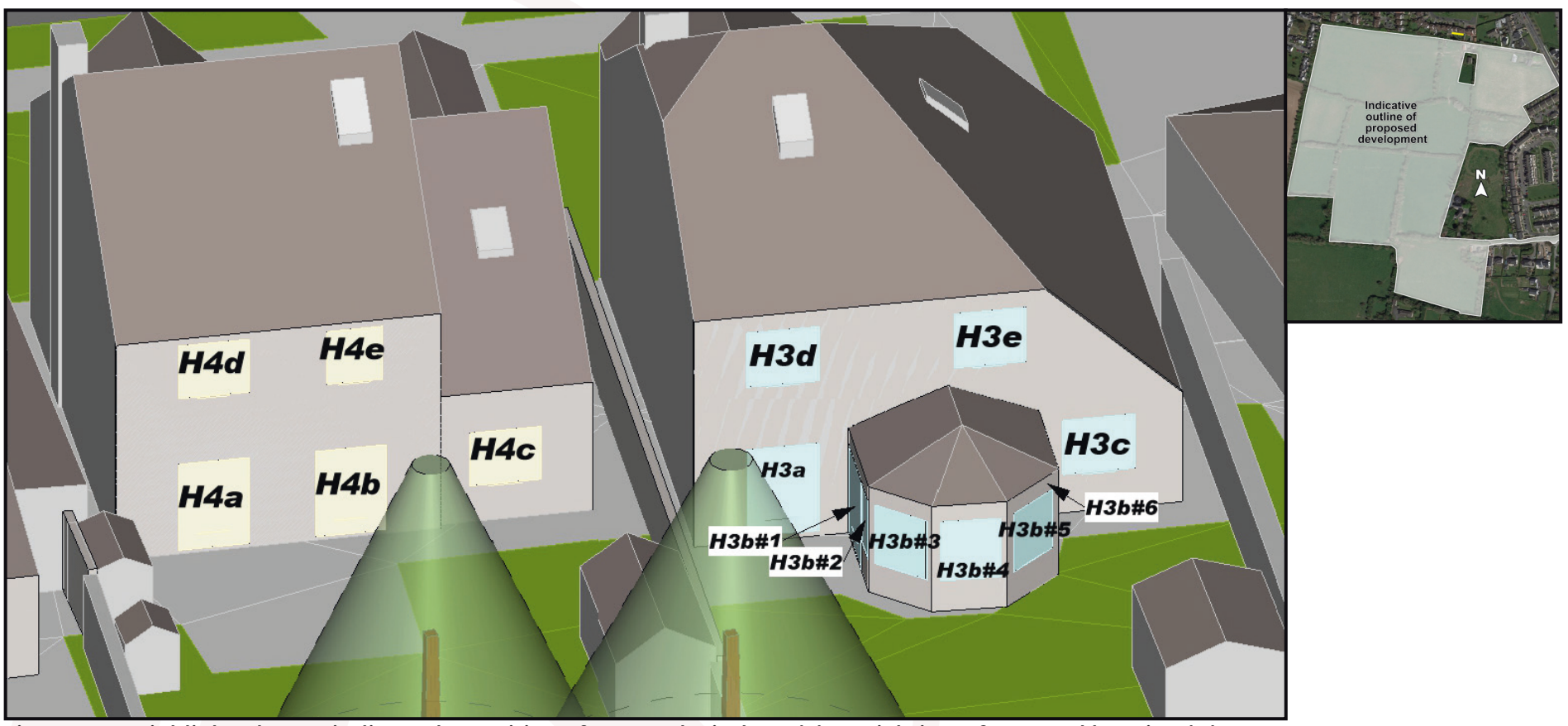


Figure 6.35: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.21 5-6 The Heath

Annual Probable Sunlight Hours

Table No. 6.38: APSH Results: 5-6 The Heath						
Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
5 The Heath						
H5a	81.5%	78.6%	0.96	25.0%	BRE Compliant	Negligible
H5b	85.0%	87.2%	1.03	25.0%	BRE Compliant	Negligible
H5c	84.8%	86.9%	1.03	25.0%	BRE Compliant	Negligible
H5d	84.5%	86.8%	1.03	25.0%	BRE Compliant	Negligible
6 The Heath						
H6a	84.6%	81.8%	0.97	25.0%	BRE Compliant	Negligible
H6b	84.6%	81.4%	0.96	25.0%	BRE Compliant	Negligible
H6c	79.6%	75.8%	0.95	25.0%	BRE Compliant	Negligible
H6d	86.7%	85.6%	0.99	25.0%	BRE Compliant	Negligible
H6e	86.0%	85.7%	1.00	25.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

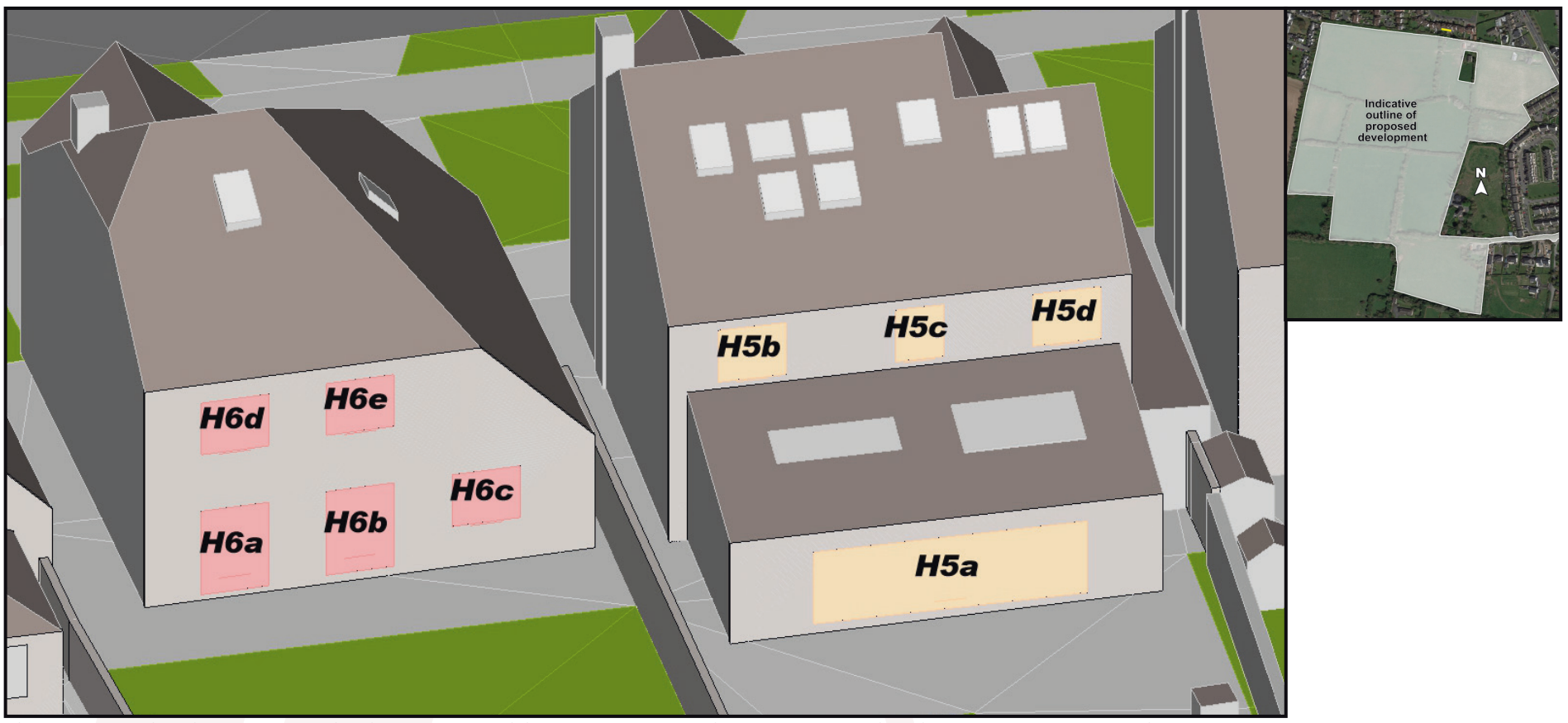


Figure 6.36: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.22 5-6 The Heath

Winter Probable Sunlight Hours

Table No. 6.39: WPSH Results: 5-6 The Heath						
Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
5 The Heath						
H5a	25.7%	22.8%	0.89	5.0%	BRE Compliant	Negligible
H5b	29.2%	31.4%	1.07	5.0%	BRE Compliant	Negligible
H5c	29.1%	31.3%	1.07	5.0%	BRE Compliant	Negligible
H5d	28.9%	31.2%	1.08	5.0%	BRE Compliant	Negligible
6 The Heath						
H6a	29.2%	26.5%	0.91	5.0%	BRE Compliant	Negligible
H6b	29.2%	26.0%	0.89	5.0%	BRE Compliant	Negligible
H6c	26.5%	22.8%	0.86	5.0%	BRE Compliant	Negligible
H6d	31.0%	29.9%	0.97	5.0%	BRE Compliant	Negligible
H6e	30.5%	30.1%	0.99	5.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

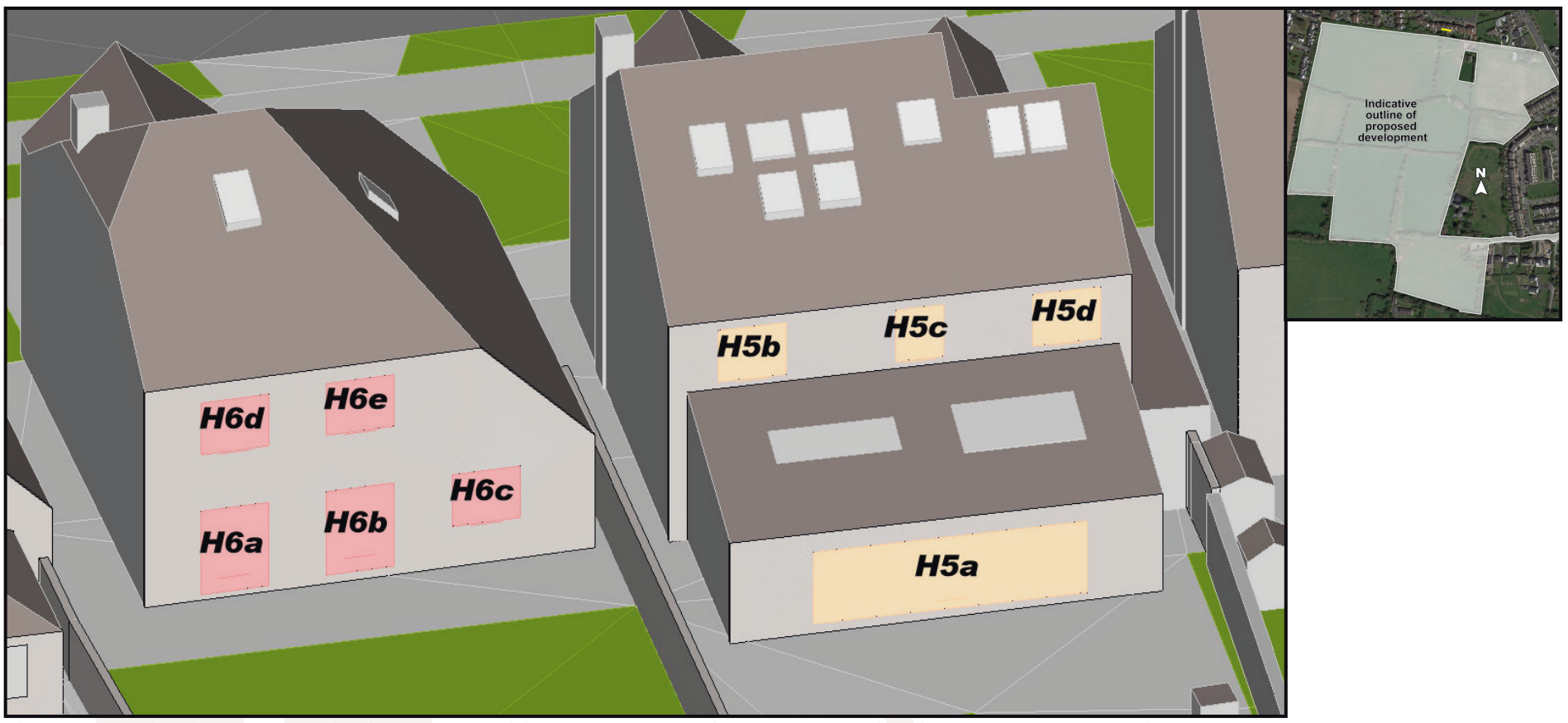


Figure 6.37: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.23 7-9 The Heath - Annual Probable Sunlight Hours

Table No. 6.40: APSH Results: 7-9 The Heath

Window Number	Baseline APSH	Proposed APSH	Ratio of Proposed APSH to Baseline APSH	Recommended minimum APSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
7 The Heath						
H7a	68.6%	67.5%	0.98	25.0%	BRE Compliant	Negligible
H7b#1	46.9%	45.8%	0.98	25.0%	BRE Compliant	-
H7b#2	81.8%	79.9%	0.98	25.0%	BRE Compliant	-
H7b#	87.0%	82.9%	0.95	25.0%	BRE Compliant	Negligible
H7c	81.9%	77.7%	0.95	25.0%	BRE Compliant	Negligible
H7d	87.5%	86.8%	0.99	25.0%	BRE Compliant	Negligible
H7e	87.3%	85.9%	0.98	25.0%	BRE Compliant	Negligible
8 The Heath						
H8a#1	38.9%	35.3%	0.91	25.0%	BRE Compliant	-
H8a#2	62.3%	57.0%	0.91	25.0%	BRE Compliant	-
H8a#3	86.3%	78.3%	0.91	25.0%	BRE Compliant	-
H8a#4	71.0%	65.0%	0.91	25.0%	BRE Compliant	-
H8a#5	45.8%	43.0%	0.94	25.0%	BRE Compliant	-
H8a#	94.3%	87.4%	0.93	25.0%	BRE Compliant	Negligible
H8b	72.5%	68.6%	0.95	25.0%	BRE Compliant	Negligible
H8c	84.1%	79.5%	0.95	25.0%	BRE Compliant	Negligible
H8d	87.5%	84.9%	0.97	25.0%	BRE Compliant	Negligible
H8e	87.4%	85.5%	0.98	25.0%	BRE Compliant	Negligible
9 The Heath						
H9a	66.3%	65.3%	0.98	25.0%	BRE Compliant	Negligible
H9b#1	33.9%	33.0%	0.97	25.0%	BRE Compliant	-
H9b#2	57.4%	52.7%	0.92	25.0%	BRE Compliant	-
H9b#3	80.5%	71.7%	0.89	25.0%	BRE Compliant	-
H9b#4	80.5%	72.6%	0.90	25.0%	BRE Compliant	-
H9b#5	54.8%	48.3%	0.88	25.0%	BRE Compliant	-
H9b#	90.0%	85.8%	0.95	25.0%	BRE Compliant	Negligible
H9c	70.6%	62.9%	0.89	25.0%	BRE Compliant	Negligible
H9d	81.7%	79.7%	0.98	25.0%	BRE Compliant	Negligible
H9e	81.7%	80.1%	0.98	25.0%	BRE Compliant	Negligible
H9f	81.7%	79.4%	0.97	25.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

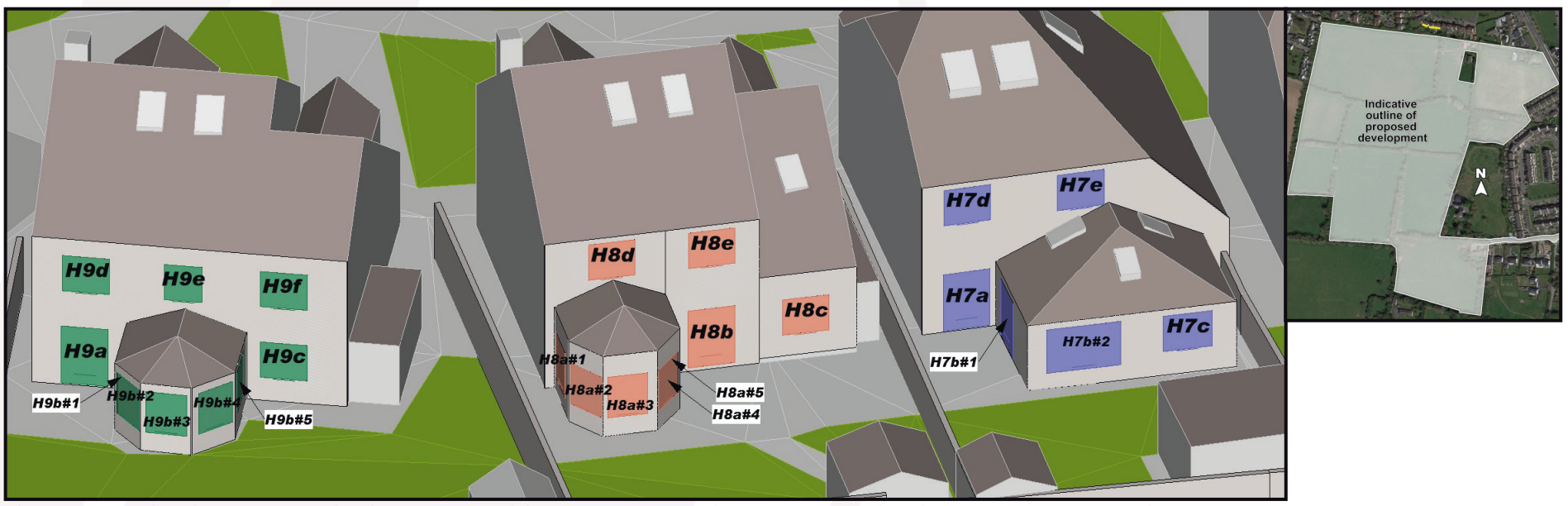


Figure 6.38: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

6.2.24 7-9 The Heath - Winter Probable Sunlight Hours

Table No. 6.41: WPSH Results: 7-9 The Heath

Window Number	Baseline WPSH	Proposed WPSH	Ratio of Proposed WPSH to Baseline WPSH	Recommended minimum WPSH*	Level of Compliance with BRE Guidelines	Effect of Proposed Development
7 The Heath						
H7a	19.9%	18.8%	0.95	5.0%	BRE Compliant	Negligible
H7b#1	12.9%	11.8%	0.92	5.0%	BRE Compliant	-
H7b#2	26.2%	24.2%	0.93	5.0%	BRE Compliant	-
H7b#	29.2%	25.1%	0.86	5.0%	BRE Compliant	Negligible
H7c	26.2%	22.1%	0.84	5.0%	BRE Compliant	Negligible
H7d	31.7%	30.9%	0.98	5.0%	BRE Compliant	Negligible
H7e	31.7%	30.4%	0.96	5.0%	BRE Compliant	Negligible
8 The Heath						
H8a#1	9.5%	5.8%	0.61	5.0%	BRE Compliant	-
H8a#2	21.5%	16.2%	0.75	5.0%	BRE Compliant	-
H8a#3	30.4%	22.4%	0.74	5.0%	BRE Compliant	-
H8a#4	28.7%	22.6%	0.79	5.0%	BRE Compliant	-
H8a#5	19.4%	16.6%	0.85	5.0%	BRE Compliant	-
H8a#	31.0%	24.1%	0.78	5.0%	BRE Compliant	Negligible
H8b	28.3%	24.3%	0.86	5.0%	BRE Compliant	Negligible
H8c	29.7%	25.1%	0.85	5.0%	BRE Compliant	Negligible
H8d	31.8%	29.2%	0.92	5.0%	BRE Compliant	Negligible
H8e	31.9%	29.9%	0.94	5.0%	BRE Compliant	Negligible
9 The Heath						
H9a	16.5%	15.5%	0.94	5.0%	BRE Compliant	Negligible
H9b#1	5.9%	5.1%	0.86	4.7%	BRE Compliant	-
H9b#2	17.2%	12.5%	0.73	5.0%	BRE Compliant	-
H9b#3	29.7%	20.9%	0.70	5.0%	BRE Compliant	-
H9b#4	30.7%	22.8%	0.74	5.0%	BRE Compliant	-
H9b#5	24.6%	18.0%	0.73	5.0%	BRE Compliant	-
H9b#	30.7%	26.4%	0.86	5.0%	BRE Compliant	Negligible
H9c	28.9%	21.2%	0.73	5.0%	BRE Compliant	Negligible
H9d	30.7%	28.7%	0.93	5.0%	BRE Compliant	Negligible
H9e	30.7%	29.1%	0.95	5.0%	BRE Compliant	Negligible
H9f	30.7%	28.4%	0.92	5.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.

If it can be determined or reasonably assumed that multiple windows are servicing the same room, APSH/WPSH has been calculated for the room rather than the individual windows.

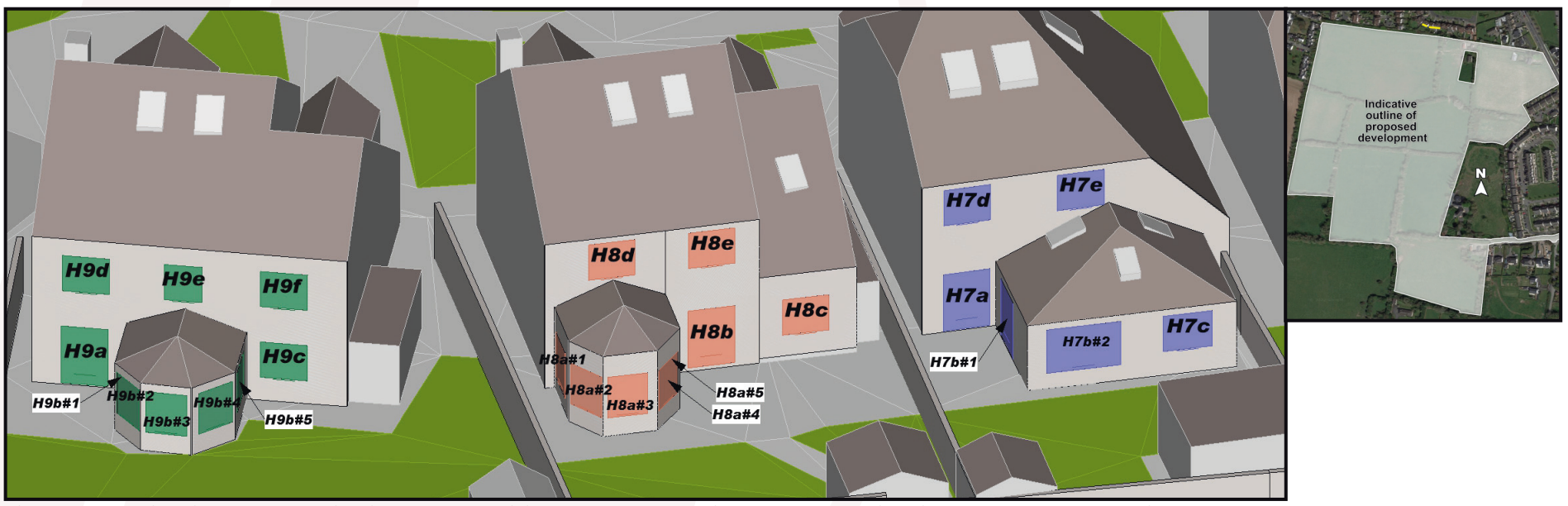


Figure 6.39: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

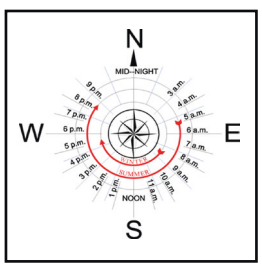
6.3 Effect on Sun On Ground in Existing Gardens

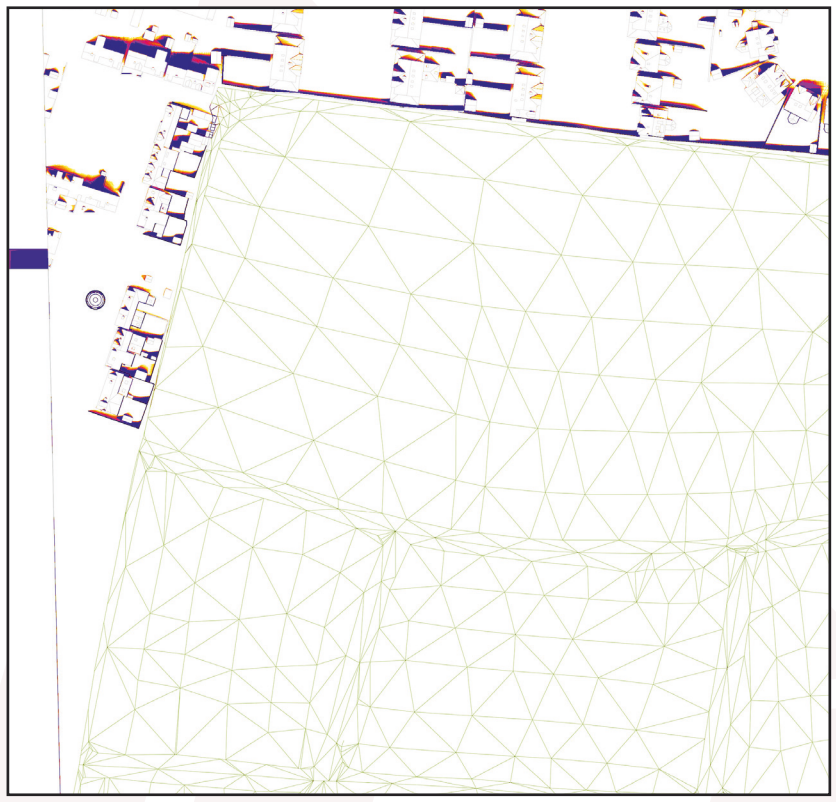
6.3.1 1-6 Tara Close

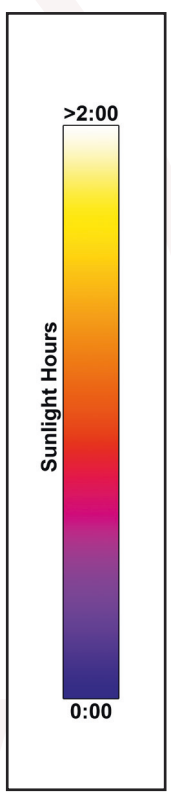
Table No. 6.42: SOG Results: 1-6 Tara Close						
Address	% of Area to Receive Above 2 Hours Sunlight on March 21st (Target >50%)				Level of Compliance with BRE Guidelines	Effect of Proposed Development**
	Baseline	Proposed	Ratio of Proposed to Baseline	Recommended minimum		
1 Tara Close	86.5%	83.3%	0.96	50.0%	BRE Compliant	Negligible
2 Tara Close	81.2%	81.2%	1.00	50.0%	BRE Compliant	Negligible
3 Tara Close	48.4%	47.6%	0.98	38.8%	BRE Compliant	Negligible
4 Tara Close	75.6%	74.8%	0.99	50.0%	BRE Compliant	Negligible
5 Tara Close	84.3%	81.6%	0.97	50.0%	BRE Compliant	Negligible
6 Tara Close	96.7%	73.4%	0.76	50.0%	BRE Compliant	Negligible

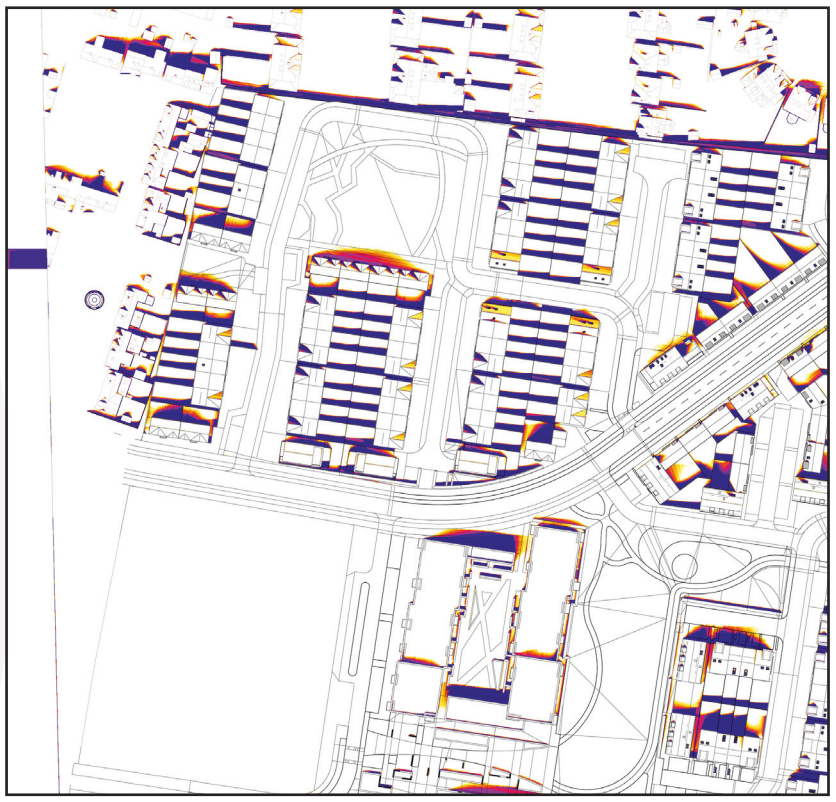
* The BRE guidelines state that in order for a proposed development to have a noticeable effect on the amount of sunlight received in an existing garden or amenity area, the value needs to both drop below the stated target value of 50% **and** be reduced by more than 20% of the existing value.

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.









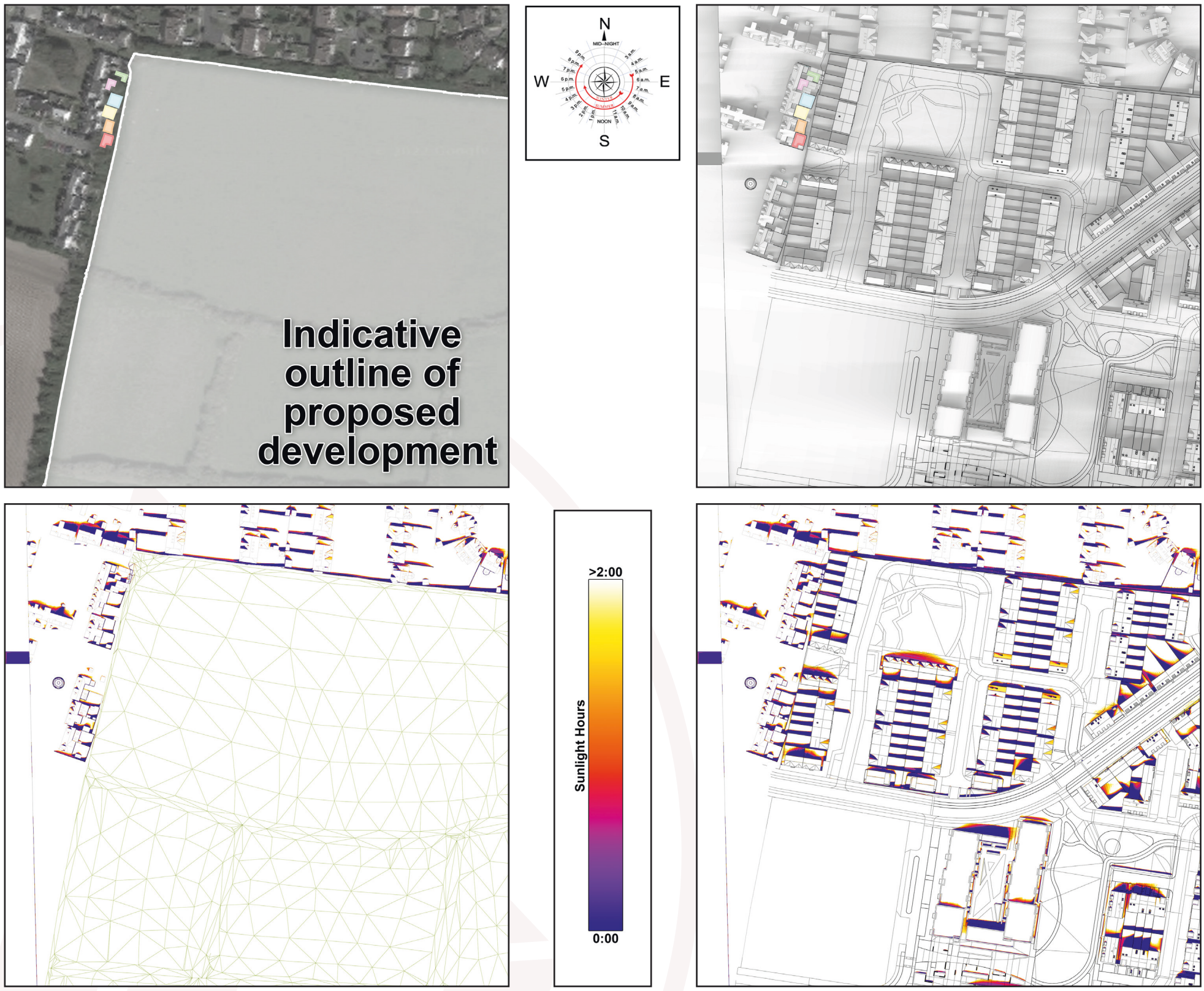
Baseline Figure 6.40: False colour plans. White area indicates the area capable of receiving 2 hours of sunlight on March 21st. Proposed

6.3.2 7-12 Tara Close

Table No. 6.43: SOG Results: 7-12 Tara Court						
Address	% of Area to Receive Above 2 Hours Sunlight on March 21st (Target >50%)				Level of Compliance with BRE Guidelines	Effect of Proposed Development**
	Baseline	Proposed	Ratio of Proposed to Baseline	Recommended minimum		
7 Tara Court	63.8%	58.3%	0.91	50.0%	BRE Compliant	Negligible
8 Tara Court	33.5%	33.5%	1.00	26.8%	BRE Compliant	Negligible
9 Tara Court	83.4%	78.0%	0.94	50.0%	BRE Compliant	Negligible
10 Tara Court	82.8%	78.0%	0.94	50.0%	BRE Compliant	Negligible
11 Tara Court	78.3%	74.8%	0.96	50.0%	BRE Compliant	Negligible
12 Tara Court	80.9%	80.9%	1.00	50.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.



Baseline

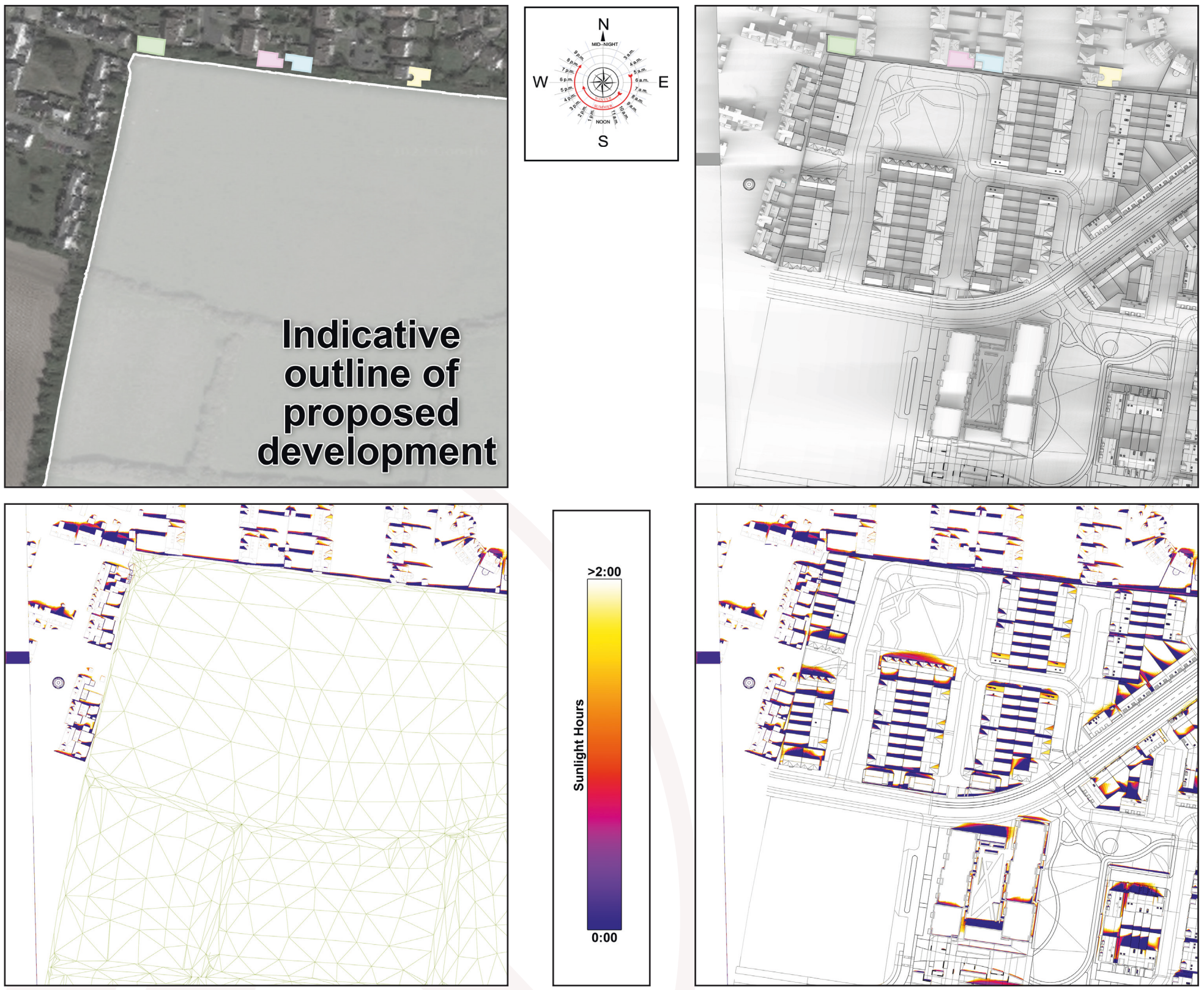
Figure 6.41: False colour plans. White area indicates the area capable of receiving 2 hours of sunlight on March 21st.

Proposed

6.3.3 The Rise / The Downs

Table No. 6.44: SOG Results: The Rise / The Downs						
Address	% of Area to Receive Above 2 Hours Sunlight on March 21st (Target >50%)				Level of Compliance with BRE Guidelines	Effect of Proposed Development**
	Baseline	Proposed	Ratio of Proposed to Baseline	Recommended minimum		
62 The Rise	89.1%	84.0%	0.94	50.0%	BRE Compliant	Negligible
61 The Rise	83.2%	82.7%	0.99	50.0%	BRE Compliant	Negligible
32 The Downs	82.0%	79.3%	0.97	50.0%	BRE Compliant	Negligible
31 The Downs	87.6%	85.7%	0.98	50.0%	BRE Compliant	Negligible

* The BRE guidelines state that in order for a proposed development to have a noticeable effect on the amount of sunlight received in an existing garden or amenity area, the value needs to both drop below the stated target value of 50% **and** be reduced by more than 20% of the existing value.
** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.



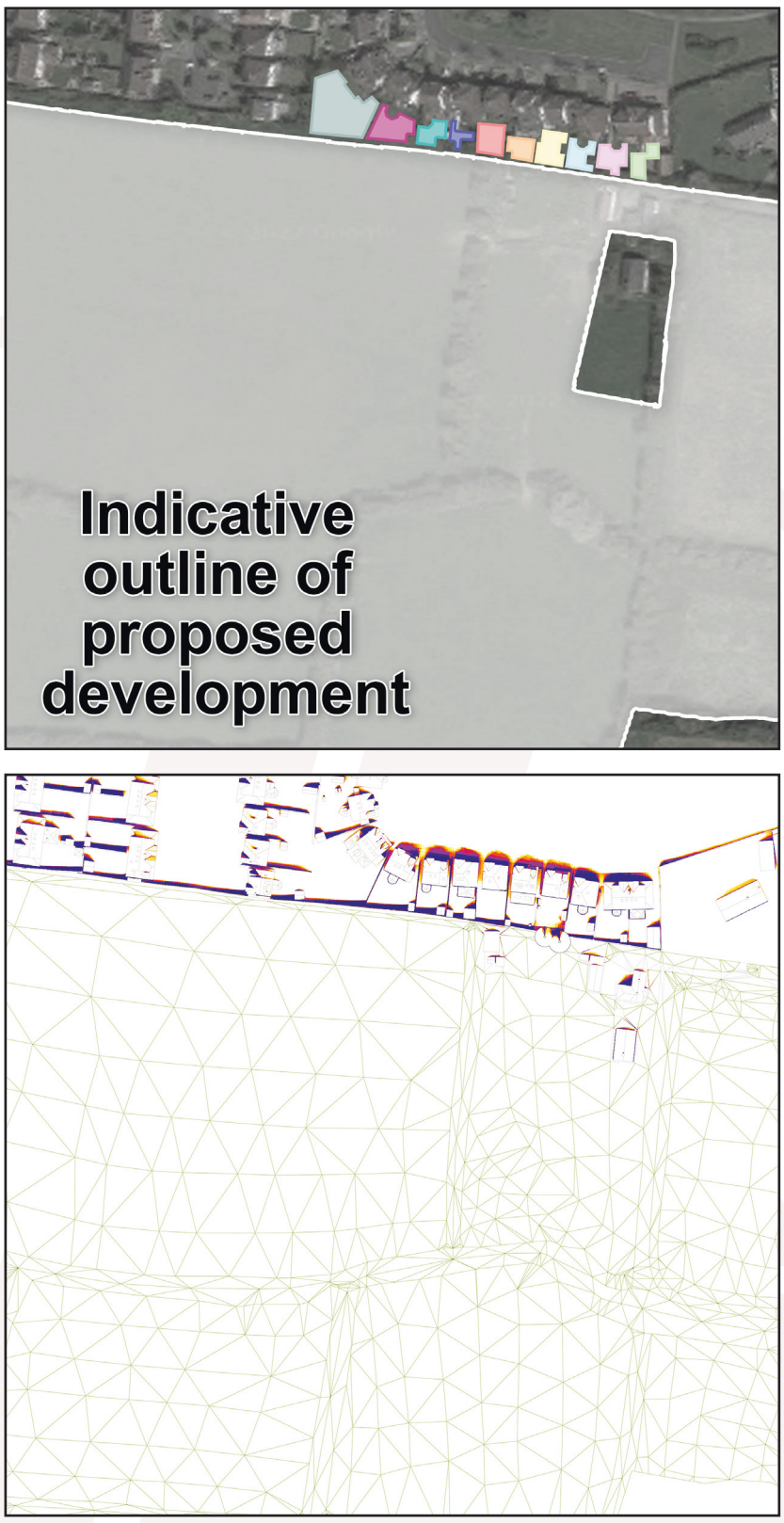
Baseline Figure 6.42: False colour plans. White area indicates the area capable of receiving 2 hours of sunlight on March 21st. Proposed

6.3.4 1-10 The Heath

Table No. 6.45: SOG Results: 7-12 Tara Court						
Address	% of Area to Receive Above 2 Hours Sunlight on March 21st (Target >50%)				Level of Compliance with BRE Guidelines	Effect of Proposed Development**
	Baseline	Proposed	Ratio of Proposed to Baseline	Recommended minimum		
1 The Heath	81.7%	82.1%	1.00	50.0%	BRE Compliant	Negligible
2 The Heath	93.5%	93.5%	1.00	50.0%	BRE Compliant	Negligible
3 The Heath	83.9%	85.7%	1.02	50.0%	BRE Compliant	Negligible
4 The Heath	75.5%	90.5%	1.20	50.0%	BRE Compliant	Negligible
5 The Heath	83.7%	83.0%	0.99	50.0%	BRE Compliant	Negligible
6 The Heath	89.6%	89.4%	1.00	50.0%	BRE Compliant	Negligible
7 The Heath	75.1%	74.2%	0.99	50.0%	BRE Compliant	Negligible
8 The Heath	78.8%	75.4%	0.96	50.0%	BRE Compliant	Negligible
9 The Heath	82.2%	77.8%	0.95	50.0%	BRE Compliant	Negligible
10 The Heath	92.7%	92.4%	1.00	50.0%	BRE Compliant	Negligible

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

** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.



Baseline

Figure 6.43: False colour plans. White area indicates the area capable of receiving 2 hours of sunlight on March 21st.

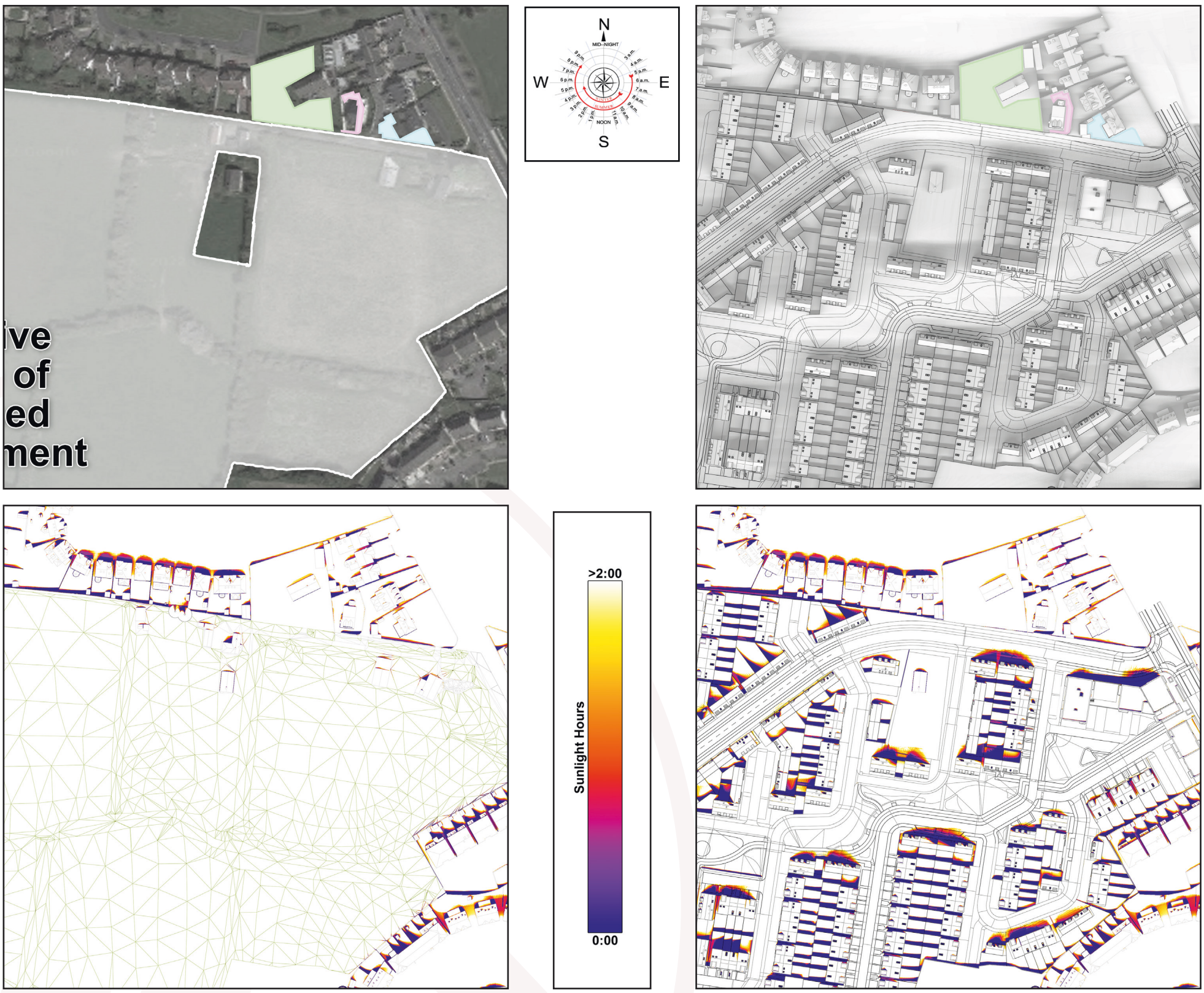
Proposed

6.3.5 Cherry Lane

Table No. 6.46: SOG Results: Cherry Lane						
Address	% of Area to Receive Above 2 Hours Sunlight on March 21st (Target >50%)				Level of Compliance with BRE Guidelines	Effect of Proposed Development**
	Baseline	Proposed	Ratio of Proposed to Baseline	Recommended minimum		
Cherry Lane	99.7%	99.7%	1.00	50.0%	BRE Compliant	Negligible
1 Cherry Lane Mews	88.5%	88.5%	1.00	50.0%	BRE Compliant	Negligible
4 Cherry Lane Mews	83.4%	81.7%	0.98	50.0%	BRE Compliant	Negligible

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

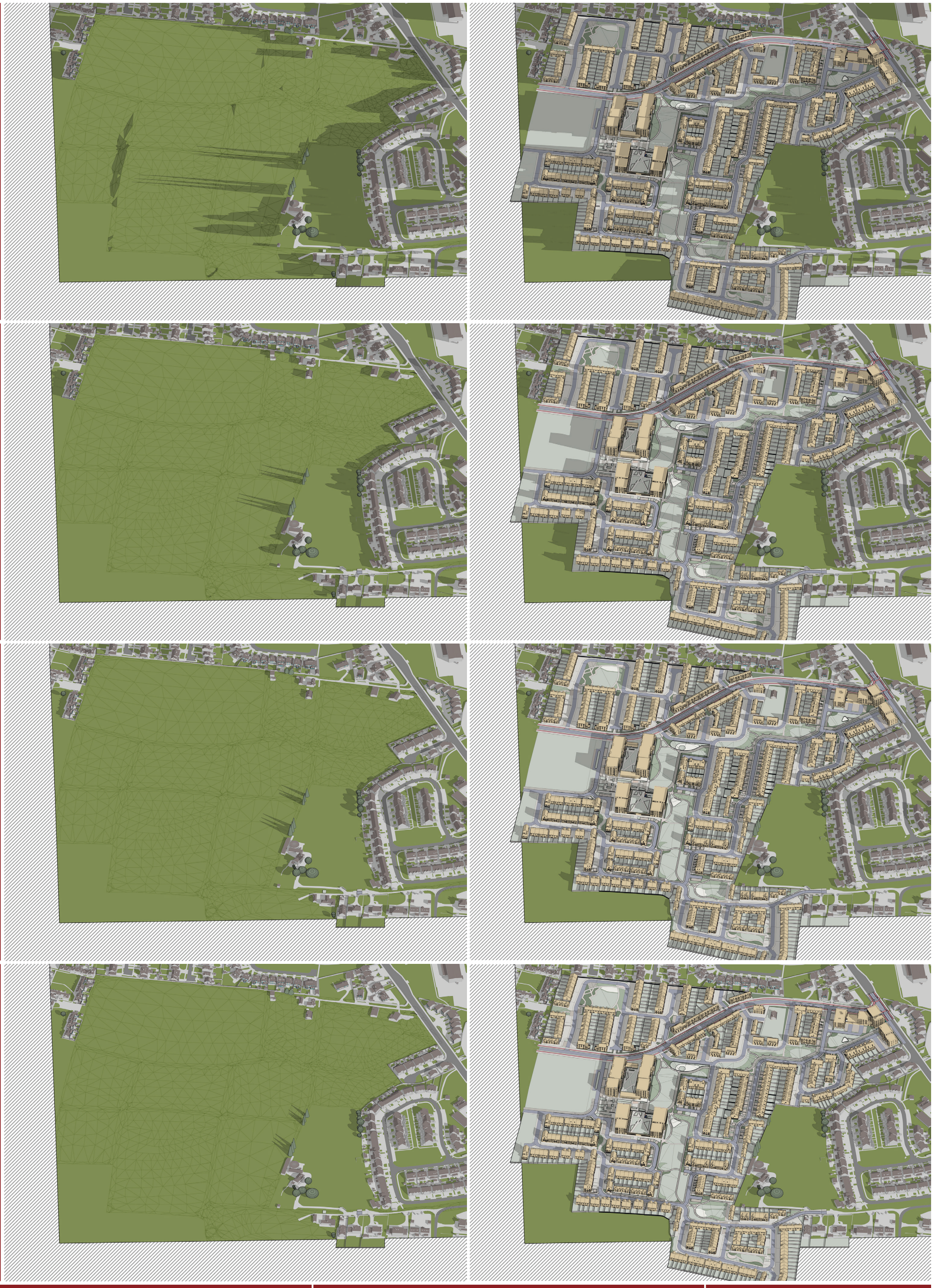
** For the interpretation of level of effects please refer to "3.2 Definition of Effects" on page 9.



Baseline — Figure 6.44: False colour plans. White area indicates the area capable of receiving 2 hours of sunlight on March 21st. — Proposed

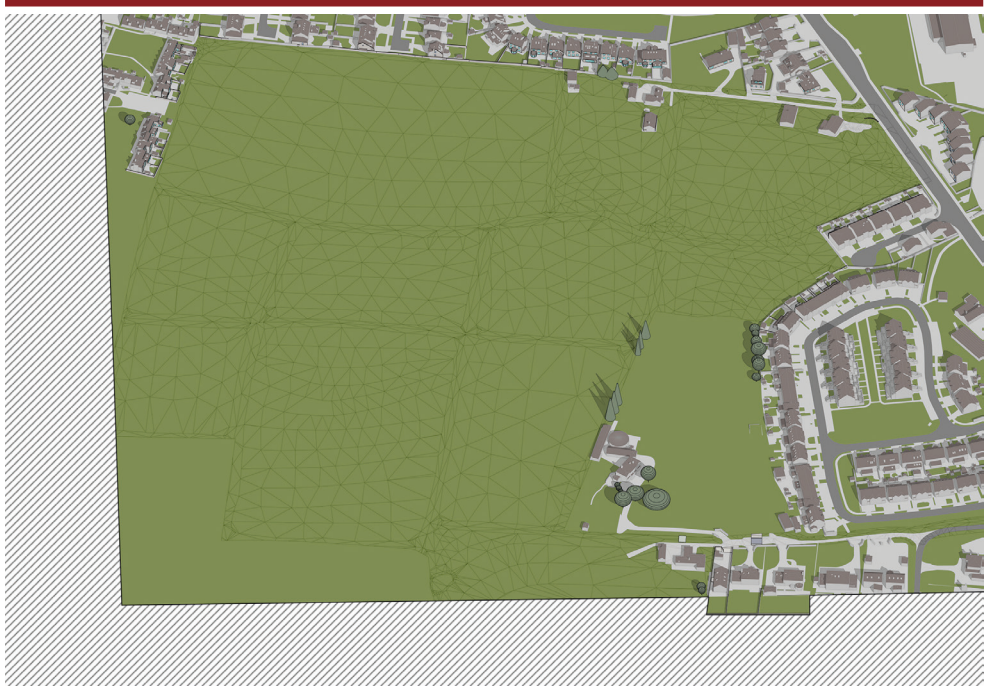
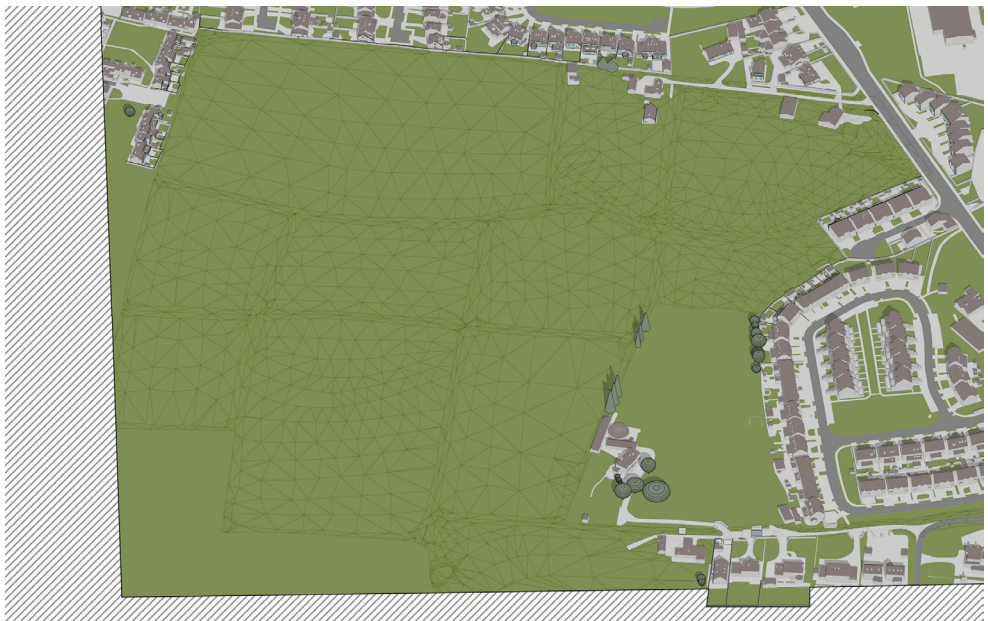
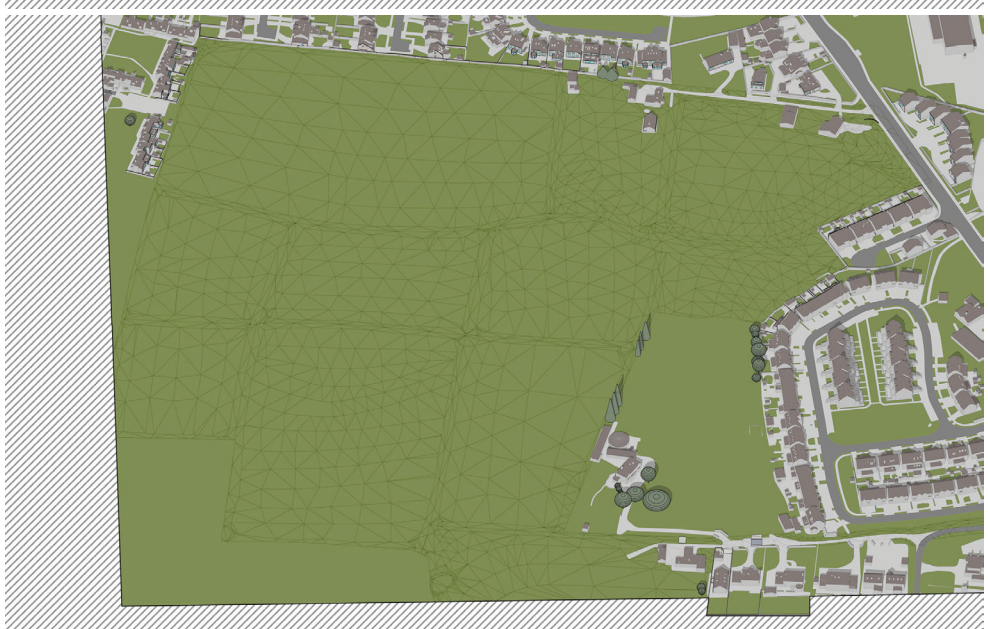
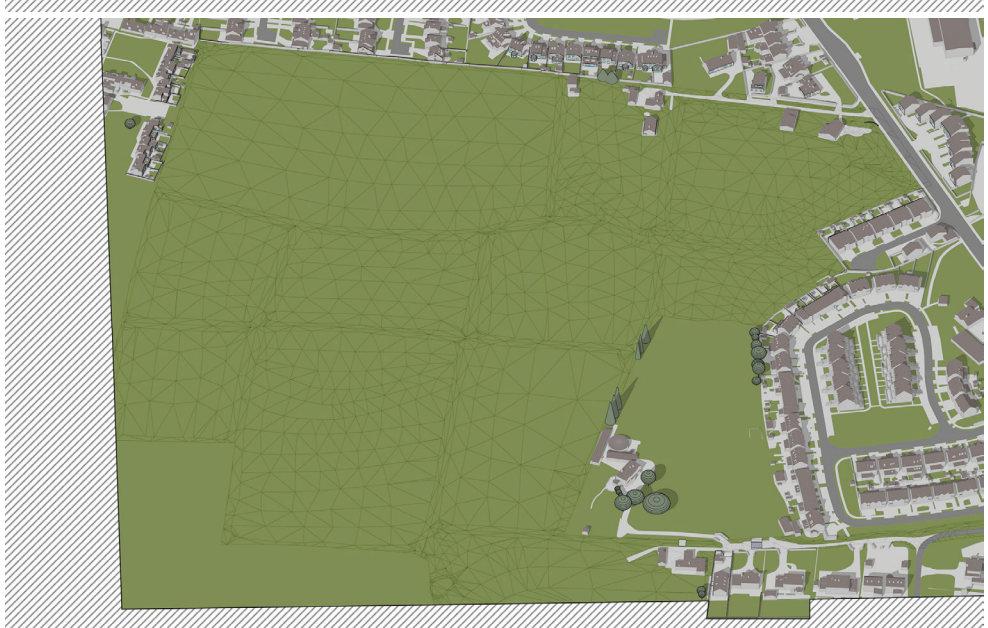
N

Baseline	Proposed
March 21st 7:00	
March 21st 8:00	
March 21st 9:00	
March 21st 10:00	



6.4 6.4.1	**Shadow Studies** **Shadow Study 21 March**	**Project:** Strategic Housing Development (SHD) Ashbourne, County Meath	3D DESIGN BUREAU
	March 21st **Sunrise 6:25 | Sunset 18:40**	**Applicant:** Arnub Ltd. & Aspect Homes (ADC) Ltd.	

N

	Baseline	Proposed
March 21st 11:00		
March 21st 12:00		
March 21st 13:00		
March 21st 14:00		

Project: Strategic Housing Development (SHD)
Ashbourne, County Meath

3D DESIGN BUREAU

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

Applicant: Arnub Ltd. & Aspect Homes (ADC) Ltd.

N

Baseline	Proposed
March 21st 15:00	
March 21st 16:00	
March 21st 17:00	
March 21st 18:00	

Project: Strategic Housing Development (SHD)
Ashbourne, County Meath

3D DESIGN BUREAU

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

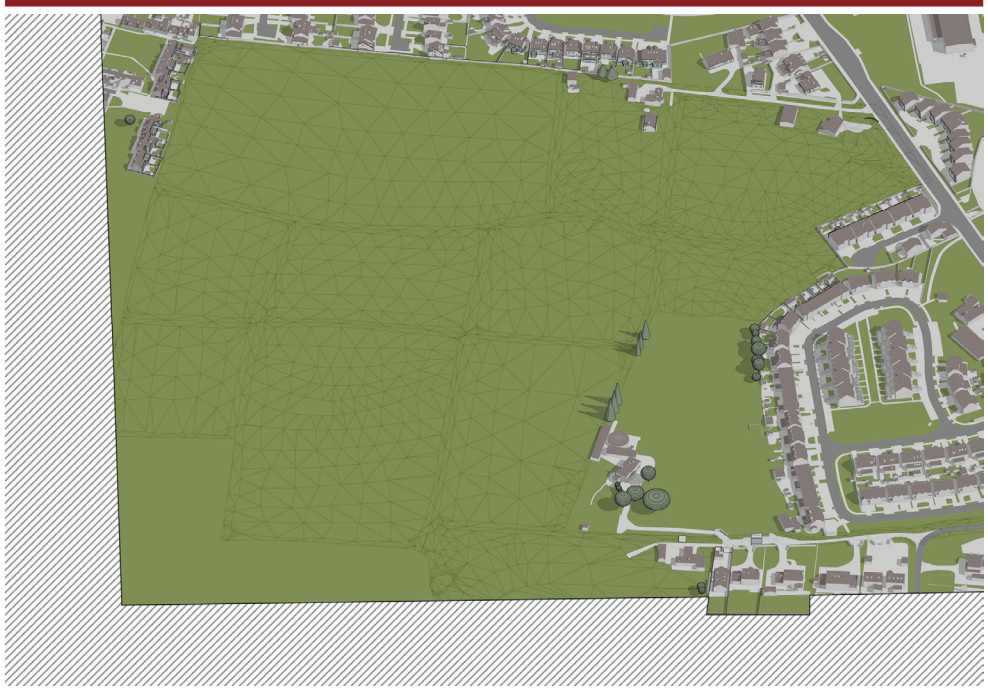
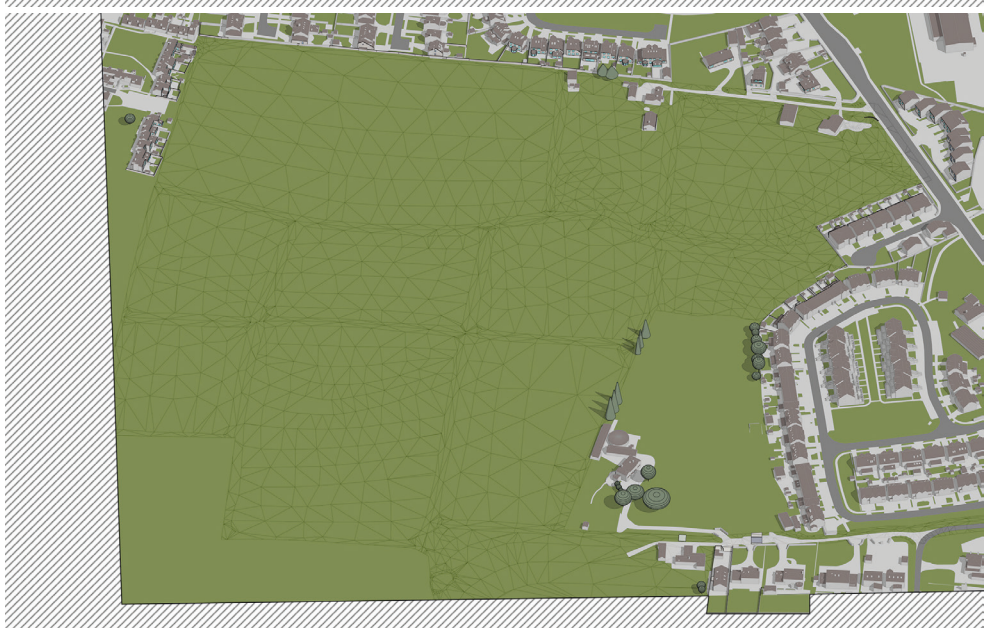
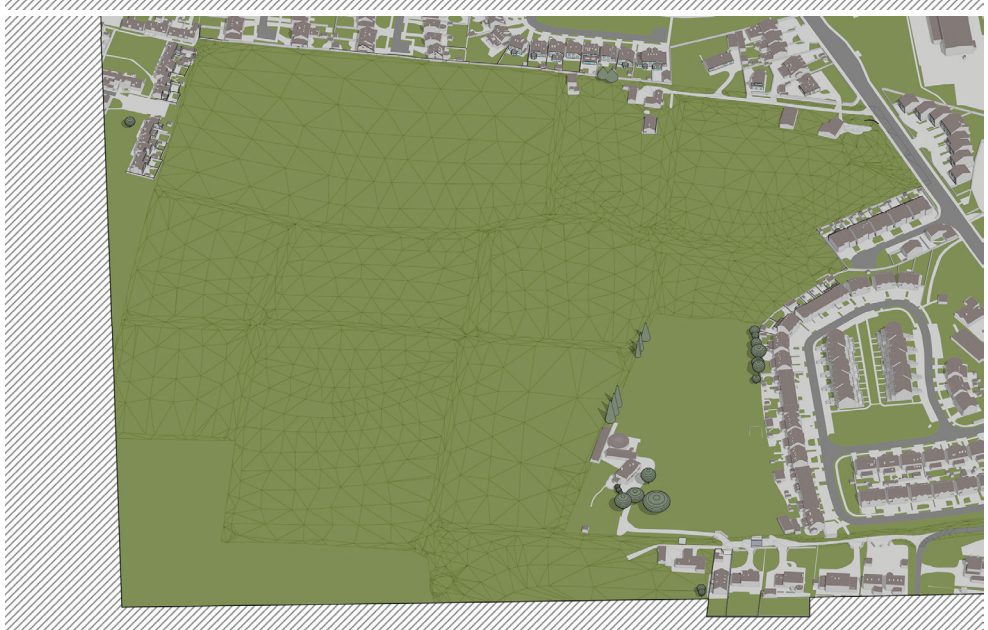
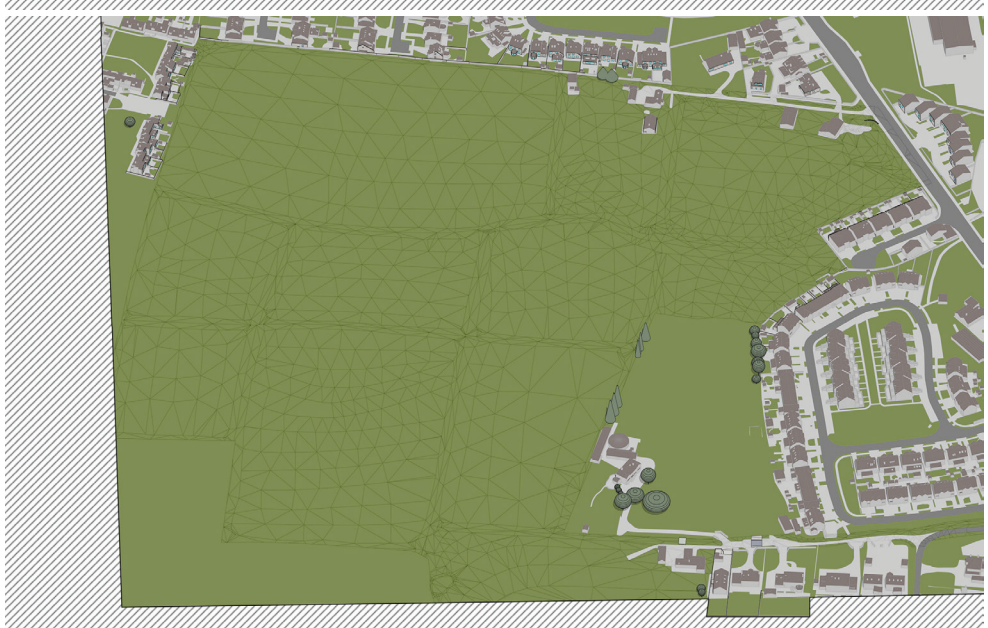
Applicant: Arnub Ltd. & Aspect Homes (ADC) Ltd.

N

Baseline	Proposed
June 21st 6:00	
June 21st 7:00	
June 21st 8:00	
June 21st 9:00	

6.4.2	**Shadow Study 21 June**	**Project:** Strategic Housing Development (SHD) Ashbourne, County Meath	3D DESIGN BUREAU
	June 21st **Sunrise 4:57 | Sunset 21:57**	**Applicant:** Arnub Ltd. & Aspect Homes (ADC) Ltd.	

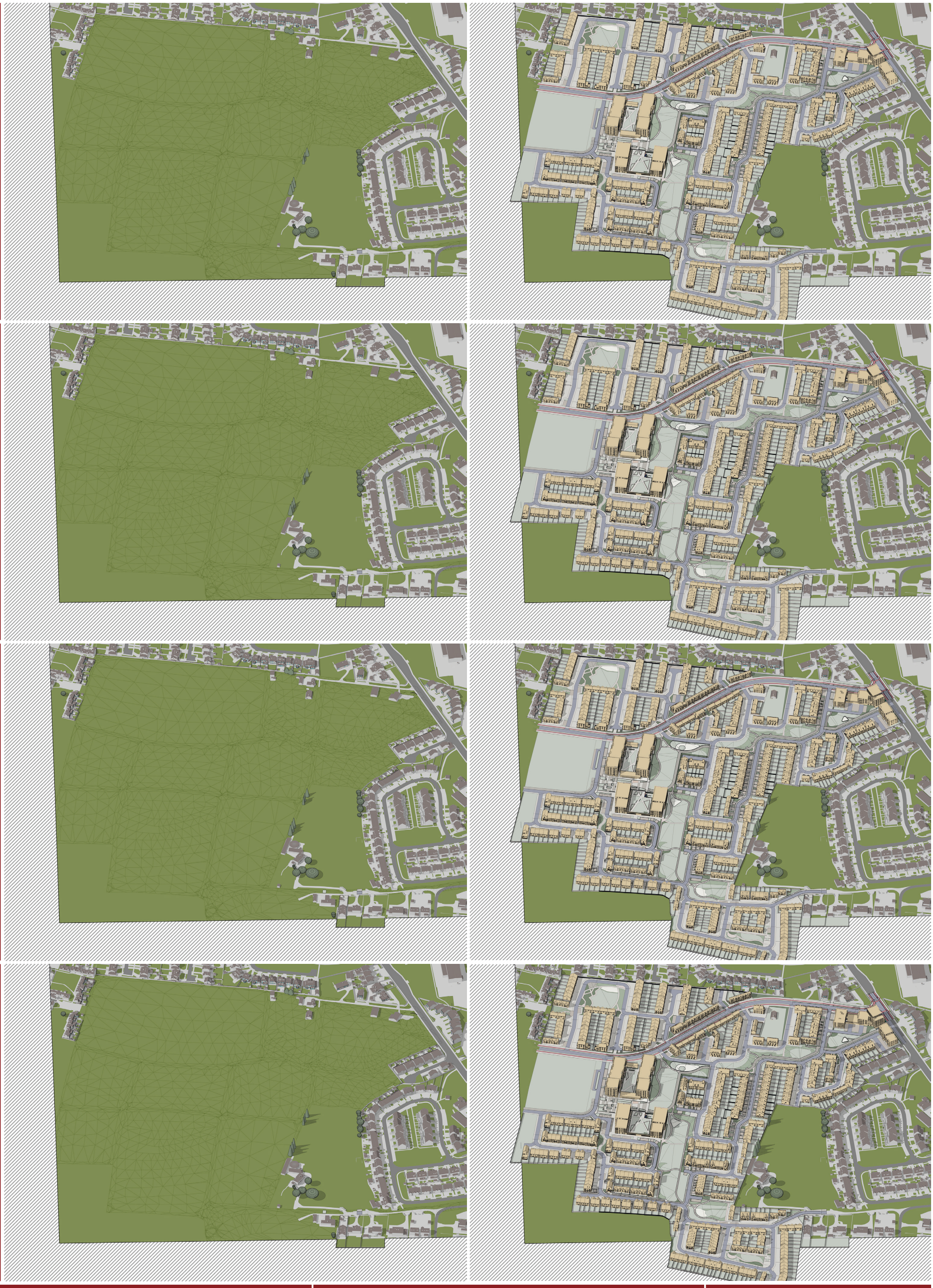
N

	Baseline	Proposed
June 21st 10:00		
June 21st 11:00		
June 21st 12:00		
June 21st 13:00		

	Project: Strategic Housing Development (SHD) Ashbourne, County Meath	3D DESIGN BUREAU
June 21st **Sunrise 4:57 | Sunset 21:57**	**Applicant:** Arnub Ltd. & Aspect Homes (ADC) Ltd.	

N

Baseline	Proposed
June 21st 14:00	
June 21st 15:00	
June 21st 16:00	
June 21st 17:00	



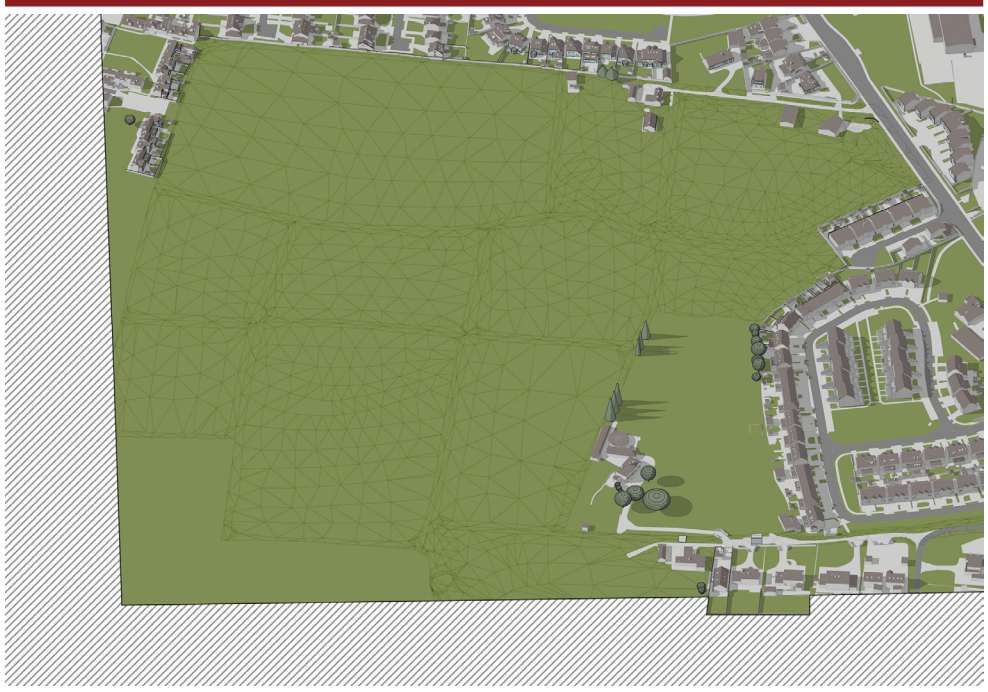
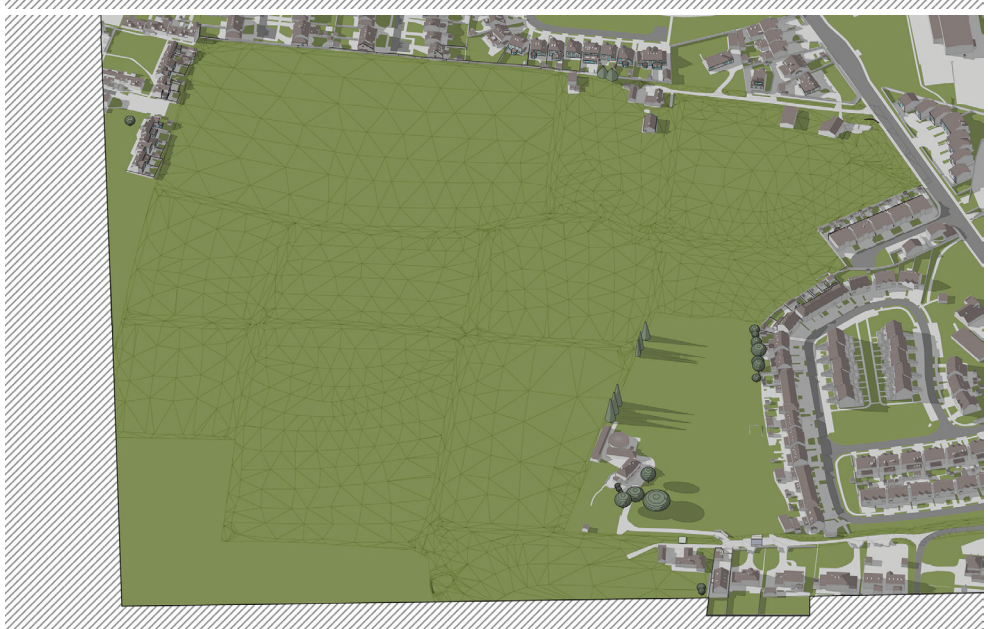
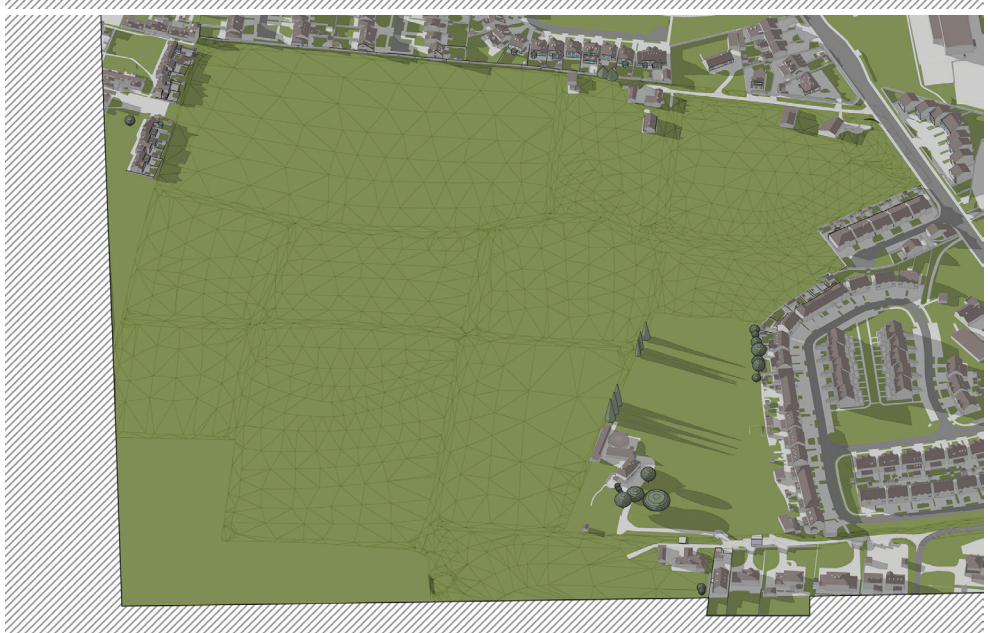
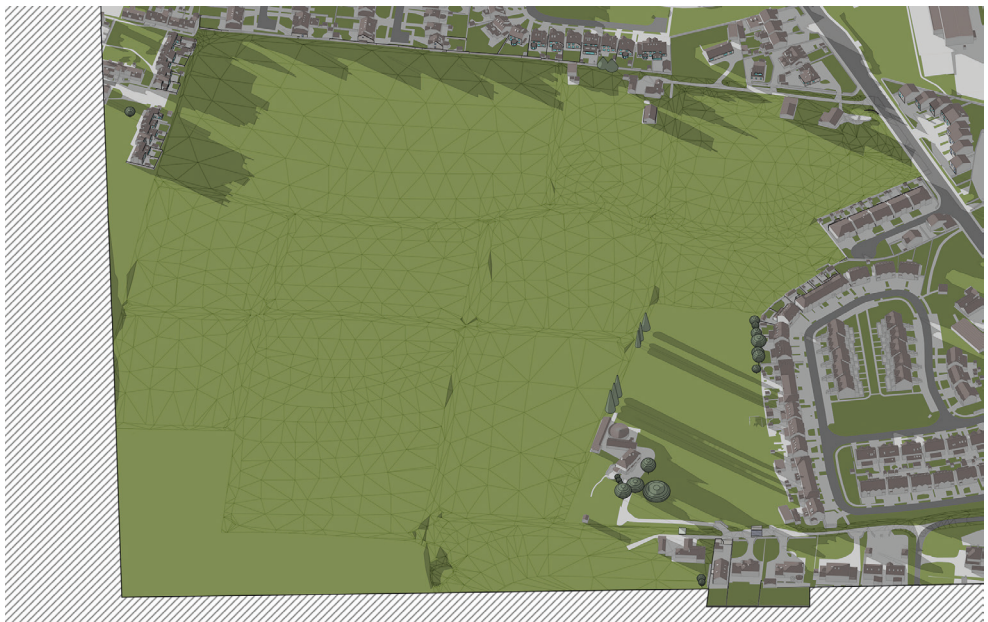
Project: Strategic Housing Development (SHD)
Ashbourne, County Meath

3D DESIGN BUREAU

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

Applicant: Arnub Ltd. & Aspect Homes (ADC) Ltd.

N

	Baseline	Proposed
June 21st 18:00		
June 21st 19:00		
June 21st 20:00		
June 21st 21:00		

Project: Strategic Housing Development (SHD)
Ashbourne, County Meath

3D DESIGN BUREAU

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

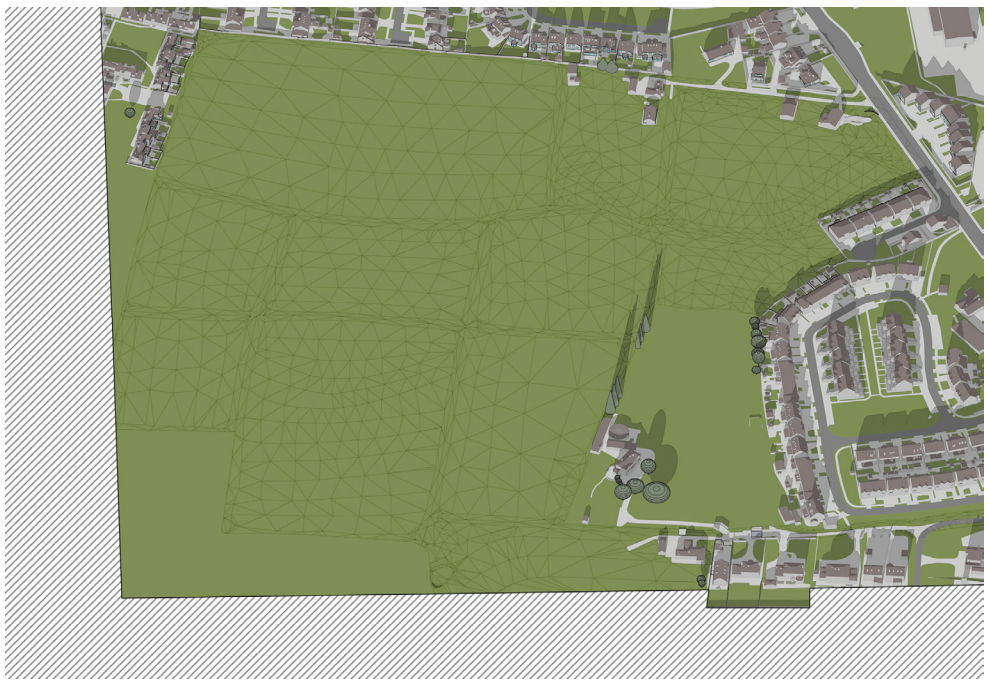
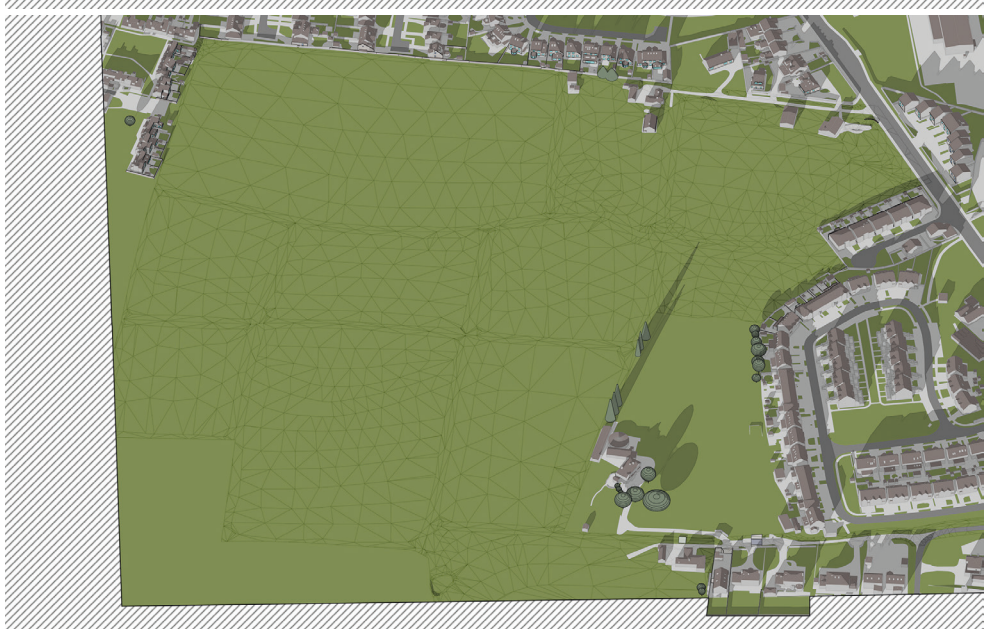
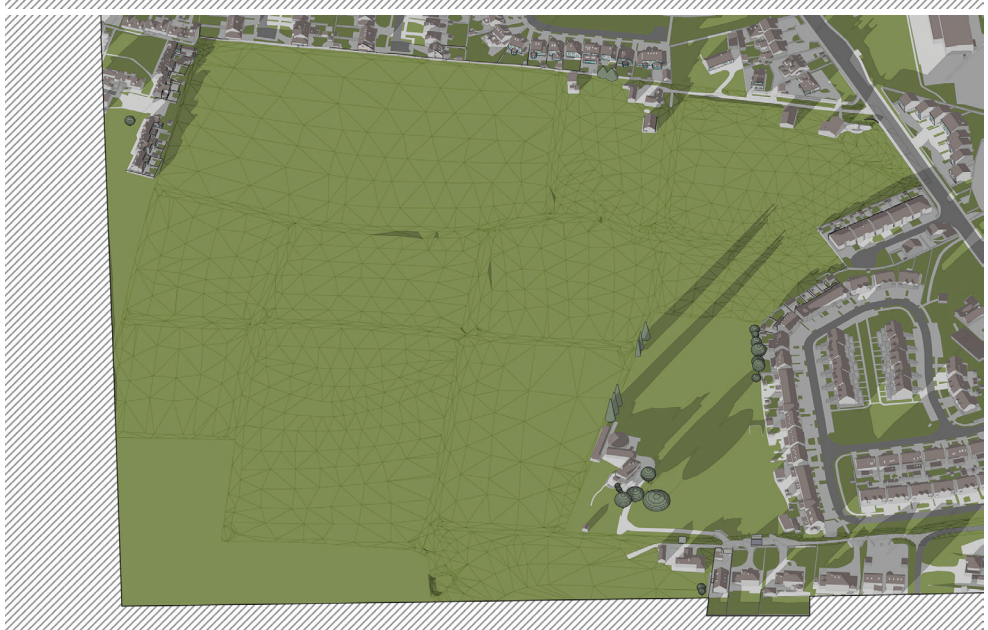
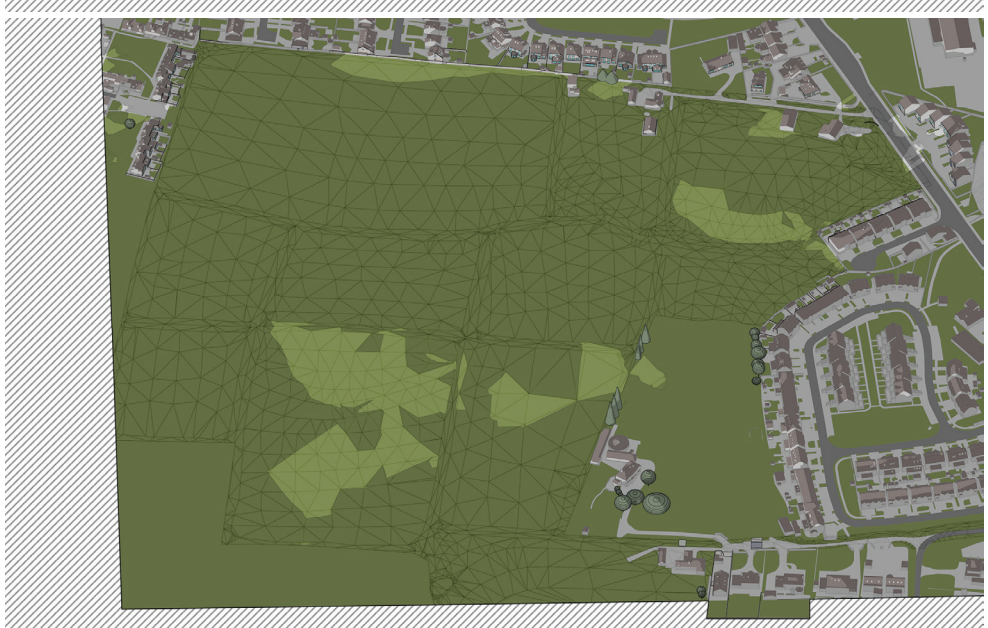
Applicant: Arnub Ltd. & Aspect Homes (ADC) Ltd.

N

Baseline	Proposed
December 21st 9:00	
December 21st 10:00	
December 21st 11:00	
December 21st 12:00	

6.4.3	**Shadow Study 21 December**	**Project:** Strategic Housing Development (SHD) Ashbourne, County Meath	3D DESIGN BUREAU
	December 21st **Sunrise 8:38 | Sunset 16:08**	**Applicant:** Arnub Ltd. & Aspect Homes (ADC) Ltd.	

N

	Baseline	Proposed
December 21st 13:00		
December 21st 14:00		
December 21st 15:00		
December 21st 16:00		

	Project: Strategic Housing Development (SHD) Ashbourne, County Meath	3D DESIGN BUREAU
December 21st **Sunrise 8:38 | Sunset 16:08**	**Applicant:** Arnub Ltd. & Aspect Homes (ADC) Ltd.	

7.0 Scheme Performance Results

7.1 Sun On Ground in Proposed Public Open Space

Table No. 7.1: SOG in Proposed Public Open Space			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Public Open Space 1	99.9%	50.0%	BRE Compliant
Public Open Space 2	97.8%	50.0%	BRE Compliant
Public Open Space 3	98.7%	50.0%	BRE Compliant
Public Open Space 4	89.9%	50.0%	BRE Compliant
Public Open Space 5	100.1%	50.0%	BRE Compliant
Public Open Space 6	39.4%	50.0%	78.7%
Public Open Space 7	100.2%	50.0%	BRE Compliant
Public Open Space 8	100.3%	50.0%	BRE Compliant
Public Open Space 9	100.6%	50.0%	BRE Compliant
Public Open Space 10	98.5%	50.0%	BRE Compliant
Public Open Space 11	82.0%	50.0%	BRE Compliant
Public Open Space 12	98.4%	50.0%	BRE Compliant
* The BRE Guidelines recommend that for a garden or amenity to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on March 21st.			

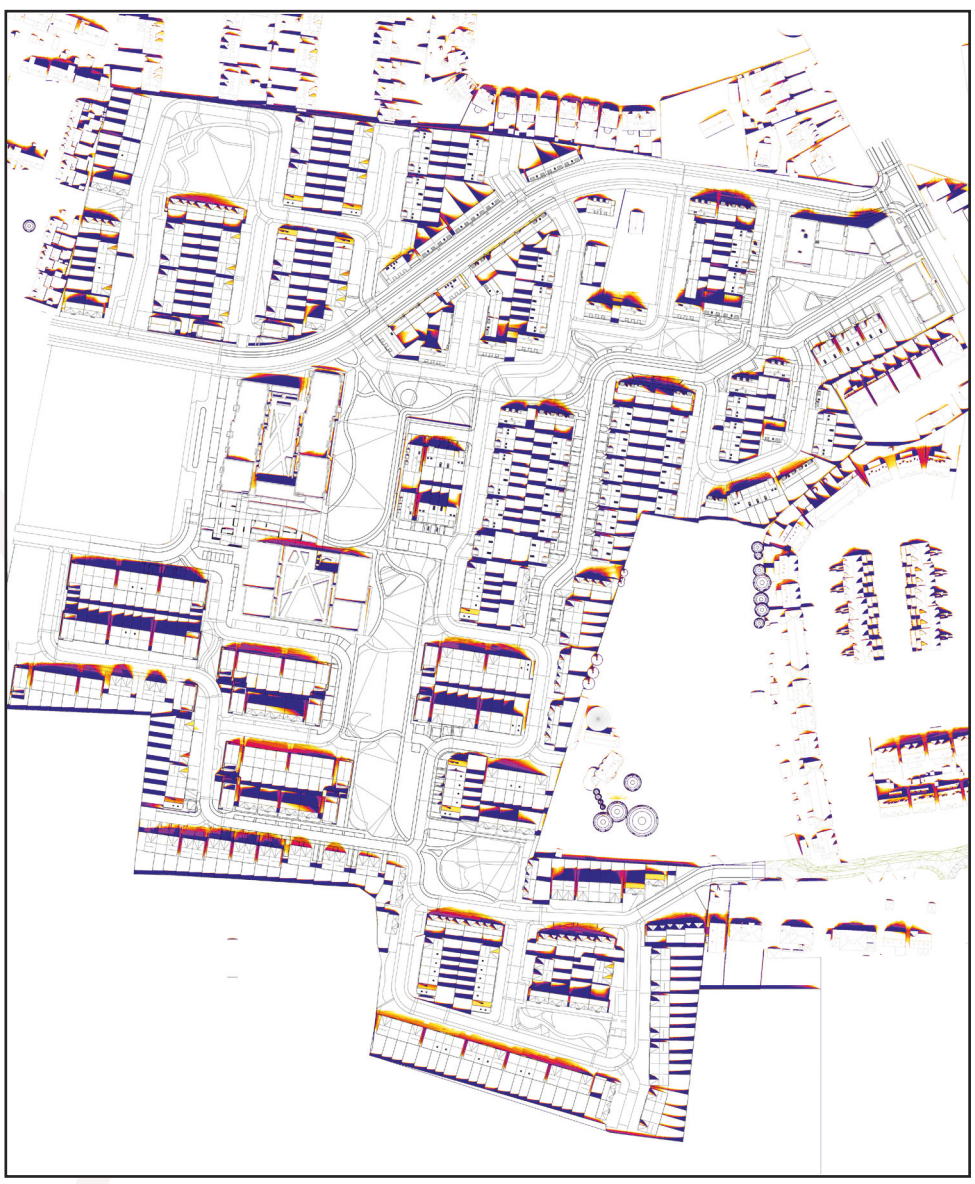


Figure 7.1: Indication of the amenity areas that have been analysed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.2 Sun On Ground in Proposed Communal Open Space

Table No. 7.2: SOG in Proposed Communal Open Space			
Assessed Area	Area Capable of Receiving 2 Hours of Sunlight on March 21st	Recommended minimum	Level of Compliance with BRE Guidelines*
Communal Open Space 1	93.8%	50.0%	BRE Compliant
Communal Open Space 2	100.5%	50.0%	BRE Compliant
Communal Open Space 3	19.0%	50.0%	38.0%
Communal Open Space 4	73.5%	50.0%	BRE Compliant
Communal Open Space 5	60.4%	50.0%	BRE Compliant
Communal Open Space 6	102.4%	50.0%	BRE Compliant
Communal Open Space 7	64.8%	50.0%	BRE Compliant
Communal Open Space 8	98.4%	50.0%	BRE Compliant
Communal Open Space 9	60.0%	50.0%	BRE Compliant
Communal Open Space 10	77.7%	50.0%	BRE Compliant
Communal Open Space 11	72.6%	50.0%	BRE Compliant
Communal Open Space 12	91.9%	50.0%	BRE Compliant
Communal Open Space 13	67.2%	50.0%	BRE Compliant
Communal Open Space 14	42.9%	50.0%	85.8%
Communal Open Space 15	98.7%	50.0%	BRE Compliant
* The BRE Guidelines recommend that for a garden or amenity to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on March 21st.			

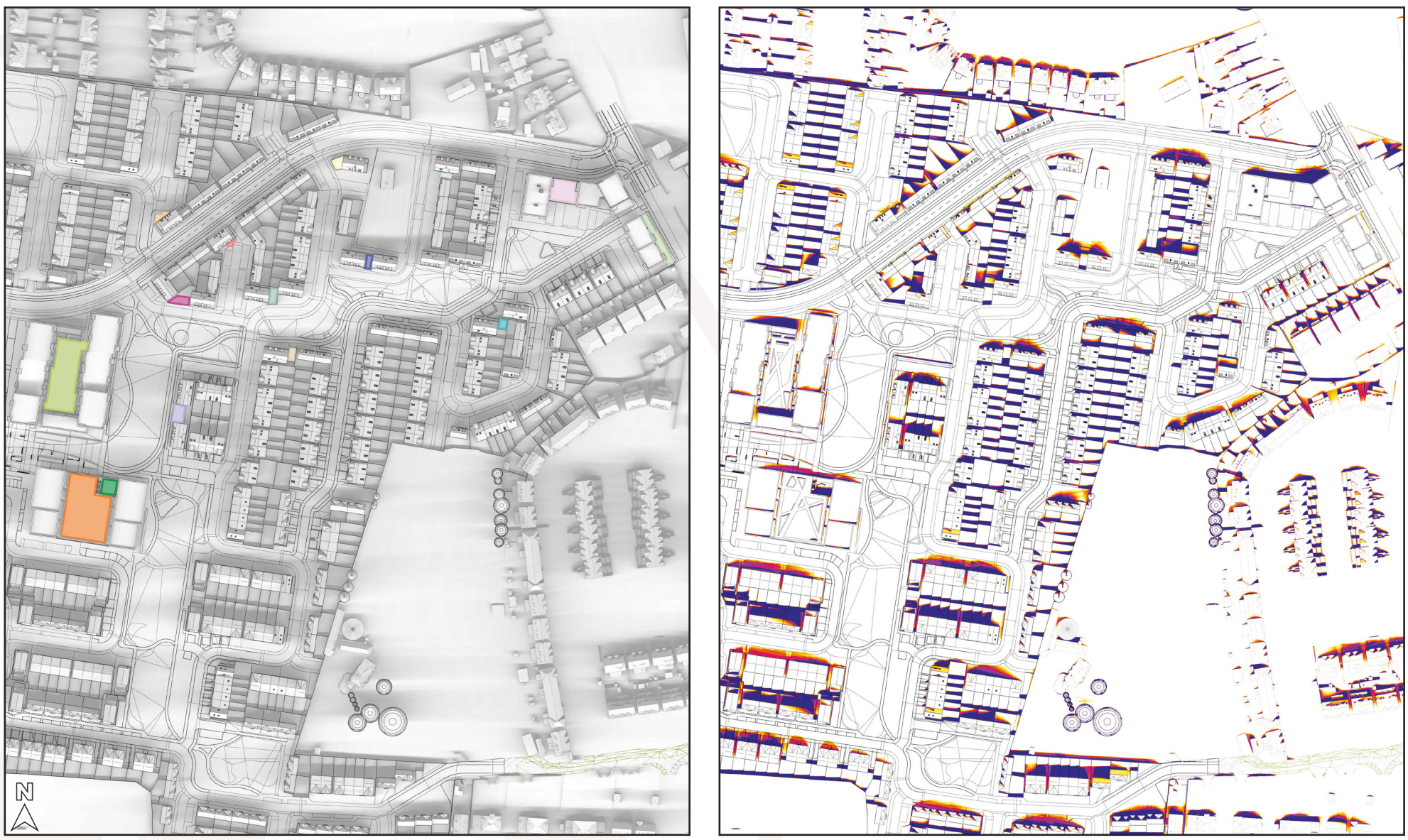


Figure 7.2: Indication of the amenity areas that have been analysed (L), Area capable of receiving 2 hours of sunlight on March 21st shown in white (R).

7.3 Sunlight Exposure (SE) in Proposed Units

7.3.1 Block A - 1st Floor

Table No. 7.3: Sunlight Exposure Results: Block A - 1st Floor

Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A-01	LKD	1.70	Minimum	Compliant	1.70	Minimum	Compliant
Apt A-01	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A-01	Bedroom 2	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt A-02	LKD	3.50	Medium	Compliant	3.50	Medium	Compliant
Apt A-02	Bedroom 1	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt A-02	Bedroom 2	1.40	Non-Compliant	-	1.40	Non-Compliant	-
Apt A-03	LKD	6.10	High	Compliant	6.10	High	Compliant
Apt A-03	Bedroom 1	4.30	High	-	4.30	High	-
Apt A-03	Bedroom 2	3.00	Medium	-	3.00	Medium	-
Apt A-04	LKD	6.80	High	-	6.80	High	-
Apt A-04	Bedroom 1	8.10	High	Compliant	8.10	High	Compliant
Apt A-04	Bedroom 2	7.40	High	-	7.40	High	-
Apt A-05	LKD	2.80	Minimum	Compliant	2.80	Minimum	Compliant
Apt A-05	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A-05	Bedroom 2	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A-21	LKD	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A-21	Bedroom 1	0.90	Non-Compliant	Non-Compliant	2.90	Minimum	Compliant
Apt A-22	LKD	9.40	High	Compliant	9.40	High	Compliant
Apt A-22	Bedroom 1	3.90	Medium	-	3.90	Medium	-
Apt A-23	LKD	8.10	High	Compliant	8.10	High	Compliant
Apt A-23	Bedroom 1	2.90	Minimum	-	2.90	Minimum	-
Apt A-23	Bedroom 2	2.30	Minimum	-	2.30	Minimum	-
Apt A-24	LKD	2.00	Minimum	-	2.00	Minimum	-
Apt A-24	Bedroom 1	3.00	Medium	Compliant	3.00	Medium	Compliant
Apt A-24	Bedroom 2	2.60	Minimum	-	2.60	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

Figure 7.3: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.2 Block A - 2nd Floor

Table No. 7.4: Sunlight Exposure Results: Block A - 2nd Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A-06	LKD	1.70	Minimum	Compliant	1.70	Minimum	Compliant
Apt A-06	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A-06	Bedroom 2	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt A-07	LKD	5.50	High	Compliant	5.50	High	Compliant
Apt A-07	Bedroom 1	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt A-07	Bedroom 2	1.40	Non-Compliant	-	1.40	Non-Compliant	-
Apt A-08	LKD	7.30	High	Compliant	7.30	High	Compliant
Apt A-08	Bedroom 1	4.30	High	-	4.30	High	-
Apt A-08	Bedroom 2	3.00	Medium	-	3.00	Medium	-
Apt A-09	LKD	7.10	High	-	7.10	High	-
Apt A-09	Bedroom 1	8.10	High	Compliant	8.10	High	Compliant
Apt A-09	Bedroom 2	7.40	High	-	7.40	High	-
Apt A-10	LKD	3.50	Medium	Compliant	3.50	Medium	Compliant
Apt A-10	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A-10	Bedroom 2	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A-25	LKD	2.00	Minimum	Compliant	2.00	Minimum	-
Apt A-25	Bedroom 1	1.60	Minimum	-	3.30	Medium	Compliant
Apt A-26	LKD	9.40	High	Compliant	9.40	High	Compliant
Apt A-26	Bedroom 1	3.90	Medium	-	3.90	Medium	-
Apt A-27	LKD	8.10	High	Compliant	8.10	High	Compliant
Apt A-27	Bedroom 1	2.90	Minimum	-	2.90	Minimum	-
Apt A-27	Bedroom 2	2.30	Minimum	-	2.30	Minimum	-
Apt A-28	LKD	2.00	Minimum	-	2.00	Minimum	-
Apt A-28	Bedroom 1	3.00	Medium	Compliant	3.00	Medium	Compliant
Apt A-28	Bedroom 2	2.60	Minimum	-	2.60	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

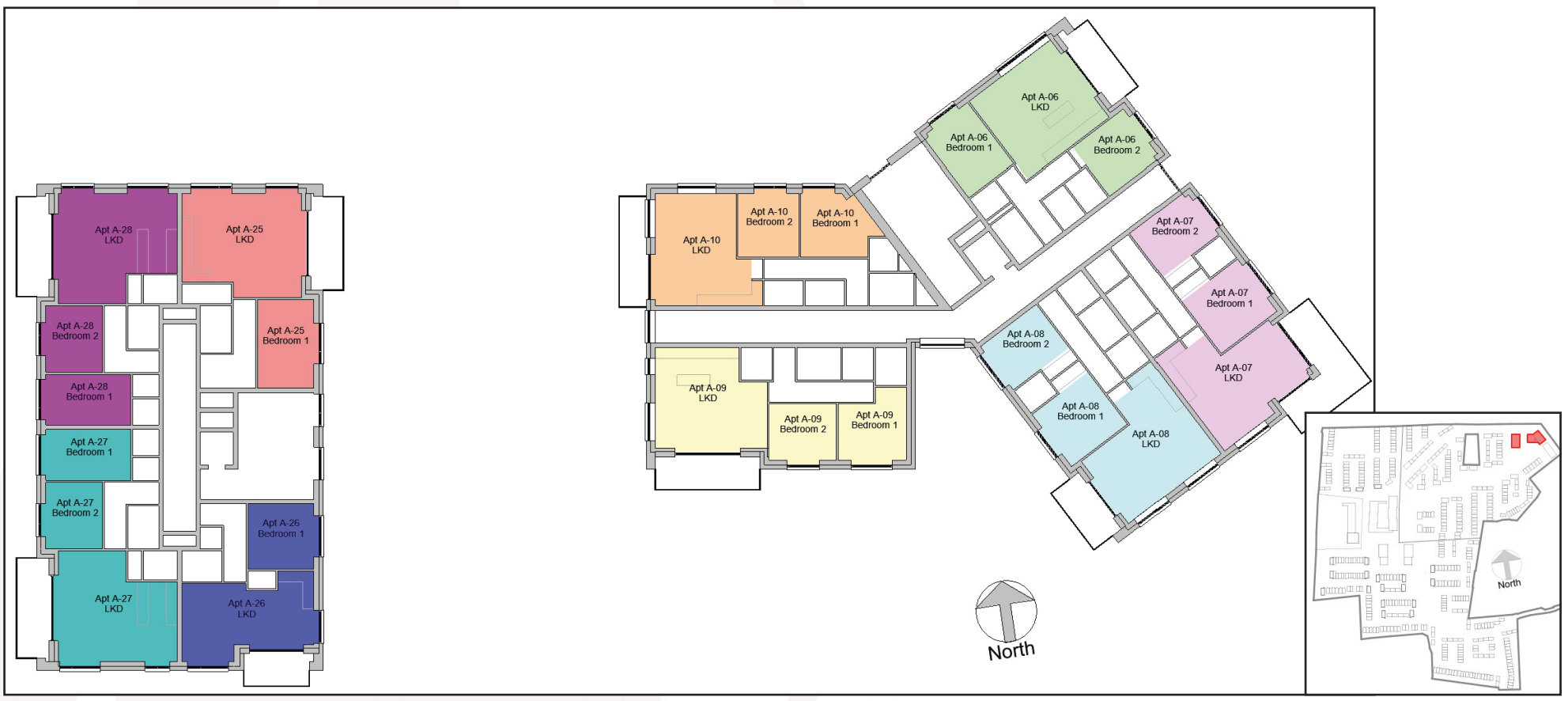


Figure 7.4: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.3 Block A - 3rd Floor

Table No. 7.5: Sunlight Exposure Results: Block A - 3rd Floor

Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A-11	LKD	1.70	Minimum	Compliant	1.70	Minimum	Compliant
Apt A-11	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A-11	Bedroom 2	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt A-12	LKD	6.70	High	Compliant	6.70	High	Compliant
Apt A-12	Bedroom 1	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt A-12	Bedroom 2	1.40	Non-Compliant	-	1.40	Non-Compliant	-
Apt A-13	LKD	9.40	High	Compliant	9.40	High	Compliant
Apt A-13	Bedroom 1	4.30	High	-	4.30	High	-
Apt A-13	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt A-14	LKD	2.90	Minimum	-	2.90	Minimum	-
Apt A-14	Bedroom 1	8.10	High	Compliant	8.10	High	Compliant
Apt A-14	Bedroom 2	7.40	High	-	7.40	High	-
Apt A-15	LKD	2.90	Minimum	Compliant	2.90	Minimum	Compliant
Apt A-15	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A-15	Bedroom 2	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A-29	LKD	3.40	Medium	-	3.40	Medium	-
Apt A-29	Bedroom 1	3.90	Medium	Compliant	3.90	Medium	Compliant
Apt A-30	LKD	9.40	High	Compliant	9.40	High	Compliant
Apt A-30	Bedroom 1	3.90	Medium	-	3.90	Medium	-
Apt A-31	LKD	8.10	High	Compliant	8.10	High	Compliant
Apt A-31	Bedroom 1	2.90	Minimum	-	2.90	Minimum	-
Apt A-31	Bedroom 2	2.70	Minimum	-	2.70	Minimum	-
Apt A-32	LKD	2.80	Minimum	-	2.80	Minimum	-
Apt A-32	Bedroom 1	3.00	Medium	Compliant	3.00	Medium	Compliant
Apt A-32	Bedroom 2	2.60	Minimum	-	2.60	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

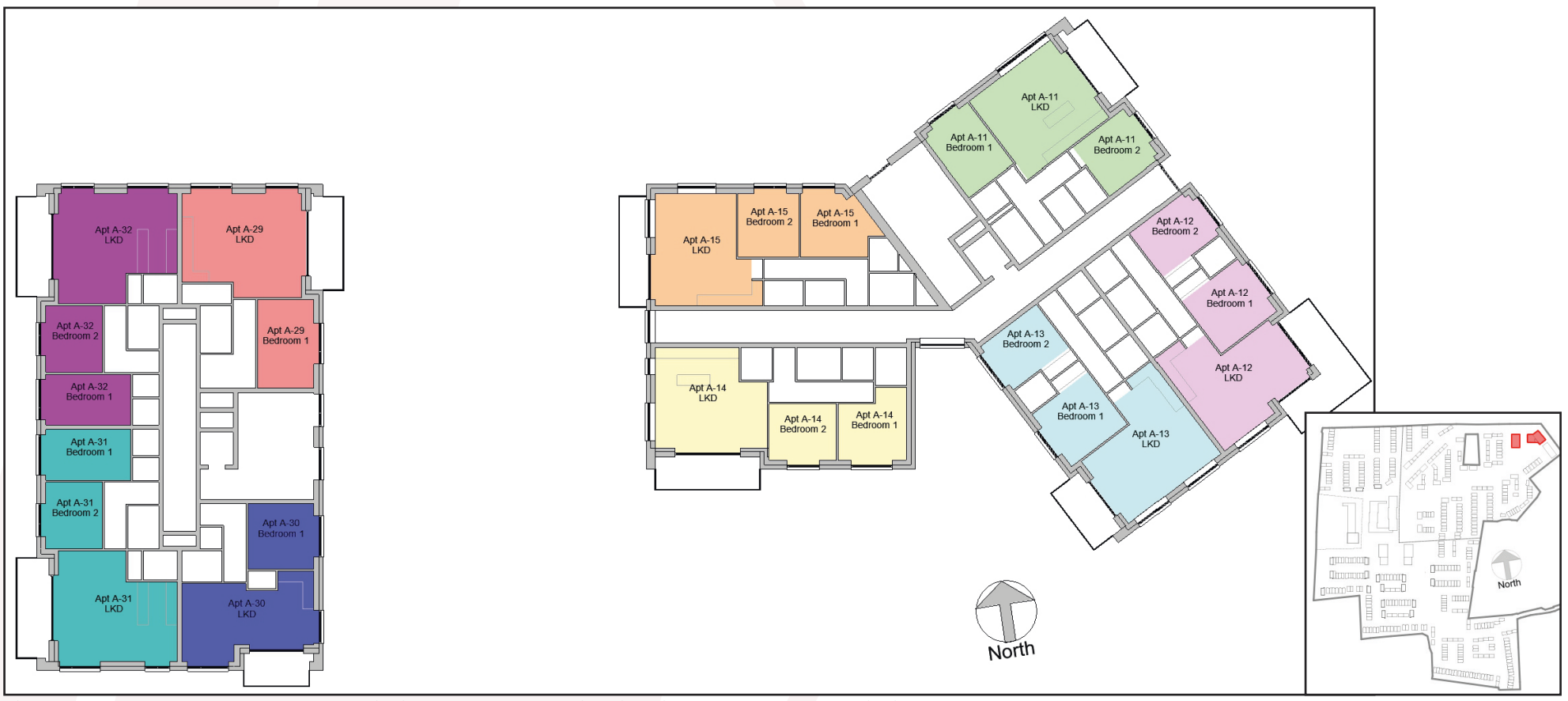


Figure 7.5: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.4 Block A - 4th & 5th Floor

Table No. 7.6: Sunlight Exposure Results: Block A - 4th & 5th Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
4th Floor							
Apt A-16	LKD	1.70	Minimum	Compliant	1.70	Minimum	Compliant
Apt A-16	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A-16	Bedroom 2	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt A-17	LKD	6.70	High	Compliant	6.70	High	Compliant
Apt A-17	Bedroom 1	1.60	Minimum	-	1.60	Minimum	-
Apt A-17	Bedroom 2	1.40	Non-Compliant	-	1.40	Non-Compliant	-
Apt A-18	LKD	9.40	High	Compliant	9.40	High	Compliant
Apt A-18	Bedroom 1	4.70	High	-	4.70	High	-
Apt A-18	Bedroom 2	5.00	High	-	5.00	High	-
5th Floor							
Apt A-19	LKD	1.60	Minimum	Compliant	1.60	Minimum	Compliant
Apt A-19	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A-19	Bedroom 2	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt A-20	LKD	9.40	High	Compliant	9.40	High	Compliant
Apt A-20	Bedroom 1	7.90	High	-	7.90	High	-
Apt A-20	Bedroom 2	1.50	Minimum	-	1.50	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

Figure 7.6: Floor plan of assessed building: 4th Floor (L), 5th Floor (M), Keyplan highlighting the assessed building (R).

7.3.5 Block B - Ground Floor

Table No. 7.7: Sunlight Exposure Results: Block B - Ground Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt B-01	LKD	3.90	Medium	Compliant	3.90	Medium	Compliant
Apt B-01	Bedroom 1	1.80	Minimum	-	3.30	Medium	-
Apt B-01	Bedroom 2	0.40	Non-Compliant	-	1.30	Non-Compliant	-
Apt B-02	LKD	5.10	High	Compliant	5.10	High	Compliant
Apt B-02	Bedroom 1	3.80	Medium	-	3.80	Medium	-
Apt B-03	LKD	0.70	Non-Compliant	Non-Compliant	2.10	Minimum	Compliant
Apt B-03	Bedroom 1	0.60	Non-Compliant	-	1.60	Minimum	-
Apt B-04	LKD	6.10	High	Compliant	8.60	High	Compliant
Apt B-04	Bedroom 1	2.80	Minimum	-	4.70	High	-
Apt B-04	Bedroom 2	0.80	Non-Compliant	-	1.40	Non-Compliant	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

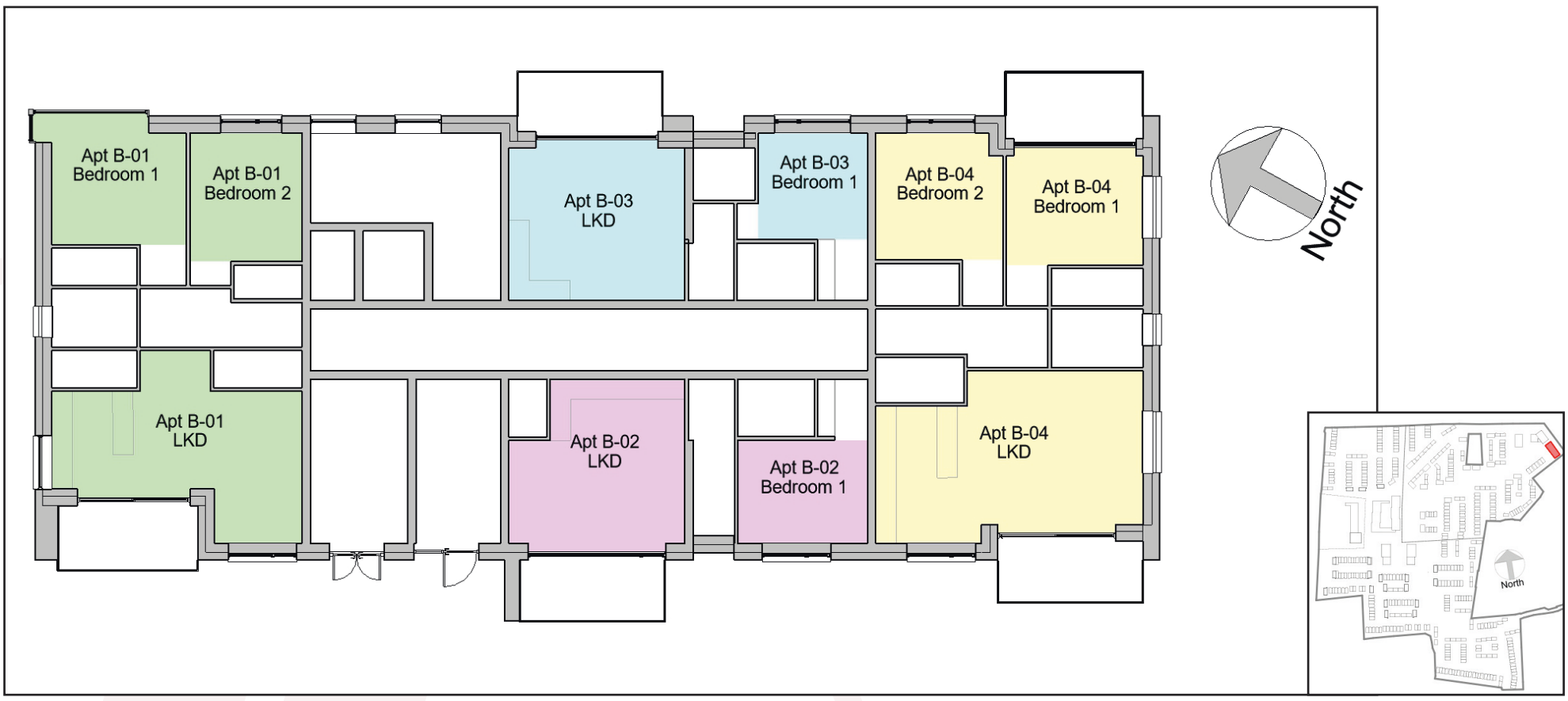


Figure 7.7: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.6 Block B - 1st Floor

Table No. 7.8: Sunlight Exposure Results: Block B - 1st Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt B-05	LKD	3.70	Medium	Compliant	3.70	Medium	Compliant
Apt B-05	Bedroom 1	3.60	Medium	-	3.60	Medium	-
Apt B-05	Bedroom 2	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt B-06	LKD	5.00	High	Compliant	5.00	High	Compliant
Apt B-06	Bedroom 1	4.90	High	-	4.90	High	-
Apt B-06	Bedroom 2	4.70	High	-	4.70	High	-
Apt B-07	LKD	1.90	Minimum	Compliant	2.10	Minimum	Compliant
Apt B-07	Bedroom 1	1.50	Minimum	-	1.60	Minimum	-
Apt B-08	LKD	8.50	High	Compliant	8.50	High	Compliant
Apt B-08	Bedroom 1	4.70	High	-	4.70	High	-
Apt B-08	Bedroom 2	1.10	Non-Compliant	-	1.40	Non-Compliant	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

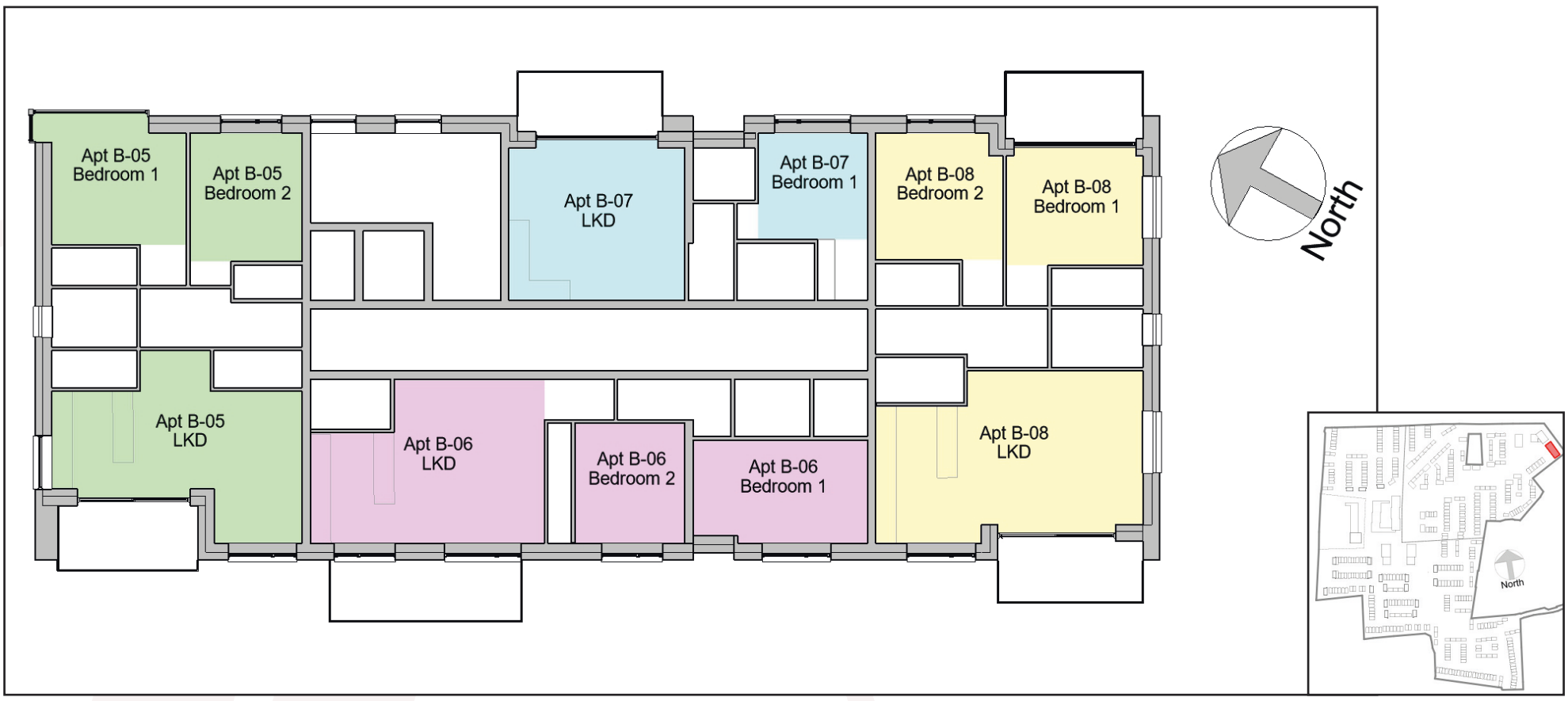


Figure 7.8: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.7 Block B - 2nd Floor

Table No. 7.9: Sunlight Exposure Results: Block B -2nd Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt B-09	LKD	3.70	Medium	Compliant	3.70	Medium	Compliant
Apt B-09	Bedroom 1	3.60	Medium	-	3.60	Medium	-
Apt B-09	Bedroom 2	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt B-10	LKD	5.00	High	Compliant	5.00	High	Compliant
Apt B-10	Bedroom 1	4.90	High	-	4.90	High	-
Apt B-10	Bedroom 2	4.70	High	-	4.70	High	-
Apt B-11	LKD	2.10	Minimum	Compliant	2.10	Minimum	Compliant
Apt B-11	Bedroom 1	1.60	Minimum	-	1.60	Minimum	-
Apt B-12	LKD	9.40	High	Compliant	9.40	High	Compliant
Apt B-12	Bedroom 1	4.70	High	-	4.70	High	-
Apt B-12	Bedroom 2	1.40	Non-Compliant	-	1.40	Non-Compliant	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

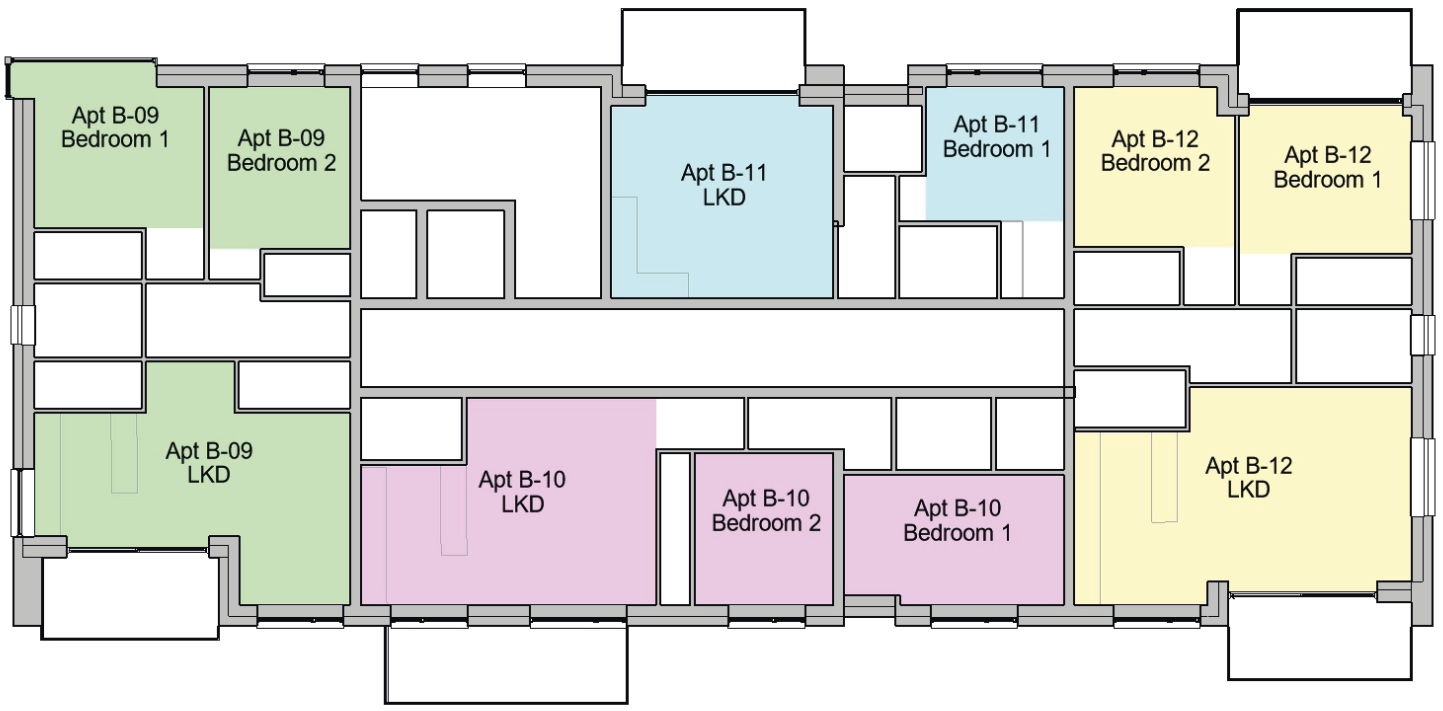


Figure 7.9: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.8 Block B - 3rd Floor

Table No. 7.10: Sunlight Exposure Results: Block B -3rd Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt B-13	LKD	4.90	High	Compliant	4.90	High	Compliant
Apt B-13	Bedroom 1	3.60	Medium	-	3.60	Medium	-
Apt B-13	Bedroom 2	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt B-14	LKD	5.00	High	-	5.00	High	-
Apt B-14	Bedroom 1	6.40	High	-	6.40	High	-
Apt B-14	Bedroom 2	9.40	High	Compliant	9.40	High	Compliant

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

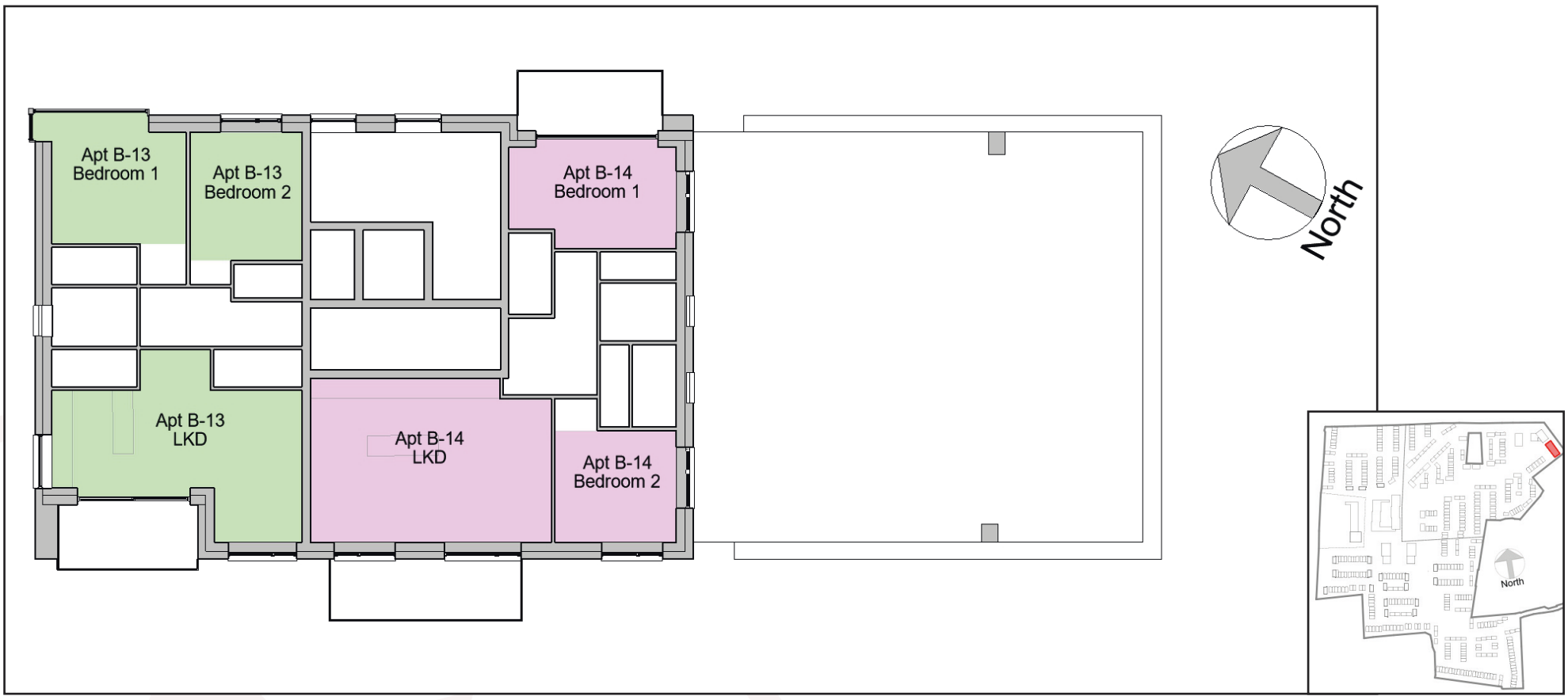


Figure 7.10: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.9 Block A1 West - Ground Floor

Table No. 7.11: Sunlight Exposure Results: Block A1 West - Ground Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A1W-01	LKD	2.50	Minimum	-	3.30	Medium	Compliant
Apt A1W-01	Bedroom 1	2.60	Minimum	Compliant	2.60	Minimum	-
Apt A1W-01	Bedroom 2	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1W-02	LKD	2.60	Minimum	Compliant	2.60	Minimum	Compliant
Apt A1W-02	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1W-02	Bedroom 2	1.60	Minimum	-	1.60	Minimum	-
Apt A1W-03	LKD	1.60	Minimum	-	1.60	Minimum	-
Apt A1W-03	Bedroom 1	1.70	Minimum	Compliant	1.70	Minimum	Compliant
Apt A1W-03	Bedroom 2	1.70	Minimum	Compliant	1.70	Minimum	Compliant
Apt A1W-04	LKD	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt A1W-04	Bedroom 1	1.70	Minimum	Compliant	1.70	Minimum	Compliant
Apt A1W-04	Bedroom 2	0.00	Non-Compliant	-	0.00	Non-Compliant	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to “3.3 Definition of Levels of Sunlight Exposure” on page 9.

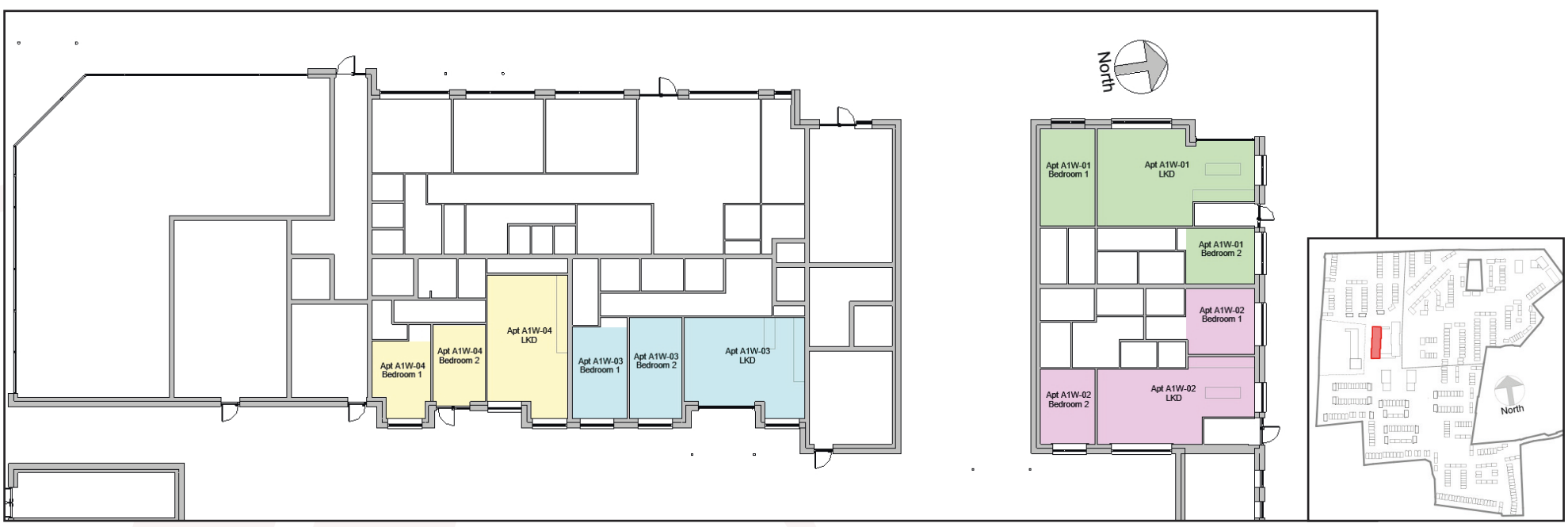


Figure 7.11: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.10 Block A1 West - 1st Floor

Table No. 7.12: Sunlight Exposure Results: Block A1 West - 1st Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A1W-05	LKD	3.30	Medium	Compliant	3.30	Medium	Compliant
Apt A1W-05	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1W-05	Bedroom 2	2.60	Minimum	-	2.60	Minimum	-
Apt A1W-06	LKD	3.30	Medium	Compliant	3.30	Medium	Compliant
Apt A1W-06	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1W-06	Bedroom 2	2.00	Minimum	-	2.00	Minimum	-
Apt A1W-07	LKD	2.30	Minimum	Compliant	2.30	Minimum	Compliant
Apt A1W-07	Bedroom 1	1.90	Minimum	-	1.90	Minimum	-
Apt A1W-07	Bedroom 2	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt A1W-08	LKD	2.40	Minimum	-	2.40	Minimum	-
Apt A1W-08	Bedroom 1	2.60	Minimum	Compliant	2.60	Minimum	Compliant
Apt A1W-09	LKD	2.10	Minimum	Compliant	2.10	Minimum	-
Apt A1W-09	Bedroom 1	1.90	Minimum	-	2.60	Minimum	Compliant
Apt A1W-09	Bedroom 2	1.60	Minimum	-	1.90	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to “3.3 Definition of Levels of Sunlight Exposure” on page 9.

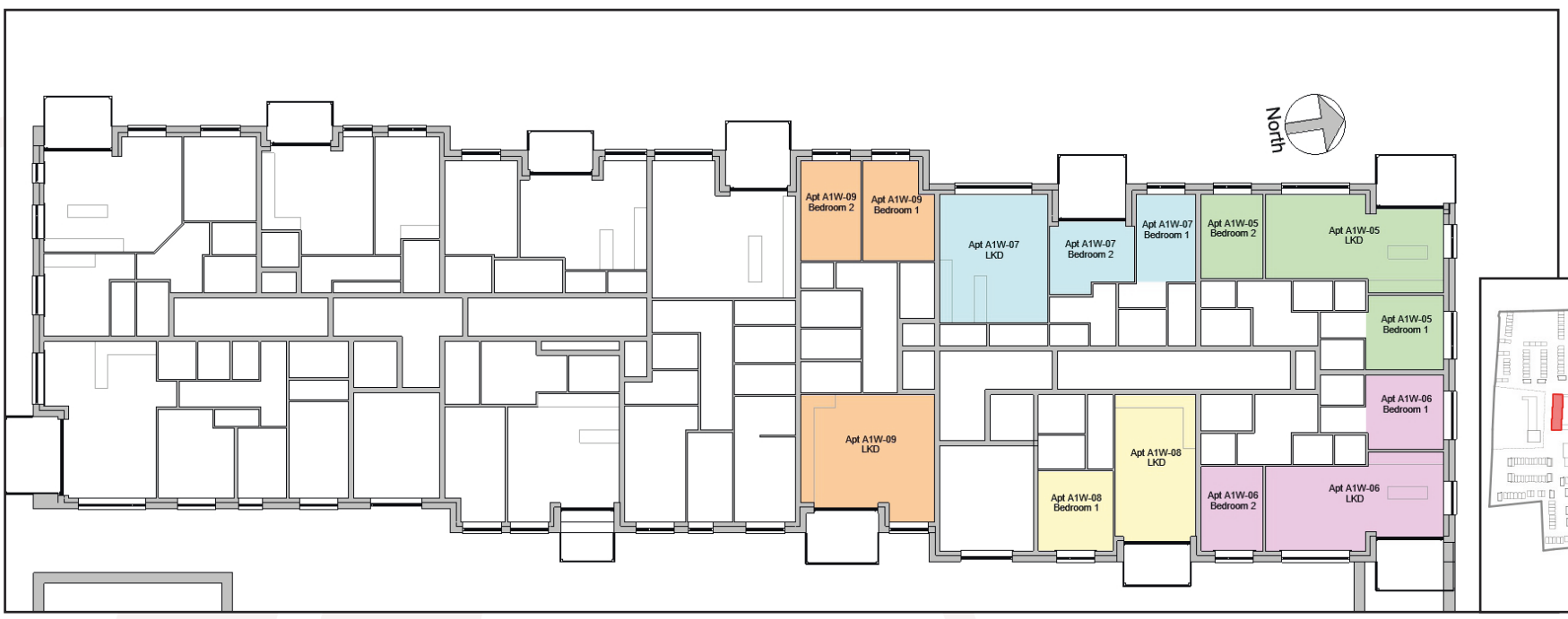


Figure 7.12: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.11 Block A1 West - 1st Floor

Table No. 7.13: Sunlight Exposure Results: Block A1 West - 1st Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A1W-10	LKD	3.20	Medium	Compliant	3.20	Medium	Compliant
Apt A1W-10	Bedroom 1	2.20	Minimum	-	2.20	Minimum	-
Apt A1W-10	Bedroom 2	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt A1W-10	Bedroom 3	1.50	Minimum	-	1.50	Minimum	-
Apt A1W-11	LKD	2.50	Minimum	Compliant	2.50	Minimum	Compliant
Apt A1W-11	Bedroom 1	0.60	Non-Compliant	-	1.40	Non-Compliant	-
Apt A1W-12	LKD	2.30	Minimum	Compliant	2.30	Minimum	Compliant
Apt A1W-12	Bedroom 1	2.20	Minimum	-	2.20	Minimum	-
Apt A1W-13	LKD	2.50	Minimum	-	2.50	Minimum	-
Apt A1W-13	Bedroom 1	2.60	Minimum	Compliant	2.60	Minimum	Compliant
Apt A1W-14	LKD	9.40	High	Compliant	9.40	High	Compliant
Apt A1W-14	Bedroom 1	2.90	Minimum	-	2.90	Minimum	-
Apt A1W-14	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt A1W-14	Bedroom 3	2.40	Minimum	-	2.40	Minimum	-
Apt A1W-15	LKD	7.60	High	Compliant	7.60	High	Compliant
Apt A1W-15	Bedroom 1	7.40	High	-	7.40	High	-
Apt A1W-15	Bedroom 2	2.60	Minimum	-	2.60	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to “3.3 Definition of Levels of Sunlight Exposure” on page 9.

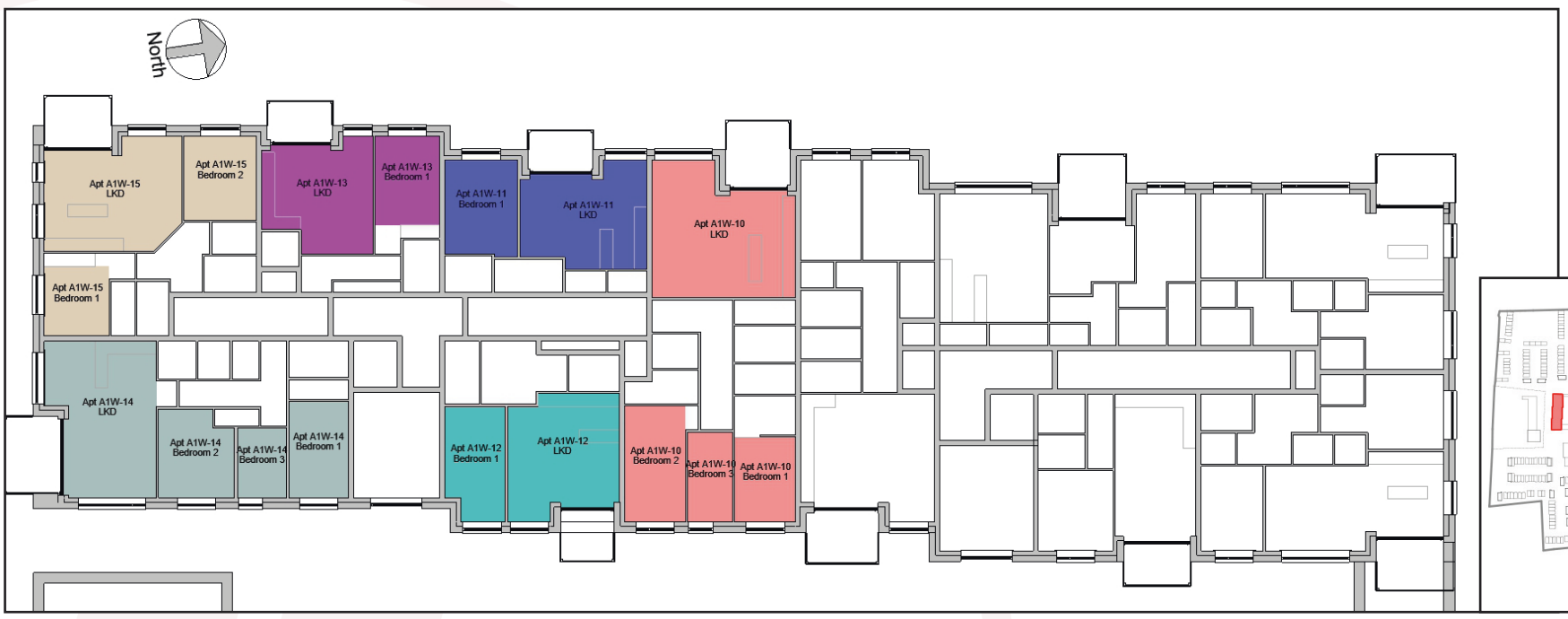


Figure 7.13: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.12 Block A1 West - 2nd Floor

Table No. 7.14: Sunlight Exposure Results: Block A1 West - 2nd Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A1W-16	LKD	3.30	Medium	Compliant	3.30	Medium	Compliant
Apt A1W-16	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1W-16	Bedroom 2	2.60	Minimum	-	2.60	Minimum	-
Apt A1W-17	LKD	4.10	High	Compliant	4.10	High	Compliant
Apt A1W-17	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1W-17	Bedroom 2	2.80	Minimum	-	2.80	Minimum	-
Apt A1W-18	LKD	2.30	Minimum	Compliant	2.30	Minimum	Compliant
Apt A1W-18	Bedroom 1	1.90	Minimum	-	1.90	Minimum	-
Apt A1W-18	Bedroom 2	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt A1W-19	LKD	3.20	Medium	-	3.20	Medium	-
Apt A1W-19	Bedroom 1	3.40	Medium	Compliant	3.40	Medium	Compliant
Apt A1W-20	LKD	2.80	Minimum	Compliant	2.80	Minimum	Compliant
Apt A1W-20	Bedroom 1	2.60	Minimum	-	2.60	Minimum	-
Apt A1W-20	Bedroom 2	1.90	Minimum	-	1.90	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to “3.3 Definition of Levels of Sunlight Exposure” on page 9.

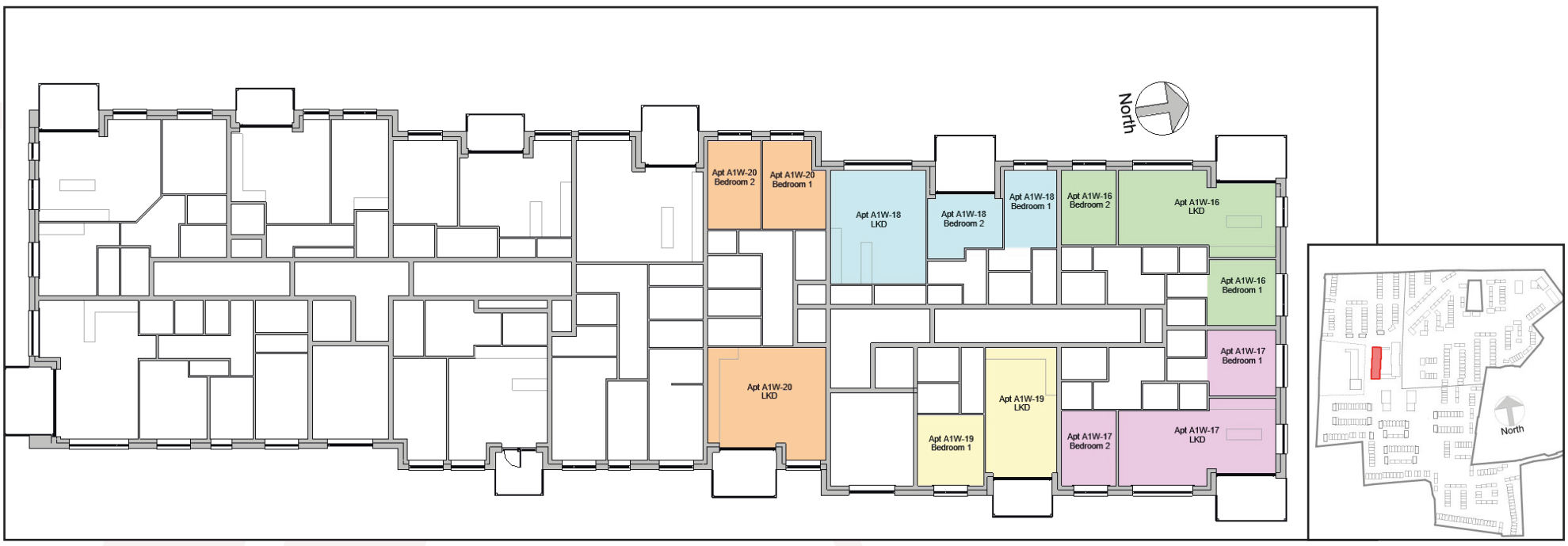


Figure 7.14: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.13 Block A1 West - 2nd Floor

Table No. 7.15: Sunlight Exposure Results: Block A1 West - 2nd Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A1W-21	LKD	3.20	Medium	Compliant	3.20	Medium	Compliant
Apt A1W-21	Bedroom 1	2.90	Minimum	-	2.90	Minimum	-
Apt A1W-21	Bedroom 2	2.00	Minimum	-	2.00	Minimum	-
Apt A1W-21	Bedroom 3	2.10	Minimum	-	2.10	Minimum	-
Apt A1W-22	LKD	2.50	Minimum	Compliant	2.50	Minimum	Compliant
Apt A1W-22	Bedroom 1	1.40	Non-Compliant	-	1.40	Non-Compliant	-
Apt A1W-23	LKD	2.90	Minimum	Compliant	2.90	Minimum	Compliant
Apt A1W-23	Bedroom 1	2.90	Minimum	Compliant	2.90	Minimum	Compliant
Apt A1W-24	LKD	2.50	Minimum	-	2.50	Minimum	-
Apt A1W-24	Bedroom 1	2.60	Minimum	Compliant	2.60	Minimum	Compliant
Apt A1W-25	LKD	9.40	High	Compliant	9.40	High	Compliant
Apt A1W-25	Bedroom 1	2.90	Minimum	-	2.90	Minimum	-
Apt A1W-25	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt A1W-25	Bedroom 3	2.50	Minimum	-	2.50	Minimum	-
Apt A1W-26	LKD	7.60	High	Compliant	7.60	High	Compliant
Apt A1W-26	Bedroom 1	7.40	High	-	7.40	High	-
Apt A1W-26	Bedroom 2	2.60	Minimum	-	2.60	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to “3.3 Definition of Levels of Sunlight Exposure” on page 9.

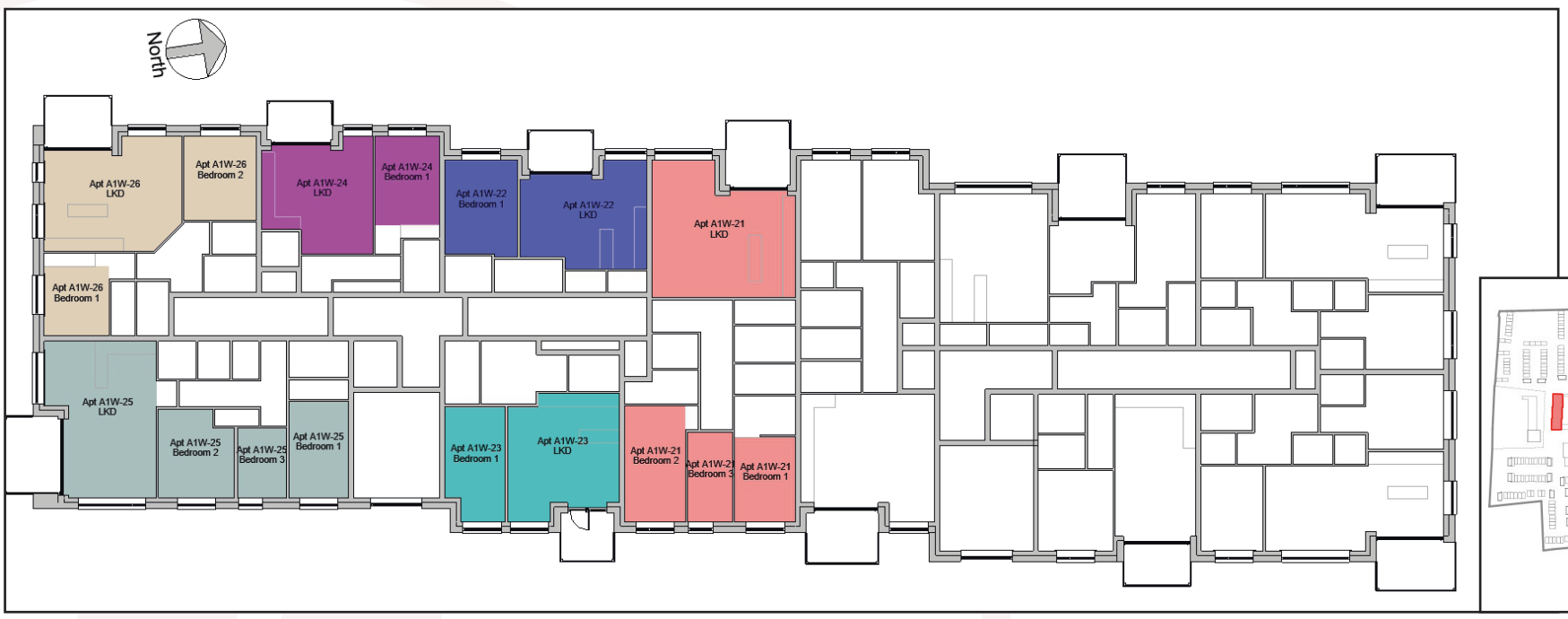


Figure 7.15: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.14 Block A1 West - 3rd Floor

Table No. 7.16: Sunlight Exposure Results: Block A1 West - 3rd Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A1W-27	LKD	3.30	Medium	Compliant	3.30	Medium	Compliant
Apt A1W-27	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1W-27	Bedroom 2	2.60	Minimum	-	2.60	Minimum	-
Apt A1W-28	LKD	4.20	High	Compliant	4.20	High	Compliant
Apt A1W-28	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1W-28	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt A1W-29	LKD	2.30	Minimum	-	2.30	Minimum	-
Apt A1W-29	Bedroom 1	2.60	Minimum	Compliant	2.60	Minimum	Compliant
Apt A1W-29	Bedroom 2	1.50	Minimum	-	1.50	Minimum	-
Apt A1W-30	LKD	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt A1W-30	Bedroom 1	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt A1W-31	LKD	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt A1W-31	Bedroom 1	2.60	Minimum	-	2.60	Minimum	-
Apt A1W-31	Bedroom 2	2.60	Minimum	-	2.60	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to “3.3 Definition of Levels of Sunlight Exposure” on page 9.

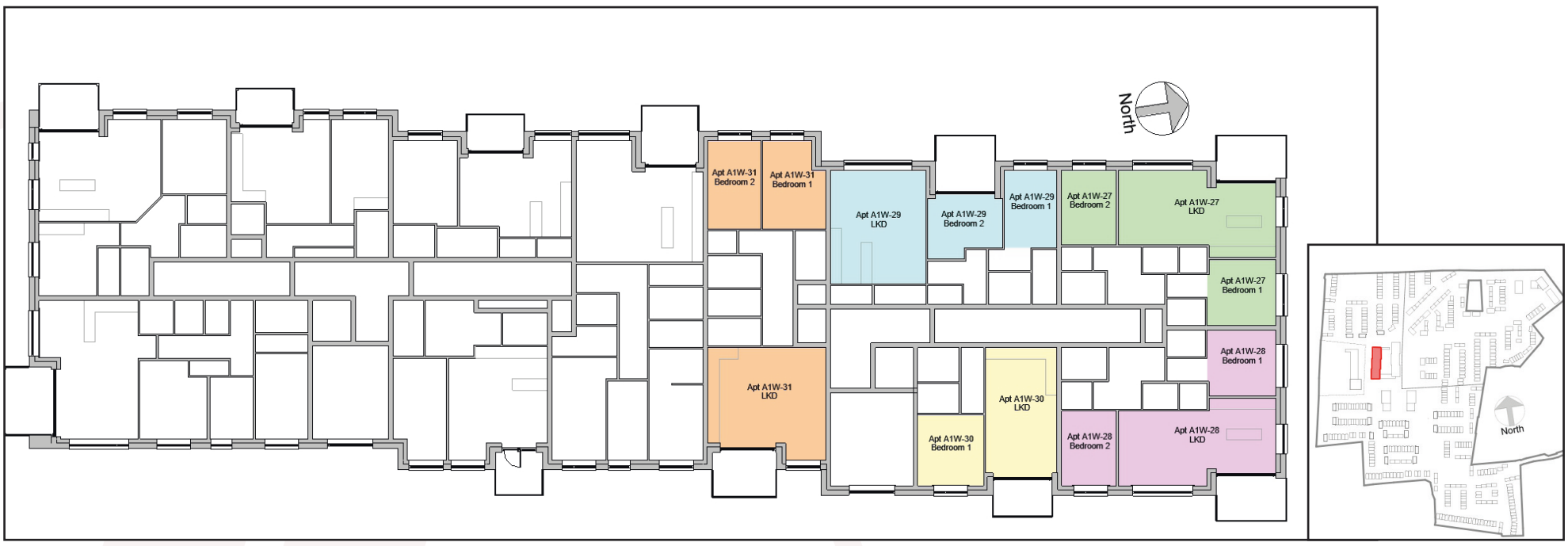


Figure 7.16: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.15 Block A1 West - 3rd Floor

Table No. 7.17: Sunlight Exposure Results: Block A1 West - 3rd Floor

Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A1W-32	LKD	3.20	Medium	-	3.20	Medium	-
Apt A1W-32	Bedroom 1	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt A1W-32	Bedroom 2	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt A1W-32	Bedroom 3	2.80	Minimum	-	2.80	Minimum	-
Apt A1W-33	LKD	2.80	Minimum	Compliant	2.80	Minimum	Compliant
Apt A1W-33	Bedroom 1	1.40	Non-Compliant	-	1.40	Non-Compliant	-
Apt A1W-34	LKD	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt A1W-34	Bedroom 1	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt A1W-35	LKD	2.50	Minimum	-	2.50	Minimum	-
Apt A1W-35	Bedroom 1	2.60	Minimum	Compliant	2.60	Minimum	Compliant
Apt A1W-36	LKD	9.40	High	Compliant	9.40	High	Compliant
Apt A1W-36	Bedroom 1	3.60	Medium	-	3.60	Medium	-
Apt A1W-36	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt A1W-36	Bedroom 3	2.90	Minimum	-	2.90	Minimum	-
Apt A1W-37	LKD	7.60	High	Compliant	7.60	High	Compliant
Apt A1W-37	Bedroom 1	7.40	High	-	7.40	High	-
Apt A1W-37	Bedroom 2	2.60	Minimum	-	2.60	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to “3.3 Definition of Levels of Sunlight Exposure” on page 9.

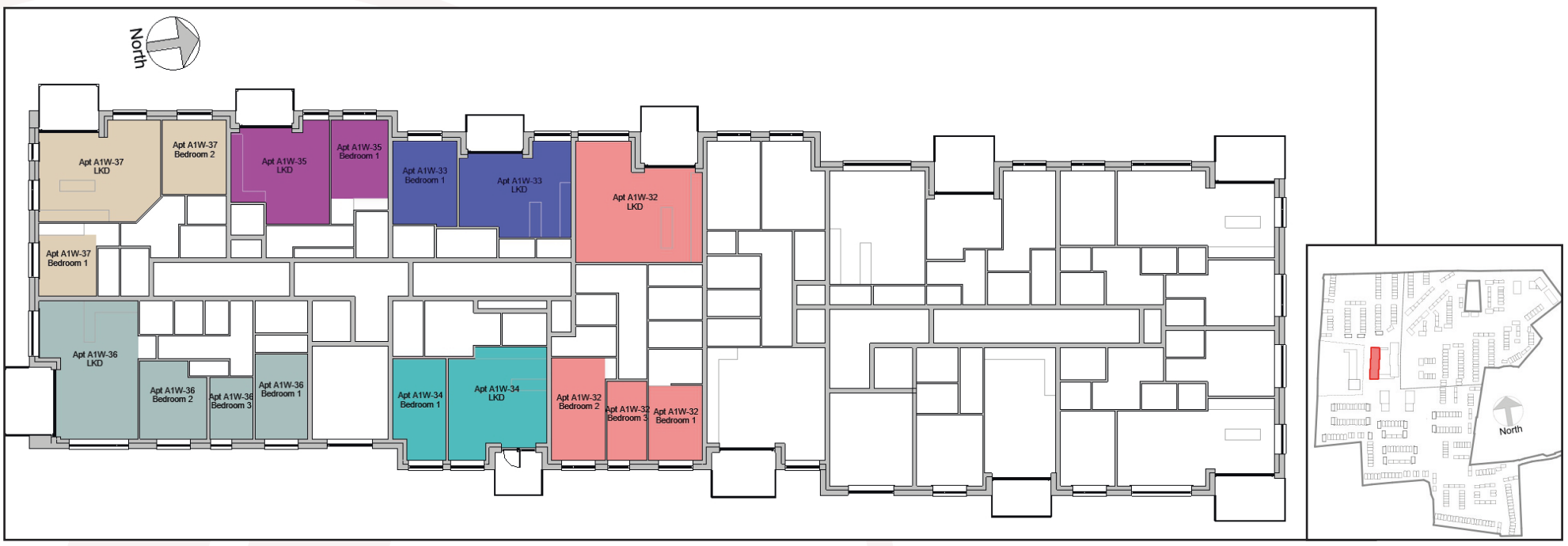


Figure 7.17: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.16 Block A1 West - 4th & 5th Floor

Table No. 7.18: Sunlight Exposure Results: Block A1 West - 4th & 5th Floor

Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
4th Floor							
Apt A1W-38	LKD	2.50	Minimum	-	2.50	Minimum	-
Apt A1W-38	Bedroom 1	2.60	Minimum	Compliant	2.60	Minimum	Compliant
Apt A1W-39	LKD	9.40	High	Compliant	9.40	High	Compliant
Apt A1W-39	Bedroom 1	3.60	Medium	-	3.60	Medium	-
Apt A1W-39	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt A1W-39	Bedroom 3	2.90	Minimum	-	2.90	Minimum	-
Apt A1W-40	LKD	7.60	High	Compliant	7.60	High	Compliant
Apt A1W-40	Bedroom 1	7.40	High	-	7.40	High	-
Apt A1W-40	Bedroom 2	2.60	Minimum	-	2.60	Minimum	-
5th Floor							
Apt A1W-41	LKD	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt A1W-41	Bedroom 1	2.60	Minimum	-	2.60	Minimum	-
Apt A1W-42	LKD	9.40	High	Compliant	9.40	High	Compliant
Apt A1W-42	Bedroom 1	3.60	Medium	-	3.60	Medium	-
Apt A1W-42	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt A1W-42	Bedroom 3	2.90	Minimum	-	2.90	Minimum	-
Apt A1W-43	LKD	7.60	High	Compliant	7.60	High	Compliant
Apt A1W-43	Bedroom 1	7.40	High	-	7.40	High	-
Apt A1W-43	Bedroom 2	2.60	Minimum	-	2.60	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

Figure 7.18: Floor plan of assessed building: 4th Floor (L), 5th Floor (M), Keyplan highlighting the assessed building (R).

7.3.17 Block A1 East - Ground Floor

Table No. 7.19: Sunlight Exposure Results: Block A1 East - Ground Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A1E-01	LKD	2.10	Minimum	Compliant	2.10	Minimum	Compliant
Apt A1E-01	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1E-01	Bedroom 2	1.40	Non-Compliant	-	1.40	Non-Compliant	-
Apt A1E-02	LKD	4.20	High	Compliant	4.20	High	Compliant
Apt A1E-02	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1E-02	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt A1E-03	LKD	3.80	Medium	Compliant	3.80	Medium	Compliant
Apt A1E-03	Bedroom 1	3.60	Medium	-	3.60	Medium	-
Apt A1E-03	Bedroom 2	2.40	Minimum	-	2.40	Minimum	-
Apt A1E-04	LKD	3.20	Medium	Compliant	3.20	Medium	Compliant
Apt A1E-04	Bedroom 1	1.50	Minimum	-	1.50	Minimum	-
Apt A1E-04	Bedroom 2	0.80	Non-Compliant	-	0.80	Non-Compliant	-
Apt A1E-04	Bedroom 3	0.10	Non-Compliant	-	0.10	Non-Compliant	-
Apt A1E-05	LKD	1.00	Non-Compliant	-	1.00	Non-Compliant	-
Apt A1E-05	Bedroom 1	3.90	Medium	Compliant	3.90	Medium	Compliant
Apt A1E-05	Bedroom 2	3.20	Medium	-	3.20	Medium	-
Apt A1E-05	Bedroom 3	2.90	Minimum	-	2.90	Minimum	-
Apt A1E-06	LKD	3.70	Medium	Compliant	3.70	Medium	Compliant
Apt A1E-06	Bedroom 1	1.90	Minimum	-	1.90	Minimum	-
Apt A1E-07	LKD	1.00	Non-Compliant	-	1.00	Non-Compliant	-
Apt A1E-07	Bedroom 1	1.10	Non-Compliant	Non-Compliant	1.10	Non-Compliant	Non-Compliant
Apt A1E-07	Bedroom 2	0.60	Non-Compliant	-	0.60	Non-Compliant	-
Apt A1E-08	LKD	3.40	Medium	-	3.40	Medium	-
Apt A1E-08	Bedroom 1	3.80	Medium	Compliant	3.80	Medium	Compliant
Apt A1E-09	LKD	1.80	Minimum	-	1.80	Minimum	-
Apt A1E-09	Bedroom 1	1.90	Minimum	Compliant	1.90	Minimum	Compliant

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

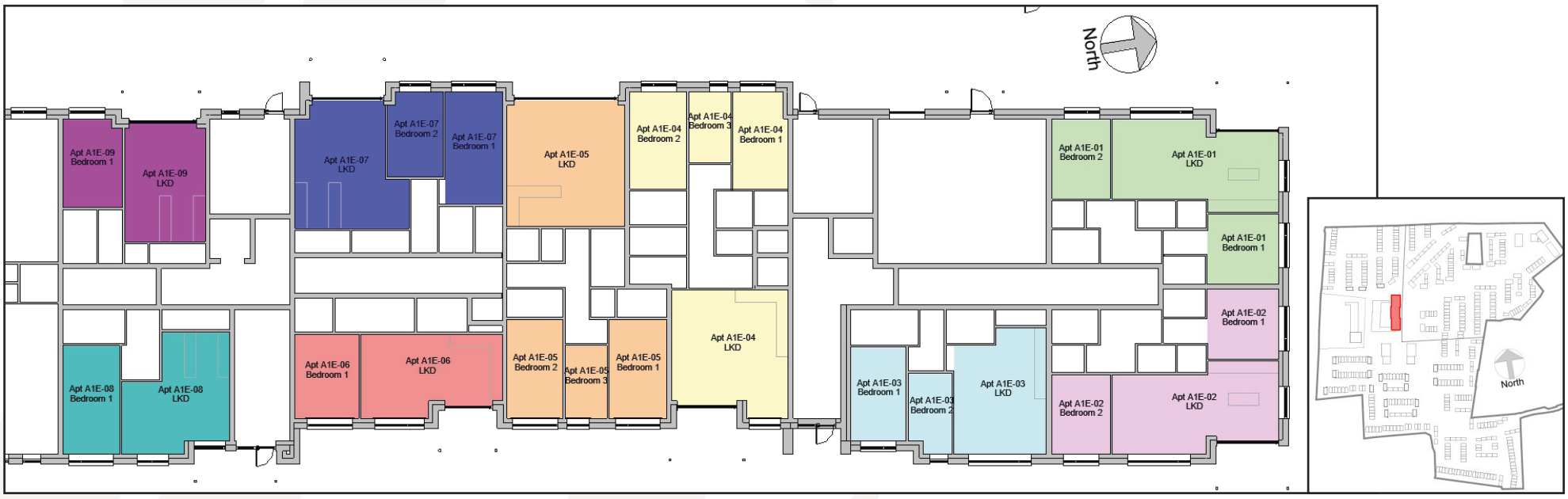


Figure 7.19: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.18 Block A1 East - 1st Floor

Table No. 7.20: Sunlight Exposure Results: Block A1 East - 1st Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A1E-10	LKD	2.60	Minimum	Compliant	2.60	Minimum	Compliant
Apt A1E-10	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1E-10	Bedroom 2	1.90	Minimum	-	1.90	Minimum	-
Apt A1E-11	LKD	4.20	High	Compliant	4.20	High	Compliant
Apt A1E-11	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1E-11	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt A1E-12	LKD	1.90	Minimum	Compliant	1.90	Minimum	Compliant
Apt A1E-12	Bedroom 1	1.90	Minimum	Compliant	1.90	Minimum	Compliant
Apt A1E-13	LKD	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt A1E-13	Bedroom 1	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt A1E-13	Bedroom 2	1.80	Minimum	-	1.80	Minimum	-
Apt A1E-14	LKD	2.80	Minimum	Compliant	2.80	Minimum	Compliant
Apt A1E-14	Bedroom 1	2.10	Minimum	-	2.10	Minimum	-
Apt A1E-14	Bedroom 2	1.50	Minimum	-	1.50	Minimum	-
Apt A1E-14	Bedroom 3	0.80	Non-Compliant	-	0.80	Non-Compliant	-
Apt A1E-15	LKD	0.60	Non-Compliant	-	0.60	Non-Compliant	-
Apt A1E-15	Bedroom 1	3.90	Medium	Compliant	3.90	Medium	Compliant
Apt A1E-15	Bedroom 2	2.90	Minimum	-	2.90	Minimum	-
Apt A1E-15	Bedroom 3	2.90	Minimum	-	2.90	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to “3.3 Definition of Levels of Sunlight Exposure” on page 9.

Figure 7.20: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.19 Block A1 East - 1st Floor

Table No. 7.21: Sunlight Exposure Results: Block A1 East - 1st Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A1E-16	LKD	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt A1E-16	Bedroom 1	1.50	Minimum	Compliant	1.50	Minimum	Compliant
Apt A1E-16	Bedroom 2	0.60	Non-Compliant	-	0.60	Non-Compliant	-
Apt A1E-17	LKD	3.70	Medium	Compliant	3.70	Medium	Compliant
Apt A1E-17	Bedroom 1	1.90	Minimum	-	1.90	Minimum	-
Apt A1E-18	LKD	1.90	Minimum	Compliant	1.90	Minimum	Compliant
Apt A1E-18	Bedroom 1	1.80	Minimum	-	1.80	Minimum	-
Apt A1E-19	LKD	2.50	Minimum	-	2.50	Minimum	-
Apt A1E-19	Bedroom 1	3.90	Medium	Compliant	3.90	Medium	Compliant
Apt A1E-19	Bedroom 2	3.40	Medium	-	3.40	Medium	-
Apt A1E-20	LKD	6.70	High	-	6.70	High	-
Apt A1E-20	Bedroom 1	7.40	High	Compliant	7.40	High	Compliant
Apt A1E-20	Bedroom 2	2.10	Minimum	-	2.10	Minimum	-
Apt A1E-21	LKD	9.00	High	Compliant	9.00	High	Compliant
Apt A1E-21	Bedroom 1	7.40	High	-	7.40	High	-
Apt A1E-21	Bedroom 2	3.60	Medium	-	3.60	Medium	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

Figure 7.21: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.20 Block A1 East - 2nd Floor

Table No. 7.22: Sunlight Exposure Results: Block A1 East - 2nd Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A1E-22	LKD	3.20	Medium	Compliant	3.20	Medium	Compliant
Apt A1E-22	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1E-22	Bedroom 2	2.50	Minimum	-	2.50	Minimum	-
Apt A1E-23	LKD	4.20	High	Compliant	4.20	High	Compliant
Apt A1E-23	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1E-23	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt A1E-24	LKD	2.50	Minimum	Compliant	2.50	Minimum	Compliant
Apt A1E-24	Bedroom 1	2.50	Minimum	Compliant	2.50	Minimum	Compliant
Apt A1E-25	LKD	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt A1E-25	Bedroom 1	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt A1E-25	Bedroom 2	1.80	Minimum	-	1.80	Minimum	-
Apt A1E-26	LKD	2.80	Minimum	Compliant	2.80	Minimum	Compliant
Apt A1E-26	Bedroom 1	2.60	Minimum	-	2.60	Minimum	-
Apt A1E-26	Bedroom 2	2.10	Minimum	-	2.10	Minimum	-
Apt A1E-26	Bedroom 3	1.40	Non-Compliant	-	1.40	Non-Compliant	-
Apt A1E-27	LKD	2.00	Minimum	-	2.00	Minimum	-
Apt A1E-27	Bedroom 1	3.90	Medium	Compliant	3.90	Medium	Compliant
Apt A1E-27	Bedroom 2	2.90	Minimum	-	2.90	Minimum	-
Apt A1E-27	Bedroom 3	2.90	Minimum	-	2.90	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to “3.3 Definition of Levels of Sunlight Exposure” on page 9.

Figure 7.22: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.21 Block A1 East - 2nd Floor

Table No. 7.23: Sunlight Exposure Results: Block A1 East - 2nd Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A1E-28	LKD	1.60	Minimum	-	1.60	Minimum	-
Apt A1E-28	Bedroom 1	1.90	Minimum	Compliant	1.90	Minimum	Compliant
Apt A1E-28	Bedroom 2	0.90	Non-Compliant	-	0.90	Non-Compliant	-
Apt A1E-29	LKD	3.70	Medium	Compliant	3.70	Medium	Compliant
Apt A1E-29	Bedroom 1	1.90	Minimum	-	1.90	Minimum	-
Apt A1E-30	LKD	2.00	Minimum	Compliant	2.00	Minimum	Compliant
Apt A1E-30	Bedroom 1	1.90	Minimum	-	1.90	Minimum	-
Apt A1E-31	LKD	2.50	Minimum	-	2.50	Minimum	-
Apt A1E-31	Bedroom 1	3.90	Medium	Compliant	3.90	Medium	Compliant
Apt A1E-31	Bedroom 2	3.40	Medium	-	3.40	Medium	-
Apt A1E-32	LKD	6.70	High	-	6.70	High	-
Apt A1E-32	Bedroom 1	7.40	High	Compliant	7.40	High	Compliant
Apt A1E-32	Bedroom 2	2.10	Minimum	-	2.10	Minimum	-
Apt A1E-33	LKD	9.00	High	Compliant	9.00	High	Compliant
Apt A1E-33	Bedroom 1	7.40	High	-	7.40	High	-
Apt A1E-33	Bedroom 2	3.60	Medium	-	3.60	Medium	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

Figure 7.23: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.22 Block A1 East - 3rd Floor

Table No. 7.24: Sunlight Exposure Results: Block A1 East - 3rd Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A1E-34	LKD	3.30	Medium	Compliant	3.30	Medium	Compliant
Apt A1E-34	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1E-34	Bedroom 2	2.60	Minimum	-	2.60	Minimum	-
Apt A1E-35	LKD	4.20	High	Compliant	4.20	High	Compliant
Apt A1E-35	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt A1E-35	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt A1E-36	LKD	2.60	Minimum	Compliant	2.60	Minimum	Compliant
Apt A1E-36	Bedroom 1	2.60	Minimum	Compliant	2.60	Minimum	Compliant
Apt A1E-37	LKD	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt A1E-37	Bedroom 1	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt A1E-37	Bedroom 2	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt A1E-38	LKD	3.40	Medium	Compliant	3.40	Medium	Compliant
Apt A1E-38	Bedroom 1	2.60	Minimum	-	2.60	Minimum	-
Apt A1E-38	Bedroom 2	2.60	Minimum	-	2.60	Minimum	-
Apt A1E-38	Bedroom 3	1.40	Non-Compliant	-	1.40	Non-Compliant	-
Apt A1E-39	LKD	2.80	Minimum	-	2.80	Minimum	-
Apt A1E-39	Bedroom 1	3.90	Medium	Compliant	3.90	Medium	Compliant
Apt A1E-39	Bedroom 2	3.90	Medium	Compliant	3.90	Medium	Compliant
Apt A1E-39	Bedroom 3	2.90	Minimum	-	2.90	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to “3.3 Definition of Levels of Sunlight Exposure” on page 9.

Figure 7.24: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.23 Block A1 East - 3rd Floor

Table No. 7.25: Sunlight Exposure Results: Block A1 East - 3rd Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A1E-40	LKD	2.30	Minimum	-	2.30	Minimum	-
Apt A1E-40	Bedroom 1	2.90	Minimum	Compliant	2.90	Minimum	Compliant
Apt A1E-40	Bedroom 2	1.90	Minimum	-	1.90	Minimum	-
Apt A1E-41	LKD	3.80	Medium	Compliant	3.80	Medium	Compliant
Apt A1E-41	Bedroom 1	1.90	Minimum	-	1.90	Minimum	-
Apt A1E-42	LKD	2.50	Minimum	Compliant	2.50	Minimum	Compliant
Apt A1E-42	Bedroom 1	2.20	Minimum	-	2.20	Minimum	-
Apt A1E-43	LKD	2.50	Minimum	-	2.50	Minimum	-
Apt A1E-43	Bedroom 1	3.90	Medium	Compliant	3.90	Medium	Compliant
Apt A1E-43	Bedroom 2	3.40	Medium	-	3.40	Medium	-
Apt A1E-44	LKD	6.70	High	-	6.70	High	-
Apt A1E-44	Bedroom 1	7.40	High	Compliant	7.40	High	Compliant
Apt A1E-44	Bedroom 2	2.20	Minimum	-	2.20	Minimum	-
Apt A1E-45	LKD	9.00	High	Compliant	9.00	High	Compliant
Apt A1E-45	Bedroom 1	7.40	High	-	7.40	High	-
Apt A1E-45	Bedroom 2	3.60	Medium	-	3.60	Medium	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

Figure 7.25: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.24 Block A1 East - 4th Floor

Table No. 7.26: Sunlight Exposure Results: Block A1 East - 4th Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt A1E-46	LKD	3.20	Medium	Compliant	3.20	Medium	Compliant
Apt A1E-46	Bedroom 1	2.60	Minimum	-	2.60	Minimum	-
Apt A1E-47	LKD	3.00	Medium	-	3.00	Medium	-
Apt A1E-47	Bedroom 1	3.90	Medium	Compliant	3.90	Medium	Compliant
Apt A1E-47	Bedroom 2	3.40	Medium	-	3.40	Medium	-
Apt A1E-48	LKD	6.70	High	-	6.70	High	-
Apt A1E-48	Bedroom 1	7.40	High	Compliant	7.40	High	Compliant
Apt A1E-48	Bedroom 2	2.60	Minimum	-	2.60	Minimum	-
Apt A1E-49	LKD	9.00	High	Compliant	9.00	High	Compliant
Apt A1E-49	Bedroom 1	7.40	High	-	7.40	High	-
Apt A1E-49	Bedroom 2	3.60	Medium	-	3.60	Medium	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

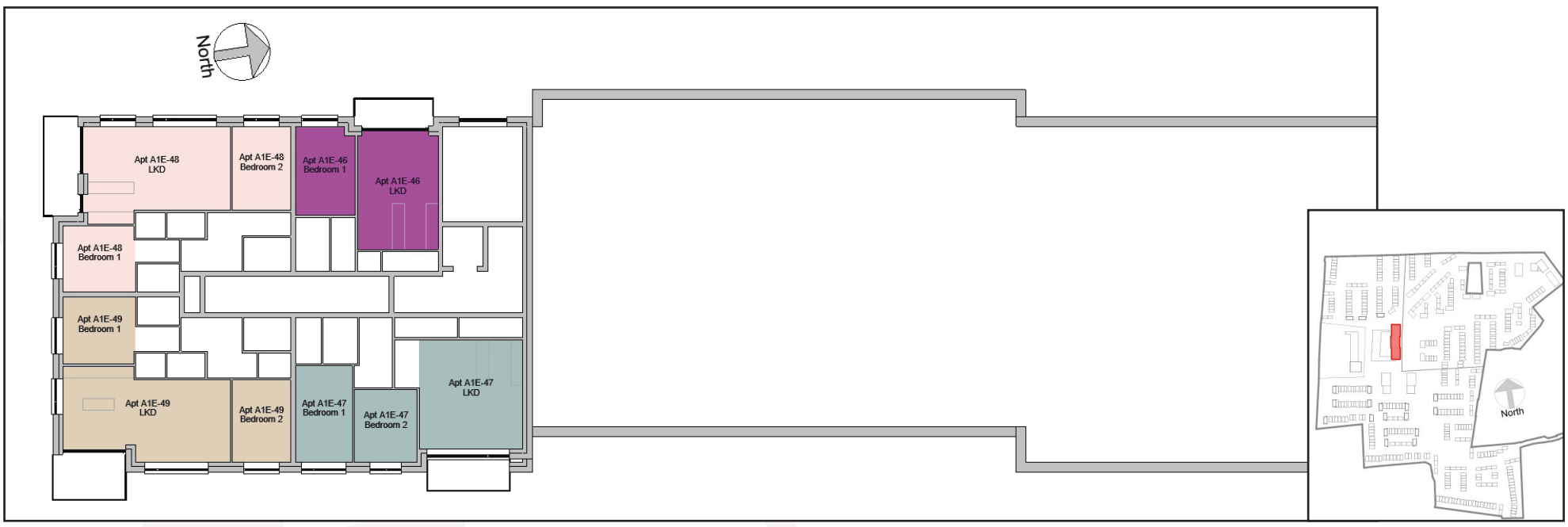


Figure 7.26: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.25 Block B1 West - Ground Floor

Table No. 7.27: Sunlight Exposure Results: Block B1 West - Ground Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt B1W-01	LKD	0.30	Non-Compliant	-	0.80	Non-Compliant	Non-Compliant
Apt B1W-01	Bedroom 1	0.60	Non-Compliant	Non-Compliant	0.60	Non-Compliant	-
Apt B1W-02	LKD	3.40	Medium	Compliant	3.40	Medium	Compliant
Apt B1W-02	Bedroom 1	0.80	Non-Compliant	-	1.40	Non-Compliant	-
Apt B1W-03	LKD	4.60	High	Compliant	4.60	High	-
Apt B1W-03	Bedroom 1	4.30	High	-	7.40	High	Compliant

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

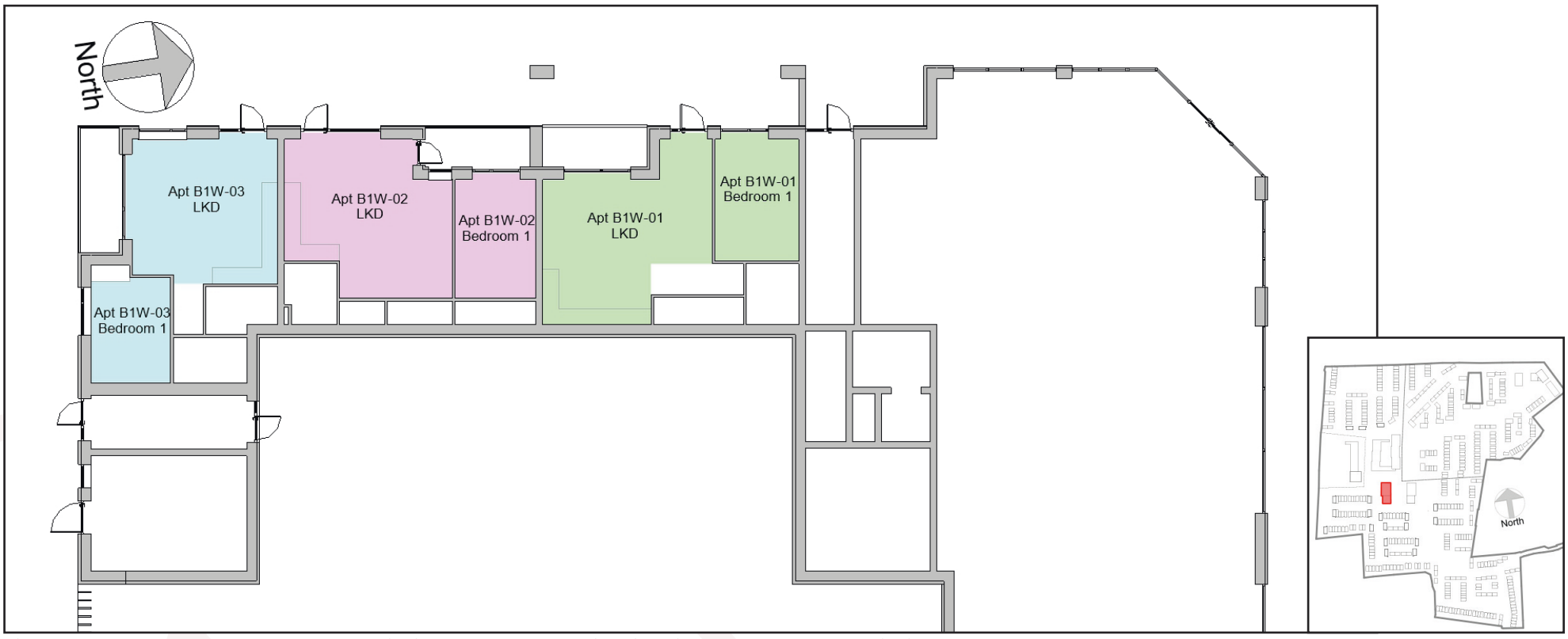


Figure 7.27: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.26 Block B1 West - 1st Floor

Table No. 7.28: Sunlight Exposure Results: Block B1 West - 1st Floor

Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt B1W-04	LKD	1.70	Minimum	-	1.70	Minimum	-
Apt B1W-04	Bedroom 1	3.30	Medium	Compliant	3.30	Medium	Compliant
Apt B1W-04	Bedroom 2	3.30	Medium	Compliant	3.30	Medium	Compliant
Apt B1W-05	LKD	3.60	Medium	-	3.60	Medium	-
Apt B1W-05	Bedroom 1	4.90	High	Compliant	4.90	High	Compliant
Apt B1W-05	Bedroom 2	3.30	Medium	-	3.30	Medium	-
Apt B1W-06	LKD	2.70	Minimum	-	2.70	Minimum	-
Apt B1W-06	Bedroom 1	7.20	High	Compliant	7.50	High	Compliant
Apt B1W-06	Bedroom 2	2.70	Minimum	-	2.70	Minimum	-
Apt B1W-07	LKD	4.10	High	Compliant	4.50	High	Compliant
Apt B1W-07	Bedroom 1	0.70	Non-Compliant	-	0.70	Non-Compliant	-
Apt B1W-08	LKD	2.40	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1W-08	Bedroom 1	0.80	Non-Compliant	-	0.80	Non-Compliant	-
Apt B1W-08	Bedroom 2	1.30	Non-Compliant	-	1.30	Non-Compliant	-
Apt B1W-09	LKD	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1W-09	Bedroom 1	1.20	Non-Compliant	-	2.70	Minimum	Compliant
Apt B1W-09	Bedroom 2	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1W-09	Bedroom 3	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1W-10	LKD	2.90	Minimum	Compliant	2.90	Minimum	Compliant
Apt B1W-10	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1W-10	Bedroom 2	2.80	Minimum	-	2.80	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

Figure 7.28: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.27 Block B1 West - 2nd Floor

Table No. 7.29: Sunlight Exposure Results: Block B1 West - 2nd Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt B1W-11	LKD	2.50	Minimum	-	2.50	Minimum	-
Apt B1W-11	Bedroom 1	3.30	Medium	-	3.30	Medium	-
Apt B1W-11	Bedroom 2	3.40	Medium	Compliant	3.40	Medium	Compliant
Apt B1W-12	LKD	3.60	Medium	-	3.60	Medium	-
Apt B1W-12	Bedroom 1	4.90	High	Compliant	4.90	High	Compliant
Apt B1W-12	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt B1W-13	LKD	2.70	Minimum	-	2.70	Minimum	-
Apt B1W-13	Bedroom 1	7.50	High	Compliant	7.50	High	Compliant
Apt B1W-13	Bedroom 2	2.70	Minimum	-	2.70	Minimum	-
Apt B1W-14	LKD	4.60	High	Compliant	4.60	High	Compliant
Apt B1W-14	Bedroom 1	0.70	Non-Compliant	-	0.70	Non-Compliant	-
Apt B1W-15	LKD	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1W-15	Bedroom 1	1.00	Non-Compliant	-	1.00	Non-Compliant	-
Apt B1W-15	Bedroom 2	1.50	Minimum	-	1.50	Minimum	-
Apt B1W-16	LKD	1.40	Non-Compliant	-	1.40	Non-Compliant	-
Apt B1W-16	Bedroom 1	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1W-16	Bedroom 2	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1W-16	Bedroom 3	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1W-17	LKD	3.40	Medium	Compliant	3.40	Medium	Compliant
Apt B1W-17	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1W-17	Bedroom 2	3.30	Medium	-	3.30	Medium	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

Figure 7.29: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.28 Block B1 West - 3rd Floor

Table No. 7.30: Sunlight Exposure Results: Block B1 West - 3rd Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt B1W-18	LKD	2.50	Minimum	-	2.50	Minimum	-
Apt B1W-18	Bedroom 1	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1W-18	Bedroom 2	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1W-19	LKD	3.60	Medium	-	3.60	Medium	-
Apt B1W-19	Bedroom 1	4.90	High	Compliant	4.90	High	Compliant
Apt B1W-19	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt B1W-20	LKD	2.70	Minimum	-	2.70	Minimum	-
Apt B1W-20	Bedroom 1	7.50	High	Compliant	7.50	High	Compliant
Apt B1W-20	Bedroom 2	2.70	Minimum	-	2.70	Minimum	-
Apt B1W-21	LKD	4.90	High	Compliant	4.90	High	Compliant
Apt B1W-21	Bedroom 1	0.70	Non-Compliant	-	0.70	Non-Compliant	-
Apt B1W-22	LKD	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1W-22	Bedroom 1	1.00	Non-Compliant	-	1.00	Non-Compliant	-
Apt B1W-22	Bedroom 2	1.50	Minimum	-	1.50	Minimum	-
Apt B1W-23	LKD	0.40	Non-Compliant	-	0.40	Non-Compliant	-
Apt B1W-23	Bedroom 1	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1W-23	Bedroom 2	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1W-23	Bedroom 3	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1W-24	LKD	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1W-24	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1W-24	Bedroom 2	3.60	Medium	Compliant	3.60	Medium	Compliant

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

Figure 7.30: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.29 Block B1 West - 4th Floor

Table No. 7.31: Sunlight Exposure Results: Block B1 West - 4th Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt B1W-25	LKD	3.60	Medium	-	3.60	Medium	-
Apt B1W-25	Bedroom 1	7.50	High	Compliant	7.50	High	Compliant
Apt B1W-25	Bedroom 2	7.50	High	Compliant	7.50	High	Compliant
Apt B1W-26	LKD	7.80	High	Compliant	7.80	High	Compliant
Apt B1W-26	Bedroom 1	2.70	Minimum	-	2.70	Minimum	-
Apt B1W-26	Bedroom 2	1.50	Minimum	-	1.50	Minimum	-
Apt B1W-26	Bedroom 3	1.50	Minimum	-	1.50	Minimum	-
Apt B1W-27	LKD	1.40	Non-Compliant	-	1.40	Non-Compliant	-
Apt B1W-27	Bedroom 1	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1W-27	Bedroom 2	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1W-27	Bedroom 3	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1W-28	LKD	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1W-28	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1W-28	Bedroom 2	3.60	Medium	Compliant	3.60	Medium	Compliant

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

Figure 7.31: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.30 Block B1 East - Ground Floor

Table No. 7.32: Sunlight Exposure Results: Block B1 East - Ground Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt B1E-01	LKD	0.70	Non-Compliant	Non-Compliant	0.70	Non-Compliant	Non-Compliant
Apt B1E-01	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1E-01	Bedroom 2	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1E-02	LKD	1.80	Minimum	-	1.80	Minimum	-
Apt B1E-02	Bedroom 1	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1E-02	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1E-02	Bedroom 2	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1E-03	LKD	5.30	High	Compliant	5.40	High	Compliant
Apt B1E-03	Bedroom 1	1.50	Minimum	-	1.90	Minimum	-
Apt B1E-04	LKD	3.60	Medium	Compliant	3.60	Medium	-
Apt B1E-04	Bedroom 1	2.70	Minimum	-	7.50	High	Compliant
Apt B1E-04	Bedroom 2	3.30	Medium	-	3.60	Medium	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

Figure 7.32: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.31 Block B1 East - 1st Floor

Table No. 7.33: Sunlight Exposure Results: Block B1 East - 1st Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt B1E-05	LKD	2.20	Minimum	-	2.20	Minimum	-
Apt B1E-05	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1E-05	Bedroom 2	2.50	Minimum	Compliant	2.50	Minimum	Compliant
Apt B1E-06	LKD	1.80	Minimum	-	1.80	Minimum	-
Apt B1E-06	Bedroom 1	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1E-06	Bedroom 2	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1E-06	Bedroom 3	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1E-07	LKD	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1E-07	Bedroom 1	1.90	Minimum	-	1.90	Minimum	-
Apt B1E-07	Bedroom 2	1.90	Minimum	-	1.90	Minimum	-
Apt B1E-08	LKD	5.40	High	Compliant	5.40	High	Compliant
Apt B1E-08	Bedroom 1	1.90	Minimum	-	1.90	Minimum	-
Apt B1E-09	LKD	3.60	Medium	-	3.60	Medium	-
Apt B1E-09	Bedroom 1	7.50	High	Compliant	7.50	High	Compliant
Apt B1E-09	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt B1E-10	LKD	2.70	Minimum	-	2.70	Minimum	-
Apt B1E-10	Bedroom 1	4.90	High	Compliant	4.90	High	Compliant
Apt B1E-10	Bedroom 2	2.70	Minimum	-	2.70	Minimum	-
Apt B1E-11	LKD	1.40	Non-Compliant	-	1.40	Non-Compliant	-
Apt B1E-11	Bedroom 1	2.50	Minimum	Compliant	2.50	Minimum	Compliant
Apt B1E-11	Bedroom 2	2.50	Minimum	Compliant	2.50	Minimum	Compliant

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

Figure 7.33: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.32 Block B1 East - 2nd Floor

Table No. 7.34: Sunlight Exposure Results: Block B1 East - 2nd Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt B1E-12	LKD	2.60	Minimum	Compliant	2.60	Minimum	Compliant
Apt B1E-12	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1E-12	Bedroom 2	2.60	Minimum	Compliant	2.60	Minimum	Compliant
Apt B1E-13	LKD	1.10	Non-Compliant	-	1.10	Non-Compliant	-
Apt B1E-13	Bedroom 1	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1E-13	Bedroom 2	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1E-13	Bedroom 3	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1E-14	LKD	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1E-14	Bedroom 1	1.90	Minimum	-	1.90	Minimum	-
Apt B1E-14	Bedroom 2	1.90	Minimum	-	1.90	Minimum	-
Apt B1E-15	LKD	5.60	High	Compliant	5.60	High	Compliant
Apt B1E-15	Bedroom 1	1.90	Minimum	-	1.90	Minimum	-
Apt B1E-16	LKD	3.60	Medium	-	3.60	Medium	-
Apt B1E-16	Bedroom 1	7.50	High	Compliant	7.50	High	Compliant
Apt B1E-16	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt B1E-17	LKD	2.70	Minimum	-	2.70	Minimum	-
Apt B1E-17	Bedroom 1	4.90	High	Compliant	4.90	High	Compliant
Apt B1E-17	Bedroom 2	2.70	Minimum	-	2.70	Minimum	-
Apt B1E-18	LKD	1.40	Non-Compliant	-	1.40	Non-Compliant	-
Apt B1E-18	Bedroom 1	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1E-18	Bedroom 2	2.70	Minimum	Compliant	2.70	Minimum	Compliant

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

Figure 7.34: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.33 Block B1 East - 3rd Floor

Table No. 7.35: Sunlight Exposure Results: Block B1 East - 3rd Floor

Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt B1E-19	LKD	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1E-19	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1E-19	Bedroom 2	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1E-20	LKD	1.80	Minimum	-	1.80	Minimum	-
Apt B1E-20	Bedroom 1	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1E-20	Bedroom 2	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1E-20	Bedroom 3	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1E-21	LKD	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1E-21	Bedroom 1	1.90	Minimum	-	1.90	Minimum	-
Apt B1E-21	Bedroom 2	1.90	Minimum	-	1.90	Minimum	-
Apt B1E-22	LKD	6.00	High	Compliant	6.00	High	Compliant
Apt B1E-22	Bedroom 1	1.90	Minimum	-	1.90	Minimum	-
Apt B1E-23	LKD	3.60	Medium	-	3.60	Medium	-
Apt B1E-23	Bedroom 1	7.50	High	Compliant	7.50	High	Compliant
Apt B1E-23	Bedroom 2	3.60	Medium	-	3.60	Medium	-
Apt B1E-24	LKD	2.70	Minimum	-	2.70	Minimum	-
Apt B1E-24	Bedroom 1	4.90	High	Compliant	4.90	High	Compliant
Apt B1E-24	Bedroom 2	2.70	Minimum	-	2.70	Minimum	-
Apt B1E-25	LKD	1.40	Non-Compliant	-	1.40	Non-Compliant	-
Apt B1E-25	Bedroom 1	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1E-25	Bedroom 2	2.70	Minimum	Compliant	2.70	Minimum	Compliant

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

Figure 7.35: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.34 Block B1 East - 4th Floor

Table No. 7.36: Sunlight Exposure Results: Block B1 East - 4th Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Apt B1E-26	LKD	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1E-26	Bedroom 1	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1E-26	Bedroom 2	2.70	Minimum	Compliant	2.70	Minimum	Compliant
Apt B1E-27	LKD	1.10	Non-Compliant	-	1.10	Non-Compliant	-
Apt B1E-27	Bedroom 1	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1E-27	Bedroom 2	0.00	Non-Compliant	-	0.00	Non-Compliant	-
Apt B1E-27	Bedroom 3	3.60	Medium	Compliant	3.60	Medium	Compliant
Apt B1E-28	LKD	9.10	High	Compliant	9.10	High	Compliant
Apt B1E-28	Bedroom 1	3.60	Medium	-	3.60	Medium	-
Apt B1E-28	Bedroom 2	1.90	Minimum	-	1.90	Minimum	-
Apt B1E-28	Bedroom 3	1.90	Minimum	-	1.90	Minimum	-
Apt B1E-29	Bedroom 1	7.50	High	Compliant	7.50	High	Compliant
Apt B1E-29	Bedroom 2	2.70	Minimum	-	2.70	Minimum	-
Apt B1E-29	Bedroom 2	5.70	High	-	5.70	High	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.

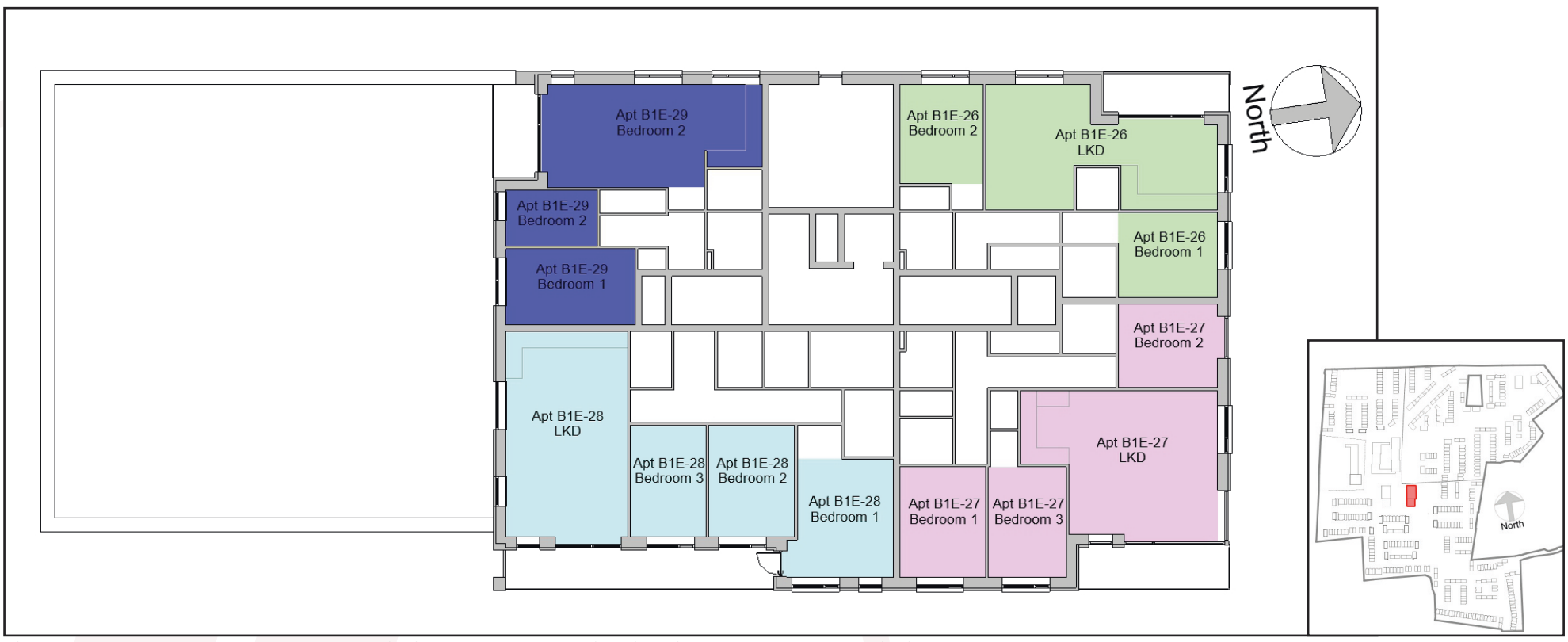


Figure 7.36: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.3.35 Type F - Ground - 2nd Floor

Table No. 7.37: Sunlight Exposure Results: Block B1 East - 4th Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Ground Floor							
Apt F-01	LKD	1.90	Minimum	Compliant	1.90	Minimum	Compliant
Apt F-01	Bedroom 1	1.90	Minimum	Compliant	1.90	Minimum	Compliant
Apt F-01	Bedroom 2	1.00	Non-Compliant	-	1.90	Minimum	Compliant
1st Floor							
Apt F-02	LKD	2.20	Minimum	Compliant	2.20	Minimum	Compliant
Apt F-02	Bedroom 1	2.20	Minimum	Compliant	2.20	Minimum	Compliant
Apt F-02	Bedroom 2	2.20	Minimum	Compliant	2.20	Minimum	Compliant
2nd Floor							
Apt F-03	LKD	8.90	High	Compliant	8.90	High	Compliant
Apt F-03	Bedroom 1	1.60	Minimum	-	1.60	Minimum	-
Apt F-03	Bedroom 2	1.60	Minimum	-	1.60	Minimum	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to “3.3 Definition of Levels of Sunlight Exposure” on page 9.

Figure 7.37: Floor plan of assessed building: Ground Floor (T), 1st Floor (M), 2nd Floor (B), Keyplan highlighting the assessed building (R).

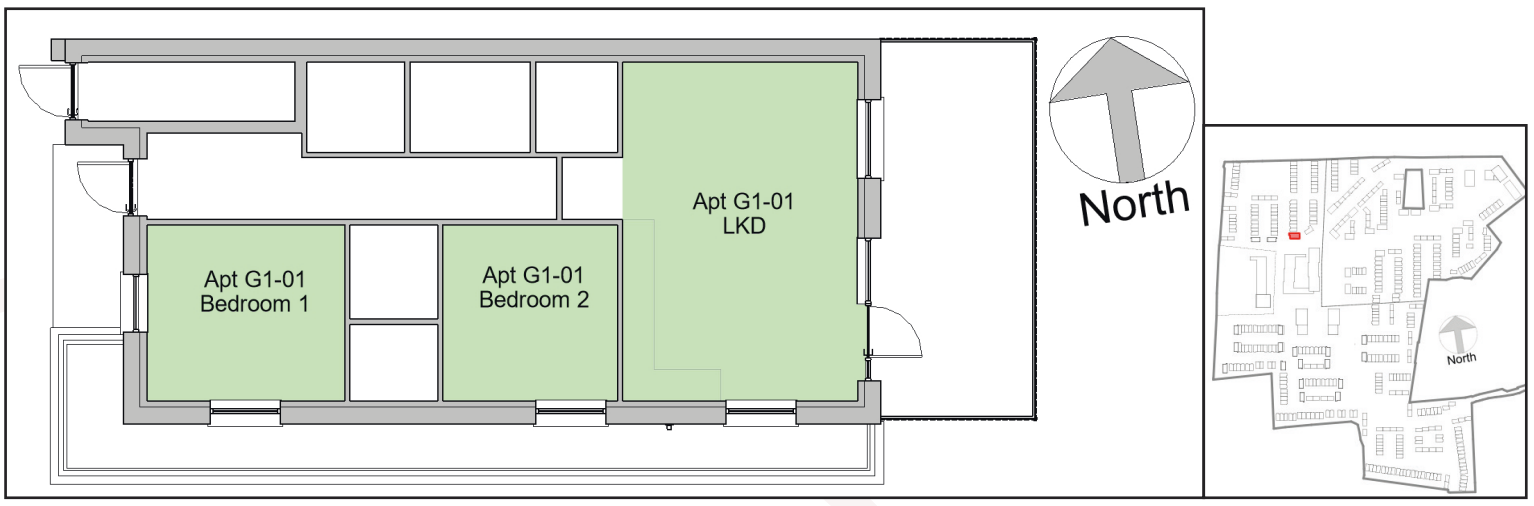
7.3.36 Duplex Type G1 - Ground - 2nd Floor

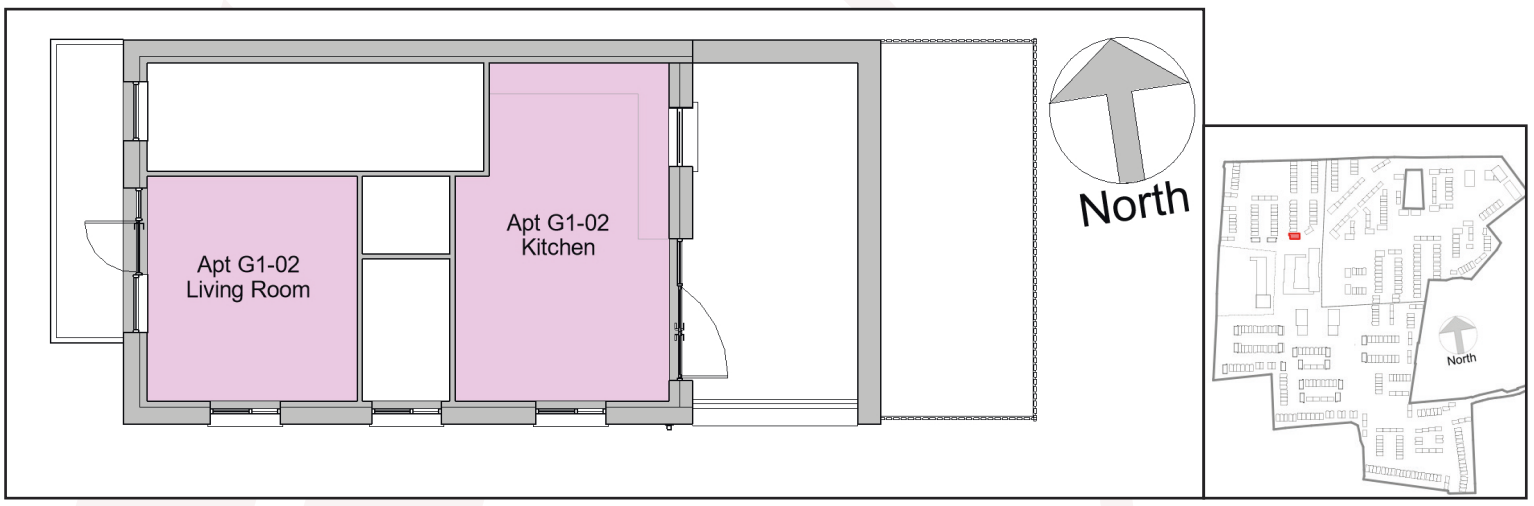
Table No. 7.38: Sunlight Exposure Results: Duplex Type G1 - Ground - 2nd Floor							
Unit Number	Room Description	Deciduous Trees as Opaque Objects*			Without Deciduous Trees*		
		SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**	SE Hours on March 21st	Level of SE on March 21st***	Unit compliance based on highest performing room**
Ground Floor							
Apt G1-01	LKD	7.80	High	Compliant	8.70	High	Compliant
Apt G1-01	Bedroom 1	4.00	High	-	7.50	High	-
Apt G1-01	Bedroom 2	4.00	High	-	6.70	High	-
1st Floor							
Apt G1-02	Kitchen	8.70	High	Compliant	8.70	High	Compliant
Apt G1-02	Living Room	7.50	High	-	7.50	High	-
2nd Floor							
Apt G1-02	Bedroom 1	6.70	High	-	6.70	High	-
Apt G1-02	Bedroom 2	7.50	High	-	7.50	High	-
Apt G1-02	Bedroom 3	6.70	High	-	6.70	High	-

* Rooms are tested with deciduous trees as opaque objects and without deciduous trees to account for the range of possible sunlight hours.

** The BRE Guidelines recommend that for a unit to be compliant any room within the unit should receive a minimum of 1.5 hours of direct sunlight on March 21st, preferably a main living room. The SE circa compliance rates across the entire scheme can be found in section 8.2.2 on page 152.

*** For the interpretation of levels of Sunlight Exposure please refer to "3.3 Definition of Levels of Sunlight Exposure" on page 9.





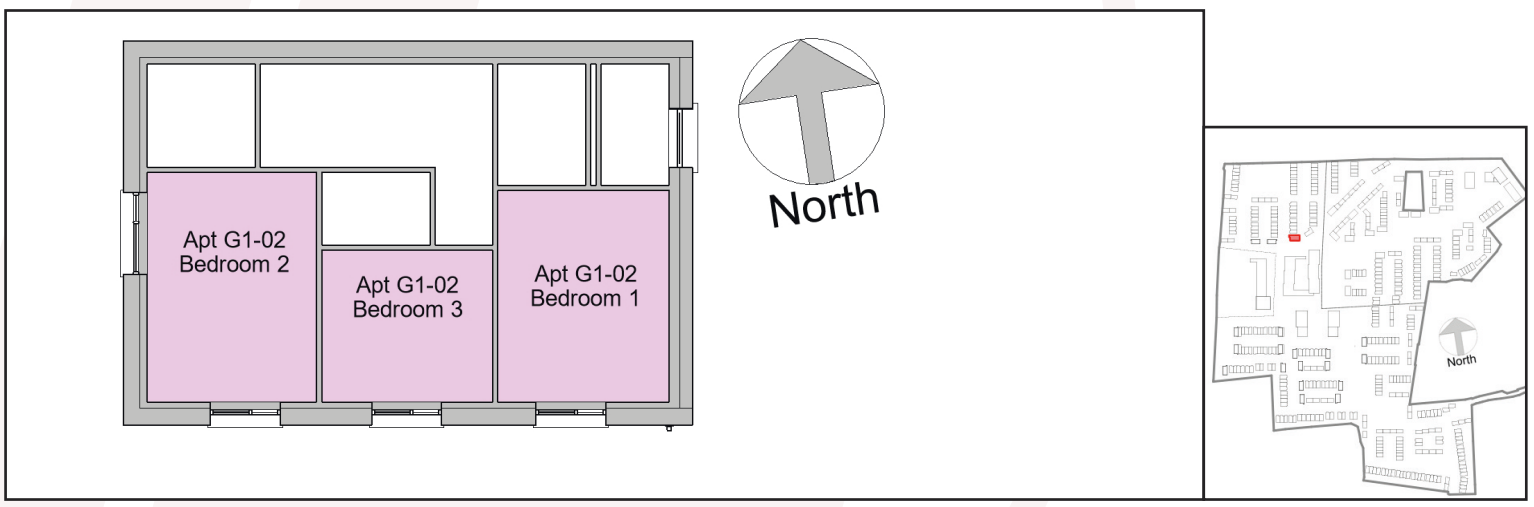


Figure 7.38: Floor plan of assessed building: Ground Floor (T), 1st Floor (M), 2nd Floor (B), Keyplan highlighting the assessed building (R).

7.4 Spatial Daylight Autonomy (SDA) in Proposed Units

7.4.1 Block A - 1st Floor

Table No. 7.39: SDA Results: Block A - 1st Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A-01	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-01	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-01	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-02	LKD	94%	100%	Yes	200	100%	100%	Yes
Apt A-02	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-02	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-03	LKD	95%	100%	Yes	200	100%	100%	Yes
Apt A-03	Bedroom 1	91%	100%	Yes	100	100%	100%	Yes
Apt A-03	Bedroom 2	63%	100%	Yes	100	100%	100%	Yes
Apt A-04	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-04	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-04	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-05	LKD	97%	100%	Yes	200	100%	100%	Yes
Apt A-05	Bedroom 1	99%	100%	Yes	100	100%	100%	Yes
Apt A-05	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-21	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-21	Bedroom 1	88%	100%	Yes	100	100%	100%	Yes
Apt A-22	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-22	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-23	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-23	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-23	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-24	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-24	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-24	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

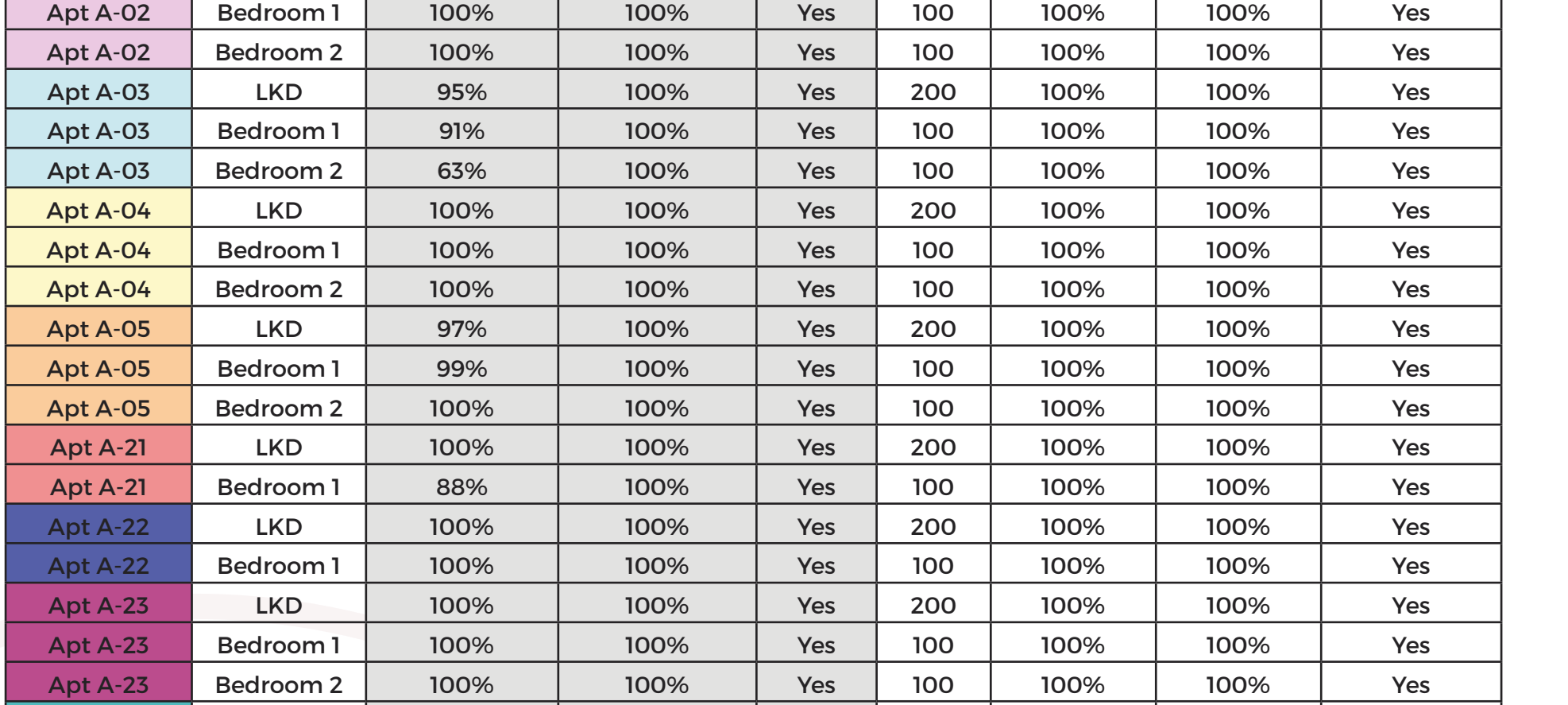


Figure 7.39: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.2 Block A - 2nd Floor

Table No. 7.40: SDA Results: Block A - 2nd Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A-06	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-06	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-06	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-07	LKD	99%	100%	Yes	200	100%	100%	Yes
Apt A-07	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-07	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-08	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-08	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-08	Bedroom 2	77%	100%	Yes	100	100%	100%	Yes
Apt A-09	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-09	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-09	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-10	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-10	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-10	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-25	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-25	Bedroom 1	99%	100%	Yes	100	100%	100%	Yes
Apt A-26	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-26	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-27	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-27	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-27	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-28	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-28	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-28	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

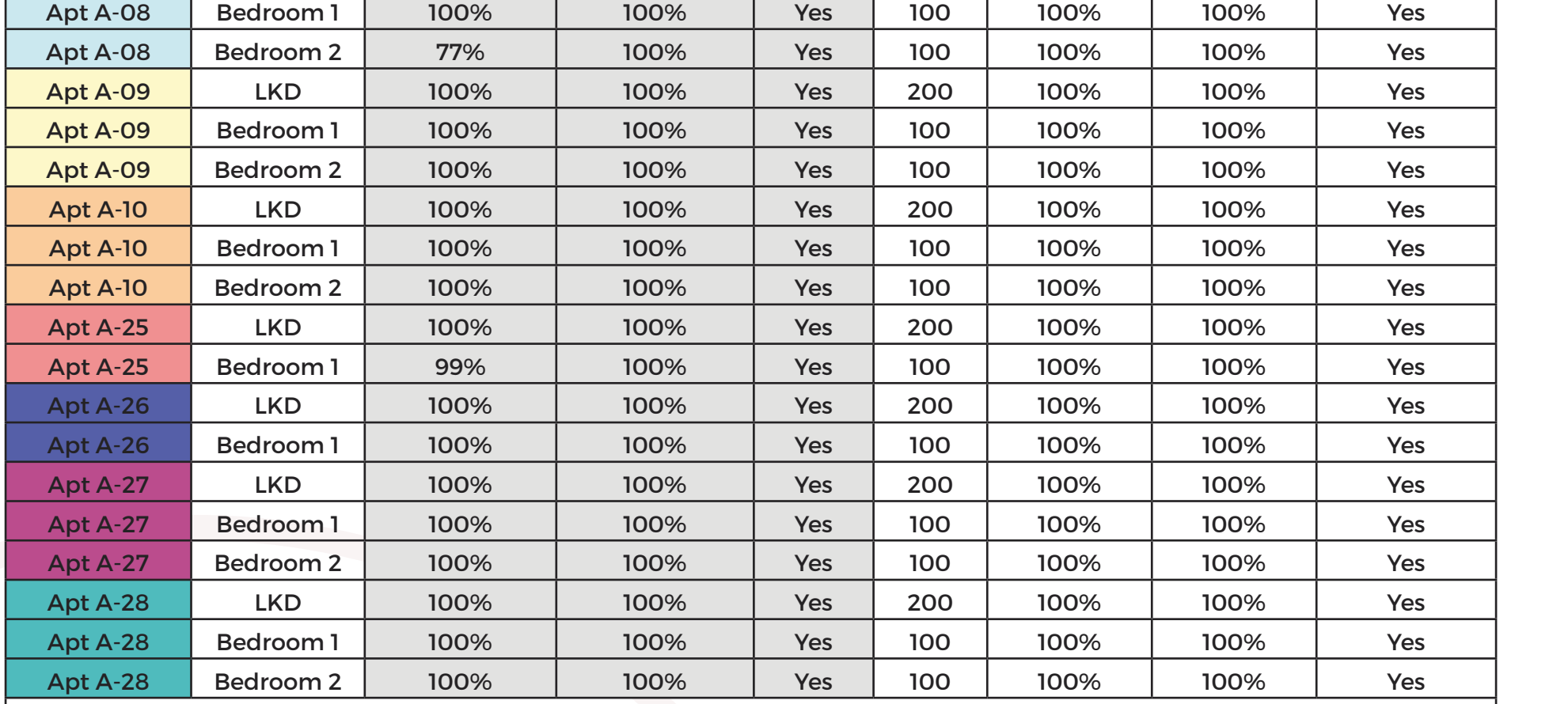


Figure 7.40: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.3 Block A - 3rd Floor

Table No. 7.41: SDA Results: Block A - 3rd Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A-11	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-11	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-11	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-12	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-12	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-12	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-13	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-13	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-13	Bedroom 2	99%	100%	Yes	100	100%	100%	Yes
Apt A-14	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-14	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-14	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-15	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-15	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-15	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-29	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-29	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-30	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-30	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-31	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-31	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-31	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-32	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-32	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-32	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

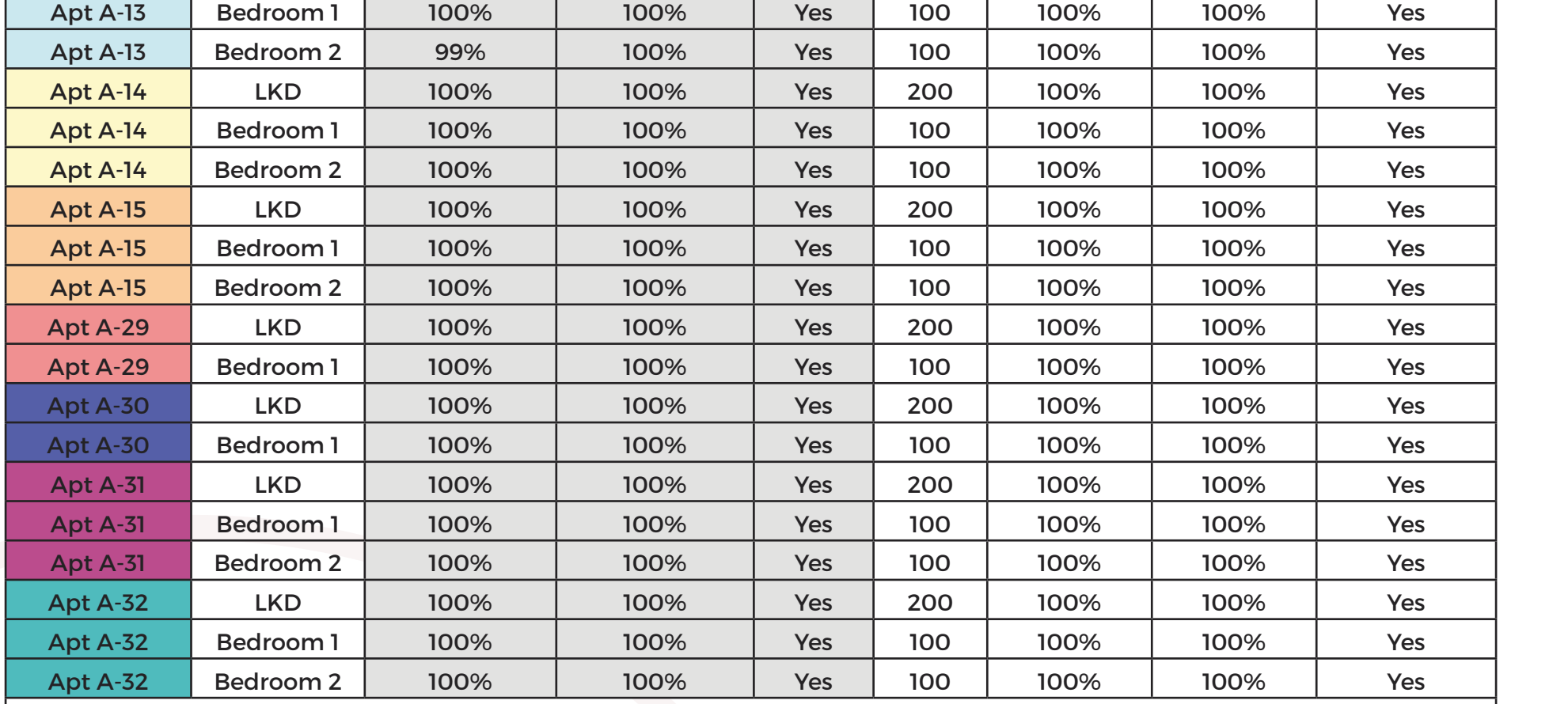


Figure 7.41: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.4 Block A - 4th & 5th Floor

Table No. 7.42: SDA Results: Block A - 4th & 5th Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
4th Floor								
Apt A-16	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-16	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-16	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-17	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-17	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-17	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-18	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-18	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-18	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
5th Floor								
Apt A-19	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-19	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-19	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A-20	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A-20	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A-20	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.42: Floor plan of assessed building: 4th Floor (L), 5th Floor (M), Keyplan highlighting the assessed building (R).

7.4.5 Block B - Ground Floor

Table No. 7.43: SDA Results: Block B - Ground Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt B-01	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B-01	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B-01	Bedroom 2	47%	100%	No	100	100%	100%	Yes
Apt B-02	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B-02	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B-03	LKD	92%	100%	Yes	200	100%	100%	Yes
Apt B-03	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B-04	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B-04	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B-04	Bedroom 2	85%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

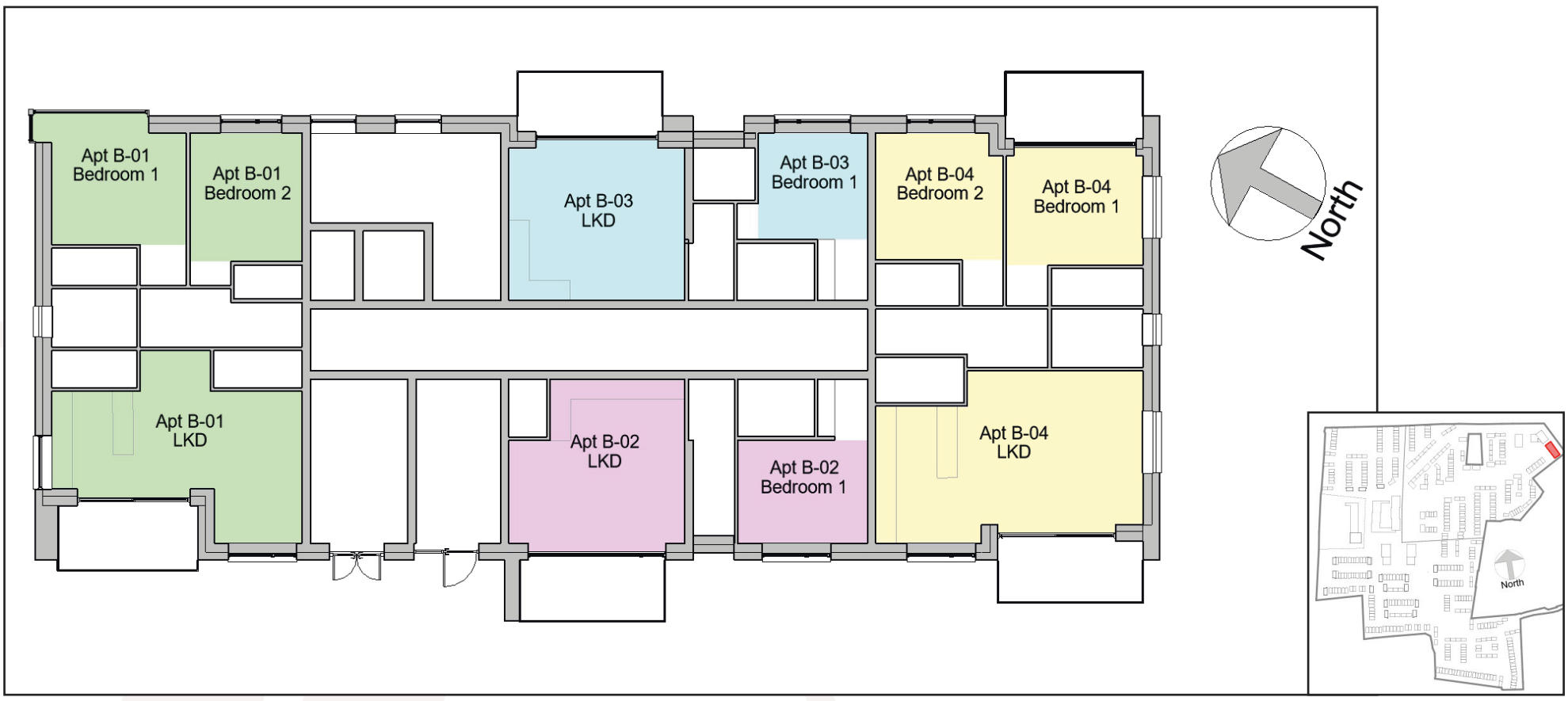


Figure 7.43: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.6 Block B - 1st Floor

Table No. 7.44: SDA Results: Block B - 1st Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt B-05	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B-05	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B-05	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B-06	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B-06	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B-06	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B-07	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B-07	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B-08	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B-08	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B-08	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

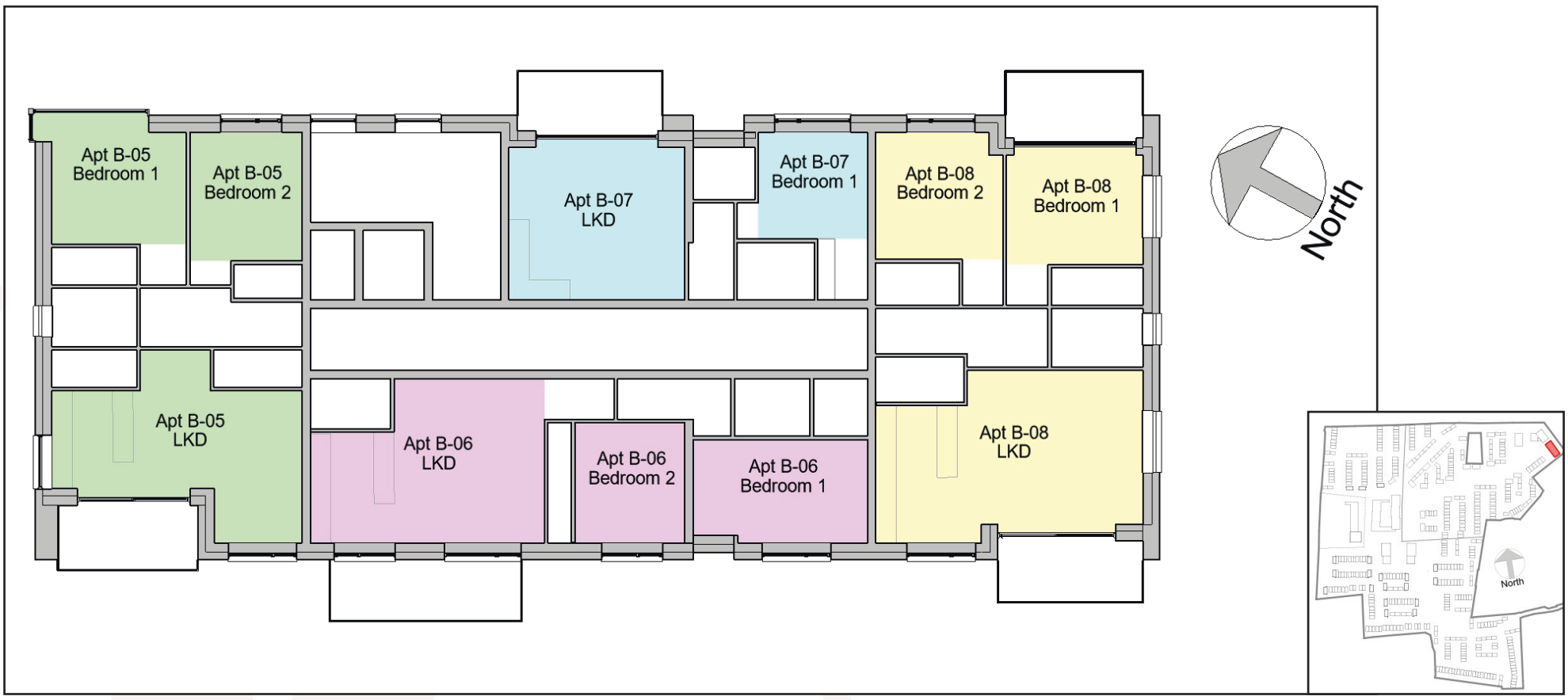


Figure 7.44: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.7 Block B - 2nd Floor

Table No. 7.45: SDA Results: Block B - 2nd Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt B-09	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B-09	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B-09	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B-10	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B-10	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B-10	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B-11	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B-11	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B-12	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B-12	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B-12	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

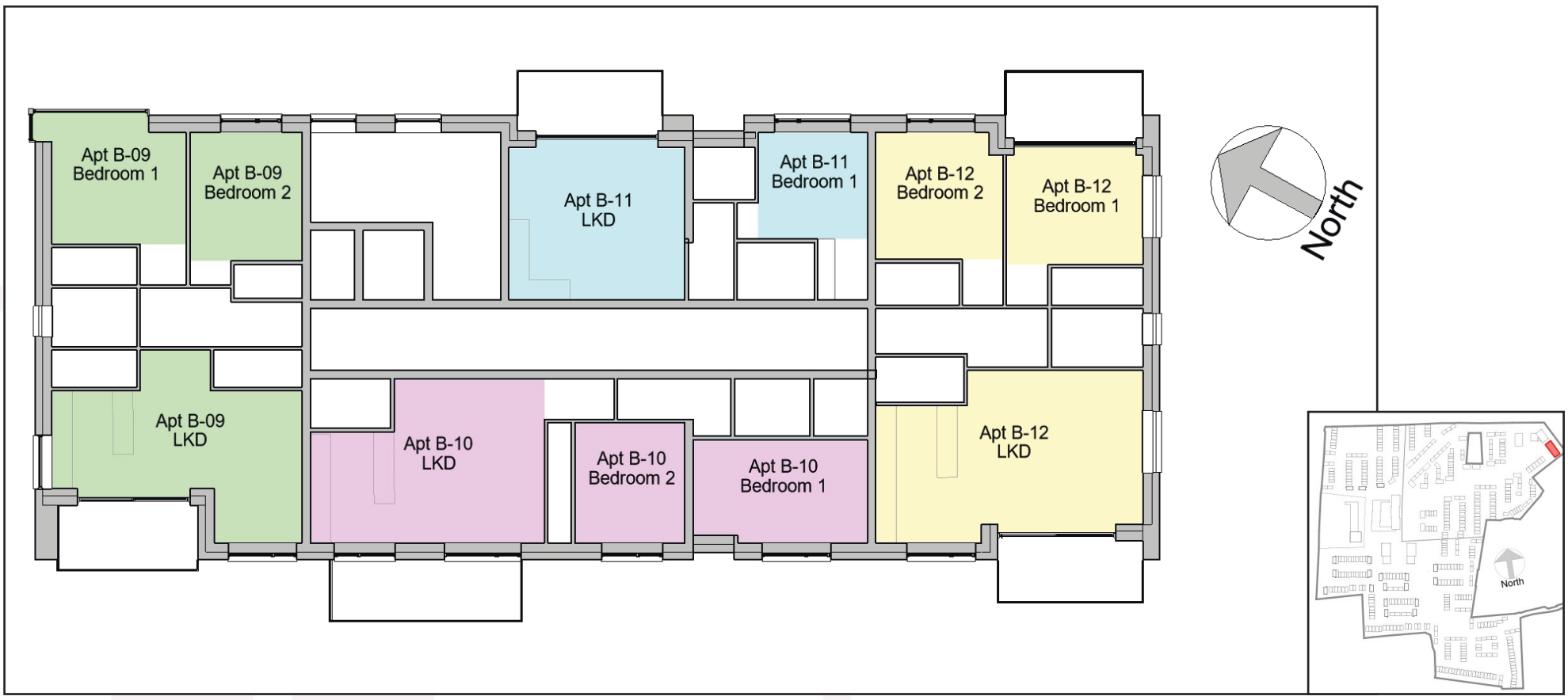


Figure 7.45: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.8 Block B - 3rd Floor

Table No. 7.46: SDA Results: Block B - 3rd Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt B-13	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B-13	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B-13	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B-14	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B-14	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B-14	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

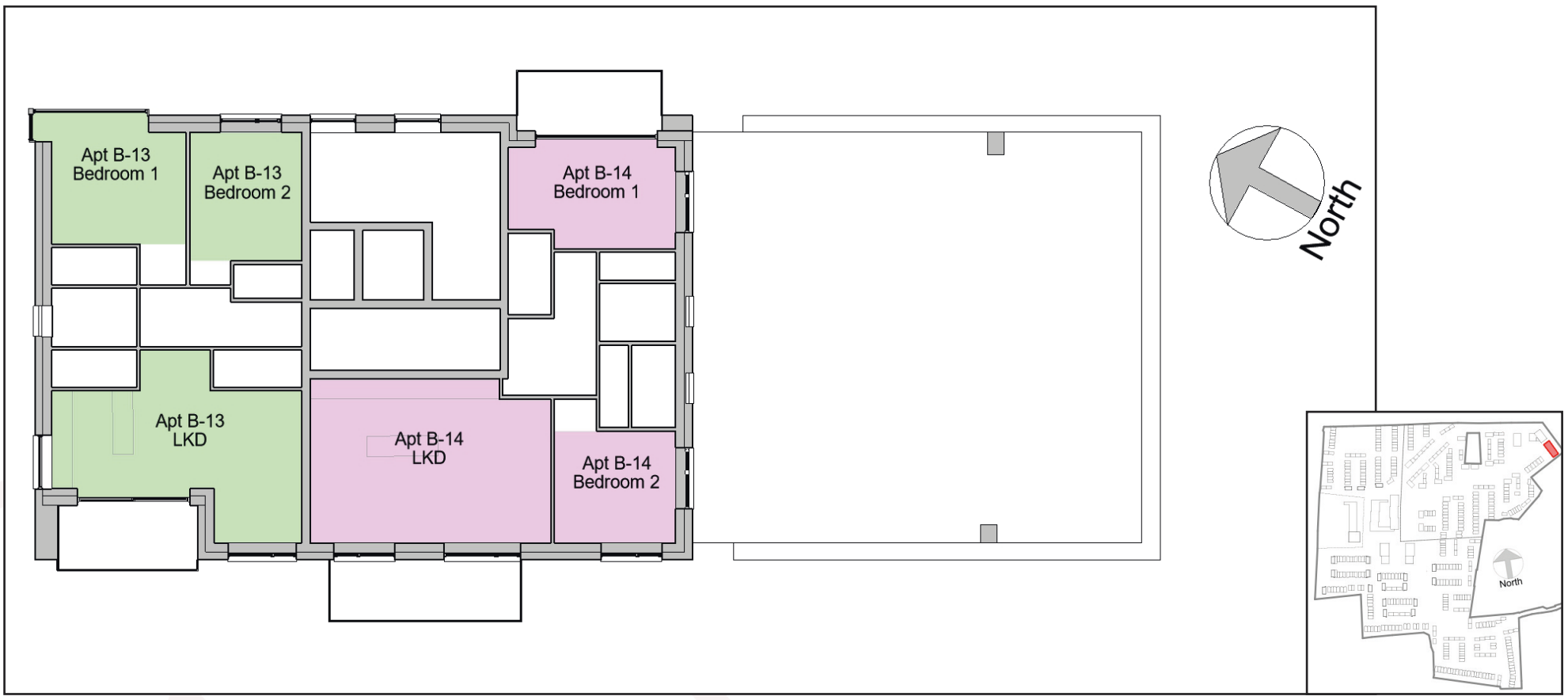


Figure 7.46: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.9 Block A1 West - Ground Floor

Table No. 7.47: SDA Results: Block A1 West - Ground Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A1W-01	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-01	Bedroom 1	40%	100%	No	100	100%	100%	Yes
Apt A1W-01	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-02	LKD	93%	100%	Yes	200	100%	100%	Yes
Apt A1W-02	Bedroom 1	97%	100%	Yes	100	100%	100%	Yes
Apt A1W-02	Bedroom 2	60%	100%	Yes	100	100%	100%	Yes
Apt A1W-03	LKD	35%	100%	No	200	57%	56%	Yes
Apt A1W-03	Bedroom 1	44%	100%	No	100	100%	100%	Yes
Apt A1W-03	Bedroom 2	40%	100%	No	100	100%	100%	Yes
Apt A1W-04	LKD	23%	82%	No	200	38%	38%	No
Apt A1W-04	Bedroom 1	40%	100%	No	100	100%	100%	Yes
Apt A1W-04	Bedroom 2	18%	100%	No	100	99%	99%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

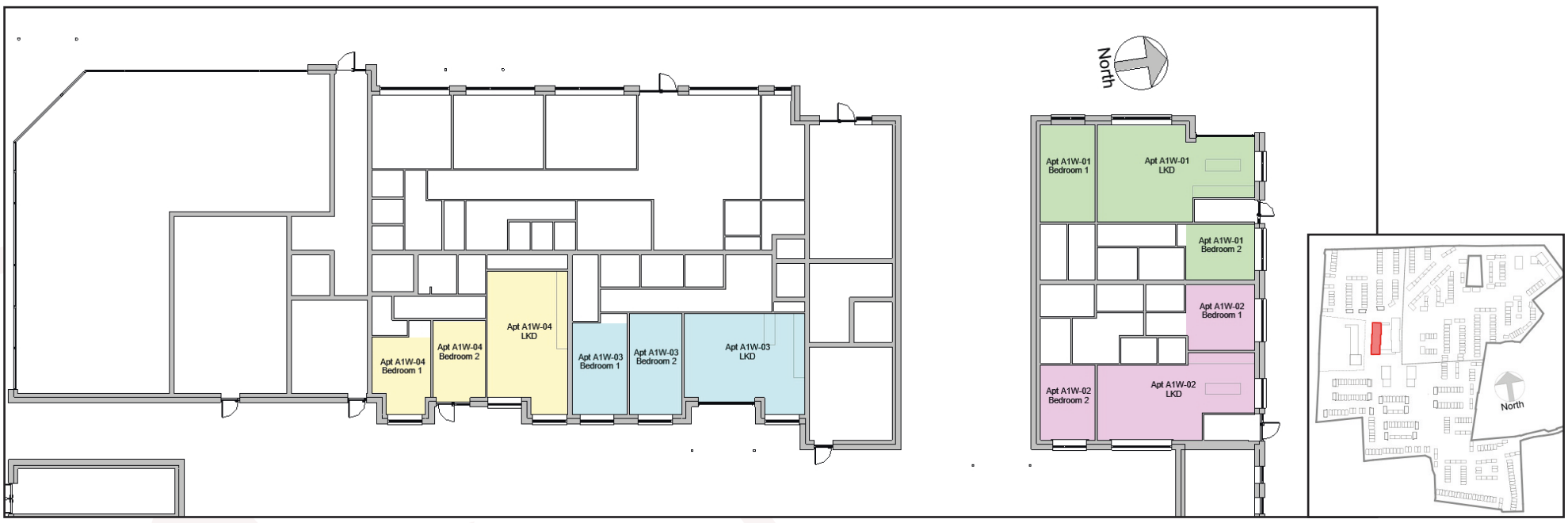


Figure 7.47: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.10 Block A1 West - 1st Floor

Table No. 7.48: SDA Results: Block A1 West - 1st Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A1W-05	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-05	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-05	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-06	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-06	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-06	Bedroom 2	78%	100%	Yes	100	100%	100%	Yes
Apt A1W-07	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-07	Bedroom 1	97%	100%	Yes	100	100%	100%	Yes
Apt A1W-07	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-08	LKD	32%	100%	No	200	48%	48%	No
Apt A1W-08	Bedroom 1	79%	100%	Yes	100	100%	100%	Yes
Apt A1W-09	LKD	37%	100%	No	200	64%	64%	Yes
Apt A1W-09	Bedroom 1	72%	100%	Yes	100	100%	100%	Yes
Apt A1W-09	Bedroom 2	72%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

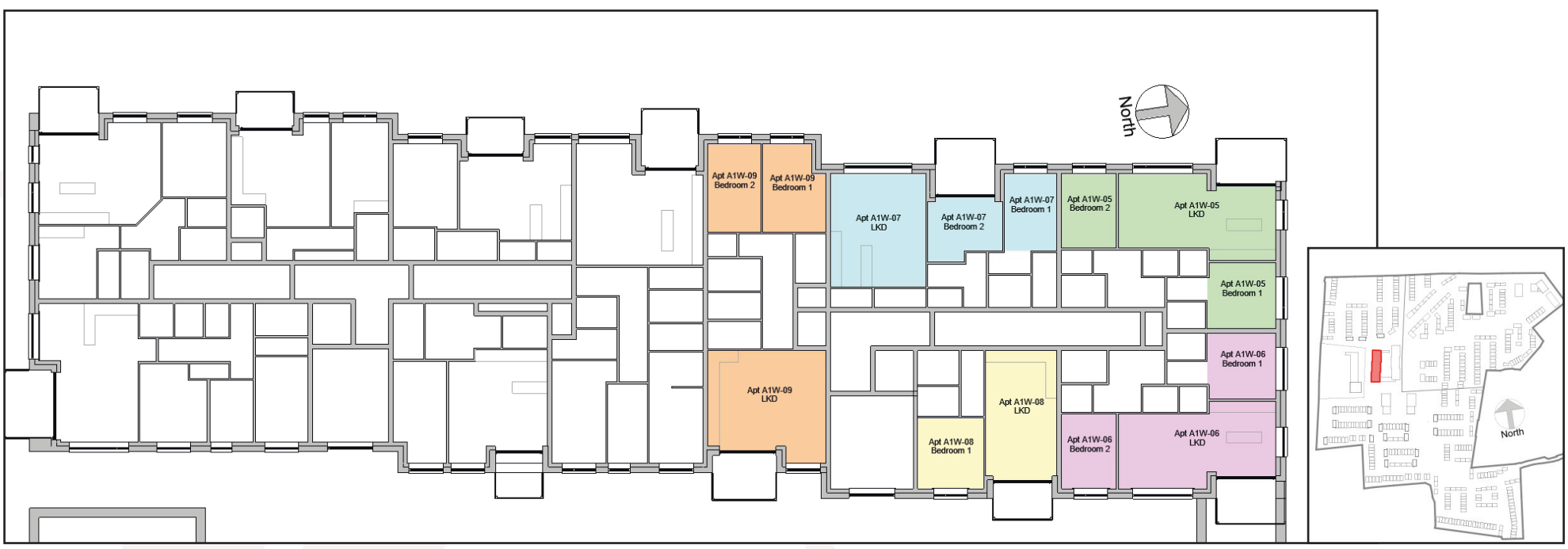


Figure 7.48: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.11 Block A1 West - 1st Floor

Table No. 7.49: SDA Results: Block A1 West - 1st Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A1W-10	LKD	58%	100%	Yes	200	100%	98%	Yes
Apt A1W-10	Bedroom 1	65%	100%	Yes	100	100%	100%	Yes
Apt A1W-10	Bedroom 2	40%	100%	No	100	99%	99%	Yes
Apt A1W-10	Bedroom 3	43%	100%	No	100	100%	100%	Yes
Apt A1W-11	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-11	Bedroom 1	75%	100%	Yes	100	100%	100%	Yes
Apt A1W-12	LKD	33%	100%	No	200	63%	63%	Yes
Apt A1W-12	Bedroom 1	29%	100%	No	100	100%	100%	Yes
Apt A1W-13	LKD	99%	100%	Yes	200	100%	100%	Yes
Apt A1W-13	Bedroom 1	67%	100%	Yes	100	100%	100%	Yes
Apt A1W-14	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-14	Bedroom 1	64%	100%	Yes	100	100%	100%	Yes
Apt A1W-14	Bedroom 2	80%	100%	Yes	100	100%	100%	Yes
Apt A1W-14	Bedroom 3	69%	100%	Yes	100	100%	100%	Yes
Apt A1W-15	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-15	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-15	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

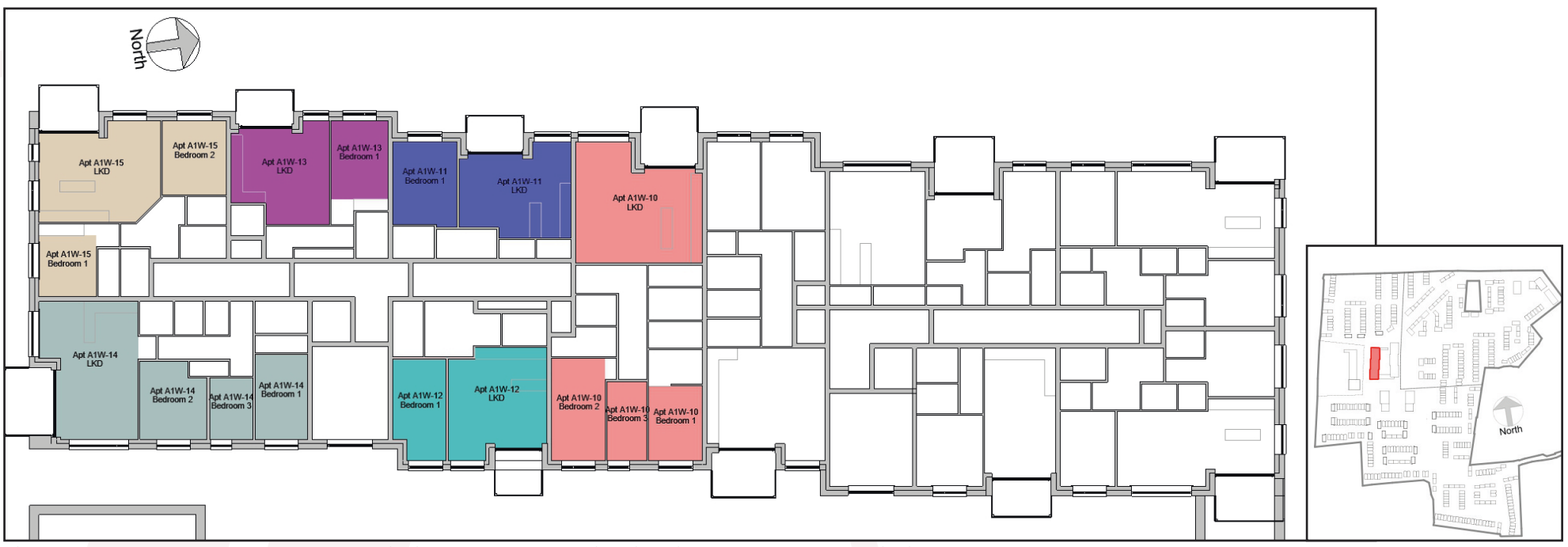


Figure 7.49: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.12 Block A1 West - 2nd Floor

Table No. 7.50: SDA Results: Block A1 West - 2nd Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A1W-16	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-16	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-16	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-17	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-17	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-17	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-18	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-18	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-18	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-19	LKD	45%	100%	No	200	64%	64%	Yes
Apt A1W-19	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-20	LKD	56%	100%	Yes	200	96%	96%	Yes
Apt A1W-20	Bedroom 1	98%	100%	Yes	100	100%	100%	Yes
Apt A1W-20	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

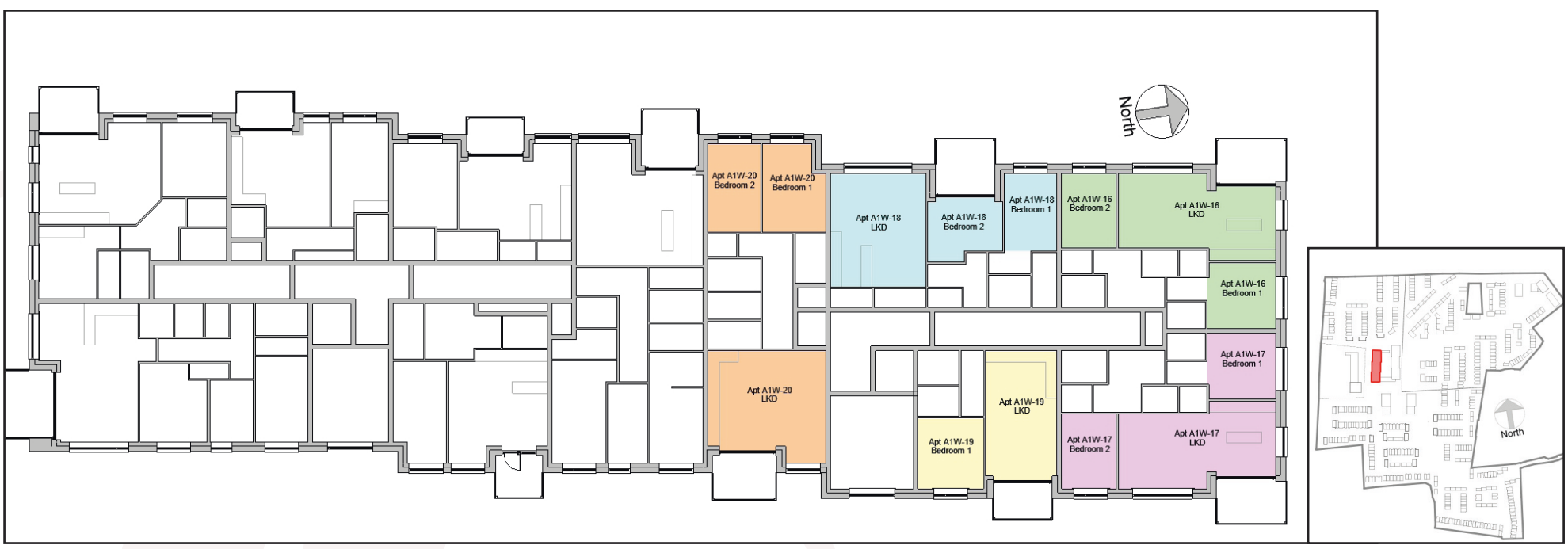


Figure 7.50: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.13 Block A1 West - 2nd Floor

Table No. 7.51: SDA Results: Block A1 West - 2nd Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A1W-21	LKD	96%	100%	Yes	200	100%	100%	Yes
Apt A1W-21	Bedroom 1	80%	100%	Yes	100	100%	100%	Yes
Apt A1W-21	Bedroom 2	52%	100%	Yes	100	100%	100%	Yes
Apt A1W-21	Bedroom 3	52%	100%	Yes	100	100%	100%	Yes
Apt A1W-22	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-22	Bedroom 1	99%	100%	Yes	100	100%	100%	Yes
Apt A1W-23	LKD	38%	100%	No	200	64%	64%	Yes
Apt A1W-23	Bedroom 1	42%	100%	No	100	100%	100%	Yes
Apt A1W-24	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-24	Bedroom 1	94%	100%	Yes	100	100%	100%	Yes
Apt A1W-25	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-25	Bedroom 1	79%	100%	Yes	100	100%	100%	Yes
Apt A1W-25	Bedroom 2	99%	100%	Yes	100	100%	100%	Yes
Apt A1W-25	Bedroom 3	91%	100%	Yes	100	100%	100%	Yes
Apt A1W-26	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-26	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-26	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

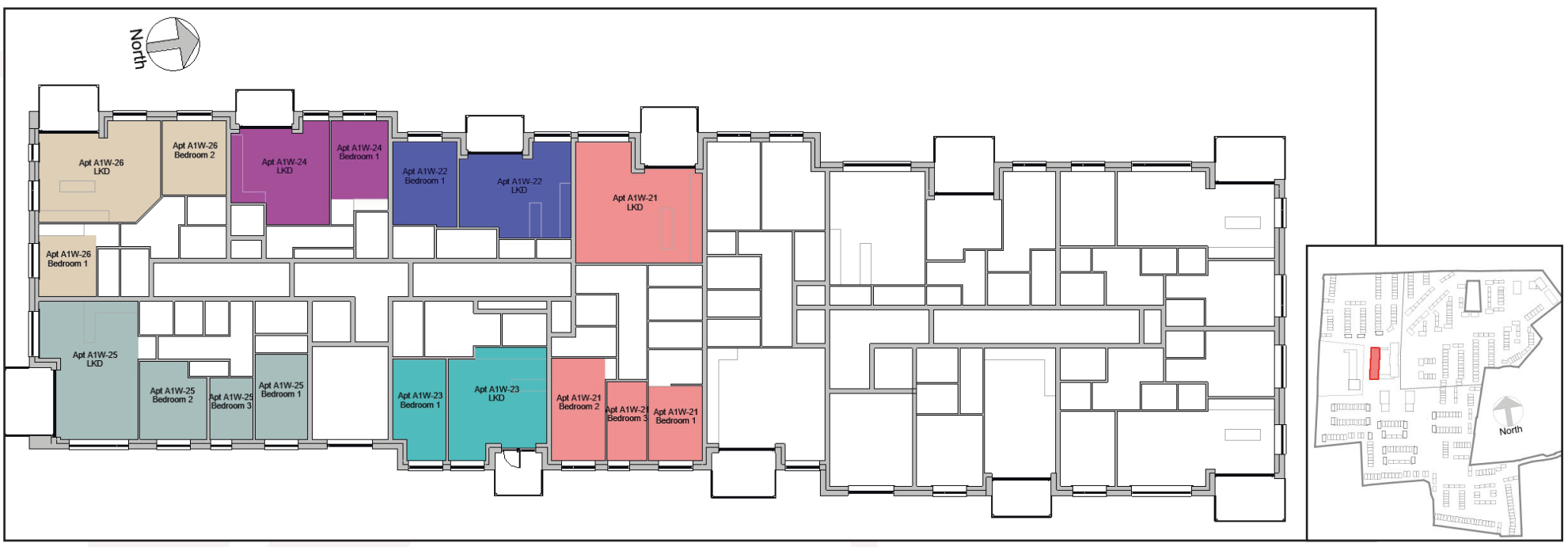


Figure 7.51: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.14 Block A1 West - 3rd Floor

Table No. 7.52: SDA Results: Block A1 West - 3rd Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A1W-27	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-27	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-27	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-28	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-28	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-28	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-29	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-29	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-29	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-30	LKD	63%	100%	Yes	200	100%	100%	Yes
Apt A1W-30	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-31	LKD	99%	100%	Yes	200	100%	100%	Yes
Apt A1W-31	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-31	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 55.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 55.

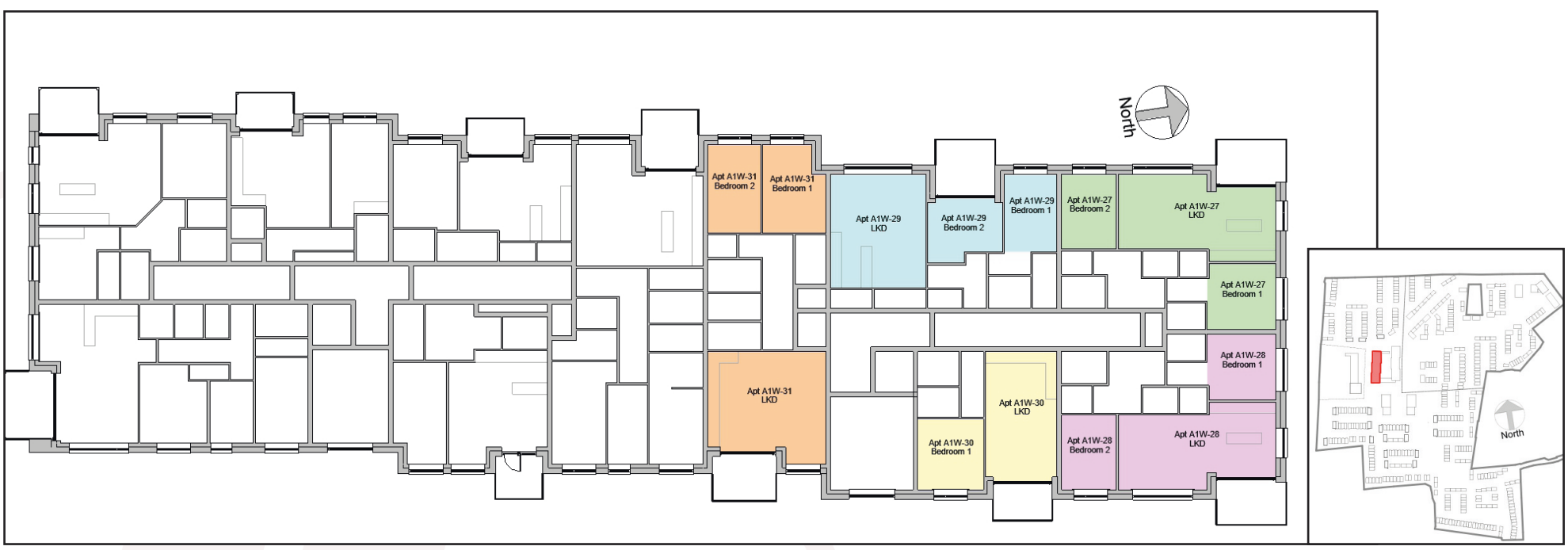


Figure 7.52: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.15 Block A1 West - 3rd Floor

Table No. 7.53: SDA Results: Block A1 West - 3rd Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A1W-32	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-32	Bedroom 1	93%	100%	Yes	100	100%	100%	Yes
Apt A1W-32	Bedroom 2	61%	100%	Yes	100	100%	100%	Yes
Apt A1W-32	Bedroom 3	64%	100%	Yes	100	100%	100%	Yes
Apt A1W-33	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-33	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-34	LKD	62%	100%	Yes	200	96%	96%	Yes
Apt A1W-34	Bedroom 1	50%	100%	Yes	100	100%	100%	Yes
Apt A1W-35	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-35	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-36	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-36	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-36	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-36	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-37	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-37	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-37	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

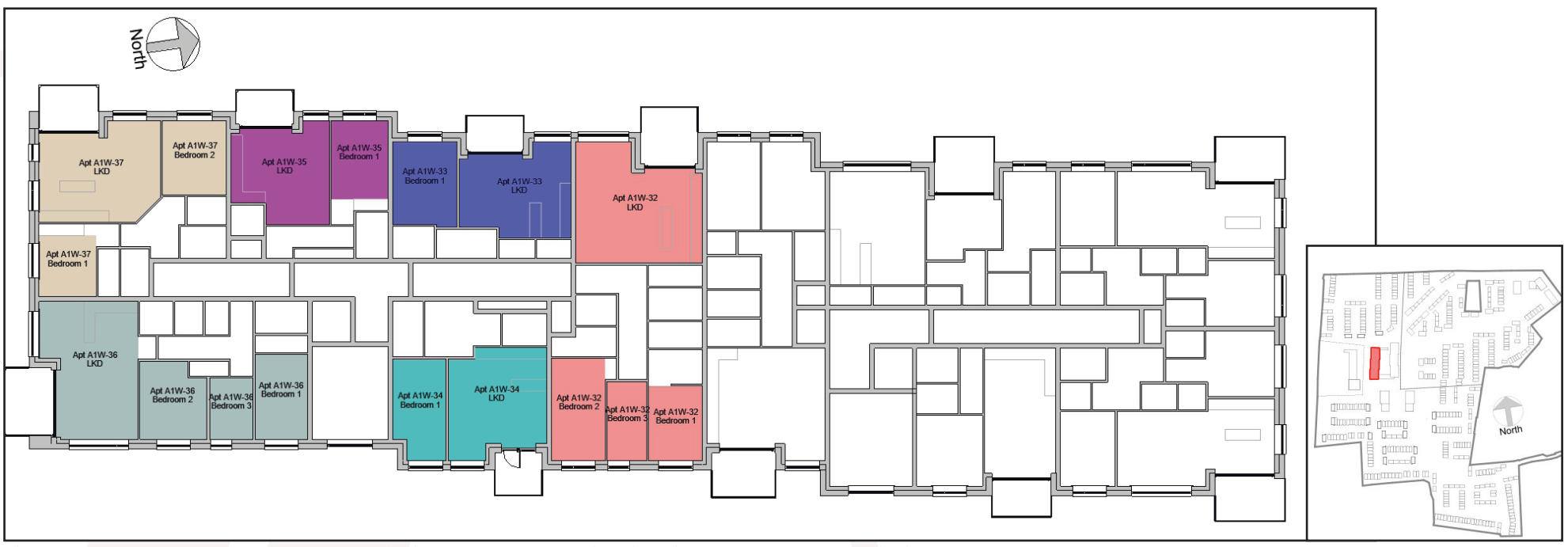


Figure 7.53: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.16 Block A1 West - 4th & 5th Floor

Table No. 7.54: SDA Results: Block A1 West - 4th & 5th Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%) Winter**	% of area above target Lux* (recommendation >50%) Summer**	Meets BRE 209 Criteria*
4th Floor								
Apt A1W-38	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-38	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-39	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-39	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-39	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-39	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-40	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-40	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-40	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
5th Floor								
Apt A1W-41	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-41	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-42	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-42	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-42	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-42	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-43	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1W-43	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1W-43	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.54: Floor plan of assessed building: 4th Floor (L), 5th Floor (M), Keyplan highlighting the assessed building (R).

7.4.17 Block A1 East - Ground Floor

Table No. 7.55: SDA Results: Block A1 East - Ground Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A1E-01	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-01	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-01	Bedroom 2	60%	100%	Yes	100	100%	100%	Yes
Apt A1E-02	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-02	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-02	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-03	LKD	77%	100%	Yes	200	100%	100%	Yes
Apt A1E-03	Bedroom 1	50%	100%	Yes	100	100%	100%	Yes
Apt A1E-03	Bedroom 2	42%	100%	No	100	100%	100%	Yes
Apt A1E-04	LKD	65%	100%	Yes	200	100%	100%	Yes
Apt A1E-04	Bedroom 1	49%	100%	No	100	100%	100%	Yes
Apt A1E-04	Bedroom 2	44%	100%	No	100	100%	100%	Yes
Apt A1E-04	Bedroom 3	31%	100%	No	100	100%	100%	Yes
Apt A1E-05	LKD	28%	100%	No	200	57%	56%	Yes
Apt A1E-05	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-05	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-05	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-06	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-06	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-07	LKD	16%	78%	No	200	25%	25%	No
Apt A1E-07	Bedroom 1	48%	100%	No	100	100%	100%	Yes
Apt A1E-07	Bedroom 2	44%	100%	No	100	100%	100%	Yes
Apt A1E-08	LKD	73%	100%	Yes	200	96%	94%	Yes
Apt A1E-08	Bedroom 1	91%	100%	Yes	100	100%	100%	Yes
Apt A1E-09	LKD	32%	100%	No	200	49%	49%	No
Apt A1E-09	Bedroom 1	42%	100%	No	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

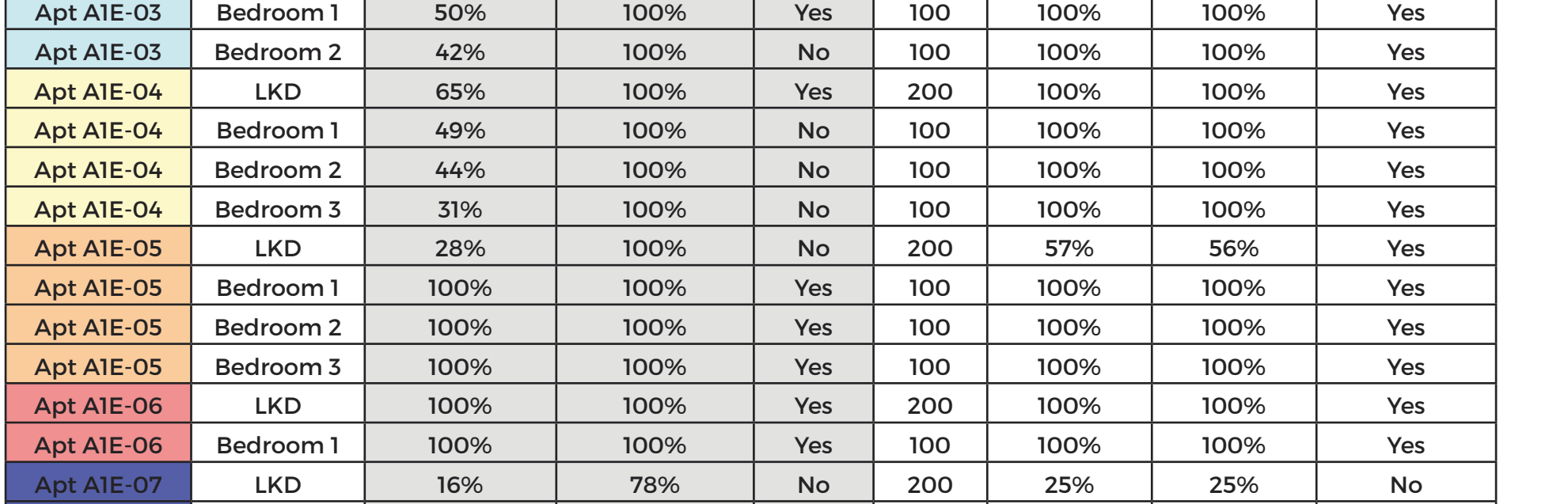


Figure 7.55: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.18 Block A1 East - 1st Floor

Table No. 7.56: SDA Results: Block A1 East - 1st Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A1E-10	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-10	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-10	Bedroom 2	85%	100%	Yes	100	100%	100%	Yes
Apt A1E-11	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-11	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-11	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-12	LKD	67%	100%	Yes	200	99%	99%	Yes
Apt A1E-12	Bedroom 1	47%	100%	No	100	100%	100%	Yes
Apt A1E-13	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-13	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-13	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-14	LKD	82%	100%	Yes	200	100%	100%	Yes
Apt A1E-14	Bedroom 1	51%	100%	Yes	100	100%	100%	Yes
Apt A1E-14	Bedroom 2	49%	100%	No	100	100%	100%	Yes
Apt A1E-14	Bedroom 3	33%	100%	No	100	100%	100%	Yes
Apt A1E-15	LKD	47%	100%	No	200	76%	75%	Yes
Apt A1E-15	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-15	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-15	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.56: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.19 Block A1 East - 1st Floor

Table No. 7.57: SDA Results: Block A1 East - 1st Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A1E-16	LKD	28%	94%	No	200	45%	45%	No
Apt A1E-16	Bedroom 1	53%	100%	Yes	100	100%	100%	Yes
Apt A1E-16	Bedroom 2	50%	100%	Yes	100	100%	100%	Yes
Apt A1E-17	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-17	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-18	LKD	48%	100%	No	200	70%	70%	Yes
Apt A1E-18	Bedroom 1	49%	100%	No	100	100%	100%	Yes
Apt A1E-19	LKD	98%	100%	Yes	200	100%	100%	Yes
Apt A1E-19	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-19	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-20	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-20	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-20	Bedroom 2	55%	100%	Yes	100	100%	100%	Yes
Apt A1E-21	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-21	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-21	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.57: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.20 Block A1 East - 2nd Floor

Table No. 7.58: SDA Results: Block A1 East - 2nd Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A1E-22	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-22	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-22	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-23	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-23	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-23	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-24	LKD	97%	100%	Yes	200	100%	100%	Yes
Apt A1E-24	Bedroom 1	56%	100%	Yes	100	100%	100%	Yes
Apt A1E-25	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-25	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-25	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-26	LKD	99%	100%	Yes	200	100%	100%	Yes
Apt A1E-26	Bedroom 1	65%	100%	Yes	100	100%	100%	Yes
Apt A1E-26	Bedroom 2	62%	100%	Yes	100	100%	100%	Yes
Apt A1E-26	Bedroom 3	47%	100%	No	100	100%	100%	Yes
Apt A1E-27	LKD	67%	100%	Yes	200	98%	97%	Yes
Apt A1E-27	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-27	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-27	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.58: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.21 Block A1 East - 2nd Floor

Table No. 7.59: SDA Results: Block A1 East - 2nd Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A1E-28	LKD	41%	98%	No	200	58%	58%	Yes
Apt A1E-28	Bedroom 1	67%	100%	Yes	100	100%	100%	Yes
Apt A1E-28	Bedroom 2	61%	100%	Yes	100	100%	100%	Yes
Apt A1E-29	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-29	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-30	LKD	59%	100%	Yes	200	88%	87%	Yes
Apt A1E-30	Bedroom 1	65%	100%	Yes	100	100%	100%	Yes
Apt A1E-31	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-31	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-31	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-32	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-32	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-32	Bedroom 2	70%	100%	Yes	100	100%	100%	Yes
Apt A1E-33	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-33	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-33	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.59: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.22 Block A1 East - 3rd Floor

Table No. 7.60: SDA Results: Block A1 East - 3rd Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A1E-34	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-34	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-34	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-35	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-35	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-35	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-36	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-36	Bedroom 1	67%	100%	Yes	100	100%	100%	Yes
Apt A1E-37	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-37	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-37	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-38	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-38	Bedroom 1	80%	100%	Yes	100	100%	100%	Yes
Apt A1E-38	Bedroom 2	81%	100%	Yes	100	100%	100%	Yes
Apt A1E-38	Bedroom 3	58%	100%	Yes	100	100%	100%	Yes
Apt A1E-39	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-39	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-39	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-39	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.60: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.23 Block A1 East - 3rd Floor

Table No. 7.61: SDA Results: Block A1 East - 3rd Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A1E-40	LKD	61%	100%	Yes	200	91%	91%	Yes
Apt A1E-40	Bedroom 1	80%	100%	Yes	100	100%	100%	Yes
Apt A1E-40	Bedroom 2	81%	100%	Yes	100	100%	100%	Yes
Apt A1E-41	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-41	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-42	LKD	73%	100%	Yes	200	100%	100%	Yes
Apt A1E-42	Bedroom 1	85%	100%	Yes	100	100%	100%	Yes
Apt A1E-43	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-43	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-43	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-44	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-44	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-44	Bedroom 2	91%	100%	Yes	100	100%	100%	Yes
Apt A1E-45	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-45	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-45	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.61: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.24 Block A1 East - 4th Floor

Table No. 7.62: SDA Results: Block A1 East - 4th Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt A1E-46	LKD	99%	100%	Yes	200	100%	100%	Yes
Apt A1E-46	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-47	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-47	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-47	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-48	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-48	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-48	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-49	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt A1E-49	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt A1E-49	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

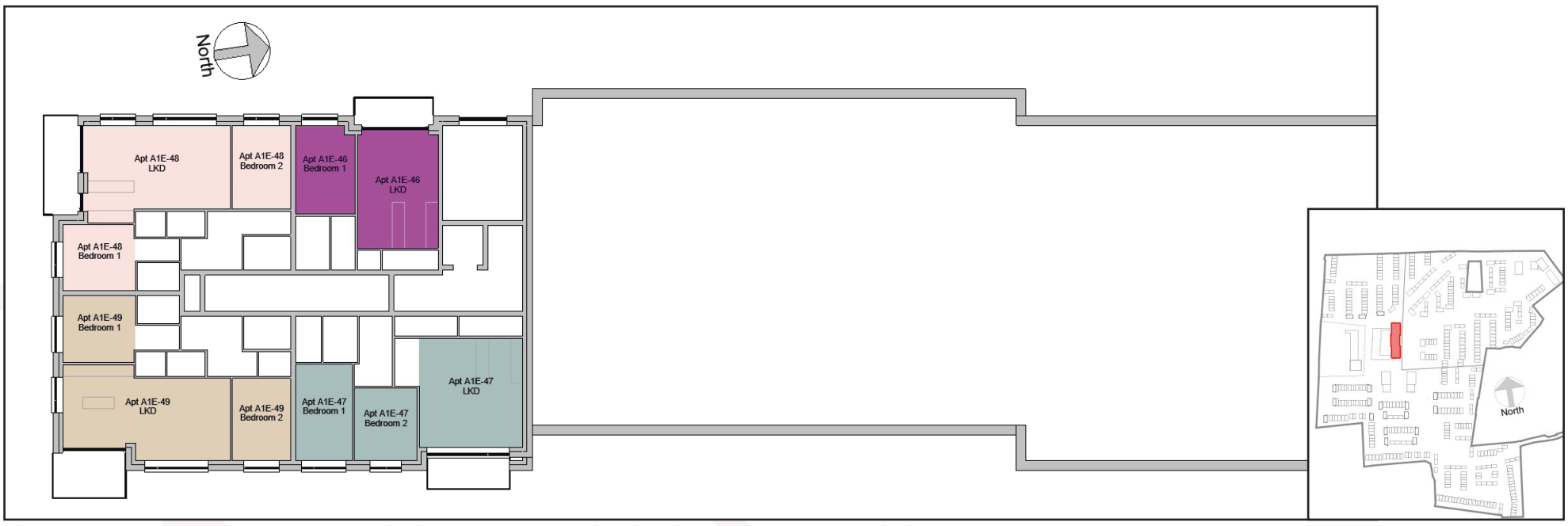


Figure 7.62: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.25 Block B1 West - Ground Floor

Table No. 7.63: SDA Results: Block B1 West - Ground Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt B1W-01	LKD	2%	77%	No	200	20%	15%	No
Apt B1W-01	Bedroom 1	7%	100%	No	100	100%	100%	Yes
Apt B1W-02	LKD	70%	100%	Yes	200	100%	100%	Yes
Apt B1W-02	Bedroom 1	0%	64%	No	100	95%	56%	Yes
Apt B1W-03	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1W-03	Bedroom 1	98%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

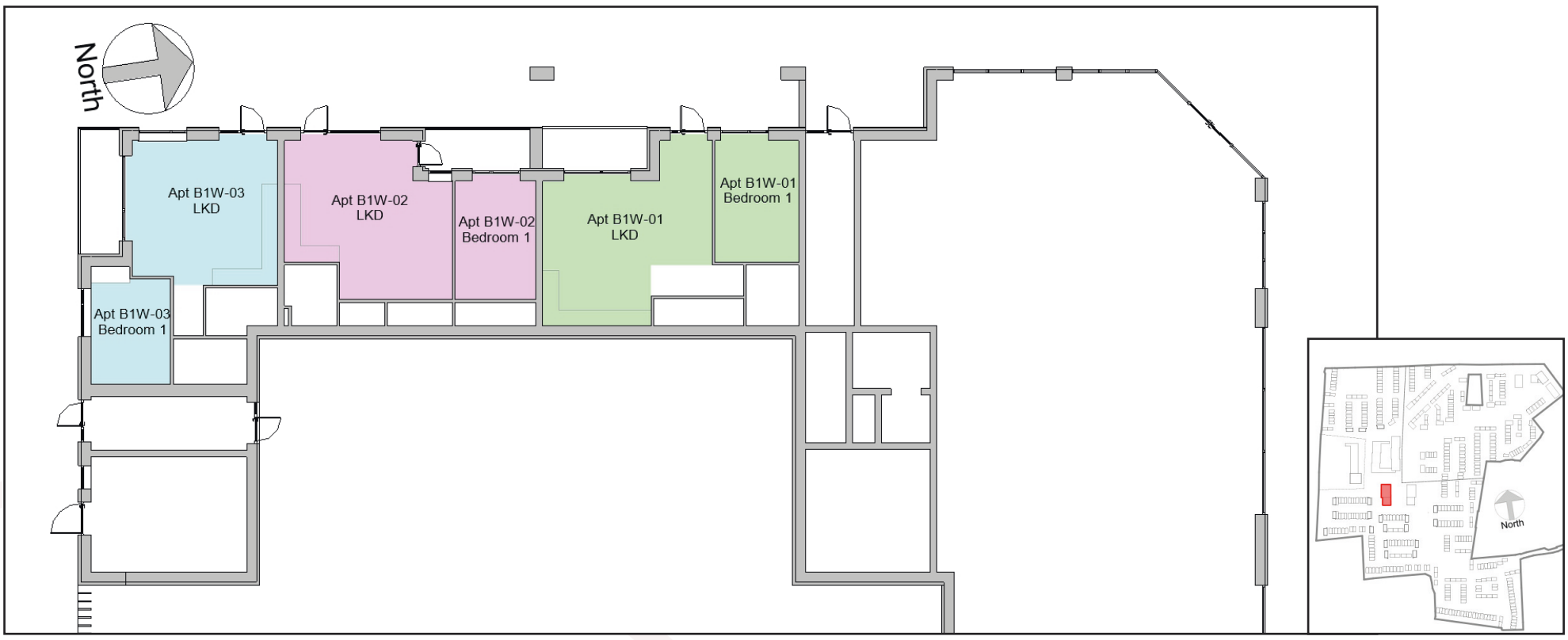


Figure 7.63: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.26 Block B1 West - 1st Floor

Table No. 7.64: SDA Results: Block B1 West - 1st Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt B1W-04	LKD	33%	100%	No	200	61%	60%	Yes
Apt B1W-04	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-04	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-05	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1W-05	Bedroom 1	91%	100%	Yes	100	100%	100%	Yes
Apt B1W-05	Bedroom 2	98%	100%	Yes	100	100%	100%	Yes
Apt B1W-06	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1W-06	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-06	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-07	LKD	68%	100%	Yes	200	100%	97%	Yes
Apt B1W-07	Bedroom 1	14%	100%	No	100	100%	100%	Yes
Apt B1W-08	LKD	36%	85%	No	200	59%	51%	Yes
Apt B1W-08	Bedroom 1	29%	100%	No	100	100%	100%	Yes
Apt B1W-08	Bedroom 2	24%	100%	No	100	100%	100%	Yes
Apt B1W-09	LKD	82%	100%	Yes	200	98%	94%	Yes
Apt B1W-09	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-09	Bedroom 2	76%	100%	Yes	100	100%	100%	Yes
Apt B1W-09	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-10	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1W-10	Bedroom 1	71%	100%	Yes	100	100%	100%	Yes
Apt B1W-10	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.64: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.27 Block B1 West - 2nd Floor

Table No. 7.65: SDA Results: Block B1 West - 2nd Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt B1W-11	LKD	58%	100%	Yes	200	92%	84%	Yes
Apt B1W-11	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-11	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-12	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1W-12	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-12	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-13	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1W-13	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-13	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-14	LKD	94%	100%	Yes	200	100%	100%	Yes
Apt B1W-14	Bedroom 1	35%	100%	No	100	100%	100%	Yes
Apt B1W-15	LKD	54%	100%	Yes	200	78%	75%	Yes
Apt B1W-15	Bedroom 1	60%	100%	Yes	100	100%	100%	Yes
Apt B1W-15	Bedroom 2	64%	100%	Yes	100	100%	100%	Yes
Apt B1W-16	LKD	93%	100%	Yes	200	100%	100%	Yes
Apt B1W-16	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-16	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-16	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-17	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1W-17	Bedroom 1	97%	100%	Yes	100	100%	100%	Yes
Apt B1W-17	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.65: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.28 Block B1 West - 3rd Floor

Table No. 7.66: SDA Results: Block B1 West - 3rd Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt B1W-18	LKD	78%	100%	Yes	200	100%	100%	Yes
Apt B1W-18	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-18	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-19	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1W-19	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-19	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-20	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1W-20	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-20	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-21	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1W-21	Bedroom 1	48%	100%	No	100	100%	100%	Yes
Apt B1W-22	LKD	60%	100%	Yes	200	88%	85%	Yes
Apt B1W-22	Bedroom 1	68%	100%	Yes	100	100%	100%	Yes
Apt B1W-22	Bedroom 2	79%	100%	Yes	100	100%	100%	Yes
Apt B1W-23	LKD	98%	100%	Yes	200	100%	100%	Yes
Apt B1W-23	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-23	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-23	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-24	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1W-24	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-24	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.66: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.29 Block B1 West - 4th Floor

Table No. 7.67: SDA Results: Block B1 West - 4th Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt B1W-25	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1W-25	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-25	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-26	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1W-26	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-26	Bedroom 2	81%	100%	Yes	100	100%	100%	Yes
Apt B1W-26	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-27	LKD	96%	100%	Yes	200	100%	100%	Yes
Apt B1W-27	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-27	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-27	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-28	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1W-28	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1W-28	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

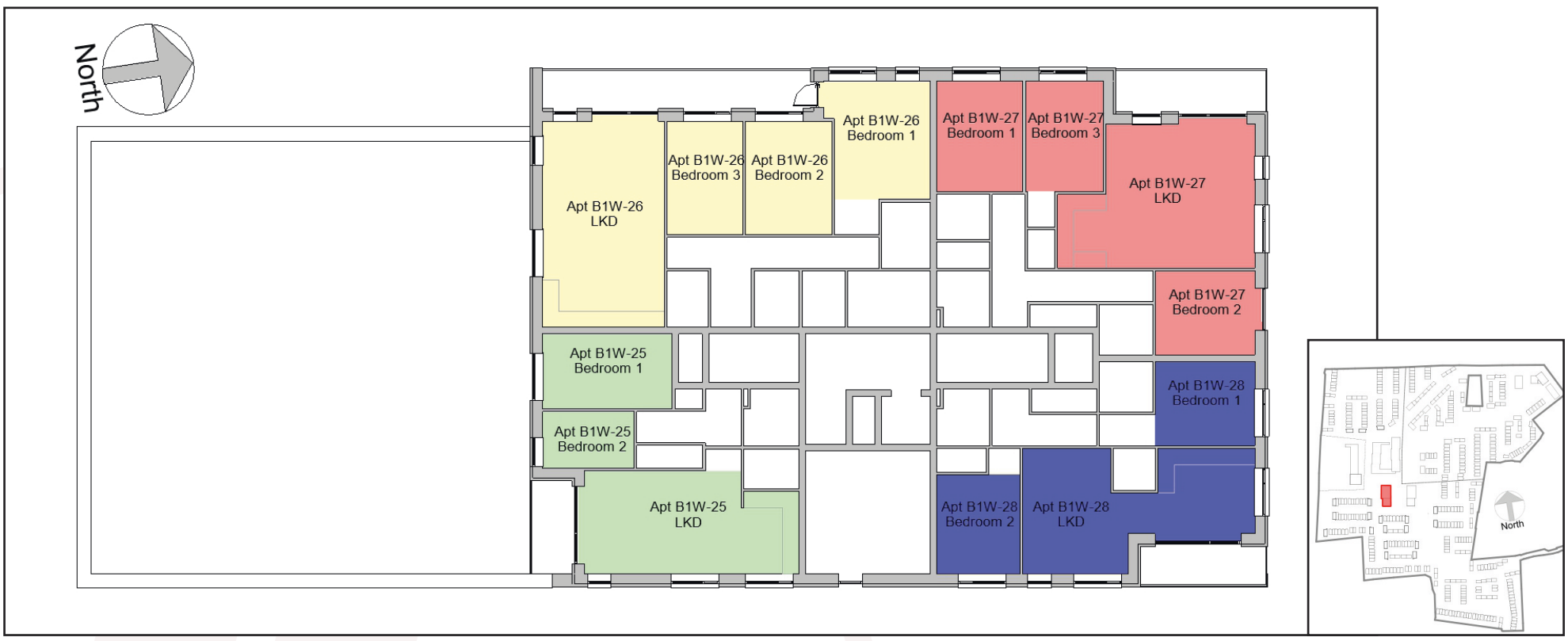


Figure 7.67: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.30 Block B1 East - Ground Floor

Table No. 7.68: SDA Results: Block B1 East - Ground Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt B1E-01	LKD	65%	100%	Yes	200	92%	92%	Yes
Apt B1E-01	Bedroom 1	71%	100%	Yes	100	100%	100%	Yes
Apt B1E-01	Bedroom 2	52%	100%	Yes	100	100%	100%	Yes
Apt B1E-02	LKD	85%	100%	Yes	200	100%	97%	Yes
Apt B1E-02	Bedroom 1	87%	100%	Yes	100	100%	100%	Yes
Apt B1E-02	Bedroom 1	54%	100%	Yes	100	100%	100%	Yes
Apt B1E-02	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-03	LKD	62%	100%	Yes	200	81%	75%	Yes
Apt B1E-03	Bedroom 1	23%	100%	No	100	100%	100%	Yes
Apt B1E-04	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1E-04	Bedroom 1	50%	100%	Yes	100	100%	100%	Yes
Apt B1E-04	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

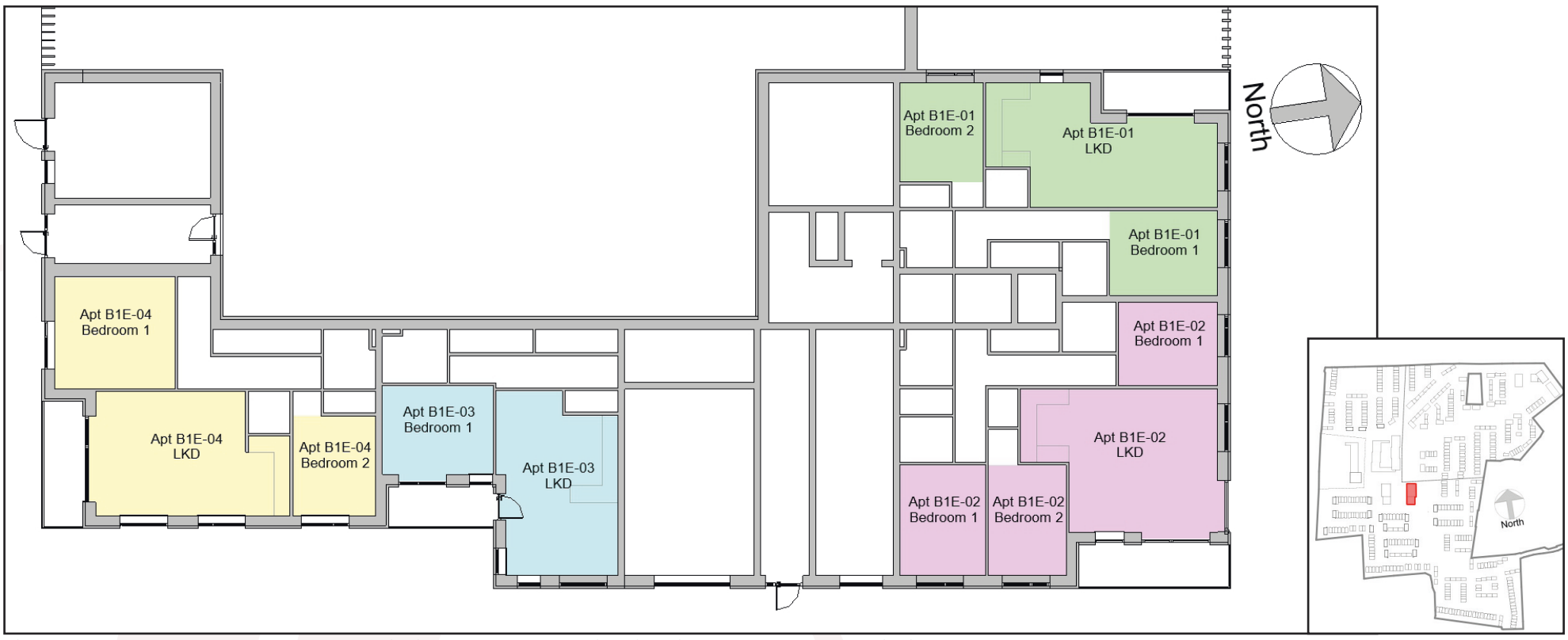


Figure 7.68: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.31 Block B1 East - 1st Floor

Table No. 7.69: SDA Results: Block B1 East - 1st Floor

Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt B1E-05	LKD	88%	100%	Yes	200	100%	100%	Yes
Apt B1E-05	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-05	Bedroom 2	98%	100%	Yes	100	100%	100%	Yes
Apt B1E-06	LKD	94%	100%	Yes	200	100%	100%	Yes
Apt B1E-06	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-06	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-06	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-07	LKD	58%	100%	Yes	200	81%	78%	Yes
Apt B1E-07	Bedroom 1	52%	100%	Yes	100	100%	100%	Yes
Apt B1E-07	Bedroom 2	53%	100%	Yes	100	100%	100%	Yes
Apt B1E-08	LKD	86%	100%	Yes	200	100%	100%	Yes
Apt B1E-08	Bedroom 1	35%	100%	No	100	100%	100%	Yes
Apt B1E-09	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1E-09	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-09	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-10	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1E-10	Bedroom 1	96%	100%	Yes	100	100%	100%	Yes
Apt B1E-10	Bedroom 2	98%	100%	Yes	100	100%	100%	Yes
Apt B1E-11	LKD	28%	100%	No	200	52%	51%	Yes
Apt B1E-11	Bedroom 1	94%	100%	Yes	100	100%	100%	Yes
Apt B1E-11	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.69: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.32 Block B1 East - 2nd Floor

Table No. 7.70: SDA Results: Block B1 East - 2nd Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt B1E-12	LKD	99%	100%	Yes	200	100%	100%	Yes
Apt B1E-12	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-12	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-13	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1E-13	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-13	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-13	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-14	LKD	63%	100%	Yes	200	94%	85%	Yes
Apt B1E-14	Bedroom 1	66%	100%	Yes	100	100%	100%	Yes
Apt B1E-14	Bedroom 2	76%	100%	Yes	100	100%	100%	Yes
Apt B1E-15	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1E-15	Bedroom 1	45%	100%	No	100	100%	100%	Yes
Apt B1E-16	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1E-16	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-16	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-17	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1E-17	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-17	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-18	LKD	47%	100%	No	200	82%	73%	Yes
Apt B1E-18	Bedroom 1	94%	100%	Yes	100	100%	100%	Yes
Apt B1E-18	Bedroom 2	98%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.70: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.33 Block B1 East - 3rd Floor

Table No. 7.71: SDA Results: Block B1 East - 3rd Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt B1E-19	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1E-19	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-19	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-20	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1E-20	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-20	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-20	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-21	LKD	64%	100%	Yes	200	100%	99%	Yes
Apt B1E-21	Bedroom 1	75%	100%	Yes	100	100%	100%	Yes
Apt B1E-21	Bedroom 2	91%	100%	Yes	100	100%	100%	Yes
Apt B1E-22	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1E-22	Bedroom 1	53%	100%	Yes	100	100%	100%	Yes
Apt B1E-23	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1E-23	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-23	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-24	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1E-24	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-24	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-25	LKD	68%	100%	Yes	200	100%	100%	Yes
Apt B1E-25	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-25	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.71: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.34 Block B1 East - 4th Floor

Table No. 7.72: SDA Results: Block B1 East - 4th Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Apt B1E-26	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1E-26	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-26	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-27	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1E-27	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-27	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-27	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-28	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt B1E-28	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-28	Bedroom 2	97%	100%	Yes	100	100%	100%	Yes
Apt B1E-28	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-29	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-29	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt B1E-29	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

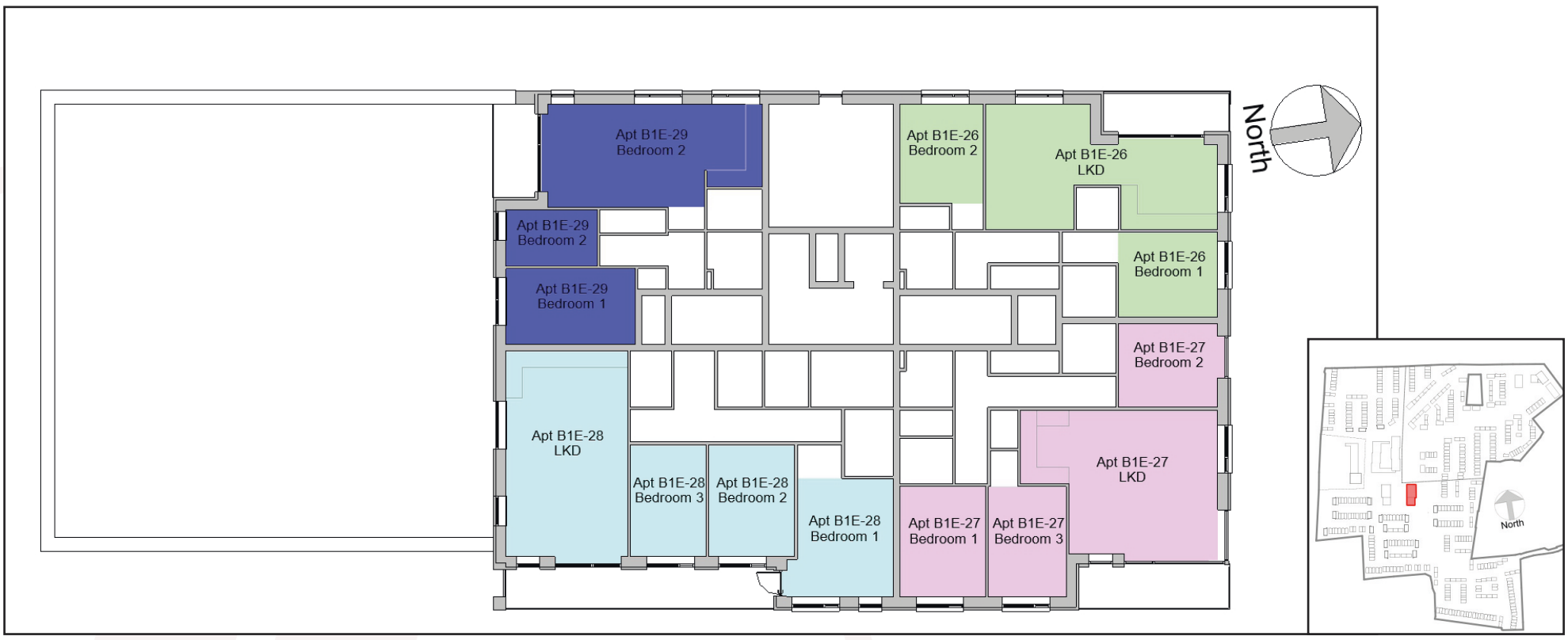


Figure 7.72: Floor plan of assessed building (L), Keyplan highlighting the assessed building (R).

7.4.35 Type F - Ground - 2nd Floor

Table No. 7.73: SDA Results: Type F - Ground - 2nd Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Ground Floor								
Apt F-01	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt F-01	Bedroom 1	97%	100%	Yes	100	100%	100%	Yes
Apt F-01	Bedroom 2	78%	100%	Yes	100	100%	100%	Yes
1st Floor								
Apt F-02	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt F-02	Bedroom 1	86%	100%	Yes	100	100%	100%	Yes
Apt F-02	Bedroom 2	95%	100%	Yes	100	100%	100%	Yes
2nd Floor								
Apt F-03	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt F-03	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt F-03	Bedroom 2	96%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.73: Floor plan of assessed building: Ground Floor (T), 1st Floor (M), 2nd Floor (B), Keyplan highlighting the assessed building (R).

7.4.36 Duplex Type G1 - Ground - 2nd Floor

Table No. 7.74: SDA Results: Duplex Type G1 - Ground - 2nd Floor								
Unit Number	Room Description	I.S. EN 17037			BRE 209			
		% of area above 300 Lux (recommendation >50%)	% of area above 100 Lux (recommendation >95%)	Meets I.S. EN 17037 Criteria*	Target Lux*	% of area above target Lux* (recommendation >50%)		Meets BRE 209 Criteria*
						Winter**	Summer**	
Ground Floor								
Apt G1-01	LKD	100%	100%	Yes	200	100%	100%	Yes
Apt G1-01	Bedroom 1	100%	100%	Yes	100	100%	100%	Yes
Apt G1-01	Bedroom 2	44%	100%	No	100	100%	100%	Yes
1st Floor								
Apt G1-02	Kitchen	100%	100%	Yes	200	100%	100%	Yes
Apt G1-02	Living Room	100%	100%	Yes	150	100%	100%	Yes
2nd Floor								
Apt G1-02	Bedroom 1	84%	100%	Yes	100	100%	100%	Yes
Apt G1-02	Bedroom 2	100%	100%	Yes	100	100%	100%	Yes
Apt G1-02	Bedroom 3	100%	100%	Yes	100	100%	100%	Yes

* For information regarding the criteria under the various guidelines including target Lux please refer to section 4.7 on page 18.
** Under the BRE 209 study the SDA has been calculated with deciduous trees represented with both winter and summer foliage.
The SDA circa compliance rates across the entire scheme can be found in section 8.2.3 on page 153.

Figure 7.74: Floor plan of assessed building: Ground Floor (T), 1st Floor (M), 2nd Floor (B), Keyplan highlighting the assessed building (R).

8.0 Analysis of Results

Results were generated and analysed for the following studies:

- Vertical Sky Component
  - 7-12 Tara Court
  - 1-6 Tara Close
  - Drumholme House
  - 106-113 The Briars
  - 1-10 Cherry Court
  - 1-5 Cnoc Neil Grove
  - Properties along Cherry Lane
  - 1-9 The Heath
- Annual and Winter Probable Sunlight Hours
  - 7-12 Tara Court
  - 1-6 Tara Close
  - 1-5 Cnoc Neil Grove
  - Properties along Cherry Lane
  - 1-9 The Heath
- Sun On Ground in Existing Gardens
  - 7-12 Tara Court
  - 1-6 Tara Close
  - Properties along Cherry Lane
  - 1-10 The Heath
  - 31 & 32 The Downs
  - 61 & 62 The Rise
- Sun On Ground in Proposed Open Spaces
  - 12 No. Public Open Spaces.
  - 15 No. Communal Open Spaces.
- Sunlight Exposure in proposed units
  - 200 No. units in the proposed development.
- Spatial Daylight Autonomy in proposed habitable rooms
  - 581 No. rooms in the proposed development.

8.1 Analysis of Impact Assessment Results

8.1.1 Effect on Vertical Sky Component (VSC)

The effect on VSC has been assessed for 197 No. windows/rooms across the surrounding properties. Using the rationale explained in section 3.2 on page 9, the effect to VSC on 191 no. of these windows (or rooms if a weighted average of multiple windows has been taken) would be considered *negligible*, 5 no. *minor adverse*, and 1 no. *moderate adverse*.

This shows that ~97% of the assessed windows will experience an negligible level of effect.

The windows that have shown a level of effect greater than the recommendations made in the BRE Guidelines are identified in this report as Window *Db and Dc* on Drumholme House, window *C9a* on 9 Cherry Court, windows *C10a* and *C10b* on 10 Cherry Court and window *G3a* on 3 Cnoc Neil Grove.

Windows *Db* and *Dc* on Drumholme House are both narrow windows located on the west of Drumholme House, located close to the shared site boundary. Using the rationale explained in section 3.2 on page 9, the effect to VSC on windows *Db* and *Dc* have bee categorised as moderate adverse and minor adverse respectively. It is assumed that these windows service a bedroom and/or study. Whilst window *Da#2* will also be impacted, it is assumed that this window is part of a dual aspect room, with a larger window facing our the front of the house to the north. The weighted average of these windows indicates that the effect to the rooms will be negligible. There is also a window between window *Da#2* and *Db* which has not been assessed on the assumption that the window services a bathroom. This assumption has been made on the basis that the glass appears to be frosted.

Windows *C9a* of 9 Cherry Court is located to the rear of the property in what appears to be an extension. It is possible that window C9a and C9b service the same room, but this assumption has not been made for the purpose of this assessment, however it is a reasonable assumption that the skylight above window C9a is servicing the same room. No vertical sky component assessment has been carried out on this skylight as it is not a vertical window, however it could be said that given the impact to this window is marginally outside of the BRE Criteria (~94%) that the presence of the skylight would ensure the room remains adequately well daylight despite the minor adverse level of effect.

Windows *C10a & C10b* on 10 Cherry Court are a similar configuration as that of the rear of 9 Cherry court as explained above. Whist it is possible that both windows service the same room, this assumption has not been made, however the level of effect would remain the same regardless as both windows are similarly impacted. As with 9 Cherry court, both of the affected windows on 10 Cherry Court appear to belong to rooms serviced by roof lights, which would contribute to daylight within the habitable space. Furthermore, the BRE Guidelines state that if a window has a VSC between 15 and 27% that special measures may need to be taken such as larger windows, given that windows *C10a* and *C10b* appear to be generously proportioned in addition to being serviced by roof lights, the daylight in this property is likely to remain adequate despite the minor adverse level of effect.

Window *G3a* on 3 Cnoc Neil Grove is a ground floor window assumed to be servicing a living room. The level of effect to this window is marginally outside of the BRE recommendations, (~98%) with a ratio of change of 0.79, when the recommended maximum is 0.8. Interestingly the level of VSC for this window is lower than the ground floor windows on the other properties within Cnoc Neil Grove despite there being a greater separation distance and a lower adjacent obstruction. The rationale for this is that position of number 3 Cnoc Neil Grove is set back from number 2, with window G3a located closer to the shared boundary of the two properties. This is an indicator that localised factors contribute towards the perceived level of effect, and not as a result of the density of the proposed development. Furthermore, the window appears to be generously proportioned, so it is likely that the room will remain sufficiently well daylit.

It is the opinion of 3DDB that the number of windows that do not meet the BRE Guidelines criteria for impact to VSC is relatively low, and not significantly below the recommended level. Given the high compliance rate, with the vast majority of windows experiencing a negligible level of effect, it can be said that the proposed development would not result an a significant level of effect on the daylight received by the neighbouring properties.

The complete results for the study on the effect on VSC caused by the proposed development can be found in Section 6.1 on page 23.

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

The APSH/WPSH assessment has been carried out on the relevant windows of the surrounding properties that have an orientation within 90 degrees of due south.

The effect on APSH has been assessed for 122 no. of windows/rooms of the surrounding existing properties across Tara Court, Tara Close, Cnoc Neil Grove, Cherry Lane and The Heath. Using the rationale explained in section 3.2 on page 9, the effect on the APSH of all the assessed windows or rooms would be considered *negligible* on the basis that they have met the criteria for effect on APSH as set out in the BRE Guidelines.

The effect on WPSH has been assessed for the same 122 no. of windows/rooms as per the APSH study. All assessed windows have met the BRE criteria for impact to WPSH.

The windows identified as T8a, T11c, T4b, T5a and T6a have shown a ratio of change, in the WPSH study, less than the recommended 0.8. Nevertheless, these windows have been categorised as having a negligible level of effect. This is due to the fact that the effect to these windows is in compliance with the BRE Guidelines on the basis that the annual reduction (APSH) is less than 4%. Such occurrences are common where windows have a strong easterly or westerly orientation and the baseline WPSH value is already relately low.

The impact to a window located on number 3 The Heath, identified as window *H3a* in this report has been categorised as a *Beneficial Impact* this is due to the planned removal of some evergreen trees on the shared site boundary.

As all of the assessed windows have met the criteria for effect on WPSH as set out in the BRE Guidelines the proposed development can be considered to have a negligible level of effect on the sunlight received by the windows of the neighbouring properties.

The results of the study on APSH/WPSH can be found in Section 6.2 on page 40.

8.1.3 Effect on Sun On Ground in Existing Gardens

This study has assessed the effect the proposed development would have on the level of sunlight on March 21st in the rear gardens of the neighbouring properties that are located along Tara Court, Tara Close Cherry Lane, The Heath, The Downs and The Rise.

In total 29 no. spaces have been assessed. Using the rationale explained in section 3.2 on page 9, all 29 no. assessed gardens would experience an *negligible* level of effect.

As the level of effect to all of these existing gardens have met the criteria for impact to sunlighting as set out in the BRE Guidelines, the proposed development can be considered to have a negligible level of effect on the sunlight received in the gardens of the neighbouring properties.

The complete results of the study on effect on sunlight the neighbouring gardens can be found In section 6.3 on page 62.

A visual representation of these readings can be seen in the 2 hour false colour plans in section 6.3 and in the hourly shadow diagrams for March 21st in section 6.4.1 on page 67.

8.2 Analysis of Scheme Performance Results

8.2.1 Sun On Ground in Proposed Outdoor Amenity Areas

This study has assessed the level of sunlight on March 21st with in the proposed public and communal open spaces.

In total 27 No. spaces have been assessed, 12 no. public open spaces and 15 no. communal open spaces. 11 of the 12 assessed public open spaces have met the criteria as set out in the BRE Guidelines, with more than 50% of the space capable of receiving 2 hours of sunlight on March 21st.

The only public open space that did not achieve this metric is identified in this report as *public open space 6*. This space is situated directly north of a terrace of houses. Noncompliance in this instance is a reflection of the orientation of the space which is similar to what one would expect of a north facing garden.

The two communal open spaces that did not achieve the BRE criteria for sun on ground are identified in this report as communal open space 3 & 14. Communal open space 3 is a small open space (28m²) located to the north of a gable end of a terrace of houses. Communal open space 14 is situated at ground floor level to the north of the raised podium that provides the main communal open space for Block B1. Residents of Block B1 will have access to the larger communal open space at podium level which is capable of excellent levels of sunlight.

Not withstanding the minor level of noncompliance as described above, the sun on ground results should be considered favourably, with the vast majority of spaces far exceeding the minimum recommendation as per the BRE Guidelines.

Whilst no quantitative assessment has been carried out in the rear gardens of the proposed houses, the shadow study and false colour plans allow for a qualitative assessment. Typically, gardens with a northerly orientation will not perform well in this regard.

The complete results for the study on sunlighting in the proposed outdoor amenity spaces can be found in section 7.1 on page 76.

A visual representation of these readings can be seen in the false colour plan in section 7.1 and in the hourly shadow diagrams for March 21st in section 6.4.1 on page 67.

8.2.2 Sunlight Exposure (SE)

A sunlight exposure assessment has been carried out on all habitable rooms within the proposed development with deciduous trees represented both as opaque objects and removed from the model.

In total 200 no. units have been assessed across the proposed apartment blocks A, B, A1 & B1 and on the sample studies for Type F and Duplex Type gG1. Using the rationale explained in section 3.3 on page 9, the level of sunlight exposure for 76-77 no. assessed units is considered *high*, 58-59 no. *medium*, 61 no. have reached the *minimum* recommendation with 3-5 below the *minimum* recommendation.

The SE assessment has shown that circa ~98-99% of the assessed units meet the criteria for sunlight exposure as set out in the BRE Guidelines.

Whilst, the criterion applies to rooms of all orientations, it should be noted that if a room faces significantly north of due east or west it is unlikely to be met. As such, it is not always possible to achieve full compliance, especially in developments that contain single aspect units. **Note:** As previously stated, for a unit to be compliant under BRE 209, only one habitable room within the unit needs to meet the guideline values.

No recommendation is made regarding the performance of a development as a whole for SE performance, but 3DDB consider the proposed development to preform particularly well in this regard. The high sunlight exposure compliance rate is testament the extensive provision of dual aspect units within the proposed development.

The complete results for the study on SE in the habitable rooms of the proposed units can be seen in section 7.3 on page 78.

8.2.3 Spatial Daylight Autonomy (SDA)

SDA assessment has been conducted on all habitable rooms across all floors of Blocks A, B, A1 and B1 the proposed development. Apartment Type F and Duplex Type G1 are repeated numerous times across the proposed scheme. For both of these configurations an SDA assessment has been carried out on one occurrence of each within the proposed site layout.

This has ensured that a clear understanding has been obtained regarding the daylight performance of the apartments within the proposed development proposed development.

SDA has been calculated for the habitable rooms of 200 no. units, which makes up 581 no. habitable rooms.

Under the criteria as set out in the BRE 209, the SDA value in 575 no. habitable rooms meet or exceed their target values in the winter and summer time calculations respectively. This gives a circa compliance rate of ~99% for all assessed rooms. For a scheme of this size, this could be considered an excellent level of compliance.

Blocks A and B have both registered full SDA compliance under the BRE 209 criteria, whilst Blocks A1 and B1 have ~98% and ~99% compliance respectively.

The instance of Type F that was assessed is has shown full SDA compliance.

The instance of Duplex Type G1 that was assessed has also shown full compliance with the BRE 209 criteria.

I.S. EN 17037 sets out more onerous recommendations for SDA. As such, the number of rooms achieving compliance is 529, giving a reduced circa compliance rate of ~91%.

As mentioned above, the criteria within I.S. EN 17037 are particularly difficult to achieve. It is the opinion of 3DDB that ~91% compliance under the I.S. EN 17037 criteria demonstrates an exceptional level of daylight provision within the proposed development.

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

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

Where rooms are compliant with the criteria of BRE 209 and non-compliant with I.S. EN 17037, it could be considered that this is due to the exceptionally high standards required to achieve compliance with I.S. EN 17037 rather than an indication of insufficient daylight.

Based on the above statements, compensatory measures have been incorporated into the design of the proposed development where rooms do not achieve the daylight provision targets in accordance with the standards they were assessed against within the primary study (BRE 209).

The following list indicates all units / rooms that do not achieve the recommended level of daylight with regards to BRE 209 and the compensatory design measure for each:

Block A1W - Apt A1W-04 - LKD:

- This kitchen/living room enjoys direct access to an oversized terrace which extends to 10.34sqm (48% above the required 7sqm area).
- Recessed balcony design has sought to provide areas that have a level of privacy for ground floor apartment, shelter from the wind and usable year round.
- As a compensatory measure the floor to ceiling height within this unit will be 3.0m

Block A1E - Apt A1E-07 - LKD:

- This kitchen/living room enjoys direct access to an oversized terrace which extends to 11.2sqm (60% above the required 7sqm area).
- Recessed balcony design has sought to provide areas that have a level of privacy for ground floor apartment, shelter from the wind and usable year round.
- As a compensatory measure the floor to ceiling height within this unit will be 3.0m.
- This unit enjoys a large master bedroom with a total area of 16.39sqm (3.39sqm above 13.0sqm minimum requirement)

Block A1E - Apt A1E-09 - LKD:

- This room falls marginally (1%) below the standard. 49% of the area achieves above the target Lux, the recommendation is for 50%.
- This kitchen/living room enjoys direct access to an oversized terrace which extends to 8.3sqm (66% above the required 5sqm area).
- Recessed balcony design has sought to provide areas that have a level of privacy for ground floor apartment, shelter from the wind and usable year round.
- As a compensatory measure the floor to ceiling height within this unit will be 3.0m.

Block A1W - Apt A1W-08 - LKD:

- This room falls marginally (2%) below the standard. 48% of the area achieves above the target Lux, the recommendation is for 50%.
- This kitchen/living is oversized at 25.21sqm (2.21sqm over the minimum requirement of 23sqm).
- Recessed balcony design has sought to provide areas that have a level of privacy for ground floor apartment, shelter from the wind and usable year round.

Block A1E - Apt A1E-16 - LKD:

- This room falls marginally (5%) below the standard. 45% of the area achieves above the target Lux, the recommendation is for 50%.
- This kitchen/living is oversized at 25.21sqm (2.21sqm over the minimum requirement of 23sqm).
- Recessed balcony design has sought to provide areas that have a level of privacy for ground floor apartment, shelter from the wind and usable year round.

Block B1W - Apt B1W-01 - LKD:

- This kitchen/living is oversized at 31.67sqm (8.67sqm over the minimum requirement of 23sqm). This space features a generous width dimension of 6.3m (3.3m minimum).
- This kitchen/living room enjoys direct access to an oversized terrace which extends to 13.39sqm (268% above the required 5sqm area).
- Recessed balcony design has sought to provide areas that have a level of privacy for ground floor apartment, shelter from the wind and usable year round.
- Apartment area is oversized at 58.82sqm (15.82sqm over the minimum requirement of 43sqm).

The SDA compliance rate for the assessed apartments within the proposed development is particularly high. Not withstanding the handful of rooms that do not achieve the recommended minimum level of daylight, It is the opinion of 3DDB that the proposed development as a whole has demonstrated exceptional levels of daylight provision.

The complete results for the study on SDA can be seen in section 7.4 on page 114.

9.0 Conclusion

3D Design Bureau (3DDB) were commissioned to carry out a daylight assessment, sunlight assessment and shadow study for the proposed strategic housing development (SHD) in Ashbourne County Meath.

The impact assessment for this report has quantified the effect the proposed development would have on the level of daylight and sunlight received by neighbouring properties/environment that are in close proximity to the proposed development.

The vast majority of neighbouring properties would experience a negligible level of effect to the daylight received with all properties meeting the criteria as set out in the BRE Guidelines for impact to sunlight in the windows and rear gardens.

The scheme performance assessment for this report has quantified the level of daylight and sunlight within the proposed development.

The study of spatial daylight autonomy has shown that future residents would enjoy good levels of daylight within the proposed apartments. There is a high level of compliance across the assessed apartments for sunlight access which is a result of the extensive provision of dual aspect units.

The majority of proposed public and communal open areas being capable of excellent levels of sunlight.

It is the recommendation of 3D Design Bureau, that the results contained within this daylight and sunlight assessment should be viewed favourably by the planning authority.