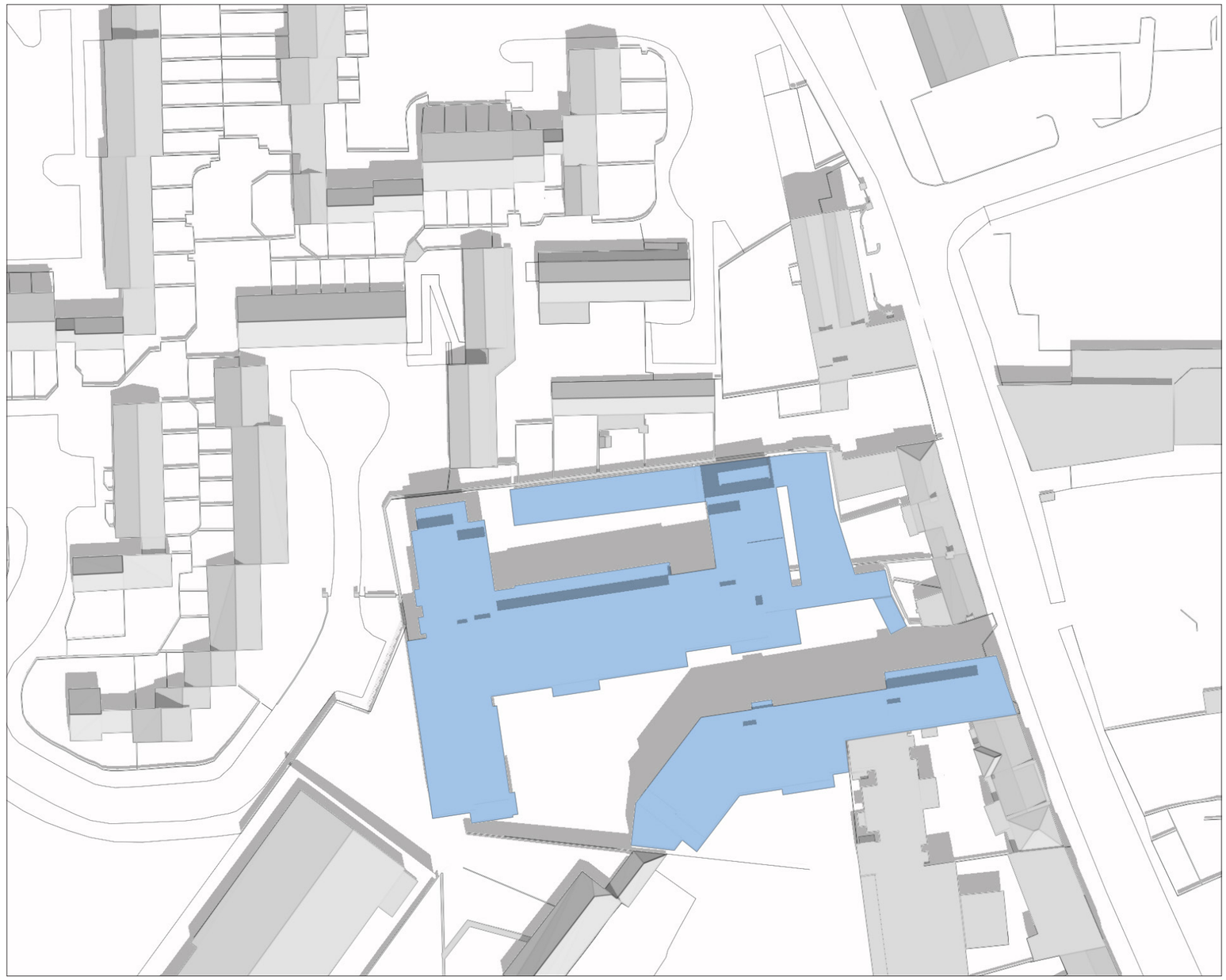

Sunlight and Daylight Access Analysis

of the

Proposed Development

on

Lands at Prussia Street, Dublin 7

March 2024

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1.0 Introduction

ARC Architectural Consultants Ltd has been retained by the Applicant to prepare this Sunlight and Daylight Access Analysis of the proposed development on lands at Prussia Street, Dublin 7.

Note on Reference to Context under Technical and Guidance Documents and on Reference to Methodology
In order to avoid repetition, the sections outlining the relevant recommendations of technical and guidance documents and the methodologies used in undertaking this assessment have been set out in the Technical Appendix at the end of the written section of this report.

1.1 Receiving Environment

The application site on the western side of Prussia Street is a former IDA Ireland site and is in industrial and commercial use. The site accommodates a number of one and two storey industrial / commercial units.

The site is accessed between No. 59 Prussia Street and Nos. 62/63 Prussia Street (Stanley Court). The existing three storey residential development at Nos. 62/63 Prussia Street (Stanley Court) is located along the southern portion of the eastern boundary of the site, while the existing two storey terrace at Nos. 56-59 Prussia Street is located along the northern portion of the eastern boundary of the site. To the northeast, a lane separates the site from No. 55 Prussia Street (a large three storey over basement building (RPS Ref. 6874) with one to two storey building in use as a public house to the south).

The one to two storey housing development at Drumalee is located to the north and west of the application site. The one and two storey buildings along the northern boundary of the site are located at Drumalee Court.

The single storey Aughrim Street Sports Hall is located to the southwest of the application site, while the Church of the Holy Family on Aughrim Street (RPS Ref. 288), and its associated Presbyteries (two stories) at St Joseph's Road are located to the south.

The Aughrim Street Sports Hall is located at the south west corner of the site.

The Prussia Street area, which is located in close proximity to the TU Dublin Grangegorman campus, is undergoing a process of considerable change. It is noted that permissions have recently been granted for major residential developments at the Park Shopping Centre site and Nos. 42-45 Prussia Street (ABP Ref. TA29N.309657), as well as at Nos. 29b, 30 and 31 Prussia Street, Dublin 7 (ABP Ref. TA29N.312102).

1.2 Relevant Characteristics of the Proposed Development

The proposed development will consist of the demolition of the structures on the site, and the construction of a large-scale residential development consisting of a Student Accommodation scheme with 373 no. student bedspaces, a café and all other ancillary site works at a site located at Prussia Street, Dublin 7. The proposed development consists of 2 no. apartment blocks ranging in height from 4 to 5 storeys, a terrace of 6 no. studio units and all ancillary development works.

2.0 Assessment of the Impact of the Proposed Development on Sunlight Access

The statistics of Met Eireann, the Irish Meteorological Service, indicate that the sunniest months in Ireland are May and June. During December, Dublin receives a mean daily duration of 1.7 hours of sunlight out of a potential 7.4 hours sunlight each day (i.e., only 22% of the greatest daily duration of sunlight hours observed at Dublin Airport over the course of a thirty year period). This can be compared with a mean daily duration of 6.4 hours of sunlight out of a potential 16.7 hours each day received by Dublin during June (i.e., 38% of the greatest daily duration of sunlight hours observed at Dublin Airport over the course of a thirty year period). Therefore, impacts caused by overshadowing are generally most noticeable during the summer months and least noticeable during the winter months. Due to the low angle of the sun in mid winter, the shadow environment in all urban and suburban areas is generally dense throughout winter.

In assessing the impact of a development on sunlight access, comments set out in *Site layout planning for daylight and sunlight: a guide to good practice* (the BRE Guide, 2022, 3rd ed.) should be taken into consideration. The BRE Guide states that *"it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing of a space is to be expected."*

2.1 Overview of the likely impact of shadows cast by the proposed development on lands outside the application site

Shadows cast by the proposed development are likely to extend into the adjoining residential estate at Drumalee Court. Additional overshadowing by the proposed development is most likely to be noticed during the autumn, winter and spring months and is least likely to be noticeable during the summer months. The potential impact of the proposed development on sunlight access to windows at Drumalee Court is likely to range from "negligible" to "moderate" in most cases, with a potential for "major" impacts arising in a the case of a small number of windows in close proximity to proposed new structures.

The proposed development is unlikely to result in any undue adverse impacts on the protected structure at No. 55 Prussia Street within the meaning of the BRE Guide. While the BRE Guide would suggest that shadows cast by the proposed development are not likely to result in a noticeable change in sunlight access to No. 55, having regard to the potential extent of change in sunlight access during the period from September to March, ARC assesses the worst case scenario impact on No. 55 as being "minor" in extent. Therefore, taking a conservative approach, the potential impact of shadows cast by the proposed development on No. 55 Prussia Street is assessed as ranging from "negligible" to "minor".

The potential impact of the proposed development on sunlight access to the rear of No. 56 Prussia Street is assessed as ranging from "negligible" to "minor" and to the rear of Nos. 57, 58 and 59 Prussia Street as ranging from "negligible" to "major". Also to the west, the potential impact of the proposed development on windows at Nos. 62-63 Prussia Street (Stanley Court) is assessed as ranging from none to "negligible" to "minor".

Shadows cast by the proposed development are likely to have little or no impact on sunlight access on lands to the south, including lands associated with the Church of the Holy Family at Aughrim Street and the associated presbyteries at St Joseph's Road.

2.2 Detailed analysis of the predicted impact of shadows cast by the proposed development on existing buildings outside the application site

This *Sunlight and Daylight Access Analysis* assesses the impact of the proposed development to all potential receptors surrounding the application site - these impacts are described in Section 2.1 above. However, by way of example in order to illustrate briefly the findings outlined in the overview section, ARC conducted detailed analysis of the potential for the proposed development to result in impacts on sunlight access to a representative sample of sensitive receptors (i.e. windows) in buildings in proximity to the application site (please sees Figure 2.1-2.6).

2.2.1 Overview of and rationale for methodology for detailed quantitative analysis of the potential impact of shadows cast by the proposed development on existing buildings on lands outside the application site

In assessing sunlight and daylight access, Irish practitioners tend to refer to the Building Research Establishment's *Site layout planning for daylight and sunlight: a guide to good practice* (BR209, the BRE Guide; the third edition of which was published in June 2022).

Section 1.7 of the BRE Guide (2022) provides: *"The guidance here is intended for use in the UK and in the Republic of Ireland".* Its use in assessing impacts on sunlight and daylight access as part of the planning process is supported by national government planning policy including the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas,* which, at Section 7.2 states: *"Planning authorities should require that daylight and shadow projection diagrams be submitted in all such proposals. The recommendations of "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (B.R.E. 1991) or B.S. 8206 "Lighting for Buildings, Part 2 1992: Code of Practice for Daylighting" should be followed in this regard."*

It should be noted that the BRE Guide (2022) does not set out rigid standards or limits and is preceded by the following very clear warning 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."* [Emphasis added.] This should be borne in mind when interpreting the results of analysis set out in this section.

Section 3.2.13 of the *Site layout planning for daylight and sunlight: a guide to good practice* (the BRE Guide) provides as follows in relation to the assessment of the impact of development on sunlight access to existing buildings.

> *"If a living room of an existing dwelling has a main window facing within 90˚ of due south, and any part of a new development subtends an angle of more than 25˚ to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:*
> - *receives less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value, or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.8 times its former value during that period;*
> - ***and*** *also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours."* [Emphasis added]

The BRE Guide explains, at Section 3.2.7, that: *"Any reduction in sunlight access below these levels should be kept to a minimum. If the available sunlight hours are both less than the amount above and less than 0.80 times their former value, either over the whole year or just in the winter months (21 September to 21 March), and the overall annual loss is greater than 4% of APSH, then the occupants of the existing building will notice the loss of sunlight; the room may appear colder and less cheerful and pleasant."*

In identifying appropriate windows in existing buildings for detailed quantitative analysis of potential impact on sunlight access under Section 3.2.13 of the BRE Guide, ARC applied the methods set out in the BRE Guide (BR 209) to determine the correct approach to investigating the potential for the proposed development to result in a loss of light. In particular, ARC referenced Section 3.2.9 of the BRE Guide to identify circumstances in which it would be necessary to do a full calculation of potential impact on sunlight access.

Section 3.2.9 states:

> *"It is not always necessary to do a full calculation to check sunlight potential. The guideline above is met provided either of the following is true:*
> - *If the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window (note: obstructions within 90° of due north of the existing window need not count here).*
> - *The window wall faces within 90° of due south and no obstruction, measured in the section perpendicular to the window wall, subtends an angle of more than 25° to the horizontal (Figure 14 in section 2.2). Again, obstructions within 90° of due north of the existing window need not be counted.*
> - *The window wall faces within 20° of due south and the reference point has a VSC (section 2.1) of 27% or more."*

In the first instance, ARC calculated a study area to the extent of three or more times the height above the centre of the existing window. Within the study area, existing buildings were omitted from the study sample having regard to the recommendations of the BRE Guide. For example, Section 3.2.2 states that adverse impacts on sunlight access might occur if *"in the section drawn perpendicular to this existing window wall, the new development subtends an angle greater than 25˚to the horizontal measured from the centre of the lowest window to a main living room".* Moreover, windows in buildings within the study area facing away from the proposal were also excluded, although a number of such windows were included for information purposes (e.g. windows at Drumalee Court, No. 55 Prussia Street and Nos. 62/63 Prussia Street).

In addition to the above, while the BRE Guide does not identify a need to analyse windows in existing buildings facing within 90˚of due north, ARC also assessed the potential for shadows cast by the proposed development to affect sunlight access to sample windows facing north where relevant (e.g. windows in buildings on lands associated with the Church of the Holy Family).

In determining whether or not to include existing and proposed substantial trees in the three dimensional model for the purposes of this quantitative analysis, ARC made reference to the BRE Guide (as updated in 2022), which states that the *"question of whether trees or fences should be included in the calculation depends upon the type of shade they produce. Normally trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than the deep shadow of a building (this applies especially to deciduous trees)."* Given this, ARC did not include the shadows cast by any landscape planting in the primary assessment model. For further detail on the technical elements of the methodology, please refer to the Technical Appendix at the end of the written section of this report.

In interpreting the results of ARC's analysis as set out in Table 2.1 below, Section 3.2.1 of the BRE Guide should be borne in mind. It states: *"In designing a new development or extension to a building, care should be taken to safeguard the access to sunlight both for existing dwellings, and for any nearby non-domestic buildings where there is a particular requirement for sunlight. People are particularly likely to notice a loss of sunlight to their homes... To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people's home. In non-domestic buildings any spaces that are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway".*

2.2.2 Results of the detailed quantitative analysis of the potential impact of shadows cast by the proposed development on existing buildings on lands outside the application site

The results of ARC's analysis are set out in Table 2.1 below. This table indicates:

- The Annual Probable Sunlight Hours received by each sample receptor (i.e. window) under the existing scenario and the proposed scenario (i.e. if the development now proposed were constructed).

- Whether the studied sample window faces within 90° of due south.

- The extent of change to the studied sample window under the criteria outlined at section 3.2.13 of the BRE Guide. Specifically:
  - Would the window receive less than 25% of annual probable sunlight hours, or less than 5% of Annual Probable Sunlight Hours between 21st September and 21st March, after the construction of the proposed development?
  - Would the amount of Annual Probable Sunlight Hours received by the window fall to less than 0.8 times its former value over the course of the year?
  - Would the amount of Annual Probable Sunlight Hours received by the window fall to less than 0.8 times its former value during the winter period (e.g. between 21st September and 21st March)?
  - Would the reduction in sunlight received over the whole year be greater than 4% of annual probable sunlight hours?

- A description of the potential impact for each sample receptor / window interpreting the results.

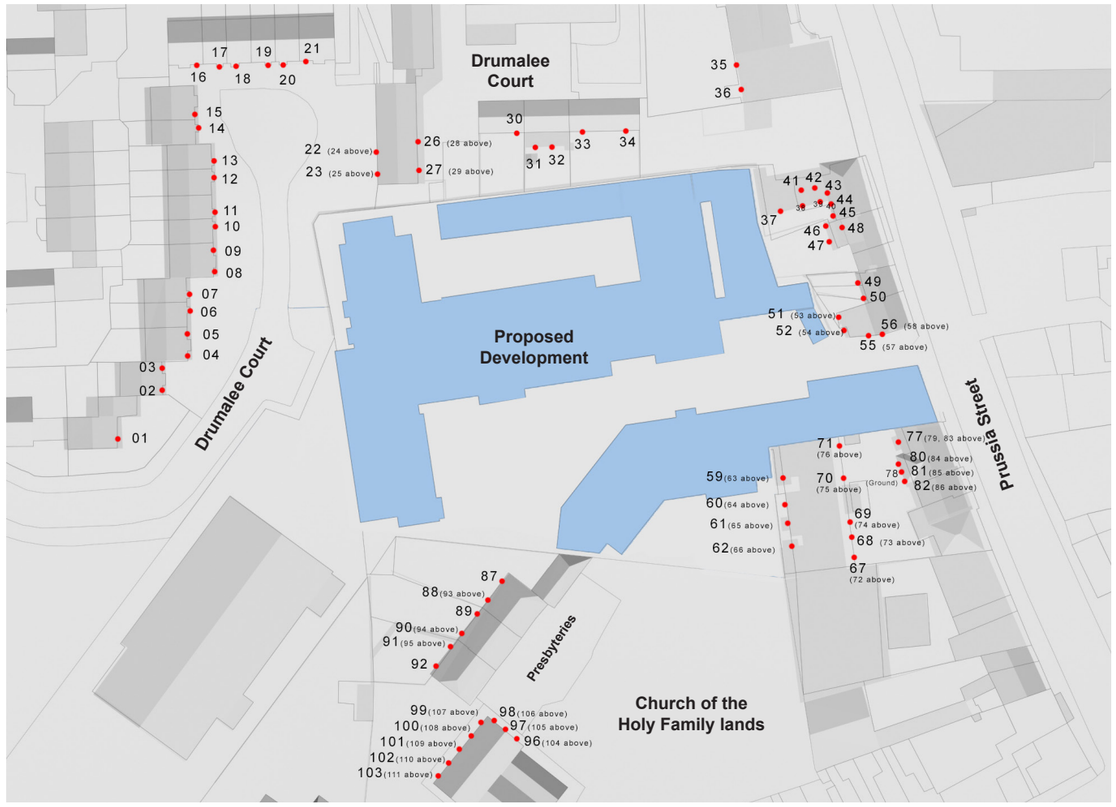


Figure 2.1: Indicative diagram showing location of sample windows (red dots) assessed as part of this analysis

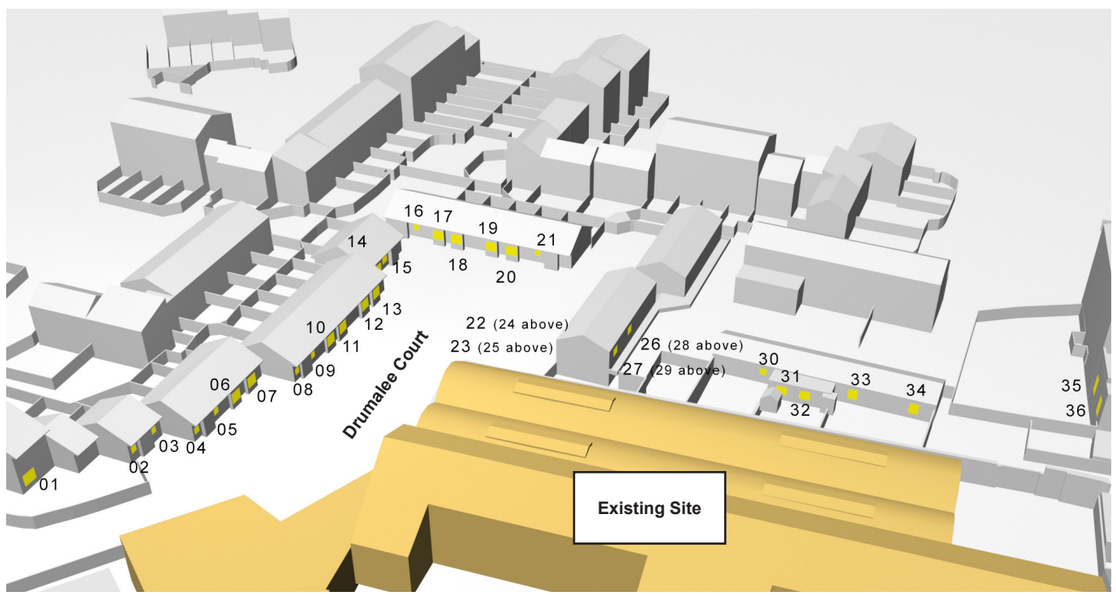


Figure 2.2: Indicative diagram showing location of studied windows (in yellow) at Drumalee Court (Zones 01-34) and No. 55 Prussia Street (Zones 35-36)

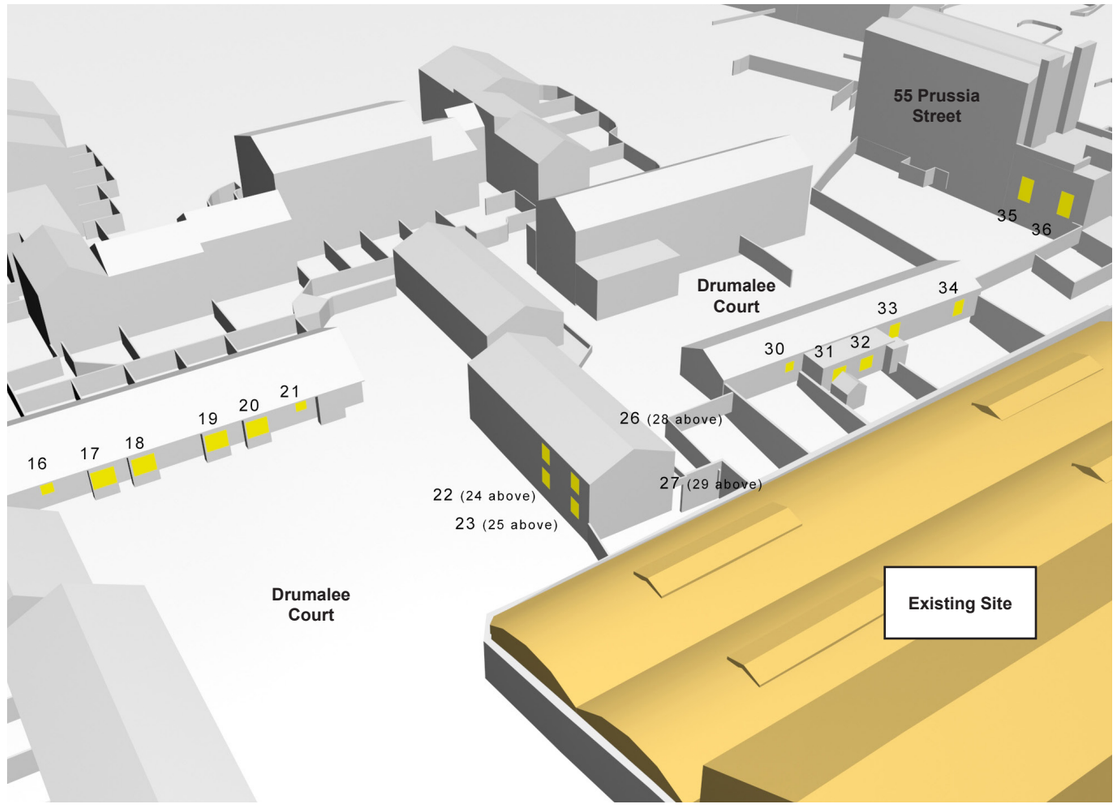


Figure 2.3: Indicative diagram showing location of studied windows (in yellow) at Drumalee Court (Zones 01-34) and No. 55 Prussia Street (Zones 35-36)

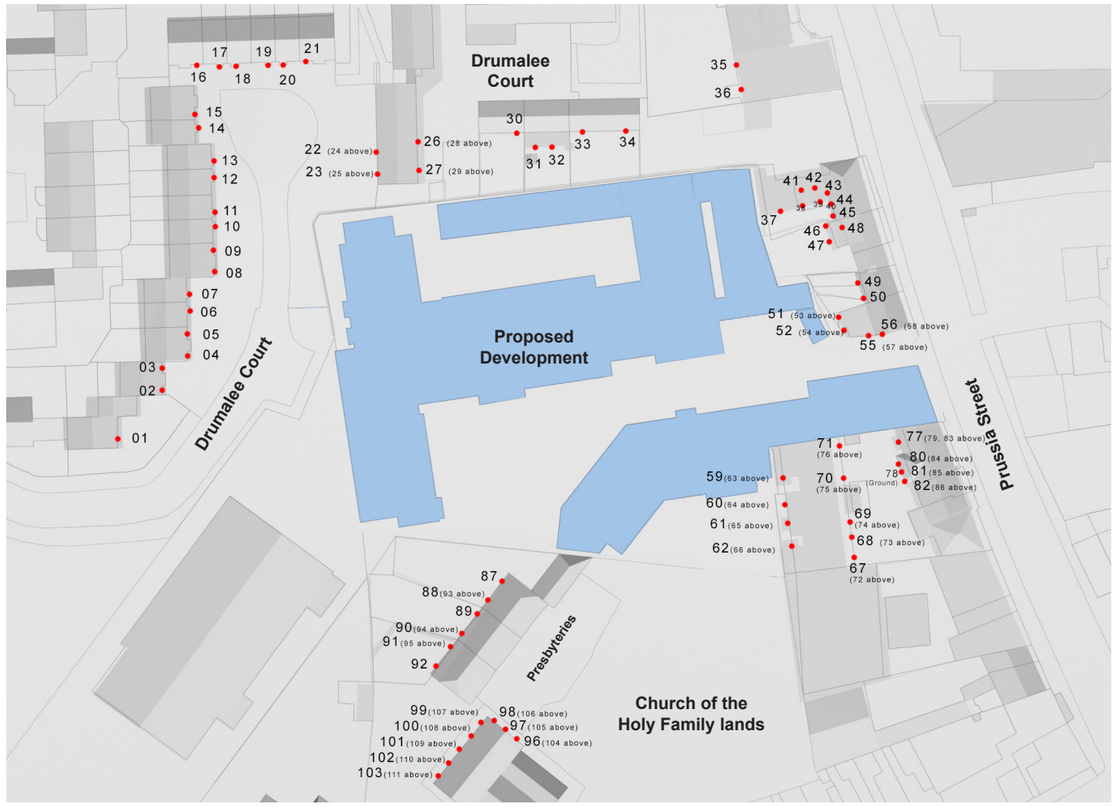


Figure 2.1: Indicative diagram showing location of sample windows (red dots) assessed as part of this analysis.

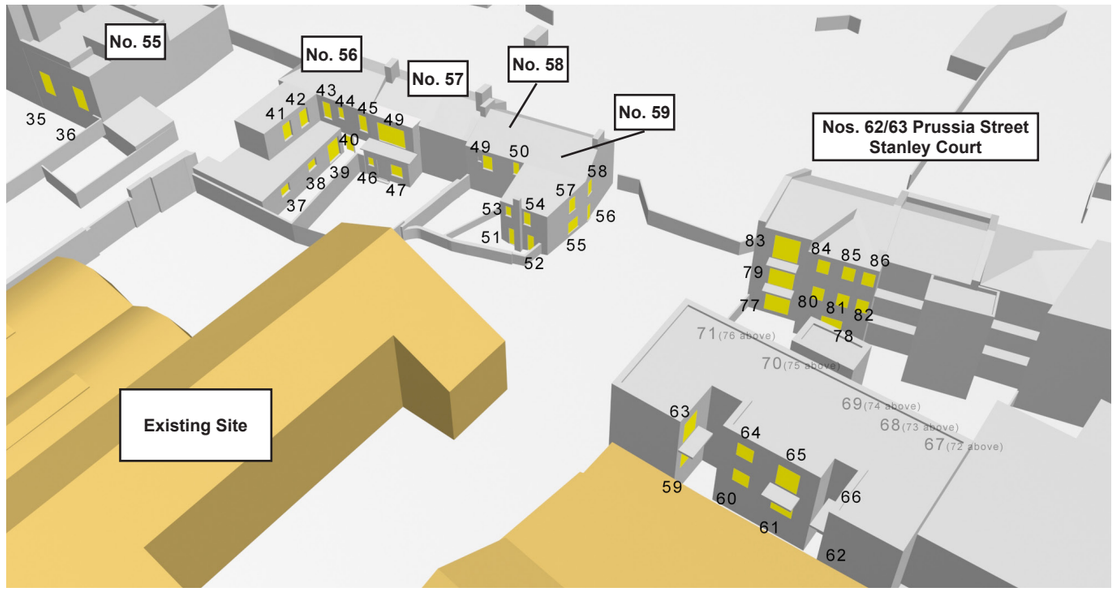


Figure 2.4: Indicative diagram showing location of studied windows (in yellow) at Nos. 55 (Zones 35-36), 56 (Zones 37-45), 57 (Zones 46-48), 58 (Zones 49-50), 59 (Zones 51-58) and 62/63 Prussia Street (Zones 59-86)

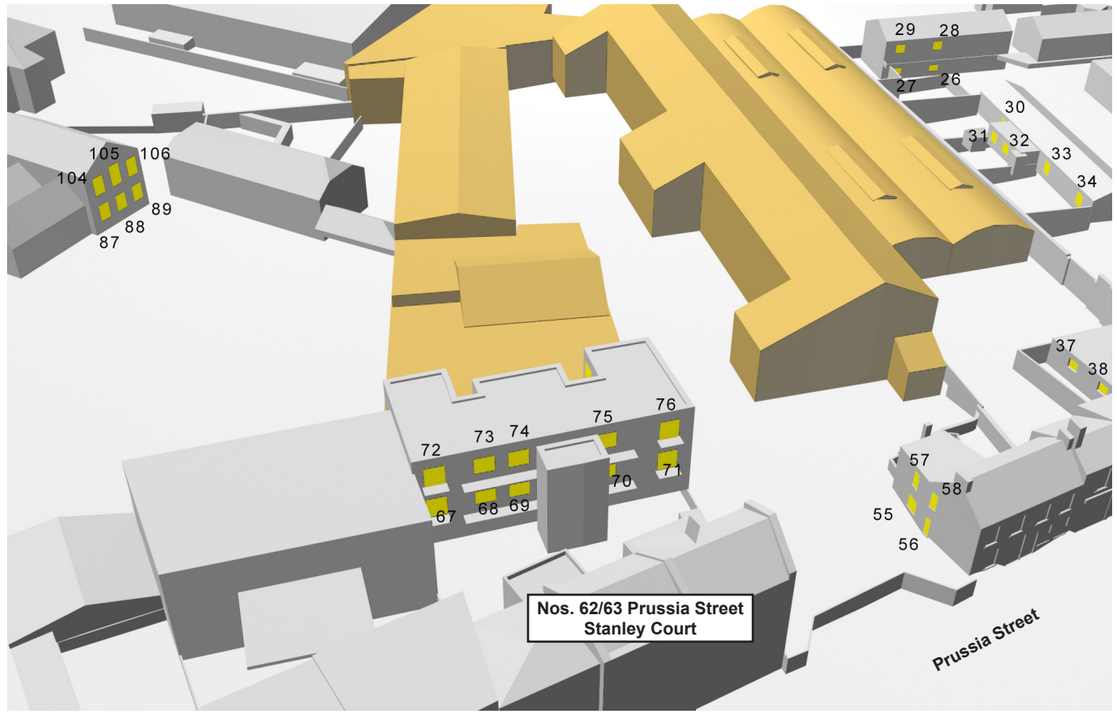


Figure 2.5: Indicative diagram showing location of studied windows (in yellow) at Nos. 62/63 Prussia Street (Zones 59-86) and in buildings associated with the Church of the Holy Family at Aughrim Street (Zones 87-111)

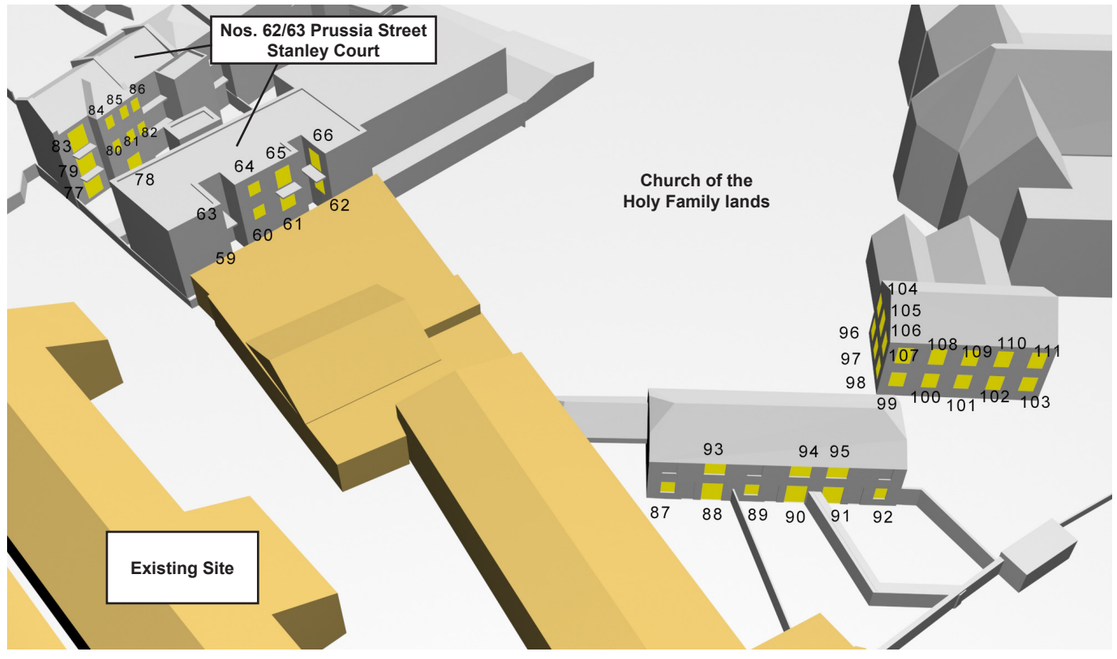


Figure 2.6: Indicative diagram showing location of studied windows (in yellow) at Nos. 62/63 Prussia Street (Zones 59-86) and in buildings associated with the Church of the Holy Family at Aughrim Street (Zones 87-111)

*Table 2.1: Potential impact of the proposed development on sunlight access to sample windows*** in existing buildings outside the application site*

Window	Location	Floor	Annual Probable Sunlight Hours												
			Existing			Proposed			Does window face 90° of due south?	BRE Guide - Section 3.2.13 Criteria				Potential Impact	Comment
			Annual	Summer*	Winter*	Annual	Summer*	Winter*		Does window achieve 25% APSH, incl. 5% APSH in winter after construction of proposed development?	Annual Change under proposed scenario expressed as "times existing value"	Winter Change under proposed scenario expressed as "times existing value"	Is reduction greater than 4% over the course of the year?		
Zone 1	Drumalee Court	Floor 00	44.83%	30.46%	14.37%	41.26%	26.96%	14.30%	No	Yes	0.92	1.00	No	Negligible	This window faces within 90° of due north. Notwithstanding this, this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. Applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "negligible".
Zone 2	Drumalee Court	Floor 00	39.08%	24.86%	14.22%	32.79%	19.97%	12.82%	No	Yes	0.84	0.90	Yes	Negligible	This window faces within 90° of due north. Notwithstanding this, this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. Applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "negligible".
Zone 3	Drumalee Court	Floor 00	27.12%	21.14%	5.98%	20.75%	16.24%	4.51%	No	No	0.77	0.75	Yes	Minor	This window faces within 90° of due north and so does not fall within the criteria set out at Section 3.2.13 of the BRE Guide for windows facing within 90° of due south. However, applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Annual Probable Sunlight Hours to this window to between 0.7 and 0.8 times its former value is assessed as "minor" in extent.
Zone 4	Drumalee Court	Floor 00	42.27%	26.34%	15.93%	33.18%	19.58%	13.60%	No	Yes	0.78	0.85	Yes	Negligible	This window faces within 90° of due north. Notwithstanding this, this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. Applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "negligible".
Zone 5	Drumalee Court	Floor 00	31.08%	21.60%	9.48%	21.76%	15.39%	6.37%	No	No	0.70	0.67	Yes	Minor	This window faces within 90° of due north and so does not fall within the criteria set out at Section 3.2.13 of the BRE Guide for windows facing within 90° of due south. However, applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Annual Probable Sunlight Hours to this window to between 0.7-0.8 times its former value over the course of the year is assessed as "minor" to "moderate" in extent. This window will continue to receive more than 5% Annual Probable Sunlight Hours after the construction of the proposed development during the winter period.
Zone 6	Drumalee Court	Floor 00	41.41%	27.35%	14.06%	30.92%	20.28%	10.64%	No	Yes	0.75	0.76	Yes	Negligible	This window faces within 90° of due north. Notwithstanding this, this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. Applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "negligible".
Zone 7	Drumalee Court	Floor 00	41.57%	27.82%	13.75%	31.93%	21.36%	10.57%	No	Yes	0.77	0.77	Yes	Negligible	This window faces within 90° of due north. Notwithstanding this, this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. Applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "negligible".

Window	Location	Floor	Annual Probable Sunlight Hours												
			Existing			Proposed			Does window face 90° of due south?	BRE Guide - Section 3.2.13 Criteria				Potential Impact	Comment
			Annual	Summer*	Winter*	Annual	Summer*	Winter*		Does window achieve 25% APSH, incl. 5% APSH in winter after construction of proposed development?	Annual Change under proposed scenario expressed as "times existing value"	Winter Change under proposed scenario expressed as "times existing value"	Is reduction greater than 4% over the course of the year?		
Zone 8	Drumalee Court	Floor 00	42.27%	27.35%	14.92%	30.23%	19.12%	11.11%	No	Yes	0.72	0.74	Yes	Negligible	This window faces within 90° of due north. Notwithstanding this, this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. Applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "negligible".
Zone 9	Drumalee Court	Floor 00	30.38%	22.45%	7.93%	20.51%	16.55%	3.96%	No	No	0.68	0.50	Yes	Moderate	This window faces within 90° of due north and so does not fall within the criteria set out at Section 3.2.13 of the BRE Guide for windows facing within 90° of due south. However, applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Annual Probable Sunlight Hours to this window to between 0.5 and 0.7 times its former value is assessed as "moderate" in extent.
Zone 10	Drumalee Court	Floor 00	41.03%	27.98%	13.05%	32.79%	24.55%	8.24%	No	Yes	0.80	0.63	Yes	Negligible	This window faces within 90° of due north. Notwithstanding this, this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. Applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "negligible".
Zone 11	Drumalee Court	Floor 00	41.18%	27.97%	13.21%	33.57%	25.10%	8.47%	No	Yes	0.82	0.64	Yes	Negligible	This window faces within 90° of due north. Notwithstanding this, this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. Applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "negligible".
Zone 12	Drumalee Court	Floor 00	41.88%	27.97%	13.91%	35.82%	27.35%	8.47%	No	Yes	0.86	0.61	Yes	Negligible	This window faces within 90° of due north. Notwithstanding this, this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. Applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "negligible".
Zone 13	Drumalee Court	Floor 00	41.88%	27.97%	13.91%	36.36%	27.97%	8.39%	No	Yes	0.87	0.60	Yes	Negligible	This window faces within 90° of due north. Notwithstanding this, this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. Applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "negligible".
Zone 14	Drumalee Court	Floor 00	31.70%	27.97%	3.73%	29.14%	27.97%	1.17%	No	No	0.92	0.31	No	Minor	This window faces within 90° of due north and is overshadowed by the adjoining existing building, which projects forward of its building line. While shadows cast by the proposed development will result in a considerable reduction in sunlight access to this window during the winter period, the BRE Guide would suggest that the impact of the proposed development on this window will not be noticeable as the reduction in Annual Probable Sunlight Hours to this window is less than 4% over the course of the year. The impact on this window is assessed as "minor".
Zone 15	Drumalee Court	Floor 00	30.61%	22.53%	8.08%	27.97%	22.53%	5.44%	No	Yes	0.91	0.67	No	Negligible	This window faces within 90° of due north. Notwithstanding this, this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. Applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest that the impact of the proposal is not likely to be noticeable.This impact is assessed as "negligible".

Window	Location	Floor	Annual Probable Sunlight Hours												
			Existing			Proposed			Does window face 90° of due south?	BRE Guide - Section 3.2.13 Criteria				Potential Impact	Comment
			Annual	Summer*	Winter*	Annual	Summer*	Winter*		Does window achieve 25% APSH, incl. 5% APSH in winter after construction of proposed development?	Annual Change under proposed scenario expressed as "times existing value"	Winter Change under proposed scenario expressed as "times existing value"	Is reduction greater than 4% over the course of the year?		
Zone 16	Drumalee Court	Floor 00	46.15%	23.07%	23.08%	43.43%	23.07%	20.36%	Yes	Yes	0.94	0.88	No	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 17	Drumalee Court	Floor 00	82.52%	55.87%	26.65%	79.57%	55.87%	23.70%	Yes	Yes	0.96	0.89	No	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 18	Drumalee Court	Floor 00	84.15%	56.49%	27.66%	81.43%	56.49%	24.94%	Yes	Yes	0.97	0.90	No	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 19	Drumalee Court	Floor 00	85.24%	55.79%	29.45%	82.52%	55.79%	26.73%	Yes	Yes	0.97	0.91	No	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 20	Drumalee Court	Floor 00	85.39%	56.10%	29.29%	81.59%	56.10%	25.49%	Yes	Yes	0.96	0.87	No	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 21	Drumalee Court	Floor 00	46.85%	17.40%	29.45%	42.50%	17.40%	25.10%	Yes	Yes	0.91	0.85	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 22	Drumalee Court	Floor 00	52.60%	37.76%	14.84%	45.45%	37.60%	7.85%	Yes	Yes	0.86	0.53	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 23	Drumalee Court	Floor 00	51.05%	37.92%	13.13%	39.01%	34.19%	4.82%	Yes	No	0.76	0.37	Yes	Minor	ARC's analysis suggests that this window will consider to receive very considerably more than the recommended 25% Annual Probable Sunlight Hours over the course of the year after the construction of the proposed development. Given this and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide (which suggests that a loss only marginally outside the guidelines is a factor suggesting a minor impact), the likely to reduction in sunlight access to this window to just below the recommended 5% Annual Probable Sunlight Hours during the winter period is assessed as a "minor" impact.
Zone 24	Drumalee Court	Floor 01	52.84%	37.77%	15.07%	46.39%	37.77%	8.62%	Yes	Yes	0.88	0.57	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 25	Drumalee Court	Floor 01	52.84%	37.77%	15.07%	41.26%	36.36%	4.90%	Yes	No	0.78	0.33	Yes	Minor	ARC's analysis suggests that this window will consider to receive very considerably more than the recommended 25% Annual Probable Sunlight Hours over the course of the year after the construction of the proposed development. Given this and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide (which suggests that a loss only marginally outside the guidelines is a factor suggesting a minor impact), the likely to reduction in sunlight access to this window to just below the recommended 5% Annual Probable Sunlight Hours during the winter period is assessed as a "minor" impact.

Window	Location	Floor	Annual Probable Sunlight Hours												
			Existing			Proposed			Does window face 90° of due south?	BRE Guide - Section 3.2.13 Criteria				Potential Impact	Comment
			Annual	Summer*	Winter*	Annual	Summer*	Winter*		Does window achieve 25% APSH, incl. 5% APSH in winter after construction of proposed development?	Annual Change under proposed scenario expressed as "times existing value"	Winter Change under proposed scenario expressed as "times existing value"	Is reduction greater than 4% over the course of the year?		
Zone 26	Drumalee Court	Floor 00	16.24%	11.11%	5.13%	12.35%	11.03%	1.32%	No	No	0.76	0.26	No	Minor	This window faces within 90° of due north and is overshadowed by the adjoining existing building, which projects forward of its building line. While shadows cast by the proposed development will result in a considerable reduction in sunlight access to this window during the winter period, the BRE Guide would suggest that the impact of the proposed development on this window will not be noticeable as the reduction in Annual Probable Sunlight Hours to this window is less than 4% over the course of the year. The impact on this window is assessed as "minor".
Zone 27	Drumalee Court	Floor 00	11.66%	11.43%	0.23%	10.80%	10.80%	0.00%	No	No	0.93	0.00	No	Minor	This window faces within 90° of due north and is overshadowed by the adjoining existing building, which projects forward of its building line. While shadows cast by the proposed development will result in a considerable reduction in sunlight access to this window during the winter period, the BRE Guide would suggest that the impact of the proposed development on this window will not be noticeable as the reduction in Annual Probable Sunlight Hours to this window is less than 4% over the course of the year. The impact on this window is assessed as "minor".
Zone 28	Drumalee Court	Floor 01	46.39%	30.46%	15.93%	39.55%	30.46%	9.09%	No	Yes	0.85	0.57	Yes	Negligible	This window faces within 90° of due north. Notwithstanding this, this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. Applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "negligible".
Zone 29	Drumalee Court	Floor 01	46.46%	30.45%	16.01%	37.44%	30.45%	6.99%	No	Yes	0.81	0.44	Yes	Negligible	This window faces within 90° of due north. Notwithstanding this, this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. Applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "negligible".
Zone 30	Drumalee Court	Floor 00	74.51%	51.20%	23.31%	61.15%	51.20%	9.95%	Yes	Yes	0.82	0.43	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 31	Drumalee Court	Floor 00	65.81%	55.32%	10.49%	56.88%	53.93%	2.95%	Yes	No	0.86	0.28	Yes	Major	ARC's analysis suggests that this window will consider to receive very considerably more than the recommended 25% Annual Probable Sunlight Hours over the course of the year after the construction of the proposed development. Applying the BRE Guide Section 3.2.13 criteria and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Annual Probable Sunlight Hours to this window during the winter period to between 0.00 and 0.5 times its former value is assessed as "major" in extent.
Zone 32	Drumalee Court	Floor 00	77.16%	54.01%	23.15%	58.43%	52.52%	5.91%	Yes	Yes	0.76	0.26	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 33	Drumalee Court	Floor 00	75.06%	52.92%	22.14%	60.14%	52.91%	7.23%	Yes	Yes	0.80	0.33	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".

Window	Location	Floor	Annual Probable Sunlight Hours												
			Existing			Proposed			Does window face 90° of due south?	BRE Guide - Section 3.2.13 Criteria				Potential Impact	Comment
			Annual	Summer*	Winter*	Annual	Summer*	Winter*		Does window achieve 25% APSH, incl. 5% APSH in winter after construction of proposed development?	Annual Change under proposed scenario expressed as "times existing value"	Winter Change under proposed scenario expressed as "times existing value"	Is reduction greater than 4% over the course of the year?		
Zone 34	Drumalee Court	Floor 00	80.73%	56.25%	24.48%	62.62%	56.25%	6.37%	Yes	Yes	0.78	0.26	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 35	55 Prussia Street	Floor 00	56.72%	40.01%	16.71%	51.98%	40.01%	11.97%	Yes	Yes	0.92	0.72	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 36	55 Prussia Street	Floor 00	56.64%	40.17%	16.47%	50.43%	40.17%	10.26%	Yes	Yes	0.89	0.62	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 37	56 Prussia Street	Floor 00	56.64%	38.77%	17.87%	46.78%	36.37%	10.41%	Yes	Yes	0.83	0.58	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 38	56 Prussia Street	Floor 00	51.75%	34.03%	17.72%	43.67%	33.57%	10.10%	Yes	Yes	0.84	0.57	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 39	56 Prussia Street	Floor 00	37.53%	29.29%	8.24%	35.51%	28.83%	6.68%	Yes	Yes	0.95	0.81	No	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 40	56 Prussia Street	Floor 00	32.25%	28.29%	3.96%	26.42%	23.70%	2.72%	Yes	No	0.82	0.69	Yes	Minor	ARC's analysis suggests that this window will consider to receive more than the recommended 25% Annual Probable Sunlight Hours over the course of the year after the construction of the proposed development. Given this and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide (which suggests that only a small number of windows being affected is a factor suggesting a minor impact), the likely to reduction in sunlight access to this window Hours during the winter period is assessed as a "minor" impact.
Zone 41	56 Prussia Street	Floor 01	63.56%	39.16%	24.40%	54.62%	39.16%	15.46%	Yes	Yes	0.86	0.63	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 42	56 Prussia Street	Floor 01	58.35%	36.44%	21.91%	51.44%	36.44%	15.00%	Yes	Yes	0.88	0.68	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".

Window	Location	Floor	Annual Probable Sunlight Hours												
			Existing			Proposed			Does window face 90° of due south?	BRE Guide - Section 3.2.13 Criteria				Potential Impact	Comment
			Annual	Summer*	Winter*	Annual	Summer*	Winter*		Does window achieve 25% APSH, incl. 5% APSH in winter after construction of proposed development?	Annual Change under proposed scenario expressed as "times existing value"	Winter Change under proposed scenario expressed as "times existing value"	Is reduction greater than 4% over the course of the year?		
Zone 43	56 Prussia Street	Floor 01	46.93%	34.89%	12.04%	40.17%	32.32%	7.85%	Yes	Yes	0.86	0.65	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 44	56 Prussia Street	Floor 01	44.06%	34.27%	9.79%	38.00%	31.78%	6.22%	Yes	Yes	0.86	0.64	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 45	56 Prussia Street	Floor 01	49.57%	38.15%	11.42%	42.27%	35.20%	7.07%	Yes	Yes	0.85	0.62	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 46	57 Prussia Street	Floor 00	41.26%	33.41%	7.85%	27.04%	23.47%	3.57%	Yes	No	0.66	0.45	Yes	Major (non-habitable room)	This window is understood to serve a bathroom. **ARC's analysis suggests that this window will consider to receive more than the recommended 25% Annual Probable Sunlight Hours over the course of the year after the construction of the proposed development.** Applying the BRE Guide Section 3.2.13 criteria and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Annual Probable Sunlight Hours to this window during the winter period to between 0.00 and 0.5 times its former value is assessed as "major" in extent.
Zone 47	57 Prussia Street	Floor 00	48.48%	38.07%	10.41%	31.47%	28.21%	3.26%	Yes	No	0.65	0.31	Yes	Major	**ARC's analysis suggests that this window will consider to receive more than the recommended 25% Annual Probable Sunlight Hours over the course of the year after the construction of the proposed development.** Applying the BRE Guide Section 3.2.13 criteria and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Annual Probable Sunlight Hours to this window over the course of the year to between 0.00 and 0.5 times its former value is assessed as "major" in extent.
Zone 48	57 Prussia Street	Floor 01	57.34%	40.25%	17.09%	44.29%	35.35%	8.94%	Yes	Yes	0.77	0.52	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 49	58 Prussia Street	Floor 01	50.27%	38.38%	11.89%	36.91%	34.66%	2.25%	Yes	No	0.73	0.19	Yes	Major (non-habitable room)	This window is understood to serve a bathroom. **ARC's analysis suggests that this window will consider to receive more than the recommended 25% Annual Probable Sunlight Hours over the course of the year after the construction of the proposed development.** Applying the BRE Guide Section 3.2.13 criteria and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Annual Probable Sunlight Hours to this window during the winter period to between 0.00 and 0.5 times its former value is assessed as "major" in extent.
Zone 50	58 Prussia Street	Floor 01	33.33%	32.55%	0.78%	30.08%	29.30%	0.78%	Yes	No	0.90	1.00	No	Negligible	Section 3.2.13 of the BRE Guide would suggest that the impact of the proposed development on this window will not be noticeable as Annual Probable Sunlight Hours will not be reduced to less than 0.8 times their former value and as the reduction in Annual Probable Sunlight Hours to this window is less than 4% over the course of the year. The impact on this window is assessed as "negligible".

Window	Location	Floor	Annual Probable Sunlight Hours												
			Existing			Proposed			Does window face 90° of due south?	BRE Guide - Section 3.2.13 Criteria				Potential Impact	Comment
			Annual	Summer*	Winter*	Annual	Summer*	Winter*		Does window achieve 25% APSH, incl. 5% APSH in winter after construction of proposed development?	Annual Change under proposed scenario expressed as "times existing value"	Winter Change under proposed scenario expressed as "times existing value"	Is reduction greater than 4% over the course of the year?		
Zone 51	59 Prussia Street	Floor 00	17.40%	14.84%	2.56%	17.48%	17.48%	0.00%	Yes	No	1.005	0.00	No	Minor	While shadows cast by the proposed development will result in a considerable reduction in sunlight access to this window during the winter period, the BRE Guide would suggest that the impact of the proposed development on this window will not be noticeable as the reduction in Annual Probable Sunlight Hours to this window is less than 4% over the course of the year. The impact on this window is assessed as "minor".
Zone 52	59 Prussia Street	Floor 00	25.33%	23.15%	2.18%	19.42%	19.42%	0.00%	Yes	No	0.77	0.00	Yes	Major	While this room is likely to experience a "minor" reduction in sunlight access over the course of the year, applying the BRE Guide Section 3.2.13 criteria and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Annual Probable Sunlight Hours to this window over the course of the year to between 0.00 and 0.5 times its former value is assessed as "major" in extent.
Zone 53	59 Prussia Street	Floor 01	33.02%	25.09%	7.93%	27.82%	27.28%	0.54%	Yes	No	0.84	0.07	Yes	Major	While **ARC's analysis suggests that this window will consider to receive more than the recommended 25% Annual Probable Sunlight Hours over the course of the year after the construction of the proposed development,** applying the BRE Guide Section 3.2.13 criteria and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Annual Probable Sunlight Hours to this window over the course of the year to between 0.00 and 0.5 times its former value is assessed as "major" in extent.
Zone 54	59 Prussia Street	Floor 01	38.54%	27.51%	11.03%	27.58%	27.50%	0.08%	Yes	No	0.72	0.01	Yes	Major (non-habitable room)	This window is understood to serve a bathroom. **ARC's analysis suggests that this window will consider to receive more than the recommended 25% Annual Probable Sunlight Hours over the course of the year after the construction of the proposed development.** Applying the BRE Guide Section 3.2.13 criteria and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Annual Probable Sunlight Hours to this window during the winter period to between 0.00 and 0.5 times its former value is assessed as "major" in extent.
Zone 55	59 Prussia Street	Floor 00	72.73%	54.47%	18.26%	27.04%	25.87%	1.17%	Yes	No	0.37	0.06	Yes	Major	Applying the BRE Guide Section 3.2.13 criteria and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Annual Probable Sunlight Hours to this window over the course of the year to between 0.00 and 0.5 times its former value is assessed as "major" in extent.
Zone 56	59 Prussia Street	Floor 00	73.66%	54.93%	18.73%	29.45%	27.27%	2.18%	Yes	No	0.40	0.12	Yes	Major	Applying the BRE Guide Section 3.2.13 criteria and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Annual Probable Sunlight Hours to this window over the course of the year to between 0.00 and 0.5 times its former value is assessed as "major" in extent.
Zone 57	59 Prussia Street	Floor 01	80.65%	55.55%	25.10%	39.63%	38.46%	1.17%	Yes	No	0.49	0.05	Yes	Major	This window is understood to serve a bedroom. Applying the BRE Guide Section 3.2.13 criteria and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Annual Probable Sunlight Hours to this window over the course of the year to between 0.00 and 0.5 times its former value is assessed as "major" in extent.
Zone 58	59 Prussia Street	Floor 01	79.49%	54.86%	24.63%	41.72%	39.39%	2.33%	Yes	No	0.52	0.09	Yes	Major (non-habitable room)	This window is understood to serve a bathroom. **ARC's analysis suggests that this window will consider to receive more than the recommended 25% Annual Probable Sunlight Hours over the course of the year after the construction of the proposed development.** Applying the BRE Guide Section 3.2.13 criteria and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Annual Probable Sunlight Hours to this window during the winter period to between 0.00 and 0.5 times its former value is assessed as "major" in extent.

Window	Location	Floor	Annual Probable Sunlight Hours												
			Existing			Proposed			Does window face 90° of due south?	BRE Guide - Section 3.2.13 Criteria				Potential Impact	Comment
			Annual	Summer*	Winter*	Annual	Summer*	Winter*		Does window achieve 25% APSH, incl. 5% APSH in winter after construction of proposed development?	Annual Change under proposed scenario expressed as "times existing value"	Winter Change under proposed scenario expressed as "times existing value"	Is reduction greater than 4% over the course of the year?		
Zone 59	62-63 Prussia Street	Floor 01	35.82%	21.13%	14.69%	24.01%	9.87%	14.14%	Yes	Yes	0.67	0.96	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible. This impact is assessed as "negligible".
Zone 60	62-63 Prussia Street	Floor 01	51.20%	40.40%	10.80%	43.59%	32.79%	10.80%	Yes	Yes	0.85	1.00	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 61	62-63 Prussia Street	Floor 01	31.93%	24.78%	7.15%	26.26%	19.11%	7.15%	Yes	Yes	0.82	1.00	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 62	62-63 Prussia Street	Floor 01	7.61%	7.61%	0.00%	4.20%	4.20%	0.00%	No	No	0.55	1.00	No	Minor	This window faces within 90° of due north and is overshadowed by the adjoining existing building, which projects forward of its building line. While shadows cast by the proposed development will result in a considerable reduction in sunlight access to this window during the summer period, the BRE Guide would suggest that the impact of the proposed development on this window will not be noticeable as the reduction in Annual Probable Sunlight Hours to this window is less than 4% over the course of the year. The impact on this window is assessed as "minor".
Zone 63	62-63 Prussia Street	Floor 02	64.02%	47.08%	16.94%	52.21%	35.82%	16.39%	Yes	Yes	0.82	0.97	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 64	62-63 Prussia Street	Floor 02	57.26%	40.32%	16.94%	52.29%	35.35%	16.94%	Yes	Yes	0.91	1.00	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 65	62-63 Prussia Street	Floor 02	50.82%	40.49%	10.33%	47.40%	37.07%	10.33%	Yes	Yes	0.93	1.00	No	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 66	62-63 Prussia Street	Floor 02	7.61%	7.61%	0.00%	4.58%	4.58%	0.00%	No	No	0.60	1.00	No	Minor	This window faces within 90° of due north and is overshadowed by the adjoining existing building, which projects forward of its building line. While shadows cast by the proposed development will result in a considerable reduction in sunlight access to this window during the winter period, the BRE Guide would suggest that the impact of the proposed development on this window will not be noticeable as the reduction in Annual Probable Sunlight Hours to this window is less than 4% over the course of the year. The impact on this window is assessed as "minor".
Zone 67	62-63 Prussia Street	Floor 01	5.91%	5.91%	0.00%	5.91%	5.91%	0.00%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 68	62-63 Prussia Street	Floor 01	15.85%	15.07%	0.78%	15.85%	15.07%	0.78%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 69	62-63 Prussia Street	Floor 01	18.18%	14.06%	4.12%	18.18%	14.06%	4.12%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 70	62-63 Prussia Street	Floor 01	3.81%	3.81%	0.00%	3.81%	3.81%	0.00%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.

Window	Location	Floor	Annual Probable Sunlight Hours												
			Existing			Proposed			Does window face 90° of due south?	BRE Guide - Section 3.2.13 Criteria				Potential Impact	Comment
			Annual	Summer*	Winter*	Annual	Summer*	Winter*		Does window achieve 25% APSH, incl. 5% APSH in winter after construction of proposed development?	Annual Change under proposed scenario expressed as "times existing value"	Winter Change under proposed scenario expressed as "times existing value"	Is reduction greater than 4% over the course of the year?		
Zone 71	62-63 Prussia Street	Floor 01	24.63%	22.61%	2.02%	23.70%	21.68%	2.02%	No	No	0.96	1.00	No	Negligible	This window faces within 90° of due north and so does not fall within the criteria set out at Section 3.2.13 of the BRE Guide for windows facing within 90° of due south. However, applying the Section 3.2.13 criteria, the BRE Guide would suggest the impact of the proposed development on this window would be "negligible" as Annual Probable Sunlight Hours received by this window are not likely fall to less than 0.8 times their former value after the construction of the proposed development.
Zone 72	62-63 Prussia Street	Floor 01	33.80%	28.13%	5.67%	33.80%	28.13%	5.67%	No	Yes	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 73	62-63 Prussia Street	Floor 02	42.74%	27.90%	14.84%	42.74%	27.90%	14.84%	No	Yes	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 74	62-63 Prussia Street	Floor 02	41.72%	26.88%	14.84%	41.72%	26.88%	14.84%	No	Yes	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 75	62-63 Prussia Street	Floor 02	22.92%	19.50%	3.42%	22.92%	19.50%	3.42%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 76	62-63 Prussia Street	Floor 02	38.69%	27.35%	11.34%	36.75%	25.41%	11.34%	No	Yes	0.95	1.00	No	Negligible	This window faces within 90° of due north. Notwithstanding this, this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. Applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "negligible".
Zone 77	62-63 Prussia Street	Floor 00	16.32%	14.77%	1.55%	13.21%	11.66%	1.55%	Yes	No	0.81	1.00	No	Negligible	Applying the Section 3.2.13 criteria, the BRE Guide would suggest the impact of the proposed development on this window does not fall within adverse ranges as the amount of sunlight received by the window after the construction of the proposed development will not be reduced to less than 0.8 times its former value. This impact is assessed as "negligible".
Zone 78	62-63 Prussia Street	Floor 00	25.33%	18.57%	6.76%	25.33%	18.57%	6.76%	Yes	Yes	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 79	62-63 Prussia Street	Floor 01	27.82%	24.40%	3.42%	23.00%	19.58%	3.42%	Yes	No	0.83	1.00	Yes	Negligible	Applying the Section 3.2.13 criteria, the BRE Guide would suggest the impact of the proposed development on this window would be "negligible" as Annual Probable Sunlight Hours received by this window are not likely fall to less than 0.8 times their former value after the construction of the proposed development. This impact is assessed as "negligible".
Zone 80	62-63 Prussia Street	Floor 01	42.97%	31.70%	11.27%	40.64%	29.37%	11.27%	Yes	Yes	0.95	1.00	No	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 81	62-63 Prussia Street	Floor 01	39.63%	29.37%	10.26%	38.46%	28.20%	10.26%	Yes	Yes	0.97	1.00	No	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 82	62-63 Prussia Street	Floor 01	38.23%	28.91%	9.32%	38.23%	28.91%	9.32%	Yes	Yes	1.00	1.00	No	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 83	62-63 Prussia Street	Floor 02	47.01%	39.32%	7.69%	39.55%	31.86%	7.69%	Yes	Yes	0.84	1.00	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.

Window	Location	Floor	Annual Probable Sunlight Hours												
			Existing			Proposed			Does window face 90° of due south?	BRE Guide - Section 3.2.13 Criteria				Potential Impact	Comment
			Annual	Summer*	Winter*	Annual	Summer*	Winter*		Does window achieve 25% APSH, incl. 5% APSH in winter after construction of proposed development?	Annual Change under proposed scenario expressed as "times existing value"	Winter Change under proposed scenario expressed as "times existing value"	Is reduction greater than 4% over the course of the year?		
Zone 84	62-63 Prussia Street	Floor 02	58.74%	40.09%	18.65%	53.92%	35.27%	18.65%	Yes	Yes	0.92	1.00	Yes	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 85	62-63 Prussia Street	Floor 02	58.74%	39.94%	18.80%	55.56%	36.76%	18.80%	Yes	Yes	0.95	1.00	No	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 86	62-63 Prussia Street	Floor 02	58.35%	39.78%	18.57%	55.17%	36.60%	18.57%	Yes	Yes	0.95	1.00	No	Negligible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is likely to be negligible.
Zone 87	Presbyteries	Floor 00	23.70%	21.45%	2.25%	23.70%	21.45%	2.25%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 88	Presbyteries	Floor 00	24.01%	22.69%	1.32%	23.70%	22.38%	1.32%	No	No	0.99	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 89	Presbyteries	Floor 00	24.40%	22.15%	2.25%	24.40%	22.15%	2.25%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 90	Presbyteries	Floor 00	22.77%	22.77%	0.00%	22.77%	22.77%	0.00%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 91	Presbyteries	Floor 00	25.80%	23.39%	2.41%	25.80%	23.39%	2.41%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 92	Presbyteries	Floor 00	23.00%	21.14%	1.86%	23.00%	21.14%	1.86%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 93	Presbyteries	Floor 01	25.72%	22.85%	2.87%	25.72%	22.85%	2.87%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 94	Presbyteries	Floor 01	25.72%	22.85%	2.87%	25.72%	22.85%	2.87%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 95	Presbyteries	Floor 01	25.64%	22.84%	2.80%	25.64%	22.84%	2.80%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 96	Church of the Holy Family	Floor 00	21.45%	18.73%	2.72%	21.45%	18.73%	2.72%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 97	Church of the Holy Family	Floor 00	20.98%	18.34%	2.64%	20.98%	18.34%	2.64%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 98	Church of the Holy Family	Floor 00	21.06%	18.42%	2.64%	21.06%	18.42%	2.64%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 99	Church of the Holy Family	Floor 00	29.91%	26.41%	3.50%	29.91%	26.41%	3.50%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 100	Church of the Holy Family	Floor 00	29.76%	26.42%	3.34%	29.76%	26.42%	3.34%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 101	Church of the Holy Family	Floor 00	29.68%	26.42%	3.26%	29.68%	26.42%	3.26%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.

Window	Location	Floor	Annual Probable Sunlight Hours												
			Existing			Proposed			Does window face 90° of due south?	BRE Guide - Section 3.2.13 Criteria				Potential Impact	Comment
			Annual	Summer*	Winter*	Annual	Summer*	Winter*		Does window achieve 25% APSH, incl. 5% APSH in winter after construction of proposed development?	Annual Change under proposed scenario expressed as "times existing value"	Winter Change under proposed scenario expressed as "times existing value"	Is reduction greater than 4% over the course of the year?		
Zone 102	Church of the Holy Family	Floor 00	29.53%	26.27%	3.26%	29.53%	26.27%	3.26%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 103	Church of the Holy Family	Floor 00	29.14%	25.95%	3.19%	29.14%	25.95%	3.19%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 104	Church of the Holy Family	Floor 01	21.45%	18.73%	2.72%	21.45%	18.73%	2.72%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 105	Church of the Holy Family	Floor 01	21.37%	18.73%	2.64%	21.37%	18.73%	2.64%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 106	Church of the Holy Family	Floor 01	21.37%	18.73%	2.64%	21.37%	18.73%	2.64%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 107	Church of the Holy Family	Floor 01	30.15%	26.42%	3.73%	30.15%	26.42%	3.73%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 108	Church of the Holy Family	Floor 01	30.15%	26.42%	3.73%	30.15%	26.42%	3.73%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 109	Church of the Holy Family	Floor 01	30.15%	26.42%	3.73%	30.15%	26.42%	3.73%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 110	Church of the Holy Family	Floor 01	30.15%	26.42%	3.73%	30.15%	26.42%	3.73%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.
Zone 111	Church of the Holy Family	Floor 01	30.07%	26.42%	3.65%	30.07%	26.42%	3.65%	No	No	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access at this window.

* For the purposes of this calculation, summer is taken to mean the period between March and September, and winter is considered to be the period between September and March.

** Sections 3.2.4 and 3.2.5 of the BRE Guide states: *"If the main living room to a dwelling has a main window facing within 90° of due north, but a secondary window facing within 90° of due south, sunlight to the secondary window should be checked. If a room can receive more than one quarter of annual probable sunlight hours (APSH), including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should still receive enough sunlight.".*

*** Survey information of all structures on private lands surrounding the application site was not available. Where insufficient survey information was available and window sizes / locations could not be informed by information available from the online planning register or from aerial photography, window sizes / locations were estimated by ARC.

2.3 Detailed analysis of the potential impact of shadows cast by the proposed development on existing gardens and amenity areas outside the application site

This report assesses the impact of the proposed development to all potential receptors surrounding the application site - these impacts are described in Section 2.1 above. However, by way of example in order to illustrate briefly the findings outlined in the overview section, ARC detailed quantitative analysis of the potential for the proposed development to result in impacts on sunlight access to gardens and amenity spaces on lands outside the application site.

2.3.1 Overview of and rationale for methodology for detailed quantitative analysis of the potential impact of shadows cast by the proposed development on existing gardens / amenity areas outside the application site

Insofar as amenity spaces / gardens are concerned, Section 3.3.17 of the BRE Guide provides that *"It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable."* [Emphasis added.] This suggests that where a garden or amenity area can receive two hours of sun over half its area on 21 March notwithstanding the construction of a proposed development, loss of sunlight as a result of additional overshadowing is not likely to be noticed.

The third edition BRE Guide, at Section 3.3.8, provides for a specific methodology to be used in assessment of sunlight access to open spaces as follows: *"Locations that can and cannot receive two or more hours of sunlight on 21 March may be found using specialist software. The space is divided into a grid of points with a recommended spacing of 0.3 m or less, and the proportion of these points that can receive two hours of sunlight on March 21 is computed."*

In determining whether or not to include existing and proposed substantial trees in the three dimensional model for the purposes of this quantitative analysis, ARC made reference to the BRE Guide (as updated in 2022), which states that the *"question of whether trees or fences should be included in the calculation depends upon the type of shade they produce. Normally trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than the deep shadow of a building (this applies especially to deciduous trees)."* Given this, ARC did not include the shadows cast by any landscape planting in the assessment model.

Having regard to the criteria for identifying receptors particularly sensitive to changes in the shadow environment discussed above, ARC undertook detailed quantitative analysis of the gardens and amenity areas most likely to be affected by shadows cast by the proposed development on 21st March (i.e. those at Drumalee Court - see Figure 2.7 on the right hand side of the page). Table 2.2 sets out the likely proportion of neighbouring gardens in sunlight before and after the construction of the proposed development throughout the day on 21st March.

2.3.2 Format of the detailed quantitative analysis of the potential impact of shadows cast by the proposed development on existing gardens / amenity areas outside the application site

The results of ARC's analysis are set out in Table 2.2 below. This table indicates:

- The proportion of the space (i.e. the proportion of grid points at a space of 0.3 m) capable of receiving at least two hours of sunlight on 21st March under each of the following scenarios:
  - ***Existing:*** The "Existing" scenario considers only buildings in existence at the time of writing the report. This scenario assumes that permitted and envisaged developments have yet to be constructed.
  - ***Proposed:*** The "Proposed" scenario assumes that the development now proposed has been constructed.

- The extent of change to the studied garden or amenity area (under "Proposed" scenario expressed as "times existing value").

- A description of the potential impact of the proposed development on each existing garden / amenity space with reference to the criteria outlined in the Technical Appendix.

Figure 2.7: Indicative diagram showing location of sample amenity spaces at Drumalee Court assessed as part of this analysis

Table 2.2: Potential impact of the proposed development on sunlight access to sample neighbouring gardens / amenity spaces

Zone	Proportion of space (grid points) capable of receiving two hours of sunlight on 21st March		Change Change expressed as "times existing value"	Potential Impact	Comment
	Existing	Proposed			
Garden A	80.25%	80.25%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (65 sq m) capable of receiving two hours of sunlight on 21st March.
Garden B	68.02%	66.82%	0.98	Negligible	ARC's analysis indicates that at least half of the garden (37 sq m) will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. Having regard to the criteria for assessment of impact described at Section 3.3.17 the BRE Guide, this impact is assessed as "negligible".
Garden C	76.12%	75.05%	0.99	Negligible	ARC's analysis indicates that at least half of the garden (67 sq m) will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. Having regard to the criteria for assessment of impact described at Section 3.3.17 the BRE Guide, this impact is assessed as "negligible".
Garden D	100.00%	100.00%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (37 sq m) capable of receiving two hours of sunlight on 21st March.
Garden E	100.00%	100.00%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (99 sq m) capable of receiving two hours of sunlight on 21st March.
Garden F	100.00%	100.00%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (112 sq m) capable of receiving two hours of sunlight on 21st March.
Garden G	97.89%	97.69%	0.998	Negligible	ARC's analysis indicates that at least half of the garden (183 sq m) will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. Having regard to the criteria for assessment of impact described at Section 3.3.17 the BRE Guide, this impact is assessed as "negligible".

3.0 Assessment of the Impact of the Proposed Development on Daylight Access

This daylight access impact assessment has been carried out with reference to *Site layout planning for daylight and sunlight: a guide to good practice* published by the Building Research Establishment (the BRE Guide, 2022, 3rd ed.). Section 2.1.1 of the BRE Guide provides that *"The quantity and quality of daylight inside a room will be impaired if obstructing buildings are large in relation to their distance away"*. Generally speaking, new development is most likely to affect daylight access in existing buildings in close proximity to the application site.

3.1 Overview of the likely impact of the proposed development on daylight access to existing buildings outside the application site

To the west, the construction of the proposed development is likely to result in an "negligible" to "minor" change in daylight access in windows to the rear of existing buildings to the rear of Nos. 56-58 Prussia Street. While the BRE Guide would suggest that the predicted impacts of the proposed development on rear windows at Nos. 56-58 Prussia Street are not likely to be noticeable, taking a conservative approach, ARC has assessed as the potential impacts as ranging from "negligible" to "minor" as the construction of the proposal has the to reduce Vertical Sky Component at some windows from above the recommended 27% Vertical Sky Component to below it or to close to the threshold for noticeable impacts.

ARC's analysis further indicated a potential for the proposed development to result in "minor" to "major" impacts on west and south-facing windows in the two storey return to the rear of No. 59 Prussia Street. The proposed development is likely to result in little or no change in daylight access to No. 55 Prussia Street, a protected structure.

Also to the west, the potential impact of the proposed development on daylight access at Stanley Court (Nos. 62-63 Prussia Street) is likely to range from "negligible" to "major", although "moderate" to "major" impacts on daylight access are likely to be restricted to those rooms in closest proximity to proposed new structures on the application site.

ARC's analysis indicates that the proposed development is likely to have little impact on daylight access within residences located to the north, west and south of the application site. Specifically, the potential impact of the proposed development on daylight access within residences bounding the application site to the west and north at Drumalee Court is likely to range from "negligible" to "minor". To the south, taking a conservative approach, the potential impact of the proposed development on the closest residences (those at the Presbyteries associated with the Church of the Holy Family at Aughrim Street) is likely to range from "negligible" to "minor".

The proposed development is also unlikely to result in any material change in daylight access to the Church or its associated annex.

Given that the potential for development to result in impacts on daylight access diminishes with distance, it is the finding of ARC's analysis the proposed development will have no undue adverse impact on daylight access within buildings in the wider area surrounding the application site.

3.2 Detailed analysis of the predicted impact of the proposed development on daylight access to existing buildings outside the application site

This Sunlight and Daylight Access Impact Analysis assesses the impact of the proposed development to all potential receptors surrounding the application site - these impacts are described in Section 3.1 above. However, by way of example in order to illustrate briefly the findings outlined in the overview section, ARC conducted quantitative analysis of the potential for the proposed development to result in impacts on daylight access to a representative sample of sensitive receptors (i.e. rooms) in buildings in proximity to the application site (please see Figures 3.1-3.6 on pages 23 and 24).

3.2.1 Overview of and rationale for methodology for detailed quantitative analysis of the potential impact of the proposed development on daylight access within existing buildings outside the application site

In assessing sunlight and daylight access, Irish practitioners tend to refer to the Building Research Establishment's *Site layout planning for daylight and sunlight: a guide to good practice* (BR209, the BRE Guide; the third edition of which was published in June 2022).

Section 1.7 of the BRE Guide (2022) provides: *"The guidance here is intended for use in the UK and in the Republic of Ireland"*. Its use in assessing impacts on sunlight and daylight access as part of the planning process is supported by national government planning policy including the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*, which, at Section 7.2 states: *"Planning authorities should require that daylight and shadow projection diagrams be submitted in all such proposals. The recommendations of "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (B.R.E. 1991)[1] or B.S. 8206 "Lighting for Buildings, Part 2 1992: Code of Practice for Daylighting" should be followed in this regard."*

It should be noted that the BRE Guide (2022) does not set out rigid standards or limits and is preceded by the following very clear warning 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."* [Emphasis added.] This should be borne in mind when interpreting the results of analysis set out in this section.

Section 2.2.23 of the BRE Guide suggests 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, subtends an angle of more than 25˚ to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if ...*
>
> - *the VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value..."*

In identifying appropriate windows in existing buildings for detailed quantitative analysis of potential impact on daylight access under Section 2.2.23 of the BRE Guide, ARC applied the methods set out in the BRE Guide (BR 209) to determine the correct approach to investigating the potential for the proposed development to result in a loss of light. In particular, ARC referenced Sections 2.2.4 and 2.2.5 of the BRE Guide to identify circumstances in which it would be necessary to do a full calculation of potential impact on daylight access. These sections state as follows:

> *2.2.4 Loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window. In these cases the loss of light will be small. Thus, if the new development were 10 m tall, and a typical existing ground floor window would be 1.5 m above the ground, the effect on existing buildings more than 3 x (10 – 1.5) = 25.5 m away need not be analysed.*
>
> *2.2.5 If the proposed development is taller or closer than this, a modified form of the procedure adopted for new buildings can be used to find out whether an existing building still receives enough skylight. First, draw a section in a plane perpendicular to each affected main window wall of the existing building (Figure 14). Measure the angle to the horizontal subtended by the new development at*

1 The *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas* refer to the first edition of the BRE Guide as published in 1991. A third edition of the Guide was published in June 2022.

the level of the centre of the lowest window. If this angle is less than 25° for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. If, for any part of the new development, this angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing building."

In the first instance, ARC calculated a study area to the extent of three or more times the height above the centre of the existing window. Having regard to Sections 2.2.4 and 2.2.5 of the BRE Guide, ARC's analysis focuses on low level windows in nearby residences at Drumalee Court, Nos. 56-59 Prussia Street, Nos. 62-63 Prussia Street and the Presbyteries of the Church of the Holy Family at Aughrim Street for detailed quantitative analysis. ARC could not identify windows for analysis in the existing buildings at No.64-66 as planning application drawings were not available and the western facade is obscured by trees. In the interests of completeness, ARC also undertook assessment of a number of windows within non-residential buildings at No. 55 Prussia Street and in buildings associated with the Church of the Holy Family at Aughrim Street. In the interests of completeness, ARC has included a number of windows falling outside the BRE Guide recommendation to carry out a full calculation of impact on potential sunlight access (e.g. windows where no part of the proposed development, measured in the section perpendicular to the window wall, subtends an angle of more than 25° to the horizontal).

At paragraph G1.2, the BRE Guide states: *"It is generally more difficult to calculate the effects of trees on daylight because of their irregular shapes and because some light will generally penetrate through the tree crown. Where the effect of a new building on existing buildings nearby is being analysed, it is usual to ignore the effect of existing trees."* Given this, existing and proposed landscaping was not included in this model. For further detail on the technical elements of the methodology, please refer to the Technical Appendix at the end of the written section of this report.

In interpreting the results of ARC's analysis as set out in Table 3.1 below, Section 2.2.2 of the BRE Guide should be borne in mind. It states: *"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices"*.

3.2.2 Results of the detailed quantitative analysis of the potential impact of the proposed development on daylight access within existing buildings outside the application site

The results of ARC's analysis are set out in Table 3.1 below. This table indicates:

- The Vertical Sky Component received by each sample receptor (i.e. window) under the existing scenario and the proposed scenario (i.e. if the development now proposed were constructed).

- The extent of change to the studied sample window under the criteria outlined at section 2.2.2.1 of the BRE Guide. Specifically:
  - Would the window receives less than 27% Vertical Sky Component after the construction of the proposed development?
  - Would the Vertical Sky Component received by the window fall to less than 0.8 times its former value over the course of the year?

- A description of the potential impact for each sample receptor / window interpreting the results.

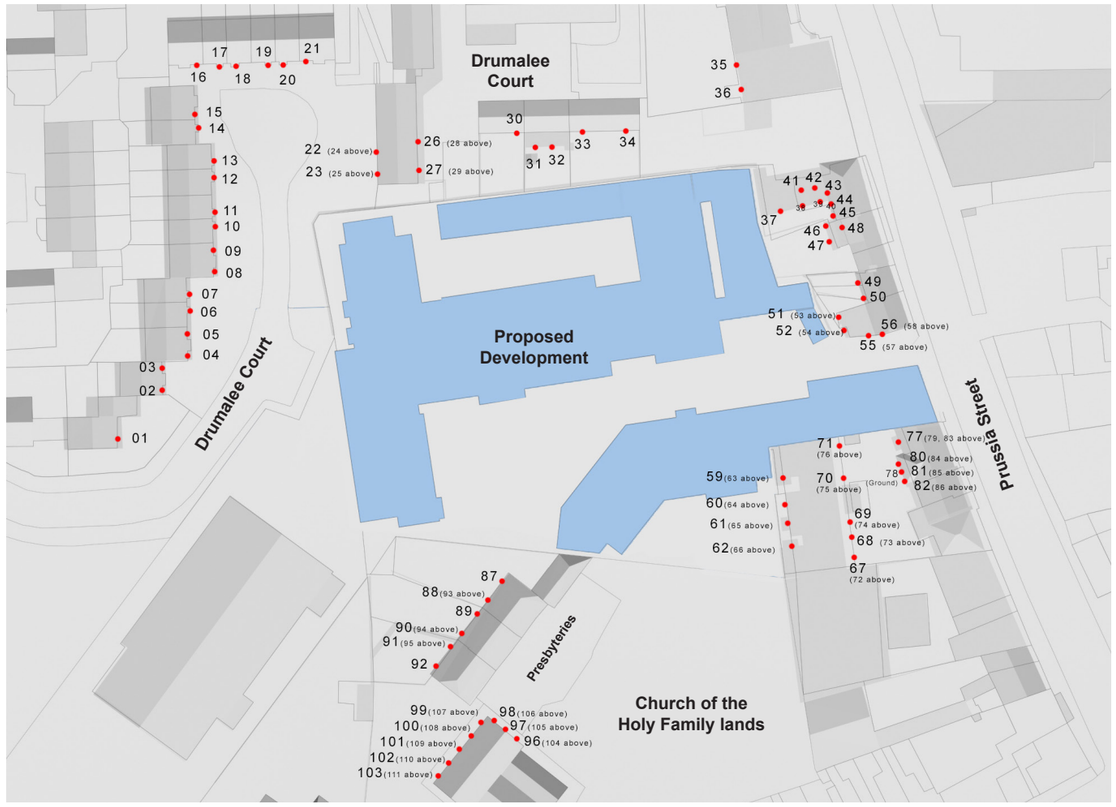


Figure 3.1: Indicative diagram showing location of sample windows (red dots) assessed as part of this analysis

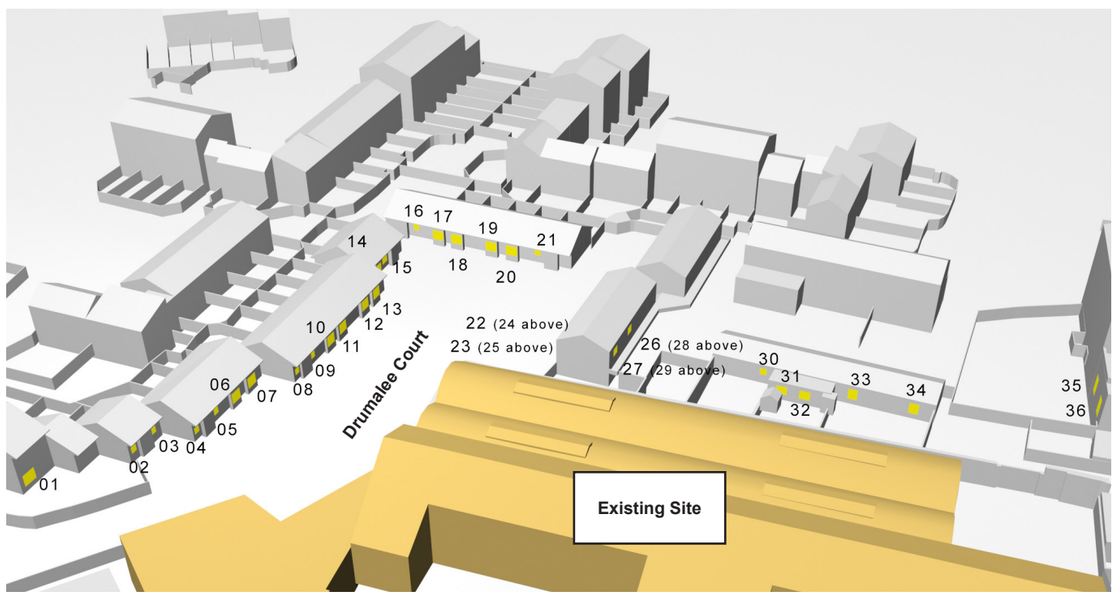


Figure 3.2: Indicative diagram showing location of studied windows (in yellow) at Drumalee Court (Zones 01-34) and No. 55 Prussia Street (Zones 35-36)

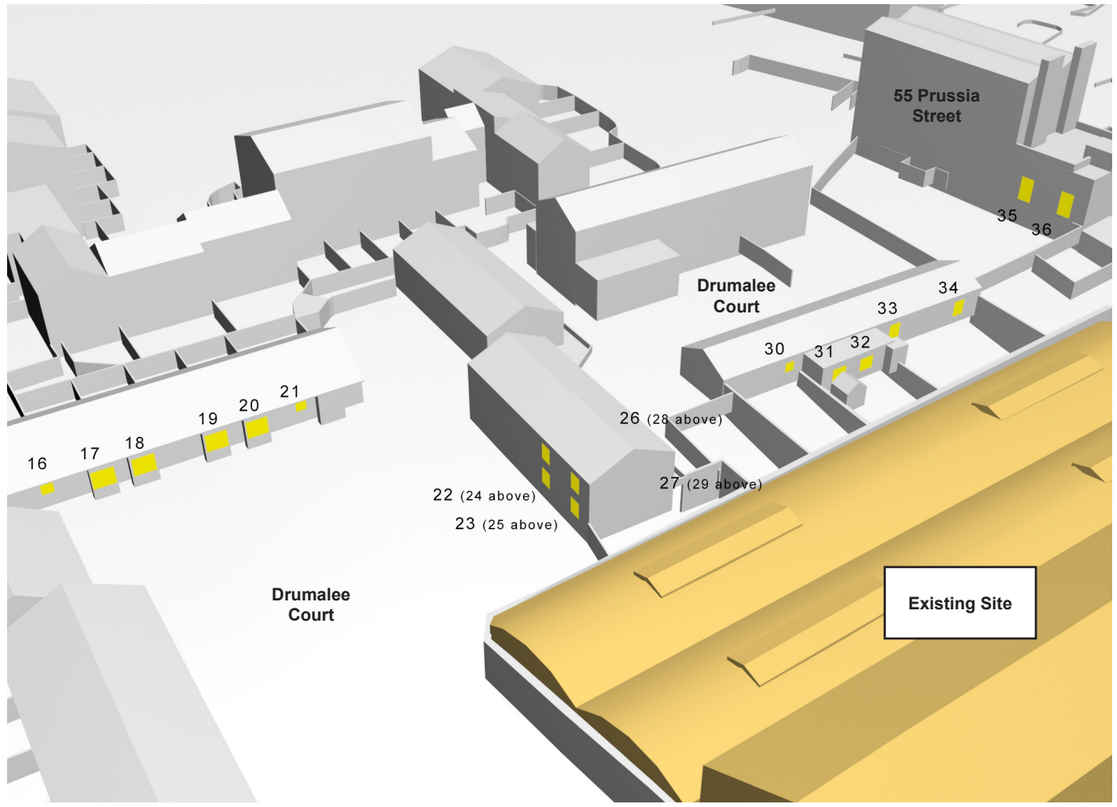


Figure 3.3: Indicative diagram showing location of studied windows (in yellow) at Drumalee Court (Zones 01-34) and No. 55 Prussia Street (Zones 35-36)

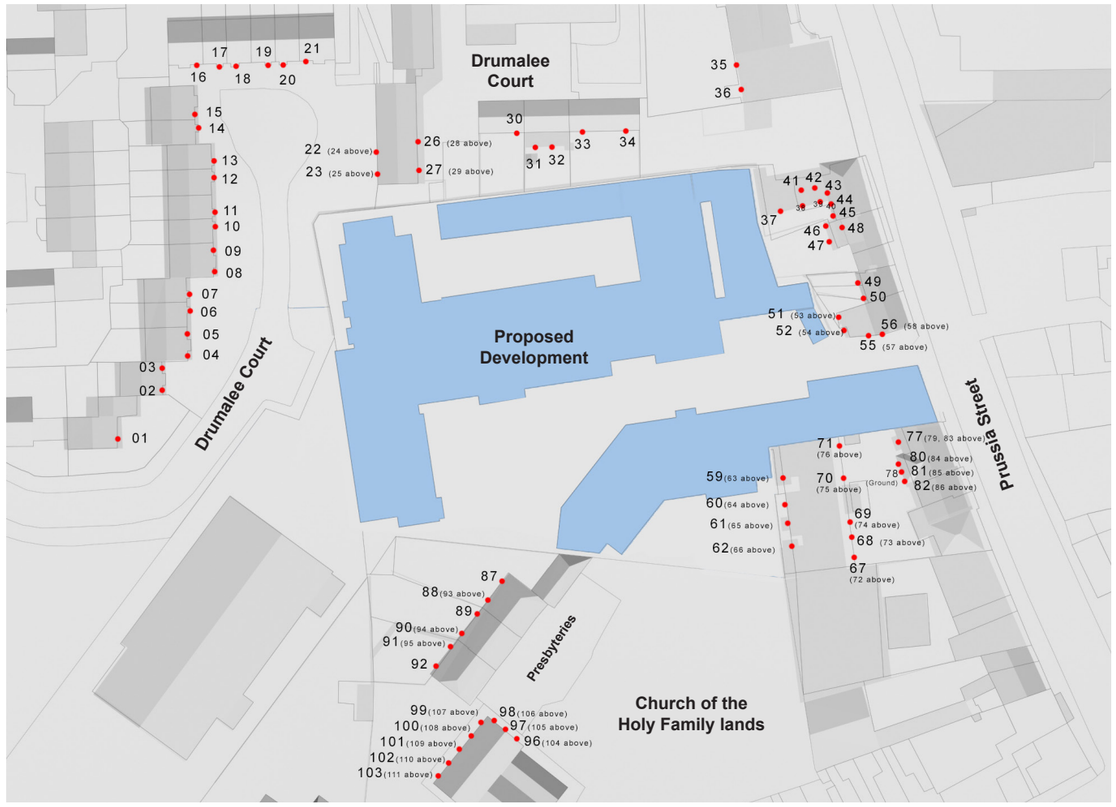


Figure 3.1: Indicative diagram showing location of sample windows (red dots) assessed as part of this analysis.

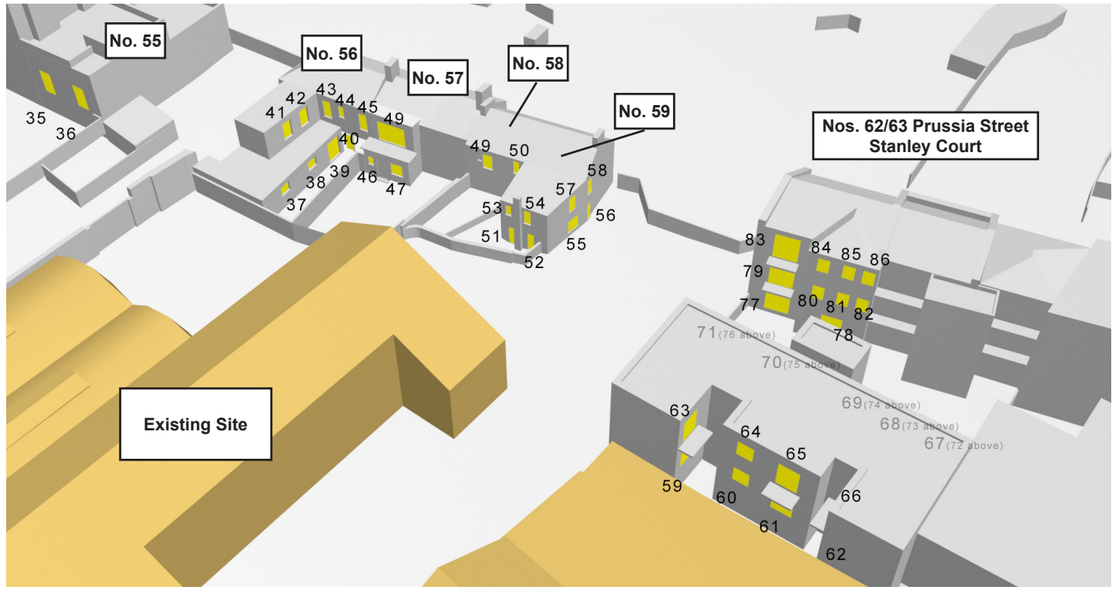


Figure 3.4: Indicative diagram showing location of studied windows (in yellow) at Nos. 55 (Zones 35-36), 56 (Zones 37-45), 57 (Zones 46-48), 58 (Zones 49-50), 59 (Zones 51-58) and 62/63 Prussia Street (Zones 59-86)

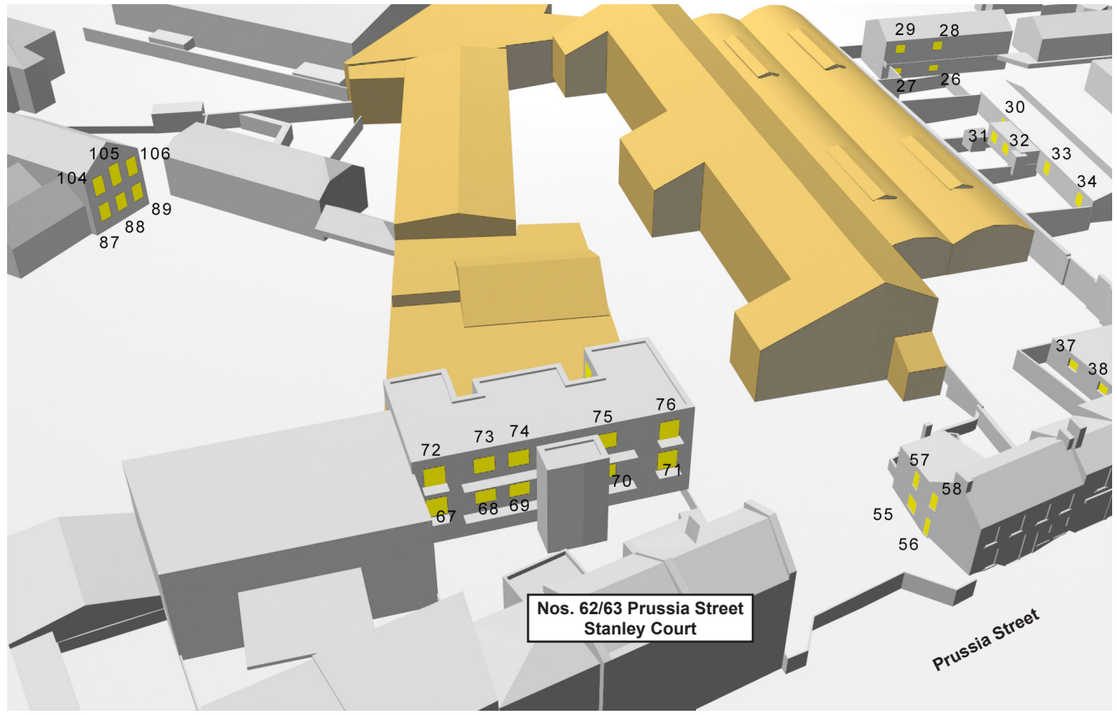


Figure 3.5: Indicative diagram showing location of studied windows (in yellow) at Nos. 62/63 Prussia Street (Zones 59-86) and in buildings associated with the Church of the Holy Family at Aughrim Street (Zones 87-111)

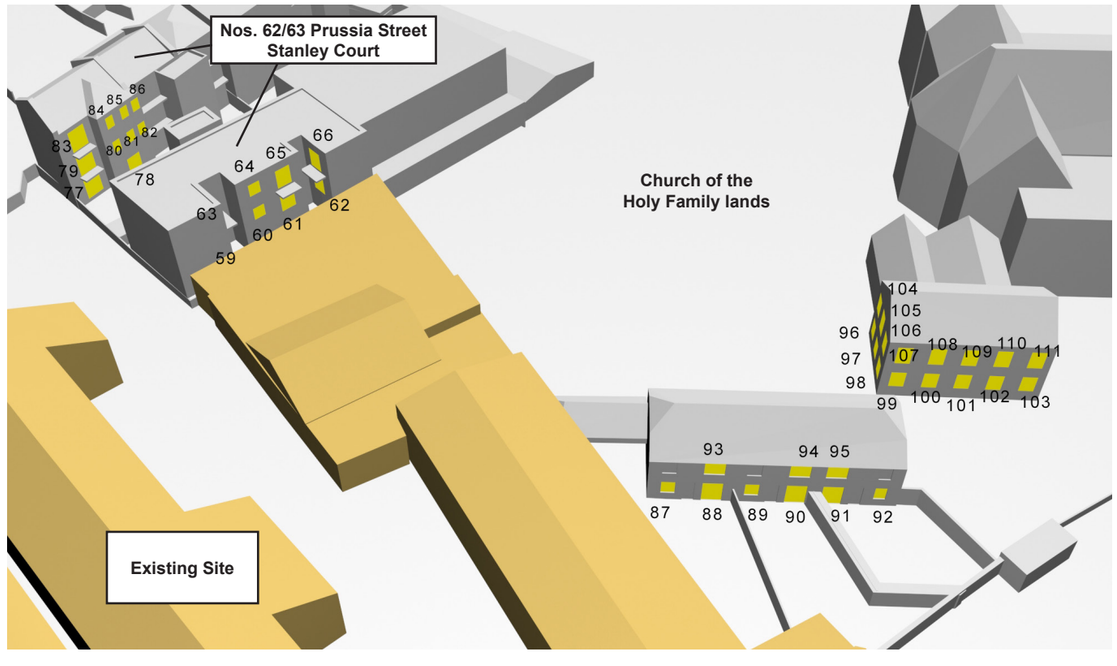


Figure 3.6: Indicative diagram showing location of studied windows (in yellow) at Nos. 62/63 Prussia Street (Zones 59-86) and in buildings associated with the Church of the Holy Family at Aughrim Street (Zones 87-111)

Table 3.1: Results of ARC's analysis of the potential impact of the proposed development on daylight access (Vertical Sky Component) to windows within neighbouring existing buildings outside the application site

Zone	Location	Floor	Vertical Sky Component				
			Existing	Proposed	Change Change under proposed scenario expressed as "times existing value"	Potential Impact	Comment
Zone 1	Drumalee Court	Floor 00	33.00%	30.36%	0.92	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 2	Drumalee Court	Floor 00	27.49%	22.91%	0.83	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 3	Drumalee Court	Floor 00	19.85%	16.47%	0.83	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 4	Drumalee Court	Floor 00	28.55%	22.69%	0.79	Minor	Having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "minor" in extent.
Zone 5	Drumalee Court	Floor 00	28.31%	22.39%	0.79	Minor	Having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "minor" in extent.
Zone 6	Drumalee Court	Floor 00	33.98%	28.15%	0.83	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 7	Drumalee Court	Floor 00	29.58%	24.04%	0.81	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 8	Drumalee Court	Floor 00	30.19%	23.67%	0.78	Minor	Having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "minor" in extent.
Zone 9	Drumalee Court	Floor 00	29.27%	23.77%	0.81	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 10	Drumalee Court	Floor 00	34.26%	29.52%	0.86	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 11	Drumalee Court	Floor 00	34.12%	30.01%	0.88	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 12	Drumalee Court	Floor 00	35.00%	31.94%	0.91	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 13	Drumalee Court	Floor 00	34.67%	32.20%	0.93	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".

Zone	Location	Floor	Vertical Sky Component				
			Existing	Proposed	Change Change under proposed scenario expressed as "times existing value"	Potential Impact	Comment
Zone 14	Drumalee Court	Floor 00	33.02%	31.80%	0.96	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 15	Drumalee Court	Floor 00	27.09%	25.88%	0.96	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 16	Drumalee Court	Floor 00	23.11%	22.10%	0.96	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 17	Drumalee Court	Floor 00	34.78%	33.65%	0.97	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 18	Drumalee Court	Floor 00	35.54%	34.30%	0.97	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 19	Drumalee Court	Floor 00	36.09%	34.73%	0.96	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 20	Drumalee Court	Floor 00	36.15%	34.72%	0.96	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 21	Drumalee Court	Floor 00	24.58%	23.14%	0.94	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 22	Drumalee Court	Floor 00	35.73%	34.94%	0.98	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 23	Drumalee Court	Floor 00	35.68%	33.61%	0.94	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 24	Drumalee Court	Floor 01	37.35%	36.48%	0.98	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 25	Drumalee Court	Floor 01	37.39%	35.26%	0.94	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".

Zone	Location	Floor	Vertical Sky Component				
			Existing	Proposed	Change Change under proposed scenario expressed as "times existing value"	Potential Impact	Comment
Zone 26	Drumalee Court	Floor 00	11.83%	10.35%	0.87	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 27	Drumalee Court	Floor 00	10.33%	9.85%	0.95	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 28	Drumalee Court	Floor 01	36.16%	34.27%	0.95	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 29	Drumalee Court	Floor 01	36.25%	33.77%	0.93	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 30	Drumalee Court	Floor 00	31.29%	26.26%	0.84	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 31	Drumalee Court	Floor 00	25.44%	21.78%	0.86	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 32	Drumalee Court	Floor 00	32.61%	25.04%	0.77	Minor	Applying the criteria set out at Section 2.2.23 of the BRE Guide and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "minor" in extent.
Zone 33	Drumalee Court	Floor 00	31.56%	25.27%	0.80	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 34	Drumalee Court	Floor 00	33.41%	24.87%	0.74	Minor	Applying the criteria set out at Section 2.2.23 of the BRE Guide and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "minor" in extent.
Zone 35	55 Prussia Street	Floor 00	36.34%	34.80%	0.96	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 36	55 Prussia Street	Floor 00	36.41%	34.43%	0.95	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 37	56 Prussia Street	Floor 00	25.78%	21.77%	0.84	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 38	56 Prussia Street	Floor 00	24.24%	20.56%	0.85	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".

Zone	Location	Floor	Vertical Sky Component				
			Existing	Proposed	Change Change under proposed scenario expressed as "times existing value"	Potential Impact	Comment
Zone 39	56 Prussia Street	Floor 00	17.20%	16.04%	0.93	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 40	56 Prussia Street	Floor 00	19.51%	16.26%	0.83	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 41	56 Prussia Street	Floor 01	31.10%	27.58%	0.89	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 42	56 Prussia Street	Floor 01	29.13%	25.90%	0.89	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 43	56 Prussia Street	Floor 01	27.04%	23.17%	0.86	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 44	56 Prussia Street	Floor 01	31.86%	27.77%	0.87	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 45	56 Prussia Street	Floor 01	33.99%	29.27%	0.86	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 46	57 Prussia Street	Floor 00	25.19%	20.18%	0.80	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 47	57 Prussia Street	Floor 00	29.95%	24.32%	0.81	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 48	57 Prussia Street	Floor 01	34.88%	29.59%	0.85	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 49	58 Prussia Street	Floor 01	31.87%	26.72%	0.84	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 50	58 Prussia Street	Floor 01	26.31%	24.71%	0.94	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".

Zone	Location	Floor	Vertical Sky Component				
			Existing	Proposed	Change Change under proposed scenario expressed as "times existing value"	Potential Impact	Comment
Zone 51	59 Prussia Street	Floor 00	19.75%	18.50%	0.94	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 52	59 Prussia Street	Floor 00	20.71%	17.44%	0.84	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 53	59 Prussia Street	Floor 01	26.39%	22.54%	0.85	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 54	59 Prussia Street	Floor 01	24.63%	19.17%	0.78	Minor	This window is understood to serve a bathroom. Applying the criteria set out at Section 2.2.23 of the BRE Guide and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "minor" in extent.
Zone 55	59 Prussia Street	Floor 00	31.40%	9.22%	0.29	Major	As Vertical Sky Component at this window is likely to fall between 0.0 and 0.5 times its former value, the potential impact of the proposed development on this window is assessed as "major".
Zone 56	59 Prussia Street	Floor 00	32.00%	12.34%	0.39	Major	As Vertical Sky Component at this window is likely to fall between 0.0 and 0.5 times its former value, the potential impact of the proposed development on this window is assessed as "major".
Zone 57	59 Prussia Street	Floor 01	34.13%	12.09%	0.35	Major	This window is understood to serve a bedroom. As Vertical Sky Component at this window is likely to fall between 0.0 and 0.5 times its former value, the potential impact of the proposed development on this window is assessed as "major".
Zone 58	59 Prussia Street	Floor 01	34.62%	15.14%	0.44	Major	This window is understood to serve a bedroom. As Vertical Sky Component at this window is likely to fall between 0.0 and 0.5 times its former value, the potential impact of the proposed development on this window is assessed as "major".
Zone 59	62-63 Prussia Street	Floor 01	12.68%	11.54%	0.91	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 60	62-63 Prussia Street	Floor 01	35.31%	21.78%	0.62	Moderate	Applying the criteria set out at Section 2.2.23 of the BRE Guide and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.5-0.7 times its former value is assessed as "moderate" in extent.
Zone 61	62-63 Prussia Street	Floor 01	25.15%	15.33%	0.61	Moderate	Applying the criteria set out at Section 2.2.23 of the BRE Guide and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.5-0.7 times its former value is assessed as "moderate" in extent.
Zone 62	62-63 Prussia Street	Floor 01	10.62%	3.25%	0.31	Major	As Vertical Sky Component at this window is likely to fall between 0.0 and 0.5 times its former value, the potential impact of the proposed development on this window is assessed as "major".
Zone 63	62-63 Prussia Street	Floor 02	27.23%	25.96%	0.95	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 64	62-63 Prussia Street	Floor 02	37.56%	25.23%	0.67	Moderate	Applying the criteria set out at Section 2.2.23 of the BRE Guide and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.5-0.7 times its former value is assessed as "moderate" in extent.
Zone 65	62-63 Prussia Street	Floor 02	36.93%	28.22%	0.76	Minor	Applying the criteria set out at Section 2.2.23 of the BRE Guide and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "minor" in extent.
Zone 66	62-63 Prussia Street	Floor 02	23.79%	16.24%	0.68	Moderate	Applying the criteria set out at Section 2.2.23 of the BRE Guide and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.5-0.7 times its former value is assessed as "moderate" in extent.
Zone 67	62-63 Prussia Street	Floor 01	17.64%	17.30%	0.98	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 68	62-63 Prussia Street	Floor 01	17.51%	17.49%	0.999	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".

Zone	Location	Floor	Vertical Sky Component				
			Existing	Proposed	Change Change under proposed scenario expressed as "times existing value"	Potential Impact	Comment
Zone 69	62-63 Prussia Street	Floor 01	13.83%	13.82%	0.999	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 70	62-63 Prussia Street	Floor 01	14.29%	8.71%	0.61	Moderate	Applying the criteria set out at Section 2.2.23 of the BRE Guide and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.5-0.7 times its former value is assessed as "moderate" in extent.
Zone 71	62-63 Prussia Street	Floor 01	28.32%	14.50%	0.51	Moderate	Applying the criteria set out at Section 2.2.23 of the BRE Guide and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.5-0.7 times its former value is assessed as "moderate" in extent.
Zone 72	62-63 Prussia Street	Floor 01	33.95%	33.39%	0.98	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 73	62-63 Prussia Street	Floor 02	35.00%	34.77%	0.99	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 74	62-63 Prussia Street	Floor 02	29.34%	29.21%	0.996	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 75	62-63 Prussia Street	Floor 02	28.17%	22.20%	0.79	Minor	Applying the criteria set out at Section 2.2.23 of the BRE Guide and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "minor" in extent.
Zone 76	62-63 Prussia Street	Floor 02	35.82%	21.35%	0.60	Moderate	Applying the criteria set out at Section 2.2.23 of the BRE Guide and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.5-0.7 times its former value is assessed as "moderate" in extent.
Zone 77	62-63 Prussia Street	Floor 00	14.45%	7.02%	0.49	Major	As Vertical Sky Component at this window is likely to fall between 0.0 and 0.5 times its former value, the potential impact of the proposed development on this window is assessed as "major".
Zone 78	62-63 Prussia Street	Floor 00	19.54%	15.29%	0.78	Minor	This window is understood to serve a bathroom. Applying the criteria set out at Section 2.2.23 of the BRE Guide and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "minor" in extent.
Zone 79	62-63 Prussia Street	Floor 01	19.18%	11.04%	0.58	Moderate	Applying the criteria set out at Section 2.2.23 of the BRE Guide and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.5-0.7 times its former value is assessed as "moderate" in extent.
Zone 80	62-63 Prussia Street	Floor 01	26.61%	20.83%	0.78	Minor	Applying the criteria set out at Section 2.2.23 of the BRE Guide and having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "minor" in extent.
Zone 81	62-63 Prussia Street	Floor 01	26.37%	22.04%	0.84	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 82	62-63 Prussia Street	Floor 01	26.14%	22.63%	0.87	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 83	62-63 Prussia Street	Floor 02	32.27%	21.58%	0.67	Moderate	Having regard to factors outlined in Appendix H: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.5-0.7 times its former value is assessed as "moderate" in extent.
Zone 84	62-63 Prussia Street	Floor 02	34.45%	28.08%	0.82	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 85	62-63 Prussia Street	Floor 02	34.43%	29.58%	0.86	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".

Zone	Location	Floor	Vertical Sky Component				
			Existing	Proposed	Change Change under proposed scenario expressed as "times existing value"	Potential Impact	Comment
Zone 86	62-63 Prussia Street	Floor 02	34.41%	30.52%	0.89	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 87	Presbyteries	Floor 00	21.71%	19.96%	0.92	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 88	Presbyteries	Floor 00	25.74%	23.00%	0.89	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 89	Presbyteries	Floor 00	29.17%	25.92%	0.89	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 90	Presbyteries	Floor 00	29.35%	26.39%	0.90	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is not likely to fall to less than 0.8 times its former value, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 91	Presbyteries	Floor 00	29.64%	27.84%	0.94	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 92	Presbyteries	Floor 00	31.93%	29.41%	0.92	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 93	Presbyteries	Floor 01	33.26%	28.46%	0.86	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 94	Presbyteries	Floor 01	35.04%	30.79%	0.88	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 95	Presbyteries	Floor 01	35.24%	31.73%	0.90	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 96	Church of the Holy Family	Floor 00	35.32%	33.26%	0.94	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 97	Church of the Holy Family	Floor 00	34.80%	32.83%	0.94	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 98	Church of the Holy Family	Floor 00	33.95%	32.08%	0.94	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".

Zone	Location	Floor	Vertical Sky Component				
			Existing	Proposed	Change Change under proposed scenario expressed as "times existing value"	Potential Impact	Comment
Zone 99	Church of the Holy Family	Floor 00	30.85%	30.68%	0.99	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 100	Church of the Holy Family	Floor 00	33.16%	32.99%	0.99	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 101	Church of the Holy Family	Floor 00	34.40%	33.94%	0.99	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 102	Church of the Holy Family	Floor 00	34.98%	34.24%	0.98	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 103	Church of the Holy Family	Floor 00	35.17%	34.41%	0.98	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 104	Church of the Holy Family	Floor 01	37.33%	35.08%	0.94	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 105	Church of the Holy Family	Floor 01	37.32%	35.00%	0.94	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 106	Church of the Holy Family	Floor 01	37.03%	34.71%	0.94	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 107	Church of the Holy Family	Floor 01	36.57%	35.63%	0.97	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 108	Church of the Holy Family	Floor 01	37.12%	36.08%	0.97	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 109	Church of the Holy Family	Floor 01	37.33%	36.28%	0.97	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 110	Church of the Holy Family	Floor 01	37.39%	36.44%	0.97	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".
Zone 111	Church of the Holy Family	Floor 01	37.38%	36.56%	0.98	Negligible	The BRE Guide suggests that occupants of an existing building are not likely to notice an adverse reduction in daylight access where Vertical Sky Component remains above 27% or falls below 27% Vertical Sky Component but decreases to not less than 0.8 times its former value after the construction of a development. As the Vertical Sky Component at this window is likely to remain above 27% Vertical Sky Component, the potential impact of the proposed development on this window is assessed as "negligible".

4.0 Assessment of Daylight Access within the Proposed Development

4.1 Introduction

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* (as amended in July 2023) provide as follows at Paragraph 6.6: *"Planning authorities should ensure appropriate expert advice and input where necessary, and have regard to quantitative performance approaches to daylight provision outlined in guides like A New European Standard for Daylighting in Buildings EN17037 or UK National Annex BS EN17037 and the associated BRE Guide 209 2022 Edition (June 2022), or any relevant future guidance specific to the Irish context, when undertaken by development proposers which offer the capability to satisfy minimum standards of daylight provision."*

The standards for daylight and sunlight access in buildings (and the methodologies for assessment of same) suggested in these documents have been referenced in preparing this report.

In the interests of completeness and having regard to Appendix 16 of the *Dublin City Development Plan 2022-2028*, this report also refers to the tests outlined in second edition BRE Guide of 2011.

In the interests of completeness, this report also refers to the tests outlined in second edition BRE Guide of 2011.

4.2 Detailed Analysis of Daylight Access to Proposed Units – Selection of Representative Sample for Assessment

For the purpose of this assessment, all habitable rooms on Floors 00-04 of the proposed development were assessed. In the interests of completeness, the café and a number of common rooms on Floor 00 were also assessed. The locations of the studied rooms analysed as part of this analysis of daylight access within the proposed development are illustrated at Figures 4.1-4.5 below. For more detail on the methodology used in assessing daylight access, please refer to the Technical Appendix of this Report.

4.3 Relevant Standards for Daylight Access

4.3.1 Assessment of Daylight Access under the now superseded BR209 (2nd ed, 2011)

The BRE Guide (2nd ed, 2011) (withdrawn June 2022) states as follows (at paragraph 2.1.8) in relation to daylight access within new development:

> *"2.1.8 Daylight provision in new rooms may be checked using the average daylight factor (ADF). The ADF is a measure of the overall amount of daylight in a space... BS 8206-2 Code of practice for daylighting, recommends an ADF of 5% for a well daylit space and 2% for a partly daylit space. Below 2% the room will look dull and electric lighting is likely to be turned on. In housing BS 8206-2 also gives minimum value of ADF of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms."*

While not expressly discussed in the BRE Guide (2011), Section 5.6 of the *BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'* (withdrawn in May 2019) states as follows in relation to multi-function rooms: *"Where one room serves more than one purpose, the minimum average daylight factor should be that for the room type with the highest value. For example, in a space which combines a living room and a kitchen the minimum average daylight factor should be 2%."* Given this, this assessment applies a standard of 2% Average Daylight Factor for mixed function rooms (e.g. 2% Average Daylight Factor for kitchen / living / dining rooms and for kitchen / dining rooms).

4.3.2 Assessment of Daylight Access under IS EN 17037: Daylight in Buildings

Under a minimum scenario, *IS EN 17037: Daylight in Buildings* recommends a target illuminance of 300 lux across 50% of a reference plane (a horizontal plane 0.85 m above the ground within a studied room) and a minimum target illuminance of 100 lux across 95% of that reference plane (Table A.1 for vertical windows). Applying Method 1, this corresponds to a recommendation to achieve 2.0% daylight factor across 50% of the reference plane and 0.7% daylight factor across 95% of the reference plane (see Table A.3 for Ireland, Dublin). The IS EN 17037 does not identify daylighting targets for specific room types within residential development.

4.3.3 Assessment of Daylight Access under BR209 (3rd ed, 2022) and BS EN 17037

The National Annex attached to the *BS EN 17037: Daylight in Buildings* states as follows:

> *"The UK committee supports the recommendations for daylight in buildings given in BS EN 17037: 2018; however, it is the opinion of the UK committee that the recommendations for daylight provision in a space... may not be achievable for some buildings, particularly dwellings."*

The BS EN 17037 goes on to recommend that at least 50% of a horizontal reference plane (at 0.85 m) achieve the following target illuminances for each room type: 100 lux for bedrooms, 150 lux for living rooms and 200 lux for kitchens (Method 2). ARC undertook the analysis using Method 1. Recommended daylight factor (Method 1) standards vary depending on the latitude of the studied location. The recommendations of BS EN 17037 and the third edition BRE Guide for Finningley, Yorkshire (53.49°N) have been applied as part of this report as Finningley is located at a similar latitude to Dublin (53.35°N). Specifically, this assessment applies the following minimum standards (to be achieved over 50% of the horizontal reference plane) recommendation to achieve 0.7% daylight factor for bedrooms, 1.0% daylight factor for living rooms and 1.3% daylight factor for kitchens.

These recommendations are also set out in the third edition of the BRE Guide (2022). Paragraph C17 provides that *"Where a room has a shared use, the highest target should apply."* Given this, the recommended minimum of 1.3% daylight factor for kitchens is applied to all kitchen / living / dining rooms and kitchen / dining rooms.

4.4 Key Assumptions

The methodology used in assessing daylight access is described in the Technical Appendix of this Report. However, this section makes reference to the key assumptions used in the analysis in the interests of clarity. The EN 17037 (i.e. both IS EN 17037 and the BS EN 17037) provide as follows, at Section B.3.1, in relation to the assumptions used in carrying out analysis:

> *"Daylight calculation should take into account appropriate sky luminance distribution(s), external surroundings, daylight openings (materials and components), and internal reflections (e.g. indoor surfaces and fixed objects). This can be done through performing calculations of either daylight factors or alternatively indoor daylight illuminances on the reference plane over a whole year using a time step of one hour or less. With calculation methodologies, there are always approximations, and uncertainties, moreover the reduction of glazing transmittance due to dirt deposition should be taken into account. If details of the space being assessed are not available, then reasonable assumptions may be employed (e.g. reflectance of indoor surfaces, indoor space configurations and furniture, if known). All assumptions made shall be stated.*
>
> *The reflectance of the main surfaces needs to be considered carefully when assessing daylight design of a space, and often the recommended values of reflectances for the major interior surfaces would be in the following ranges: ceiling 0,7 to 0,9; interior walls 0,5 to 0,8; floor 0,2 to 0,4; exterior walls 0,2 to 0,4; with exterior ground usually set to 0,2. Deviations from these ranges are of course permitted, but justification should be given, e.g. a high reflectivition (0,6) exterior wall finish applied to a courtyard.*
>
> *It is recommended to use default reflection of floor 0,2, walls 0,5 and ceiling 0,7 when tested or verified calculations are carried out."*

The BRE Guide, at Paragraph C24 of Appendix C, provides that:

> *"Where surface finishes have been specified or measured on site, they can be used in the calculations with appropriate factors for maintenance and furniture. To allow for these factors, maximum reflectances for white painted surfaces in the calculations should not exceed 0.8 indoors, and 0.6 outdoors. Maximum reflectances for light pastel walls should not exceed 0.7 in the calculations, and maximum reflectances for light wood floors should not exceed 0.4. Surface reflectances used should be presented in the assessment, along with a specification of the materials if non-default reflectances are used."*

The proposed development is a student accommodation development that will be owned and operated by an entity with full control over internal decoration (i.e. occupants will not be able to purchase individual units or repaint the interiors in different colours). Given this, the analysis undertaken at this section assumes light reflectance values in line with the internal materials specified by the Applicant as follows:

- Internal floors: 0.3
- Internal walls: 0.8
- Internal ceilings: 0.8

Please note that, while ARC is instructed that the interior walls and ceilings will be painted white (typical light reflectance values of 0.85 to 1.00), a value of 0.8 has been assumed for walls and ceilings out of an abundance of caution and having regard to Paragraph C24 the BRE Guide. As the specified materials are much brighter than the default materials, it is considered that the results of the analysis set out at Section 4.5 and Tables 4.1 to 4.5 below is more representative of the likely daylight access to the scheme.

However, in the interests of completeness, analysis of daylight access to the scheme has also been carried out using the default assumptions and is presented at Appendix A to this report. Appendix A also includes further analysis of proposed units in proximity to major trees outside the application site.

4.5 Summary Results: Daylight Access Analysis

The results of ARC's analysis of likely daylight access within the proposed development are set out in Tables 4.1 to 4.5 below. ARC's analysis predicts that:

- 413 of the 420 studied rooms (98%) within the proposed development will achieve levels of daylight access at or above the minimum Average Daylight Factor recommended by the second edition BRE Guide of 2011 for kitchens or kitchen / living / dining rooms (2% Average Daylight Factor), living rooms (i.e. 1.5% Average Daylight Factor) and for bedrooms (i.e. 1% Average Daylight Factor). Please note that a standard of 2% Average Daylight Factor was applied to mixed function rooms (e.g. 2% Average Daylight Factor for kitchen / living / dining rooms and for kitchen / dining rooms).

- 351 of the 420 studied rooms (84%) within the proposed development are likely to achieve the Daylight Factor recommendations set out in *IS EN 17037: Daylight in Buildings* (2.0% daylight factor across 50% of the reference plane and 0.7% daylight factor across 95% of the reference plane).

- 415 of the 420 studied rooms (99%) within the proposed development are likely to achieve the Daylight Factor recommendations set out in the third edition BRE Guide of 2022 (0.7% daylight factor for bedrooms, 1.0% daylight factor for living rooms and 1.3% daylight factor for kitchens or kitchen/living/dining rooms over 50% of the working plane within the room). Please note that a standard of 1.3% Daylight Factor to be achieved over 50% of the horizontal reference plane of the room was applied to mixed function rooms (e.g. 1.3% Daylight Factor for kitchen / living / dining rooms and for kitchen / dining rooms).

Figure 4.1: Indicative diagram based on the proposed Floor 00 plan prepared by O'Mahony Pike Architects (not to scale) showing the location of rooms assessed as part of this analysis

Table 4.1: Analysis of daylight access to sample rooms within Floor 00 of the proposed development

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L00 z01 b1	Bedroom	Floor 00	4.68%	Yes	100.00%	98.15%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z01 b2	Bedroom	Floor 00	5.20%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z01 b3	Bedroom	Floor 00	5.02%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z01 b4	Bedroom	Floor 00	4.82%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L00 z01 b5	Bedroom	Floor 00	4.64%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L00 z01 b6	Bedroom	Floor 00	2.47%	Yes	100.00%	51.78%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z01 KLD	Kitchen / Living / Dining Room	Floor 00	2.46%	Yes	97.73%	38.26%	No	Not Applicable	Not Applicable	53.41%	Yes
L00 z02 b1	Bedroom	Floor 00	4.24%	Yes	100.00%	80.33%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z02 b2	Bedroom	Floor 00	3.69%	Yes	100.00%	79.04%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z02 b3	Bedroom	Floor 00	5.01%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L00 z02 b4	Bedroom	Floor 00	4.44%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z02 b5	Bedroom	Floor 00	2.88%	Yes	100.00%	67.35%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z02 b6	Bedroom	Floor 00	3.52%	Yes	100.00%	81.64%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z02 KLD	Kitchen / Living / Dining Room	Floor 00	2.62%	Yes	96.57%	39.09%	No	Not Applicable	Not Applicable	55.19%	Yes
L00 z03 b1	Bedroom	Floor 00	2.99%	Yes	100.00%	59.19%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z03 b2	Bedroom	Floor 00	3.17%	Yes	100.00%	65.31%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z03 b3	Bedroom	Floor 00	3.31%	Yes	100.00%	69.39%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z03 b4	Bedroom	Floor 00	3.43%	Yes	100.00%	71.43%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z03 b5	Bedroom	Floor 00	2.70%	Yes	100.00%	43.14%	No	100.00%	Not Applicable	Not Applicable	Yes
L00 z03 b6	Bedroom	Floor 00	3.07%	Yes	100.00%	50.36%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z03 KLD	Kitchen / Living / Dining Room	Floor 00	2.95%	Yes	96.89%	54.33%	Yes	Not Applicable	Not Applicable	90.66%	Yes
L00 z04 Studio	Studio	Floor 00	1.89%	No	78.32%	38.88%	No	Not Applicable	Not Applicable	54.99%	Yes
L00 z05 Studio	Studio	Floor 00	3.13%	Yes	100.00%	56.20%	Yes	Not Applicable	Not Applicable	99.06%	Yes
L00 z06 Studio	Studio	Floor 00	2.51%	Yes	100.00%	45.76%	No	Not Applicable	Not Applicable	71.70%	Yes
L00 z07 Café	Café	Floor 00	4.95%	Yes	100.00%	83.44%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L00 z08 Studio	Studio	Floor 00	2.84%	Yes	100.00%	73.50%	Yes	Not Applicable	Not Applicable	92.50%	Yes
L00 z09 Studio	Studio	Floor 00	2.95%	Yes	100.00%	74.50%	Yes	Not Applicable	Not Applicable	97.50%	Yes
L00 z10 Studio	Studio	Floor 00	3.01%	Yes	100.00%	76.00%	Yes	Not Applicable	Not Applicable	98.50%	Yes
L00 z11 Studio	Studio	Floor 00	2.79%	Yes	100.00%	71.50%	Yes	Not Applicable	Not Applicable	91.50%	Yes
L00 z12 Studio	Studio	Floor 00	2.88%	Yes	100.00%	74.00%	Yes	Not Applicable	Not Applicable	98.00%	Yes
L00 z13 Studio	Studio	Floor 00	2.84%	Yes	100.00%	74.50%	Yes	Not Applicable	Not Applicable	93.50%	Yes
L00 z14 Other	Living	Floor 00	2.71%	Yes	100.00%	46.48%	No	Not Applicable	100.00%	Not Applicable	Yes
L00 z15 Other	Living	Floor 00	1.65%	Yes	74.29%	24.14%	No	Not Applicable	54.17%	Not Applicable	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L00 z16 Other	Living	Floor 00	2.53%	Yes	77.29%	48.80%	No	Not Applicable	69.52%	Not Applicable	Yes
L00 z17 Studio	Studio	Floor 00	1.52%	No	100.00%	16.90%	No	Not Applicable	Not Applicable	43.93%	No
L00 z18 Studio	Studio	Floor 00	2.23%	Yes	100.00%	36.88%	No	Not Applicable	Not Applicable	56.25%	Yes
L00 z19 Studio	Studio	Floor 00	1.86%	No	91.26%	26.26%	No	Not Applicable	Not Applicable	43.76%	No
L00 z20 Studio	Studio	Floor 00	2.12%	Yes	100.00%	30.63%	No	Not Applicable	Not Applicable	50.63%	Yes
L00 z21 Studio	Studio	Floor 00	2.23%	Yes	100.00%	34.99%	No	Not Applicable	Not Applicable	53.75%	Yes
L00 z22 Studio	Studio	Floor 00	3.89%	Yes	100.00%	72.31%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L00 z23 Studio	Studio	Floor 00	2.80%	Yes	99.99%	47.50%	No	Not Applicable	Not Applicable	71.87%	Yes
L00 z24 Studio	Studio	Floor 00	3.05%	Yes	100.00%	53.13%	Yes	Not Applicable	Not Applicable	90.63%	Yes
L00 z25 b1	Bedroom	Floor 00	1.42%	Yes	68.33%	21.67%	No	68.33%	Not Applicable	Not Applicable	Yes
L00 z25 b2	Bedroom	Floor 00	3.36%	Yes	100.00%	83.68%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z25 b3	Bedroom	Floor 00	3.76%	Yes	100.00%	91.84%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z25 b4	Bedroom	Floor 00	3.99%	Yes	100.00%	93.88%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z25 b5	Bedroom	Floor 00	4.15%	Yes	100.00%	95.92%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z25 b6	Bedroom	Floor 00	4.30%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z25 KLD	Kitchen / Living / Dining Room	Floor 00	4.75%	Yes	100.00%	78.77%	Yes	Not Applicable	Not Applicable	95.37%	Yes
L00 z26 b1	Bedroom	Floor 00	5.13%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z26 b2	Bedroom	Floor 00	5.23%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z26 b3	Bedroom	Floor 00	5.37%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z26 b4	Bedroom	Floor 00	5.29%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z26 b5	Bedroom	Floor 00	5.17%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z26 b6	Bedroom	Floor 00	5.01%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L00 z26 KLD	Kitchen / Living / Dining Room	Floor 00	3.69%	Yes	100.00%	59.77%	Yes	Not Applicable	Not Applicable	91.35%	Yes
L00 z27 Studio	Studio	Floor 00	2.55%	Yes	99.99%	39.33%	No	Not Applicable	Not Applicable	64.66%	Yes
L00 z28 Studio	Studio	Floor 00	2.58%	Yes	99.99%	40.66%	No	Not Applicable	Not Applicable	58.66%	Yes
L00 z29 Studio	Studio	Floor 00	2.88%	Yes	99.99%	34.44%	No	Not Applicable	Not Applicable	53.64%	Yes
L00 z30 Studio	Studio	Floor 00	3.16%	Yes	100.00%	35.76%	No	Not Applicable	Not Applicable	59.61%	Yes
L00 z31 b1	Bedroom	Floor 00	2.87%	Yes	99.99%	56.67%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L00 z31 b2	Bedroom	Floor 00	2.68%	Yes	100.00%	50.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z31 b3	Bedroom	Floor 00	2.78%	Yes	100.00%	49.26%	No	100.00%	Not Applicable	Not Applicable	Yes
L00 z31 b4	Bedroom	Floor 00	4.21%	Yes	99.99%	92.85%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L00 z31 b5	Bedroom	Floor 00	4.17%	Yes	99.99%	92.85%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L00 z31 b6	Bedroom	Floor 00	4.23%	Yes	100.00%	96.43%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z31 KLD	Kitchen / Living / Dining Room	Floor 00	2.31%	Yes	95.09%	37.50%	No	Not Applicable	Not Applicable	57.96%	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L00 z32 Studio	Studio	Floor 00	2.66%	Yes	100.00%	47.02%	No	Not Applicable	Not Applicable	97.62%	Yes
L00 z33 Studio	Studio	Floor 00	2.29%	Yes	100.00%	43.94%	No	Not Applicable	Not Applicable	78.79%	Yes
L00 z34 Studio	Studio	Floor 00	2.59%	Yes	99.99%	44.37%	No	Not Applicable	Not Applicable	62.49%	Yes
L00 z35 Studio	Studio	Floor 00	2.89%	Yes	100.00%	48.75%	No	Not Applicable	Not Applicable	71.88%	Yes
L00 z36 Studio	Studio	Floor 00	2.99%	Yes	100.00%	49.37%	No	Not Applicable	Not Applicable	73.75%	Yes
L00 z37 Studio	Studio	Floor 00	2.94%	Yes	100.00%	48.76%	No	Not Applicable	Not Applicable	68.76%	Yes
L00 z38 Studio	Studio	Floor 00	2.91%	Yes	100.00%	48.13%	No	Not Applicable	Not Applicable	68.13%	Yes
L00 z39 Studio	Studio	Floor 00	2.82%	Yes	100.00%	46.88%	No	Not Applicable	Not Applicable	66.26%	Yes
L00 z40 Studio	Studio	Floor 00	2.78%	Yes	100.00%	46.88%	No	Not Applicable	Not Applicable	63.76%	Yes
L00 z41 Studio	Studio	Floor 00	3.48%	Yes	100.00%	96.62%	Yes	Not Applicable	Not Applicable	100.00%	Yes

Figure 4.2: Indicative diagram based on the proposed Floor 01 plan prepared by O'Mahony Pike Architects (not to scale) showing the location of rooms assessed as part of this analysis

Table 4.2: Analysis of daylight access to sample rooms within Floor 01 of the proposed development

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L01 z01 KLD	Kitchen / Living / Dining Room	Floor 01	3.03%	Yes	100.00%	62.74%	Yes	Not Applicable	Not Applicable	99.24%	Yes
L01 z01 b1	Bedroom	Floor 01	4.41%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z01 b2	Bedroom	Floor 01	4.34%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z01 b3	Bedroom	Floor 01	4.07%	Yes	100.00%	97.96%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z01 b4	Bedroom	Floor 01	3.83%	Yes	100.00%	95.92%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z01 b5	Bedroom	Floor 01	3.53%	Yes	100.00%	87.76%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z01 b6	Bedroom	Floor 01	3.33%	Yes	95.24%	61.91%	Yes	95.24%	Not Applicable	Not Applicable	Yes
L01 z02 KLD	Kitchen / Living / Dining Room	Floor 01	2.24%	Yes	89.01%	34.46%	No	Not Applicable	Not Applicable	49.61%	No
L01 z02 b1	Bedroom	Floor 01	4.42%	Yes	100.00%	98.15%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z02 b2	Bedroom	Floor 01	4.75%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z02 b3	Bedroom	Floor 01	4.77%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z02 b4	Bedroom	Floor 01	4.58%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z02 b5	Bedroom	Floor 01	4.12%	Yes	100.00%	93.88%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z02 b6	Bedroom	Floor 01	2.83%	Yes	100.00%	64.29%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z03 KLD	Kitchen / Living / Dining Room	Floor 01	2.45%	Yes	100.00%	37.16%	No	Not Applicable	Not Applicable	53.26%	Yes
L01 z03 b1	Bedroom	Floor 01	3.46%	Yes	100.00%	78.68%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z03 b2	Bedroom	Floor 01	3.42%	Yes	99.99%	80.64%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z03 b3	Bedroom	Floor 01	4.18%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z03 b4	Bedroom	Floor 01	3.84%	Yes	100.00%	95.92%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z03 b5	Bedroom	Floor 01	2.96%	Yes	100.00%	69.39%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z03 b6	Bedroom	Floor 01	3.51%	Yes	100.00%	83.68%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z04 KLD	Kitchen / Living / Dining Room	Floor 01	3.26%	Yes	98.62%	68.86%	Yes	Not Applicable	Not Applicable	95.50%	Yes
L01 z04 b1	Bedroom	Floor 01	2.83%	Yes	100.00%	58.93%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z04 b2	Bedroom	Floor 01	3.30%	Yes	100.00%	75.51%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z04 b3	Bedroom	Floor 01	3.39%	Yes	100.00%	77.56%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z04 b4	Bedroom	Floor 01	3.44%	Yes	100.00%	79.60%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z04 b5	Bedroom	Floor 01	2.64%	Yes	100.00%	45.10%	No	100.00%	Not Applicable	Not Applicable	Yes
L01 z04 b6	Bedroom	Floor 01	2.74%	Yes	100.00%	48.94%	No	100.00%	Not Applicable	Not Applicable	Yes
L01 z05 Studio	Studio	Floor 01	1.93%	No	78.33%	41.66%	No	Not Applicable	Not Applicable	56.66%	Yes
L01 z06 Studio	Studio	Floor 01	1.66%	No	95.83%	23.61%	No	Not Applicable	Not Applicable	54.86%	Yes
L01 z07 KLD	Kitchen / Living / Dining Room	Floor 01	4.43%	Yes	100.00%	95.45%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L01 z07 b1	Bedroom	Floor 01	3.66%	Yes	100.00%	91.84%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z07 b2	Bedroom	Floor 01	3.98%	Yes	100.00%	97.96%	Yes	100.00%	Not Applicable	Not Applicable	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L01 z07 b3	Bedroom	Floor 01	4.37%	Yes	99.99%	97.95%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z07 b4	Bedroom	Floor 01	5.83%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z07 b5	Bedroom	Floor 01	5.46%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z07 b6	Bedroom	Floor 01	5.46%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z8 KLD	Kitchen / Living / Dining Room	Floor 01	2.78%	Yes	100.00%	50.59%	Yes	Not Applicable	Not Applicable	93.28%	Yes
L01 z08 b1	Bedroom	Floor 01	2.75%	Yes	99.99%	61.22%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z08 b2	Bedroom	Floor 01	2.36%	Yes	100.00%	47.83%	No	100.00%	Not Applicable	Not Applicable	Yes
L01 z08 b3	Bedroom	Floor 01	5.52%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z08 b4	Bedroom	Floor 01	5.47%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z08 b5	Bedroom	Floor 01	5.29%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z08 b6	Bedroom	Floor 01	5.62%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z09 KLD	Kitchen / Living / Dining Room	Floor 01	2.01%	Yes	69.40%	32.83%	No	Not Applicable	Not Applicable	44.77%	No
L01 z09 b1	Bedroom	Floor 01	2.45%	Yes	99.99%	48.97%	No	99.99%	Not Applicable	Not Applicable	Yes
L01 z09 b2	Bedroom	Floor 01	2.93%	Yes	99.99%	61.22%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z09 b3	Bedroom	Floor 01	2.10%	Yes	100.00%	39.29%	No	100.00%	Not Applicable	Not Applicable	Yes
L01 z09 b4	Bedroom	Floor 01	3.46%	Yes	99.99%	87.49%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z09 b5	Bedroom	Floor 01	3.59%	Yes	100.00%	92.86%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z09 b6	Bedroom	Floor 01	3.69%	Yes	100.00%	93.88%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z10 Studio	Studio	Floor 01	2.43%	Yes	100.00%	39.37%	No	Not Applicable	Not Applicable	59.37%	Yes
L01 z11 Studio	Studio	Floor 01	2.63%	Yes	100.00%	42.50%	No	Not Applicable	Not Applicable	63.76%	Yes
L01 z12 Studio	Studio	Floor 01	2.64%	Yes	100.00%	45.00%	No	Not Applicable	Not Applicable	66.25%	Yes
L01 z13 Studio	Studio	Floor 01	3.75%	Yes	100.00%	71.54%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L01 z14 Studio	Studio	Floor 01	3.78%	Yes	99.99%	73.84%	Yes	Not Applicable	Not Applicable	99.99%	Yes
L01 z15 Studio	Studio	Floor 01	2.49%	Yes	99.99%	43.75%	No	Not Applicable	Not Applicable	67.49%	Yes
L01 z16 Studio	Studio	Floor 01	2.69%	Yes	100.00%	47.51%	No	Not Applicable	Not Applicable	73.14%	Yes
L01 z17 Studio	Studio	Floor 01	1.77%	No	98.76%	25.63%	No	Not Applicable	Not Applicable	46.89%	No
L01 z18 KLD	Kitchen / Living / Dining Room	Floor 01	6.17%	Yes	100.00%	94.59%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L01 z18 b1	Bedroom	Floor 01	1.92%	Yes	98.26%	34.48%	No	98.26%	Not Applicable	Not Applicable	Yes
L01 z18 b2	Bedroom	Floor 01	3.08%	Yes	100.00%	73.47%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z18 b3	Bedroom	Floor 01	3.46%	Yes	100.00%	87.76%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z18 b4	Bedroom	Floor 01	3.66%	Yes	100.00%	93.88%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z18 b5	Bedroom	Floor 01	3.84%	Yes	100.00%	93.88%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z18 b6	Bedroom	Floor 01	3.75%	Yes	100.00%	95.92%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z19 KLD	Kitchen / Living / Dining Room	Floor 01	3.89%	Yes	100.00%	69.18%	Yes	Not Applicable	Not Applicable	100.00%	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L01 z19 b1	Bedroom	Floor 01	4.68%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z19 b2	Bedroom	Floor 01	4.72%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z19 b3	Bedroom	Floor 01	4.77%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z19 b4	Bedroom	Floor 01	4.78%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z19 b5	Bedroom	Floor 01	4.77%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z19 b6	Bedroom	Floor 01	4.68%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z20 Studio	Studio	Floor 01	2.68%	Yes	100.00%	49.34%	No	Not Applicable	Not Applicable	78.01%	Yes
L01 z21 Studio	Studio	Floor 01	3.41%	Yes	99.99%	59.33%	Yes	Not Applicable	Not Applicable	97.99%	Yes
L01 z22 Studio	Studio	Floor 01	4.50%	Yes	100.00%	68.48%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L01 z23 Studio	Studio	Floor 01	4.98%	Yes	99.99%	81.98%	Yes	Not Applicable	Not Applicable	99.99%	Yes
L01 z24 KLD	Kitchen / Living / Dining Room	Floor 01	3.12%	Yes	99.61%	60.98%	Yes	Not Applicable	Not Applicable	87.87%	Yes
L01 z24 b1	Bedroom	Floor 01	3.90%	Yes	99.99%	90.47%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z24 b2	Bedroom	Floor 01	3.93%	Yes	100.00%	92.06%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z24 b3	Bedroom	Floor 01	3.76%	Yes	100.00%	88.06%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z24 b4	Bedroom	Floor 01	4.24%	Yes	100.00%	98.22%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z24 b5	Bedroom	Floor 01	4.00%	Yes	100.00%	94.64%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z24 b6	Bedroom	Floor 01	3.64%	Yes	100.00%	91.07%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z25 Studio	Studio	Floor 01	2.44%	Yes	99.99%	45.28%	No	Not Applicable	Not Applicable	91.19%	Yes
L01 z26 Studio	Studio	Floor 01	2.64%	Yes	100.00%	53.48%	Yes	Not Applicable	Not Applicable	98.62%	Yes
L01 z27 Studio	Studio	Floor 01	3.02%	Yes	100.00%	53.76%	Yes	Not Applicable	Not Applicable	92.52%	Yes
L01 z28 Studio	Studio	Floor 01	3.23%	Yes	100.00%	55.62%	Yes	Not Applicable	Not Applicable	98.12%	Yes
L01 z29 Studio	Studio	Floor 01	3.27%	Yes	100.00%	55.63%	Yes	Not Applicable	Not Applicable	96.26%	Yes
L01 z30 Studio	Studio	Floor 01	3.31%	Yes	100.00%	55.64%	Yes	Not Applicable	Not Applicable	98.77%	Yes
L01 z31 Studio	Studio	Floor 01	3.32%	Yes	100.00%	56.26%	Yes	Not Applicable	Not Applicable	98.76%	Yes
L01 z32 Studio	Studio	Floor 01	3.27%	Yes	99.99%	55.62%	Yes	Not Applicable	Not Applicable	98.74%	Yes
L01 z33 Studio	Studio	Floor 01	3.36%	Yes	100.00%	58.13%	Yes	Not Applicable	Not Applicable	100.00%	Yes

Figure 4.3: Indicative diagram based on the proposed Floor 02 plan prepared by O'Mahony Pike Architects (not to scale) showing the location of rooms assessed as part of this analysis

Table 4.3: Analysis of daylight access to sample rooms within Floor 02 of the proposed development

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L02 z01 b1	Bedroom	Floor 02	4.80%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z01 b2	Bedroom	Floor 02	4.71%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z01 b3	Bedroom	Floor 02	4.53%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z01 b4	Bedroom	Floor 02	4.41%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z01 b5	Bedroom	Floor 02	4.20%	Yes	100.00%	97.96%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z01 b6	Bedroom	Floor 02	3.59%	Yes	96.43%	72.62%	Yes	96.43%	Not Applicable	Not Applicable	Yes
L02 z01 KLD	Kitchen / Living / Dining Room	Floor 02	3.51%	Yes	100.00%	81.37%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L02 z02 b1	Bedroom	Floor 02	4.85%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z02 b2	Bedroom	Floor 02	5.14%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z02 b3	Bedroom	Floor 02	5.29%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z02 b4	Bedroom	Floor 02	5.11%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z02 b5	Bedroom	Floor 02	4.77%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z02 b6	Bedroom	Floor 02	3.89%	Yes	99.99%	92.85%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z02 KLD	Kitchen / Living / Dining Room	Floor 02	2.51%	Yes	98.88%	39.02%	No	Not Applicable	Not Applicable	56.07%	Yes
L02 z03 b1	Bedroom	Floor 02	3.63%	Yes	100.00%	80.33%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z03 b2	Bedroom	Floor 02	3.54%	Yes	99.99%	82.25%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z03 b3	Bedroom	Floor 02	4.26%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z03 b4	Bedroom	Floor 02	3.97%	Yes	100.00%	97.96%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z03 b5	Bedroom	Floor 02	3.81%	Yes	100.00%	91.84%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z03 b6	Bedroom	Floor 02	4.39%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z03 KLD	Kitchen / Living / Dining Room	Floor 02	2.60%	Yes	100.00%	40.62%	No	Not Applicable	Not Applicable	57.47%	Yes
L02 z04 b1	Bedroom	Floor 02	3.36%	Yes	100.00%	75.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z04 b2	Bedroom	Floor 02	3.76%	Yes	100.00%	91.84%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z04 b3	Bedroom	Floor 02	3.83%	Yes	100.00%	91.84%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z04 b4	Bedroom	Floor 02	3.88%	Yes	100.00%	95.92%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z04 b5	Bedroom	Floor 02	2.74%	Yes	99.99%	46.40%	No	99.99%	Not Applicable	Not Applicable	Yes
L02 z04 b6	Bedroom	Floor 02	2.90%	Yes	100.00%	51.06%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z04 KLD	Kitchen / Living / Dining Room	Floor 02	3.57%	Yes	99.31%	80.28%	Yes	Not Applicable	Not Applicable	95.85%	Yes
L02 z05 Studio	Studio	Floor 02	2.33%	Yes	88.33%	48.33%	No	Not Applicable	Not Applicable	63.33%	Yes
L02 z06 Studio	Studio	Floor 02	2.21%	Yes	99.31%	39.59%	No	Not Applicable	Not Applicable	74.31%	Yes
L02 z07 b1	Bedroom	Floor 02	4.09%	Yes	100.00%	97.96%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z07 b2	Bedroom	Floor 02	4.50%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z07 b3	Bedroom	Floor 02	4.92%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L02 z07 b4	Bedroom	Floor 02	5.82%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z07 b5	Bedroom	Floor 02	5.83%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z07 b6	Bedroom	Floor 02	5.77%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z07 KLD	Kitchen / Living / Dining Room	Floor 02	4.22%	Yes	100.00%	91.29%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L02 z08 b1	Bedroom	Floor 02	3.65%	Yes	100.00%	91.84%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z08 b2	Bedroom	Floor 02	3.04%	Yes	99.99%	65.21%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z08 b3	Bedroom	Floor 02	5.48%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z08 b4	Bedroom	Floor 02	5.84%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z08 b5	Bedroom	Floor 02	5.85%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z08 b6	Bedroom	Floor 02	6.01%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z08 KLD	Kitchen / Living / Dining Room	Floor 02	3.19%	Yes	100.00%	64.03%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L02 z09 b1	Bedroom	Floor 02	3.18%	Yes	100.00%	77.56%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z09 b2	Bedroom	Floor 02	3.58%	Yes	100.00%	83.68%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z09 b3	Bedroom	Floor 02	2.59%	Yes	100.00%	55.36%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z09 b4	Bedroom	Floor 02	3.88%	Yes	100.00%	96.43%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z09 b5	Bedroom	Floor 02	3.90%	Yes	100.00%	96.43%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z09 b6	Bedroom	Floor 02	4.08%	Yes	100.00%	97.96%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z09 KLD	Kitchen / Living / Dining Room	Floor 02	2.46%	Yes	79.48%	38.44%	No	Not Applicable	Not Applicable	51.87%	Yes
L02 z10 Studio	Studio	Floor 02	2.85%	Yes	99.99%	46.87%	No	Not Applicable	Not Applicable	68.11%	Yes
L02 z11 Studio	Studio	Floor 02	3.02%	Yes	100.00%	51.26%	Yes	Not Applicable	Not Applicable	75.64%	Yes
L02 z12 Studio	Studio	Floor 02	2.94%	Yes	100.00%	50.01%	Yes	Not Applicable	Not Applicable	76.25%	Yes
L02 z13 Studio	Studio	Floor 02	4.22%	Yes	100.00%	96.15%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L02 z14 Studio	Studio	Floor 02	4.09%	Yes	100.00%	91.54%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L02 z15 Studio	Studio	Floor 02	2.75%	Yes	100.00%	48.75%	No	Not Applicable	Not Applicable	78.12%	Yes
L02 z16 Studio	Studio	Floor 02	2.94%	Yes	100.00%	52.50%	Yes	Not Applicable	Not Applicable	83.13%	Yes
L02 z17 Studio	Studio	Floor 02	1.92%	No	100.00%	30.00%	No	Not Applicable	Not Applicable	51.88%	Yes
L02 z18 b1	Bedroom	Floor 02	2.20%	Yes	100.00%	39.66%	No	100.00%	Not Applicable	Not Applicable	Yes
L02 z18 b2	Bedroom	Floor 02	3.42%	Yes	100.00%	87.76%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z18 b3	Bedroom	Floor 02	3.84%	Yes	100.00%	93.88%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z18 b4	Bedroom	Floor 02	4.01%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z18 b5	Bedroom	Floor 02	4.23%	Yes	100.00%	97.96%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z18 b6	Bedroom	Floor 02	4.06%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z18 KLD	Kitchen / Living / Dining Room	Floor 02	5.60%	Yes	100.00%	86.10%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L02 z19 b1	Bedroom	Floor 02	4.81%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L02 z19 b2	Bedroom	Floor 02	4.92%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z19 b3	Bedroom	Floor 02	4.95%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z19 b4	Bedroom	Floor 02	4.89%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z19 b5	Bedroom	Floor 02	4.90%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z19 b6	Bedroom	Floor 02	4.87%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z19 KLD	Kitchen / Living / Dining Room	Floor 02	4.12%	Yes	100.00%	74.81%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L02 z20 Studio	Studio	Floor 02	2.77%	Yes	100.00%	50.00%	Yes	Not Applicable	Not Applicable	83.34%	Yes
L02 z21 Studio	Studio	Floor 02	3.54%	Yes	100.00%	61.33%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L02 z22 Studio	Studio	Floor 02	4.80%	Yes	100.00%	86.67%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L02 z23 Studio	Studio	Floor 02	5.34%	Yes	100.00%	93.79%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L02 z24 b1	Bedroom	Floor 02	4.18%	Yes	100.00%	95.24%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z24 b2	Bedroom	Floor 02	4.24%	Yes	100.00%	95.24%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z24 b3	Bedroom	Floor 02	4.01%	Yes	100.00%	91.05%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z24 b4	Bedroom	Floor 02	4.96%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z24 b5	Bedroom	Floor 02	4.76%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z24 b6	Bedroom	Floor 02	4.20%	Yes	100.00%	98.21%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z24 KLD	Kitchen / Living / Dining Room	Floor 02	3.28%	Yes	99.64%	65.16%	Yes	Not Applicable	Not Applicable	91.68%	Yes
L02 z25 Studio	Studio	Floor 02	2.64%	Yes	100.00%	48.43%	No	Not Applicable	Not Applicable	98.74%	Yes
L02 z26 Studio	Studio	Floor 02	2.81%	Yes	99.99%	60.41%	Yes	Not Applicable	Not Applicable	99.99%	Yes
L02 z27 Studio	Studio	Floor 02	3.32%	Yes	100.00%	60.00%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L02 z28 Studio	Studio	Floor 02	3.73%	Yes	99.99%	71.24%	Yes	Not Applicable	Not Applicable	99.99%	Yes
L02 z29 Studio	Studio	Floor 02	3.67%	Yes	100.00%	66.88%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L02 z30 Studio	Studio	Floor 02	3.71%	Yes	100.00%	68.12%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L02 z31 Studio	Studio	Floor 02	3.70%	Yes	100.00%	67.50%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L02 z32 Studio	Studio	Floor 02	3.69%	Yes	100.00%	67.50%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L02 z33 Studio	Studio	Floor 02	3.89%	Yes	99.99%	77.49%	Yes	Not Applicable	Not Applicable	99.99%	Yes

Figure 4.4: Indicative diagram based on the proposed Floor 03 plan prepared by O'Mahony Pike Architects (not to scale) showing the location of rooms assessed as part of this analysis

Table 4.4: Analysis of daylight access to sample rooms within Floor 03 of the proposed development

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L03 z01 b1	Bedroom	Floor 03	4.96%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z01 b2	Bedroom	Floor 03	4.89%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z01 b3	Bedroom	Floor 03	4.79%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z01 b4	Bedroom	Floor 03	4.63%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z01 b5	Bedroom	Floor 03	4.55%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z01 b6	Bedroom	Floor 03	3.80%	Yes	99.99%	79.76%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z01 KLD	Kitchen / Living / Dining Room	Floor 03	3.46%	Yes	100.00%	80.99%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L03 z02 b1	Bedroom	Floor 03	5.44%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z02 b2	Bedroom	Floor 03	5.57%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z02 b3	Bedroom	Floor 03	5.67%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z02 b4	Bedroom	Floor 03	5.61%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z02 b5	Bedroom	Floor 03	5.39%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z02 b6	Bedroom	Floor 03	4.79%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z02 KLD	Kitchen / Living / Dining Room	Floor 03	2.81%	Yes	100.00%	44.69%	No	Not Applicable	Not Applicable	63.63%	Yes
L03 z03 b1	Bedroom	Floor 03	3.69%	Yes	100.00%	80.33%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z03 b2	Bedroom	Floor 03	3.58%	Yes	99.99%	82.25%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z03 b3	Bedroom	Floor 03	4.62%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z03 b4	Bedroom	Floor 03	4.13%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z03 b5	Bedroom	Floor 03	4.53%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z03 b6	Bedroom	Floor 03	5.14%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z03 KLD	Kitchen / Living / Dining Room	Floor 03	2.69%	Yes	100.00%	42.53%	No	Not Applicable	Not Applicable	59.01%	Yes
L03 z04 b1	Bedroom	Floor 03	3.81%	Yes	100.00%	92.86%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z04 b2	Bedroom	Floor 03	4.24%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z04 b3	Bedroom	Floor 03	4.32%	Yes	100.00%	97.96%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z04 b4	Bedroom	Floor 03	4.29%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z04 b5	Bedroom	Floor 03	2.95%	Yes	99.99%	51.06%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z04 KLD	Kitchen / Living / Dining Room	Floor 03	3.08%	Yes	99.98%	53.09%	Yes	Not Applicable	Not Applicable	83.17%	Yes
L03 z05 Studio	Studio	Floor 03	2.85%	Yes	100.00%	55.56%	Yes	Not Applicable	Not Applicable	72.22%	Yes
L03 z06 Studio	Studio	Floor 03	2.95%	Yes	100.00%	68.75%	Yes	Not Applicable	Not Applicable	92.36%	Yes
L03 z07 b1	Bedroom	Floor 03	4.55%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z07 b2	Bedroom	Floor 03	5.57%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z07 b3	Bedroom	Floor 03	5.69%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z07 b4	Bedroom	Floor 03	5.68%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L03 z07 KLD	Kitchen / Living / Dining Room	Floor 03	3.37%	Yes	100.00%	69.02%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L03 z08 b1	Bedroom	Floor 03	4.72%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z08 b2	Bedroom	Floor 03	4.00%	Yes	100.00%	73.92%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z08 b3	Bedroom	Floor 03	5.14%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z08 b4	Bedroom	Floor 03	5.52%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z08 b5	Bedroom	Floor 03	5.48%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z08 b6	Bedroom	Floor 03	5.53%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z08 KLD	Kitchen / Living / Dining Room	Floor 03	3.18%	Yes	99.99%	61.65%	Yes	Not Applicable	Not Applicable	99.99%	Yes
L03 z09 b1	Bedroom	Floor 03	4.08%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z09 b2	Bedroom	Floor 03	4.43%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z09 b3	Bedroom	Floor 03	3.30%	Yes	100.00%	91.08%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z09 b4	Bedroom	Floor 03	4.45%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z09 b5	Bedroom	Floor 03	4.22%	Yes	100.00%	98.21%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z09 b6	Bedroom	Floor 03	4.37%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z09 KLD	Kitchen / Living / Dining Room	Floor 03	2.96%	Yes	97.03%	43.66%	No	Not Applicable	Not Applicable	58.59%	Yes
L03 z10 Studio	Studio	Floor 03	3.28%	Yes	99.98%	54.99%	Yes	Not Applicable	Not Applicable	84.36%	Yes
L03 z11 Studio	Studio	Floor 03	3.35%	Yes	99.99%	55.62%	Yes	Not Applicable	Not Applicable	93.74%	Yes
L03 z12 Studio	Studio	Floor 03	3.20%	Yes	100.00%	55.00%	Yes	Not Applicable	Not Applicable	95.62%	Yes
L03 z13 Studio	Studio	Floor 03	4.30%	Yes	100.00%	96.92%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L03 z14 Studio	Studio	Floor 03	4.36%	Yes	100.00%	98.46%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L03 z15 Studio	Studio	Floor 03	2.96%	Yes	100.00%	53.13%	Yes	Not Applicable	Not Applicable	91.88%	Yes
L03 z16 Studio	Studio	Floor 03	3.22%	Yes	99.98%	55.62%	Yes	Not Applicable	Not Applicable	99.36%	Yes
L03 z17 Studio	Studio	Floor 03	2.08%	Yes	99.99%	32.50%	No	Not Applicable	Not Applicable	56.24%	Yes
L03 z18 b1	Bedroom	Floor 03	2.51%	Yes	100.00%	46.55%	No	100.00%	Not Applicable	Not Applicable	Yes
L03 z18 b2	Bedroom	Floor 03	4.00%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z18 b3	Bedroom	Floor 03	4.33%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z18 b4	Bedroom	Floor 03	4.39%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z18 b5	Bedroom	Floor 03	4.45%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z18 b6	Bedroom	Floor 03	4.37%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z18 KLD	Kitchen / Living / Dining Room	Floor 03	5.93%	Yes	100.00%	89.96%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L03 z19 b1	Bedroom	Floor 03	4.86%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z19 b2	Bedroom	Floor 03	5.01%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z19 b3	Bedroom	Floor 03	4.90%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L03 z19 b4	Bedroom	Floor 03	5.03%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z19 b5	Bedroom	Floor 03	5.00%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z19 b6	Bedroom	Floor 03	4.87%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z19 KLD	Kitchen / Living / Dining Room	Floor 03	4.12%	Yes	100.00%	72.93%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L03 z20 Studio	Studio	Floor 03	2.83%	Yes	100.00%	51.34%	Yes	Not Applicable	Not Applicable	88.68%	Yes
L03 z21 Studio	Studio	Floor 03	3.64%	Yes	100.00%	64.00%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L03 z22 Studio	Studio	Floor 03	4.95%	Yes	99.99%	93.93%	Yes	Not Applicable	Not Applicable	99.99%	Yes
L03 z23 Studio	Studio	Floor 03	5.39%	Yes	100.00%	95.66%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L03 z24 b1	Bedroom	Floor 03	4.25%	Yes	100.00%	96.83%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z24 b2	Bedroom	Floor 03	4.36%	Yes	99.99%	96.82%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z24 b3	Bedroom	Floor 03	4.09%	Yes	99.99%	92.53%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z24 b4	Bedroom	Floor 03	5.03%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z24 b5	Bedroom	Floor 03	4.88%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z24 b6	Bedroom	Floor 03	4.67%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z24 KLD	Kitchen / Living / Dining Room	Floor 03	3.40%	Yes	100.00%	67.81%	Yes	Not Applicable	Not Applicable	93.94%	Yes
L03 z25 Studio	Studio	Floor 03	3.22%	Yes	100.00%	69.18%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L03 z26 Studio	Studio	Floor 03	3.37%	Yes	100.00%	93.75%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L03 z27 Studio	Studio	Floor 03	3.70%	Yes	100.00%	67.51%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L03 z28 Studio	Studio	Floor 03	3.80%	Yes	100.00%	68.12%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L03 z29 Studio	Studio	Floor 03	3.90%	Yes	99.99%	71.87%	Yes	Not Applicable	Not Applicable	99.99%	Yes
L03 z30 Studio	Studio	Floor 03	3.94%	Yes	100.00%	73.75%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L03 z31 Studio	Studio	Floor 03	3.91%	Yes	100.00%	73.12%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L03 z32 Studio	Studio	Floor 03	3.98%	Yes	100.00%	74.38%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L03 z33 Studio	Studio	Floor 03	3.95%	Yes	100.00%	73.75%	Yes	Not Applicable	Not Applicable	100.00%	Yes

Figure 4.5: Indicative diagram based on the proposed Floor 04 plan prepared by O'Mahony Pike Architects (not to scale) showing the location of rooms assessed as part of this analysis

Table 4.5: Analysis of daylight access to sample rooms within Floor 04 of the proposed development

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L04 z01 Studio	Studio	Floor 04	10.09%	Yes	100.00%	94.87%	Yes	Not Applicable	Not Applicable	97.16%	Yes
L04 z02 Studio	Studio	Floor 04	6.19%	Yes	100.00%	78.84%	Yes	Not Applicable	Not Applicable	84.66%	Yes
L04 z03 b1	Bedroom	Floor 04	7.41%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z03 b2	Bedroom	Floor 04	6.79%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z03 b3	Bedroom	Floor 04	6.96%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z03 b4	Bedroom	Floor 04	7.03%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z03 b5	Bedroom	Floor 04	7.02%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z03 b6	Bedroom	Floor 04	5.99%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z03 KLD	Kitchen / Living / Dining Room	Floor 04	3.23%	Yes	99.99%	45.83%	No	Not Applicable	Not Applicable	63.63%	Yes
L04 z04 b1	Bedroom	Floor 04	5.40%	Yes	100.00%	83.61%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z04 b2	Bedroom	Floor 04	4.31%	Yes	100.00%	87.10%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z04 b3	Bedroom	Floor 04	5.67%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z04 b4	Bedroom	Floor 04	5.66%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z04 b5	Bedroom	Floor 04	6.24%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z04 b6	Bedroom	Floor 04	6.90%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z04 KLD	Kitchen / Living / Dining Room	Floor 04	3.19%	Yes	100.00%	45.21%	No	Not Applicable	Not Applicable	63.22%	Yes
L04 z05 b1	Bedroom	Floor 04	5.35%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z05 b2	Bedroom	Floor 04	5.85%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z05 b3	Bedroom	Floor 04	5.77%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z05 b4	Bedroom	Floor 04	6.75%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z05 KLD	Kitchen / Living / Dining Room	Floor 04	3.96%	Yes	99.99%	74.87%	Yes	Not Applicable	Not Applicable	99.99%	Yes
L04 z06 Studio	Studio	Floor 04	4.06%	Yes	100.00%	67.22%	Yes	Not Applicable	Not Applicable	84.44%	Yes
L04 z07 Studio	Studio	Floor 04	4.39%	Yes	100.00%	91.67%	Yes	Not Applicable	Not Applicable	98.61%	Yes
L04 z08 Studio	Studio	Floor 04	4.35%	Yes	100.00%	82.91%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z09 Studio	Studio	Floor 04	5.11%	Yes	100.00%	93.68%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z10 b1	Bedroom	Floor 04	6.42%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z10 b2	Bedroom	Floor 04	6.30%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z10 b3	Bedroom	Floor 04	4.98%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z10 b4	Bedroom	Floor 04	6.67%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z10 b5	Bedroom	Floor 04	5.73%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z10 b6	Bedroom	Floor 04	5.65%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z10 KLD	Kitchen / Living / Dining Room	Floor 04	2.75%	Yes	100.00%	44.03%	No	Not Applicable	Not Applicable	60.08%	Yes
L04 z11 Studio	Studio	Floor 04	3.61%	Yes	100.00%	62.50%	Yes	Not Applicable	Not Applicable	100.00%	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L04 z12 Studio	Studio	Floor 04	3.65%	Yes	100.00%	62.50%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z13 Studio	Studio	Floor 04	3.46%	Yes	99.99%	61.87%	Yes	Not Applicable	Not Applicable	99.99%	Yes
L04 z14 Studio	Studio	Floor 04	4.57%	Yes	100.00%	100.00%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z15 Studio	Studio	Floor 04	4.52%	Yes	100.00%	100.00%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z16 Studio	Studio	Floor 04	3.30%	Yes	100.00%	60.63%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z17 Studio	Studio	Floor 04	3.53%	Yes	100.00%	61.88%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z18 Studio	Studio	Floor 04	2.49%	Yes	100.00%	42.50%	No	Not Applicable	Not Applicable	67.50%	Yes
L04 z19 b1	Bedroom	Floor 04	3.47%	Yes	100.00%	63.79%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z19 b2	Bedroom	Floor 04	5.85%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z19 b3	Bedroom	Floor 04	5.88%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z19 b4	Bedroom	Floor 04	5.97%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z19 b5	Bedroom	Floor 04	5.98%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z19 KLD	Kitchen / Living / Dining Room	Floor 04	5.51%	Yes	100.00%	100.00%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z20 b1	Bedroom	Floor 04	6.01%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z20 b2	Bedroom	Floor 04	6.13%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z20 b3	Bedroom	Floor 04	6.28%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z20 b4	Bedroom	Floor 04	6.11%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z20 b5	Bedroom	Floor 04	6.01%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z20 b6	Bedroom	Floor 04	5.90%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z20 KLD	Kitchen / Living / Dining Room	Floor 04	4.08%	Yes	100.00%	61.65%	Yes	Not Applicable	Not Applicable	99.25%	Yes
L04 z21 Studio	Studio	Floor 04	3.51%	Yes	99.99%	58.66%	Yes	Not Applicable	Not Applicable	99.99%	Yes
L04 z22 Studio	Studio	Floor 04	4.56%	Yes	99.99%	71.99%	Yes	Not Applicable	Not Applicable	99.99%	Yes
L04 z23 Studio	Studio	Floor 04	5.31%	Yes	100.00%	96.97%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z24 Studio	Studio	Floor 04	5.63%	Yes	100.00%	98.14%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z25 b1	Bedroom	Floor 04	4.22%	Yes	100.00%	95.24%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z25 b2	Bedroom	Floor 04	4.60%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z25 b3	Bedroom	Floor 04	6.31%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z25 b4	Bedroom	Floor 04	6.20%	Yes	99.99%	99.99%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z25 KLD	Kitchen / Living / Dining Room	Floor 04	3.11%	Yes	99.99%	78.33%	Yes	Not Applicable	Not Applicable	97.77%	Yes
L04 z26 Studio	Studio	Floor 04	4.82%	Yes	100.00%	96.86%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z27 Studio	Studio	Floor 04	4.61%	Yes	100.00%	81.82%	Yes	Not Applicable	Not Applicable	99.05%	Yes
L04 z28 Studio	Studio	Floor 04	5.61%	Yes	100.00%	100.00%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z29 Studio	Studio	Floor 04	5.45%	Yes	100.00%	100.00%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z30 Studio	Studio	Floor 04	5.87%	Yes	100.00%	100.00%	Yes	Not Applicable	Not Applicable	100.00%	Yes

4.6 Assessment under Appendix 16 of the Dublin City Development Plan 2022-2028

4.6.1 Assessment of No Sky Line

In addition to referencing the tests outlined in Section 4.3 of this report above, Appendix 16 of the *Dublin City Development Plan 2022-2028* indicates that assessment of the daylight performance of a proposed development should include *"No Sky Line to all habitable rooms"*. Appendix 16 notes that: *"BR 209 describes the no sky line as "The outline on the working plane of the area from which no sky can be seen". Appendix C in BR 209 lays out "If a significant area of the working plane (normally no more than 20%) lies beyond the no sky line (i.e., it receives no direct skylight), then the distribution of daylight in the room will look poor and supplementary electric lighting will be required"*. However, Appendix 16 does not outline any minimum standards that new residential development must achieve with regard to the area of the working plane that lies behind the no sky line. Similalry, the BRE Guide does not outline recommended standards for the no sky line test in relation to assessment of the performance of proposed new development. However, it is noted that 401 of the studied 420 rooms (95%) receive direct skylight to 80% or more of the area of the working plane.

The results of analysis of the area of the working from which no sky can be seen within proposed habitable rooms is set out in Table 4.8 below. The locations of the rooms is indicated at Figure 4.1 (Floor 00), Figure 4.2 (Floor 01), Figure 4.3 (Floor 02), Figure 4.4 (Floor 03) and Figure 4.5 (Floor 04).

Table 4.8: Likely proportion of the area of the working plane within proposed habitable rooms, which can receive direct skylight

Unit	Room Type	Floor	Area of the working plane in a room which can receive direct skylight	Area of the working plane in a room behind the no sky line
L00 z01 b1	Bedroom	Floor 00	91.93%	8.07%
L00 z01 b2	Bedroom	Floor 00	97.75%	2.25%
L00 z01 b3	Bedroom	Floor 00	99.23%	0.77%
L00 z01 b4	Bedroom	Floor 00	99.23%	0.77%
L00 z01 b5	Bedroom	Floor 00	95.87%	4.13%
L00 z01 b6	Bedroom	Floor 00	99.40%	0.60%
L00 z01 KLD	Kitchen / Living / Dining Room	Floor 00	99.73%	0.27%
L00 z02 b1	Bedroom	Floor 00	98.09%	1.91%
L00 z02 b2	Bedroom	Floor 00	98.63%	1.37%
L00 z02 b3	Bedroom	Floor 00	98.45%	1.55%
L00 z02 b4	Bedroom	Floor 00	97.17%	2.83%
L00 z02 b5	Bedroom	Floor 00	61.86%	38.14%
L00 z02 b6	Bedroom	Floor 00	82.84%	17.16%
L00 z02 KLD	Kitchen / Living / Dining Room	Floor 00	99.83%	0.17%
L00 z03 b1	Bedroom	Floor 00	84.95%	15.05%
L00 z03 b2	Bedroom	Floor 00	88.20%	11.80%
L00 z03 b3	Bedroom	Floor 00	90.43%	9.57%
L00 z03 b4	Bedroom	Floor 00	92.98%	7.02%
L00 z03 b5	Bedroom	Floor 00	99.72%	0.28%
L00 z03 b6	Bedroom	Floor 00	99.51%	0.49%
L00 z03 KLD	Kitchen / Living / Dining Room	Floor 00	90.86%	9.14%
L00 z04 Studio	Studio	Floor 00	62.01%	37.99%
L00 z05 Studio	Studio	Floor 00	99.38%	0.62%
L00 z06 Studio	Studio	Floor 00	96.54%	3.46%
L00 z07 Other	Café	Floor 00	100.00%	0.00%
L00 z08 Studio	Studio	Floor 00	93.25%	6.75%
L00 z09 Studio	Studio	Floor 00	96.27%	3.73%
L00 z10 Studio	Studio	Floor 00	97.57%	2.43%
L00 z11 Studio	Studio	Floor 00	98.19%	1.81%
L00 z12 Studio	Studio	Floor 00	98.04%	1.96%
L00 z13 Studio	Studio	Floor 00	98.18%	1.82%
L00 z14 Other	Living	Floor 00	99.42%	0.58%
L00 z15 Other	Living	Floor 00	99.13%	0.87%
L00 z16 Other	Living	Floor 00	75.32%	24.68%
L00 z17 Studio	Studio	Floor 00	69.01%	30.99%
L00 z18 Studio	Studio	Floor 00	73.86%	26.14%
L00 z19 Studio	Studio	Floor 00	71.28%	28.72%
L00 z20 Studio	Studio	Floor 00	85.72%	14.28%
L00 z21 Studio	Studio	Floor 00	97.37%	2.63%
L00 z22 Studio	Studio	Floor 00	99.50%	0.50%
L00 z23 Studio	Studio	Floor 00	99.41%	0.59%
L00 z24 Studio	Studio	Floor 00	99.41%	0.59%
L00 z25 b1	Bedroom	Floor 00	78.20%	21.80%
L00 z25 b2	Bedroom	Floor 00	94.39%	5.61%
L00 z25 b3	Bedroom	Floor 00	97.12%	2.88%
L00 z25 b4	Bedroom	Floor 00	98.01%	1.99%
L00 z25 b5	Bedroom	Floor 00	98.34%	1.66%
L00 z25 b6	Bedroom	Floor 00	98.44%	1.56%
L00 z25 KLD	Kitchen / Living / Dining Room	Floor 00	98.13%	1.87%
L00 z26 b1	Bedroom	Floor 00	98.90%	1.10%
L00 z26 b2	Bedroom	Floor 00	98.90%	1.10%
L00 z26 b3	Bedroom	Floor 00	98.90%	1.10%
L00 z26 b4	Bedroom	Floor 00	98.90%	1.10%
L00 z26 b5	Bedroom	Floor 00	98.79%	1.21%
L00 z26 b6	Bedroom	Floor 00	98.46%	1.54%
L00 z26 KLD	Kitchen / Living / Dining Room	Floor 00	95.32%	4.68%
L00 z27 Studio	Studio	Floor 00	98.81%	1.19%
L00 z28 Studio	Studio	Floor 00	99.71%	0.29%
L00 z29 Studio	Studio	Floor 00	98.74%	1.26%
L00 z30 Studio	Studio	Floor 00	97.40%	2.60%

Unit	Room Type	Floor	Area of the working plane in a room which can receive direct skylight	Area of the working plane in a room behind the no sky line
L00 z31 b1	Bedroom	Floor 00	91.60%	8.40%
L00 z31 b2	Bedroom	Floor 00	87.48%	12.52%
L00 z31 b3	Bedroom	Floor 00	91.34%	8.66%
L00 z31 b4	Bedroom	Floor 00	98.56%	1.44%
L00 z31 b5	Bedroom	Floor 00	98.97%	1.03%
L00 z31 b6	Bedroom	Floor 00	98.56%	1.44%
L00 z31 KLD	Kitchen / Living / Dining Room	Floor 00	81.21%	18.79%
L00 z32 Studio	Studio	Floor 00	98.08%	1.92%
L00 z33 Studio	Studio	Floor 00	98.72%	1.28%
L00 z34 Studio	Studio	Floor 00	99.75%	0.25%
L00 z35 Studio	Studio	Floor 00	99.75%	0.25%
L00 z36 Studio	Studio	Floor 00	99.58%	0.42%
L00 z37 Studio	Studio	Floor 00	99.58%	0.42%
L00 z38 Studio	Studio	Floor 00	99.58%	0.42%
L00 z39 Studio	Studio	Floor 00	99.71%	0.29%
L00 z40 Studio	Studio	Floor 00	99.54%	0.46%
L00 z41 Studio	Studio	Floor 00	97.58%	2.42%
L01 z01 KLD	Kitchen / Living / Dining Room	Floor 01	98.90%	1.10%
L01 z01 b1	Bedroom	Floor 01	98.90%	1.10%
L01 z01 b2	Bedroom	Floor 01	98.90%	1.10%
L01 z01 b3	Bedroom	Floor 01	98.79%	1.21%
L01 z01 b4	Bedroom	Floor 01	98.79%	1.21%
L01 z01 b5	Bedroom	Floor 01	99.81%	0.19%
L01 z01 b6	Bedroom	Floor 01	99.67%	0.33%
L01 z02 KLD	Kitchen / Living / Dining Room	Floor 01	91.93%	8.07%
L01 z02 b1	Bedroom	Floor 01	97.75%	2.25%
L01 z02 b2	Bedroom	Floor 01	99.23%	0.77%
L01 z02 b3	Bedroom	Floor 01	99.23%	0.77%
L01 z02 b4	Bedroom	Floor 01	97.22%	2.78%
L01 z02 b5	Bedroom	Floor 01	99.40%	0.60%
L01 z02 b6	Bedroom	Floor 01	99.84%	0.16%
L01 z03 KLD	Kitchen / Living / Dining Room	Floor 01	98.09%	1.91%
L01 z03 b1	Bedroom	Floor 01	98.63%	1.37%
L01 z03 b2	Bedroom	Floor 01	98.45%	1.55%
L01 z03 b3	Bedroom	Floor 01	97.17%	2.83%
L01 z03 b4	Bedroom	Floor 01	72.84%	27.16%
L01 z03 b5	Bedroom	Floor 01	88.78%	11.22%
L01 z03 b6	Bedroom	Floor 01	99.83%	0.17%

Unit	Room Type	Floor	Area of the working plane in a room which can receive direct skylight	Area of the working plane in a room behind the no sky line
L01 z04 KLD	Kitchen / Living / Dining Room	Floor 01	89.81%	10.19%
L01 z04 b1	Bedroom	Floor 01	95.17%	4.83%
L01 z04 b2	Bedroom	Floor 01	96.20%	3.80%
L01 z04 b3	Bedroom	Floor 01	98.46%	1.54%
L01 z04 b4	Bedroom	Floor 01	99.72%	0.28%
L01 z04 b5	Bedroom	Floor 01	99.51%	0.49%
L01 z04 b6	Bedroom	Floor 01	94.78%	5.22%
L01 z05 Studio	Studio	Floor 01	74.16%	25.84%
L01 z06 Studio	Studio	Floor 01	56.53%	43.47%
L01 z07 KLD	Kitchen / Living / Dining Room	Floor 01	98.46%	1.54%
L01 z07 b1	Bedroom	Floor 01	98.90%	1.10%
L01 z07 b2	Bedroom	Floor 01	98.46%	1.54%
L01 z07 b3	Bedroom	Floor 01	98.79%	1.21%
L01 z07 b4	Bedroom	Floor 01	98.79%	1.21%
L01 z07 b5	Bedroom	Floor 01	98.46%	1.54%
L01 z07 b6	Bedroom	Floor 01	99.81%	0.19%
L01 z8 KLD	Kitchen / Living / Dining Room	Floor 01	46.67%	53.33%
L01 z08 b1	Bedroom	Floor 01	34.55%	65.45%
L01 z08 b2	Bedroom	Floor 01	98.79%	1.21%
L01 z08 b3	Bedroom	Floor 01	98.79%	1.21%
L01 z08 b4	Bedroom	Floor 01	98.90%	1.10%
L01 z08 b5	Bedroom	Floor 01	98.90%	1.10%
L01 z08 b6	Bedroom	Floor 01	59.92%	40.08%
L01 z09 KLD	Kitchen / Living / Dining Room	Floor 01	72.30%	27.70%
L01 z09 b1	Bedroom	Floor 01	72.86%	27.14%
L01 z09 b2	Bedroom	Floor 01	98.65%	1.35%
L01 z09 b3	Bedroom	Floor 01	96.61%	3.39%
L01 z09 b4	Bedroom	Floor 01	86.68%	13.32%
L01 z09 b5	Bedroom	Floor 01	67.30%	32.70%
L01 z09 b6	Bedroom	Floor 01	84.39%	15.61%
L01 z10 Studio	Studio	Floor 01	97.84%	2.16%
L01 z11 Studio	Studio	Floor 01	99.37%	0.63%
L01 z12 Studio	Studio	Floor 01	99.50%	0.50%
L01 z13 Studio	Studio	Floor 01	99.50%	0.50%
L01 z14 Studio	Studio	Floor 01	99.41%	0.59%
L01 z15 Studio	Studio	Floor 01	99.58%	0.42%
L01 z16 Studio	Studio	Floor 01	98.74%	1.26%
L01 z17 Studio	Studio	Floor 01	80.75%	19.25%
L01 z18 KLD	Kitchen / Living / Dining Room	Floor 01	96.67%	3.33%

Unit	Room Type	Floor	Area of the working plane in a room which can receive direct skylight	Area of the working plane in a room behind the no sky line
L01 z18 b1	Bedroom	Floor 01	98.01%	1.99%
L01 z18 b2	Bedroom	Floor 01	98.45%	1.55%
L01 z18 b3	Bedroom	Floor 01	98.34%	1.66%
L01 z18 b4	Bedroom	Floor 01	98.34%	1.66%
L01 z18 b5	Bedroom	Floor 01	99.84%	0.16%
L01 z18 b6	Bedroom	Floor 01	98.90%	1.10%
L01 z19 KLD	Kitchen / Living / Dining Room	Floor 01	98.90%	1.10%
L01 z19 b1	Bedroom	Floor 01	98.90%	1.10%
L01 z19 b2	Bedroom	Floor 01	98.90%	1.10%
L01 z19 b3	Bedroom	Floor 01	98.79%	1.21%
L01 z19 b4	Bedroom	Floor 01	98.79%	1.21%
L01 z19 b5	Bedroom	Floor 01	99.92%	0.08%
L01 z19 b6	Bedroom	Floor 01	98.81%	1.19%
L01 z20 Studio	Studio	Floor 01	99.71%	0.29%
L01 z21 Studio	Studio	Floor 01	98.30%	1.70%
L01 z22 Studio	Studio	Floor 01	98.92%	1.08%
L01 z23 Studio	Studio	Floor 01	98.73%	1.27%
L01 z24 KLD	Kitchen / Living / Dining Room	Floor 01	99.00%	1.00%
L01 z24 b1	Bedroom	Floor 01	97.24%	2.76%
L01 z24 b2	Bedroom	Floor 01	98.97%	1.03%
L01 z24 b3	Bedroom	Floor 01	98.97%	1.03%
L01 z24 b4	Bedroom	Floor 01	98.56%	1.44%
L01 z24 b5	Bedroom	Floor 01	99.49%	0.51%
L01 z24 b6	Bedroom	Floor 01	98.62%	1.38%
L01 z25 Studio	Studio	Floor 01	98.41%	1.59%
L01 z26 Studio	Studio	Floor 01	99.75%	0.25%
L01 z27 Studio	Studio	Floor 01	99.75%	0.25%
L01 z28 Studio	Studio	Floor 01	99.75%	0.25%
L01 z29 Studio	Studio	Floor 01	99.58%	0.42%
L01 z30 Studio	Studio	Floor 01	99.71%	0.29%
L01 z31 Studio	Studio	Floor 01	99.71%	0.29%
L01 z32 Studio	Studio	Floor 01	99.71%	0.29%
L01 z33 Studio	Studio	Floor 01	98.20%	1.80%
L02 z01 b1	Bedroom	Floor 02	99.67%	0.33%
L02 z01 b2	Bedroom	Floor 02	98.90%	1.10%
L02 z01 b3	Bedroom	Floor 02	98.90%	1.10%
L02 z01 b4	Bedroom	Floor 02	98.90%	1.10%
L02 z01 b5	Bedroom	Floor 02	98.79%	1.21%

Unit	Room Type	Floor	Area of the working plane in a room which can receive direct skylight	Area of the working plane in a room behind the no sky line
L02 z01 b6	Bedroom	Floor 02	98.79%	1.21%
L02 z01 KLD	Kitchen / Living / Dining Room	Floor 02	99.81%	0.19%
L02 z02 b1	Bedroom	Floor 02	99.84%	0.16%
L02 z02 b2	Bedroom	Floor 02	91.93%	8.07%
L02 z02 b3	Bedroom	Floor 02	98.34%	1.66%
L02 z02 b4	Bedroom	Floor 02	99.23%	0.77%
L02 z02 b5	Bedroom	Floor 02	99.67%	0.33%
L02 z02 b6	Bedroom	Floor 02	99.34%	0.66%
L02 z02 KLD	Kitchen / Living / Dining Room	Floor 02	99.40%	0.60%
L02 z03 b1	Bedroom	Floor 02	99.92%	0.08%
L02 z03 b2	Bedroom	Floor 02	98.09%	1.91%
L02 z03 b3	Bedroom	Floor 02	98.63%	1.37%
L02 z03 b4	Bedroom	Floor 02	98.45%	1.55%
L02 z03 b5	Bedroom	Floor 02	97.49%	2.51%
L02 z03 b6	Bedroom	Floor 02	94.89%	5.11%
L02 z03 KLD	Kitchen / Living / Dining Room	Floor 02	99.34%	0.66%
L02 z04 b1	Bedroom	Floor 02	96.66%	3.34%
L02 z04 b2	Bedroom	Floor 02	98.66%	1.34%
L02 z04 b3	Bedroom	Floor 02	98.90%	1.10%
L02 z04 b4	Bedroom	Floor 02	98.46%	1.54%
L02 z04 b5	Bedroom	Floor 02	98.79%	1.21%
L02 z04 b6	Bedroom	Floor 02	99.72%	0.28%
L02 z04 KLD	Kitchen / Living / Dining Room	Floor 02	99.65%	0.35%
L02 z05 Studio	Studio	Floor 02	88.64%	11.36%
L02 z06 Studio	Studio	Floor 02	81.96%	18.04%
L02 z07 b1	Bedroom	Floor 02	99.92%	0.08%
L02 z07 b2	Bedroom	Floor 02	98.46%	1.54%
L02 z07 b3	Bedroom	Floor 02	98.90%	1.10%
L02 z07 b4	Bedroom	Floor 02	98.90%	1.10%
L02 z07 b5	Bedroom	Floor 02	98.79%	1.21%
L02 z07 b6	Bedroom	Floor 02	98.79%	1.21%
L02 z07 KLD	Kitchen / Living / Dining Room	Floor 02	98.46%	1.54%
L02 z08 b1	Bedroom	Floor 02	98.59%	1.41%
L02 z08 b2	Bedroom	Floor 02	70.86%	29.14%
L02 z08 b3	Bedroom	Floor 02	52.47%	47.53%
L02 z08 b4	Bedroom	Floor 02	98.79%	1.21%
L02 z08 b5	Bedroom	Floor 02	98.79%	1.21%
L02 z08 b6	Bedroom	Floor 02	98.90%	1.10%
L02 z08 KLD	Kitchen / Living / Dining Room	Floor 02	98.90%	1.10%

Unit	Room Type	Floor	Area of the working plane in a room which can receive direct skylight	Area of the working plane in a room behind the no sky line
L02 z09 b1	Bedroom	Floor 02	76.09%	23.91%
L02 z09 b2	Bedroom	Floor 02	82.99%	17.01%
L02 z09 b3	Bedroom	Floor 02	89.99%	10.01%
L02 z09 b4	Bedroom	Floor 02	92.19%	7.81%
L02 z09 b5	Bedroom	Floor 02	98.65%	1.35%
L02 z09 b6	Bedroom	Floor 02	97.38%	2.62%
L02 z09 KLD	Kitchen / Living / Dining Room	Floor 02	89.05%	10.95%
L02 z10 Studio	Studio	Floor 02	91.56%	8.44%
L02 z11 Studio	Studio	Floor 02	99.71%	0.29%
L02 z12 Studio	Studio	Floor 02	99.37%	0.63%
L02 z13 Studio	Studio	Floor 02	99.50%	0.50%
L02 z14 Studio	Studio	Floor 02	99.50%	0.50%
L02 z15 Studio	Studio	Floor 02	99.41%	0.59%
L02 z16 Studio	Studio	Floor 02	99.58%	0.42%
L02 z17 Studio	Studio	Floor 02	98.74%	1.26%
L02 z18 b1	Bedroom	Floor 02	98.98%	1.02%
L02 z18 b2	Bedroom	Floor 02	81.95%	18.05%
L02 z18 b3	Bedroom	Floor 02	98.01%	1.99%
L02 z18 b4	Bedroom	Floor 02	98.46%	1.54%
L02 z18 b5	Bedroom	Floor 02	98.90%	1.10%
L02 z18 b6	Bedroom	Floor 02	98.79%	1.21%
L02 z18 KLD	Kitchen / Living / Dining Room	Floor 02	98.79%	1.21%
L02 z19 b1	Bedroom	Floor 02	99.92%	0.08%
L02 z19 b2	Bedroom	Floor 02	98.90%	1.10%
L02 z19 b3	Bedroom	Floor 02	98.90%	1.10%
L02 z19 b4	Bedroom	Floor 02	98.90%	1.10%
L02 z19 b5	Bedroom	Floor 02	98.90%	1.10%
L02 z19 b6	Bedroom	Floor 02	98.79%	1.21%
L02 z19 KLD	Kitchen / Living / Dining Room	Floor 02	98.79%	1.21%
L02 z20 Studio	Studio	Floor 02	98.81%	1.19%
L02 z21 Studio	Studio	Floor 02	99.71%	0.29%
L02 z22 Studio	Studio	Floor 02	98.30%	1.70%
L02 z23 Studio	Studio	Floor 02	98.92%	1.08%
L02 z24 b1	Bedroom	Floor 02	99.58%	0.42%
L02 z24 b2	Bedroom	Floor 02	99.09%	0.91%
L02 z24 b3	Bedroom	Floor 02	99.00%	1.00%
L02 z24 b4	Bedroom	Floor 02	97.24%	2.76%
L02 z24 b5	Bedroom	Floor 02	98.97%	1.03%
L02 z24 b6	Bedroom	Floor 02	98.97%	1.03%

Unit	Room Type	Floor	Area of the working plane in a room which can receive direct skylight	Area of the working plane in a room behind the no sky line
L02 z24 KLD	Kitchen / Living / Dining Room	Floor 02	98.87%	1.13%
L02 z25 Studio	Studio	Floor 02	98.62%	1.38%
L02 z26 Studio	Studio	Floor 02	98.78%	1.22%
L02 z27 Studio	Studio	Floor 02	99.75%	0.25%
L02 z28 Studio	Studio	Floor 02	99.75%	0.25%
L02 z29 Studio	Studio	Floor 02	99.87%	0.13%
L02 z30 Studio	Studio	Floor 02	99.71%	0.29%
L02 z31 Studio	Studio	Floor 02	99.71%	0.29%
L02 z32 Studio	Studio	Floor 02	99.71%	0.29%
L02 z33 Studio	Studio	Floor 02	99.71%	0.29%
L03 z01 b1	Bedroom	Floor 03	98.90%	1.10%
L03 z01 b2	Bedroom	Floor 03	98.90%	1.10%
L03 z01 b3	Bedroom	Floor 03	98.90%	1.10%
L03 z01 b4	Bedroom	Floor 03	98.79%	1.21%
L03 z01 b5	Bedroom	Floor 03	98.79%	1.21%
L02 z01 b6	Bedroom	Floor 03	99.81%	0.19%
L03 z01 KLD	Kitchen / Living / Dining Room	Floor 03	99.67%	0.33%
L03 z02 b1	Bedroom	Floor 03	96.86%	3.14%
L03 z02 b2	Bedroom	Floor 03	98.79%	1.21%
L03 z02 b3	Bedroom	Floor 03	99.23%	0.77%
L03 z02 b4	Bedroom	Floor 03	99.67%	0.33%
L03 z02 b5	Bedroom	Floor 03	99.34%	0.66%
L03 z02 b6	Bedroom	Floor 03	99.40%	0.60%
L03 z02 KLD	Kitchen / Living / Dining Room	Floor 03	99.84%	0.16%
L03 z03 b1	Bedroom	Floor 03	98.09%	1.91%
L03 z03 b2	Bedroom	Floor 03	98.63%	1.37%
L03 z03 b3	Bedroom	Floor 03	98.45%	1.55%
L03 z03 b4	Bedroom	Floor 03	97.90%	2.10%
L03 z03 b5	Bedroom	Floor 03	98.78%	1.22%
L03 z03 b6	Bedroom	Floor 03	99.34%	0.66%
L03 z03 KLD	Kitchen / Living / Dining Room	Floor 03	99.92%	0.08%
L03 z04 b1	Bedroom	Floor 03	98.66%	1.34%
L03 z04 b2	Bedroom	Floor 03	98.90%	1.10%
L03 z04 b3	Bedroom	Floor 03	98.46%	1.54%
L03 z04 b4	Bedroom	Floor 03	98.79%	1.21%
L03 z04 b5	Bedroom	Floor 03	99.65%	0.35%
L03 z04 KLD	Kitchen / Living / Dining Room	Floor 03	97.66%	2.34%

Unit	Room Type	Floor	Area of the working plane in a room which can receive direct skylight	Area of the working plane in a room behind the no sky line
L03 z05 Studio	Studio	Floor 03	95.83%	4.17%
L03 z06 Studio	Studio	Floor 03	94.96%	5.04%
L03 z07 b1	Bedroom	Floor 03	98.79%	1.21%
L03 z07 b2	Bedroom	Floor 03	98.46%	1.54%
L03 z07 b3	Bedroom	Floor 03	98.79%	1.21%
L03 z07 b4	Bedroom	Floor 03	98.79%	1.21%
L03 z07 KLD	Kitchen / Living / Dining Room	Floor 03	99.37%	0.63%
L03 z08 b1	Bedroom	Floor 03	99.34%	0.66%
L03 z08 b2	Bedroom	Floor 03	85.07%	14.93%
L03 z08 b3	Bedroom	Floor 03	98.79%	1.21%
L03 z08 b4	Bedroom	Floor 03	98.79%	1.21%
L03 z08 b5	Bedroom	Floor 03	98.90%	1.10%
L03 z08 b6	Bedroom	Floor 03	98.90%	1.10%
L03 z08 KLD	Kitchen / Living / Dining Room	Floor 03	99.12%	0.88%
L03 z09 b1	Bedroom	Floor 03	98.96%	1.04%
L03 z09 b2	Bedroom	Floor 03	99.37%	0.63%
L03 z09 b3	Bedroom	Floor 03	98.96%	1.04%
L03 z09 b4	Bedroom	Floor 03	99.42%	0.58%
L03 z09 b5	Bedroom	Floor 03	98.65%	1.35%
L03 z09 b6	Bedroom	Floor 03	93.25%	6.75%
L03 z09 KLD	Kitchen / Living / Dining Room	Floor 03	87.79%	12.21%
L03 z10 Studio	Studio	Floor 03	99.71%	0.29%
L03 z11 Studio	Studio	Floor 03	99.71%	0.29%
L03 z12 Studio	Studio	Floor 03	99.37%	0.63%
L03 z13 Studio	Studio	Floor 03	99.50%	0.50%
L03 z14 Studio	Studio	Floor 03	99.70%	0.30%
L03 z15 Studio	Studio	Floor 03	99.54%	0.46%
L03 z16 Studio	Studio	Floor 03	99.58%	0.42%
L03 z17 Studio	Studio	Floor 03	99.07%	0.93%
L03 z18 b1	Bedroom	Floor 03	91.10%	8.90%
L03 z18 b2	Bedroom	Floor 03	98.90%	1.10%
L03 z18 b3	Bedroom	Floor 03	98.46%	1.54%
L03 z18 b4	Bedroom	Floor 03	98.90%	1.10%
L03 z18 b5	Bedroom	Floor 03	98.79%	1.21%
L03 z18 b6	Bedroom	Floor 03	98.79%	1.21%
L03 z18 KLD	Kitchen / Living / Dining Room	Floor 03	99.84%	0.16%
L03 z19 b1	Bedroom	Floor 03	98.90%	1.10%
L03 z19 b2	Bedroom	Floor 03	98.90%	1.10%
L03 z19 b3	Bedroom	Floor 03	98.90%	1.10%
L03 z19 b4	Bedroom	Floor 03	98.90%	1.10%
L03 z19 b5	Bedroom	Floor 03	98.79%	1.21%
L03 z19 b6	Bedroom	Floor 03	98.79%	1.21%
L03 z19 KLD	Kitchen / Living / Dining Room	Floor 03	99.92%	0.08%
L03 z20 Studio	Studio	Floor 03	98.81%	1.19%
L03 z21 Studio	Studio	Floor 03	99.71%	0.29%
L03 z22 Studio	Studio	Floor 03	98.30%	1.70%
L03 z23 Studio	Studio	Floor 03	98.92%	1.08%
L03 z24 b1	Bedroom	Floor 03	99.09%	0.91%
L03 z24 b2	Bedroom	Floor 03	99.00%	1.00%
L03 z24 b3	Bedroom	Floor 03	97.24%	2.76%
L03 z24 b4	Bedroom	Floor 03	98.97%	1.03%
L03 z24 b5	Bedroom	Floor 03	98.97%	1.03%
L03 z24 b6	Bedroom	Floor 03	98.87%	1.13%
L03 z24 KLD	Kitchen / Living / Dining Room	Floor 03	99.64%	0.36%
L03 z25 Studio	Studio	Floor 03	98.62%	1.38%
L03 z26 Studio	Studio	Floor 03	98.97%	1.03%
L03 z27 Studio	Studio	Floor 03	99.75%	0.25%
L03 z28 Studio	Studio	Floor 03	99.87%	0.13%
L03 z29 Studio	Studio	Floor 03	99.87%	0.13%
L03 z30 Studio	Studio	Floor 03	99.71%	0.29%
L03 z31 Studio	Studio	Floor 03	99.71%	0.29%
L03 z32 Studio	Studio	Floor 03	99.71%	0.29%
L03 z33 Studio	Studio	Floor 03	99.71%	0.29%
L04 z01 Studio	Studio	Floor 04	100.00%	0.00%
L04 z02 Studio	Studio	Floor 04	94.86%	5.14%
L04 z03 b1	Bedroom	Floor 04	98.39%	1.61%
L04 z03 b2	Bedroom	Floor 04	98.79%	1.21%
L04 z03 b3	Bedroom	Floor 04	99.23%	0.77%
L04 z03 b4	Bedroom	Floor 04	99.67%	0.33%
L04 z03 b5	Bedroom	Floor 04	99.34%	0.66%
L04 z03 b6	Bedroom	Floor 04	99.73%	0.27%
L04 z03 KLD	Kitchen / Living / Dining Room	Floor 04	99.84%	0.16%
L04 z04 b1	Bedroom	Floor 04	98.51%	1.49%
L04 z04 b2	Bedroom	Floor 04	98.63%	1.37%
L04 z04 b3	Bedroom	Floor 04	98.86%	1.14%
L04 z04 b4	Bedroom	Floor 04	98.45%	1.55%

Unit	Room Type	Floor	Area of the working plane in a room which can receive direct skylight	Area of the working plane in a room behind the no sky line
L04 z04 b5	Bedroom	Floor 04	99.23%	0.77%
L04 z04 b6	Bedroom	Floor 04	99.34%	0.66%
L04 z04 KLD	Kitchen / Living / Dining Room	Floor 04	99.92%	0.08%
L04 z05 b1	Bedroom	Floor 04	99.04%	0.96%
L04 z05 b2	Bedroom	Floor 04	98.90%	1.10%
L04 z05 b3	Bedroom	Floor 04	98.90%	1.10%
L04 z05 b4	Bedroom	Floor 04	99.27%	0.73%
L04 z05 KLD	Kitchen / Living / Dining Room	Floor 04	99.61%	0.39%
L04 z06 Studio	Studio	Floor 04	98.58%	1.42%
L04 z07 Studio	Studio	Floor 04	94.95%	5.05%
L04 z08 Studio	Studio	Floor 04	99.26%	0.74%
L04 z09 Studio	Studio	Floor 04	99.53%	0.47%
L04 z10 b1	Bedroom	Floor 04	98.96%	1.04%
L04 z10 b2	Bedroom	Floor 04	99.37%	0.63%
L04 z10 b3	Bedroom	Floor 04	98.55%	1.45%
L04 z10 b4	Bedroom	Floor 04	99.42%	0.58%
L04 z10 b5	Bedroom	Floor 04	99.04%	0.96%
L04 z10 b6	Bedroom	Floor 04	98.45%	1.55%
L04 z10 KLD	Kitchen / Living / Dining Room	Floor 04	99.92%	0.08%
L04 z11 Studio	Studio	Floor 04	99.71%	0.29%
L04 z12 Studio	Studio	Floor 04	99.71%	0.29%
L04 z13 Studio	Studio	Floor 04	99.71%	0.29%
L04 z14 Studio	Studio	Floor 04	99.50%	0.50%
L04 z15 Studio	Studio	Floor 04	99.70%	0.30%
L04 z16 Studio	Studio	Floor 04	99.71%	0.29%
L04 z17 Studio	Studio	Floor 04	99.87%	0.13%
L04 z18 Studio	Studio	Floor 04	99.24%	0.76%
L04 z19 b1	Bedroom	Floor 04	96.46%	3.54%
L04 z19 b2	Bedroom	Floor 04	98.90%	1.10%
L04 z19 b3	Bedroom	Floor 04	98.90%	1.10%
L04 z19 b4	Bedroom	Floor 04	98.90%	1.10%
L04 z19 b5	Bedroom	Floor 04	98.79%	1.21%
L04 z19 KLD	Kitchen / Living / Dining Room	Floor 04	100.00%	0.00%
L04 z20 b1	Bedroom	Floor 04	98.90%	1.10%
L04 z20 b2	Bedroom	Floor 04	98.90%	1.10%
L04 z20 b3	Bedroom	Floor 04	98.90%	1.10%
L04 z20 b4	Bedroom	Floor 04	98.90%	1.10%
L04 z20 b5	Bedroom	Floor 04	98.79%	1.21%
L04 z20 b6	Bedroom	Floor 04	98.79%	1.21%
L04 z20 KLD	Kitchen / Living / Dining Room	Floor 04	99.84%	0.16%
L04 z21 Studio	Studio	Floor 04	99.20%	0.80%
L04 z22 Studio	Studio	Floor 04	99.87%	0.13%
L04 z23 Studio	Studio	Floor 04	98.30%	1.70%
L04 z24 Studio	Studio	Floor 04	98.92%	1.08%
L04 z25 b1	Bedroom	Floor 04	99.09%	0.91%
L04 z25 b2	Bedroom	Floor 04	98.95%	1.05%
L04 z25 b3	Bedroom	Floor 04	98.97%	1.03%
L04 z25 b4	Bedroom	Floor 04	98.87%	1.13%
L04 z25 KLD	Kitchen / Living / Dining Room	Floor 04	98.93%	1.07%
L04 z26 Studio	Studio	Floor 04	98.62%	1.38%
L04 z27 Studio	Studio	Floor 04	97.09%	2.91%
L04 z28 Studio	Studio	Floor 04	97.60%	2.40%
L04 z29 Studio	Studio	Floor 04	97.79%	2.21%
L04 z30 Studio	Studio	Floor 04	97.86%	2.14%

5.0 Assessment of Sunlight Access within the Proposed Development

5.1 Assessment of Sunlight Exposure to proposed rooms

IS EN 17037: Daylight in Buildings recommends that a space should have the potential to receive a certain amount of sunlight on an assumed cloudless day on a selected date between 1st February and 21st March. Three levels of recommendation are set out at Table A.6 of IS EN 17037 as follows:

Table A.6 - Recommendation for daily sunlight exposure

Level of recommendation for exposure to sunlight	Sunlight exposure
Minimum	1,5 h
Medium	3,0 h
High	4,0 h

IS EN 17037 also states that *"When applying the recommendation to a whole dwelling, the proposal is that at least one habitable room in the dwelling should have at least exposure to sunlight after Table A.6"*[2].

The third edition BRE Guide of 2022 provides further information on the methodology that might be used in assessing sunlight access to proposed units as follows:

> *3.1.10 For interiors, access to sunlight can be quantified. BS EN 17037 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. One of the sunpath indicators in Appendix A (Figures A5, A6, or A7) can be used to calculate hours of sunlight received.*
>
> *3.1.11 The BS EN 17037 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.*
>
> *3.1.12 If window positions are already known, a reference point on the inside face of the window aperture at the centre of the opening width and at least 1.2 m above the floor and 0.3 m above the sill (whichever is the higher) is used. Sunlight blocked by window reveals and balconies or overhangs above the window should not be included, but the effect of window frames and bars can be discounted. Surrounding obstructions should be modelled in detail, and if this is done a minimum solar altitude, as suggested in BS EN 17037, need not apply. 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 BRE Guide also provides, at Section 3.1.14, that *"The BS EN 17037 criteria are intended to apply to minimum, medium, and high levels of sunlight in a range of situations. However, in special circumstances the designer or planning authority may wish to choose a different target value for hours of sunlight. If sunlight is particularly important in a building, a higher target value or different target date may be chosen, although the risk of overheating needs to be borne in mind. Section 4 gives guidance on passive solar design. Conversely, if in a particular development sunlight is deemed to be less important but still worth checking for, a lower target value could be used."*

For the purpose of this analysis, ARC has assessed the potential of all proposed units to achieve the minimum recommendations of IS EN 17037 for sunlight access. The results of ARC's analysis are outlined in Table 5.1 below.

Please note that, for the purpose of this analysis, studios were assessed as individual units, whereas bedrooms were assessed together with their associated kitchen / living / dining room. In assessing a multi-bedroom unit, ARC considered that the unit achieved the minimum recommendations where either all bedrooms achieved the minimum recommendations or the kitchen / living / dining room achieved the recommendations. While proposed screens on window opes are proposed as at least 50% transparent and will allow sunlight to pass through, screened windows were not included in the resutls of the analysis presented in Table 5.1 below. However, it should be noted that, ARC documented a number of instances where studied rooms were likely to receive the recommended level of sunlight through a screened window, but not through the unscreened window pane. As such, Table 5.1 represents a worst case scenario assessment.

ARC's analysis indicates that 68% of units within the proposed development will achieve the minimum recommendations for sunlight exposure set out at Table A.6 of *IS EN 17037: Daylight in Buildings.* ARC's analysis also indicates that the proposed ground floor café and common rooms will also achieved the minimum recommendations for sunlight access.

2 Please note that IS EN 17037 does not define the meaning of "habitable room". Therefore, for the purposes of this report, ARC referred to the definition of "habitable room" set out in S.I. No. 306/1991 - *Building Regulations, 1991*, i.e. *""habitable room" means a room used for living or sleeping purposes but does not include a kitchen having a floor area of less than 6.5 m2 in area".*

Table 5.1: Predicted sunlight access to habitable rooms on Floor 00 of the proposed development

Unit	Floor	Room Type	IS EN 17037		
			Hours of sunlight received at window on 21st March (Target = 1.5 hours)	Does the room achieve IS EN 17037 recommendations?	Does one habitable room in the dwelling achieve IS EN 17037 recommendations?
L00 z01 b1	Floor 00	Bedroom	0.00	No	Yes
L00 z01 b2	Floor 00	Bedroom	0.00	No	
L00 z01 b3	Floor 00	Bedroom	0.00	No	
L00 z01 b4	Floor 00	Bedroom	0.00	No	
L00 z01 b5	Floor 00	Bedroom	0.00	No	
L00 z01 b6	Floor 00	Bedroom	2.50	Yes	
L00 z01 KLD	Floor 00	Kitchen / Living / Dining	5.50	Yes	
L00 z02 b1	Floor 00	Bedroom	5.50	Yes	Yes
L00 z02 b2	Floor 00	Bedroom	6.00	Yes	
L00 z02 b3	Floor 00	Bedroom	6.00	Yes	
L00 z02 b4	Floor 00	Bedroom	5.00	Yes	
L00 z02 b5	Floor 00	Bedroom	0.00	No	
L00 z02 b6	Floor 00	Bedroom	0.00	No	
L00 z02 KLD	Floor 00	Kitchen / Living / Dining	6.00	Yes	
L00 z03 b1	Floor 00	Bedroom	2.00	Yes	Yes
L00 z03 b2	Floor 00	Bedroom	2.50	Yes	
L00 z03 b3	Floor 00	Bedroom	2.50	Yes	
L00 z03 b4	Floor 00	Bedroom	2.50	Yes	
L00 z03 b5	Floor 00	Bedroom	6.00	Yes	
L00 z03 b6	Floor 00	Bedroom	5.50	Yes	
L00 z03 KLD	Floor 00	Kitchen / Living / Dining	5.00	Yes	
L00 z04 Studio	Floor 00	Studio	1.50	Yes	Yes
L00 z05 Studio	Floor 00	Studio	0.00	No	No
L00 z06 Studio	Floor 00	Studio	0.00	No	No
L00 z06 Studio	Floor 00	Studio	0.00	No	No
L00 z07 Cafe	Floor 00	Cafe	4.00	Yes	Yes
L00 z08 Studio	Floor 00	Studio	2.50	Yes	Yes
L00 z09 Studio	Floor 00	Studio	3.50	Yes	Yes
L00 z10 Studio	Floor 00	Studio	3.50	Yes	Yes
L00 z11 Studio	Floor 00	Studio	4.00	Yes	Yes
L00 z12 Studio	Floor 00	Studio	4.00	Yes	Yes
L00 z13 Studio	Floor 00	Studio	3.50	Yes	Yes
L00 z14	Floor 00	Living	2.00	Yes	Yes
L00 z15	Floor 00	Living	2.00	Yes	Yes
L00 z16	Floor 00	Living	1.50	Yes	Yes
L00 z17 Studio	Floor 00	Studio	1.50	Yes	Yes
L00 z18 Studio	Floor 00	Studio	2.50	Yes	Yes
L00 z19 Studio	Floor 00	Studio	3.00	Yes	Yes
L00 z20 Studio	Floor 00	Studio	3.00	Yes	Yes
L00 z21 Studio	Floor 00	Studio	3.00	Yes	Yes
L00 z22 Studio	Floor 00	Studio	4.00	Yes	Yes
L00 z23 Studio	Floor 00	Studio	3.50	Yes	Yes
L00 z24 Studio	Floor 00	Studio	3.50	Yes	Yes
L00 z25 b1	Floor 00	Bedroom	0.00	No	Yes
L00 z25 b2	Floor 00	Bedroom	2.50	Yes	
L00 z25 b3	Floor 00	Bedroom	3.00	Yes	
L00 z25 b4	Floor 00	Bedroom	3.00	Yes	
L00 z25 b5	Floor 00	Bedroom	2.50	Yes	
L00 z25 KLD	Floor 00	Kitchen / Living / Dining	3.00	Yes	
L00 z26 b1	Floor 00	Bedroom	4.00	Yes	Yes
L00 z26 b2	Floor 00	Bedroom	5.00	Yes	
L00 z26 b3	Floor 00	Bedroom	5.00	Yes	
L00 z26 b4	Floor 00	Bedroom	4.00	Yes	
L00 z26 b5	Floor 00	Bedroom	4.00	Yes	
L00 z26 b6	Floor 00	Bedroom	3.50	Yes	
L00 z26 KLD	Floor 00	Kitchen / Living / Dining	5.50	Yes	
L00 z27 Studio	Floor 00	Studio	3.00	Yes	Yes
L00 z28 Studio	Floor 00	Studio	3.00	Yes	Yes
L00 z29 Studio	Floor 00	Studio	0.50	No	No
L00 z30 Studio	Floor 00	Studio	2.00	Yes	Yes
L00 z31 b1	Floor 00	Bedroom	2.00	Yes	Yes
L00 z31 b2	Floor 00	Bedroom	1.50	Yes	
L00 z31 b3	Floor 00	Bedroom	2.50	Yes	
L00 z31 b4	Floor 00	Bedroom	0.00	No	
L00 z31 b5	Floor 00	Bedroom	0.00	No	
L00 z31 b6	Floor 00	Bedroom	0.00	No	
L00 z31 KLD	Floor 00	Kitchen / Living / Dining	1.50	Yes	
L00 z32 Studio	Floor 00	Studio	0.00	No	No
L00 z33 Studio	Floor 00	Studio	0.00	No	No
L00 z34 Studio	Floor 00	Studio	0.00	No	No
L00 z35 Studio	Floor 00	Studio	0.00	No	No

Unit	Floor	Room Type	IS EN 17037		
			Hours of sunlight received at window on 21st March (Target = 1.5 hours)	Does the room achieve IS EN 17037 recommendations?	Does one habitable room in the dwelling achieve IS EN 17037 recommendations?
L00 z36 Studio	Floor 00	Studio	0.00	No	No
L00 z37 Studio	Floor 00	Studio	0.00	No	No
L00 z38 Studio	Floor 00	Studio	0.00	No	No
L00 z39 Studio	Floor 00	Studio	0.00	No	No
L00 z40 Studio	Floor 00	Studio	0.00	No	No
L00 z41 Studio	Floor 00	Studio	0.00	No	No
L01 z01 b1	Floor 01	Bedroom	0.00	No	Yes
L01 z01 b2	Floor 01	Bedroom	0.00	No	
L01 z01 b3	Floor 01	Bedroom	0.00	No	
L01 z01 b4	Floor 01	Bedroom	0.00	No	
L01 z01 b5	Floor 01	Bedroom	0.00	No	
L01 z01 b6	Floor 01	Bedroom	4.50	Yes	
L01 z01 KLD	Floor 01	Kitchen / Living / Dining	4.50	Yes	
L01 z02 b1	Floor 01	Bedroom	0.00	No	Yes
L01 z02 b2	Floor 01	Bedroom	0.00	No	
L01 z02 b3	Floor 01	Bedroom	0.00	No	
L01 z02 b4	Floor 01	Bedroom	0.00	No	
L01 z02 b5	Floor 01	Bedroom	0.00	No	
L01 z02 b6	Floor 01	Bedroom	2.50	Yes	
L01 z02 KLD	Floor 01	Kitchen / Living / Dining	6.50	Yes	
L01 z03 b1	Floor 01	Bedroom	6.50	Yes	Yes
L01 z03 b2	Floor 01	Bedroom	6.50	Yes	
L01 z03 b3	Floor 01	Bedroom	7.00	Yes	
L01 z03 b4	Floor 01	Bedroom	5.00	Yes	
L01 z03 b5	Floor 01	Bedroom	0.00	No	
L01 z03 b6	Floor 01	Bedroom	0.00	No	
L01 z03 KLD	Floor 01	Kitchen / Living / Dining	6.50	Yes	
L01 z04 b1	Floor 01	Bedroom	1.00	No	Yes
L01 z04 b2	Floor 01	Bedroom	1.00	No	
L01 z04 b3	Floor 01	Bedroom	1.50	Yes	
L01 z04 b4	Floor 01	Bedroom	1.50	Yes	
L01 z04 b5	Floor 01	Bedroom	6.50	Yes	
L01 z04 b6	Floor 01	Bedroom	6.00	Yes	
L01 z04 KLD	Floor 01	Kitchen / Living / Dining	5.00	Yes	
L01 z05 Studio	Floor 01	Studio	0.50	No	No

Unit	Floor	Room Type	IS EN 17037		
			Hours of sunlight received at window on 21st March (Target = 1.5 hours)	Does the room achieve IS EN 17037 recommendations?	Does one habitable room in the dwelling achieve IS EN 17037 recommendations?
L01 z06 Studio	Floor 01	Studio	0.00	No	No
L01 z07 b1	Floor 01	Bedroom	0.00	No	Yes
L01 z07 b2	Floor 01	Bedroom	0.00	No	
L01 z07 b3	Floor 01	Bedroom	0.00	No	
L01 z07 b4	Floor 01	Bedroom	3.00	Yes	
L01 z07 b5	Floor 01	Bedroom	3.00	Yes	
L01 z07 b6	Floor 01	Bedroom	2.50	Yes	
L01 z07 KLD	Floor 01	Kitchen / Living / Dining	2.50	Yes	
L01 z08 b1	Floor 01	Bedroom	2.00	Yes	Yes
L01 z08 b2	Floor 01	Bedroom	1.50	Yes	
L01 z08 b3	Floor 01	Bedroom	4.00	Yes	
L01 z08 b4	Floor 01	Bedroom	4.50	Yes	
L01 z08 b5	Floor 01	Bedroom	4.50	Yes	
L01 z08 b6	Floor 01	Bedroom	4.50	Yes	
L01 z08 KLD	Floor 01	Kitchen / Living / Dining	0.50	No	
L01 z09 b1	Floor 01	Bedroom	2.50	Yes	Yes
L01 z09 b2	Floor 01	Bedroom	2.00	Yes	
L01 z09 b3	Floor 01	Bedroom	1.00	No	
L01 z09 b4	Floor 01	Bedroom	0.00	No	
L01 z09 b5	Floor 01	Bedroom	0.00	No	
L01 z09 b6	Floor 01	Bedroom	0.00	No	
L01 z09 KLD	Floor 01	Kitchen / Living / Dining	3.50	Yes	
L01 z10 Studio	Floor 01	Studio	4.00	Yes	Yes
L01 z11 Studio	Floor 01	Studio	4.50	Yes	Yes
L01 z12 Studio	Floor 01	Studio	4.00	Yes	Yes
L01 z13 Studio	Floor 01	Studio	4.00	Yes	Yes
L01 z14 Studio	Floor 01	Studio	4.00	Yes	Yes
L01 z15 Studio	Floor 01	Studio	3.00	Yes	Yes
L01 z16 Studio	Floor 01	Studio	4.00	Yes	Yes
L01 z17 Studio	Floor 01	Studio	3.50	Yes	Yes

Unit	Floor	Room Type	IS EN 17037		
			Hours of sunlight received at window on 21st March (Target = 1.5 hours)	Does the room achieve IS EN 17037 recommendations?	Does one habitable room in the dwelling achieve IS EN 17037 recommendations?
L01 z18 b1	Floor 01	Bedroom	0.50	No	Yes
L01 z18 b2	Floor 01	Bedroom	3.00	Yes	
L01 z18 b3	Floor 01	Bedroom	3.00	Yes	
L01 z18 b4	Floor 01	Bedroom	3.00	Yes	
L01 z18 b5	Floor 01	Bedroom	3.00	Yes	
L01 z18 b6	Floor 01	Bedroom	2.50	Yes	
L01 z18 KLD	Floor 01	Kitchen / Living / Dining	8.50	Yes	
L01 z19 b1	Floor 01	Bedroom	4.50	Yes	Yes
L01 z19 b2	Floor 01	Bedroom	5.00	Yes	
L01 z19 b3	Floor 01	Bedroom	5.00	Yes	
L01 z19 b4	Floor 01	Bedroom	4.50	Yes	
L01 z19 b5	Floor 01	Bedroom	4.50	Yes	
L01 z19 b6	Floor 01	Bedroom	4.50	Yes	
L01 z19 KLD	Floor 01	Kitchen / Living / Dining	9.00	Yes	
L01 z20 Studio	Floor 01	Studio	4.50	Yes	Yes
L01 z21 Studio	Floor 01	Studio	4.50	Yes	Yes
L01 z22 Studio	Floor 01	Studio	2.50	Yes	Yes
L01 z23 Studio	Floor 01	Studio	4.50	Yes	Yes
L01 z24 b1	Floor 01	Bedroom	3.50	Yes	Yes
L01 z24 b2	Floor 01	Bedroom	4.50	Yes	
L01 z24 b3	Floor 01	Bedroom	4.50	Yes	
L01 z24 b4	Floor 01	Bedroom	0.00	No	
L01 z24 b5	Floor 01	Bedroom	0.00	No	
L01 z24 b6	Floor 01	Bedroom	0.00	No	
L01 z24 KLD	Floor 01	Kitchen / Living / Dining	3.50	Yes	
L01 z25 Studio	Floor 01	Studio	0.00	No	No
L01 z26 Studio	Floor 01	Studio	0.00	No	No
L01 z27 Studio	Floor 01	Studio	0.00	No	No
L01 z28 Studio	Floor 01	Studio	0.00	No	No
L01 z29 Studio	Floor 01	Studio	0.00	No	No
L01 z30 Studio	Floor 01	Studio	0.00	No	No
L01 z31 Studio	Floor 01	Studio	0.00	No	No
L01 z32 Studio	Floor 01	Studio	0.00	No	No
L01 z33 Studio	Floor 01	Studio	0.00	No	No

Unit	Floor	Room Type	IS EN 17037		
			Hours of sunlight received at window on 21st March (Target = 1.5 hours)	Does the room achieve IS EN 17037 recommendations?	Does one habitable room in the dwelling achieve IS EN 17037 recommendations?
L02 z01 b1	Floor 02	Bedroom	0.00	No	Yes
L02 z01 b2	Floor 02	Bedroom	0.00	No	
L02 z01 b3	Floor 02	Bedroom	0.00	No	
L02 z01 b4	Floor 02	Bedroom	0.00	No	
L02 z01 b5	Floor 02	Bedroom	0.00	No	
L02 z01 b6	Floor 02	Bedroom	4.50	Yes	
L02 z01 KLD	Floor 02	Kitchen / Living / Dining	4.50	Yes	
L02 z02 b1	Floor 02	Bedroom	0.00	No	Yes
L02 z02 b2	Floor 02	Bedroom	0.00	No	
L02 z02 b3	Floor 02	Bedroom	0.00	No	
L02 z02 b4	Floor 02	Bedroom	0.00	No	
L02 z02 b5	Floor 02	Bedroom	0.00	No	
L02 z02 b6	Floor 02	Bedroom	3.50	Yes	
L02 z02 KLD	Floor 02	Kitchen / Living / Dining	7.75	Yes	
L02 z03 b1	Floor 02	Bedroom	7.00	Yes	Yes
L02 z03 b2	Floor 02	Bedroom	7.50	Yes	
L02 z03 b3	Floor 02	Bedroom	7.50	Yes	
L02 z03 b4	Floor 02	Bedroom	5.50	Yes	
L02 z03 b5	Floor 02	Bedroom	0.00	No	
L02 z03 b6	Floor 02	Bedroom	0.00	No	
L02 z03 KLD	Floor 02	Kitchen / Living / Dining	8.00	Yes	
L02 z04 b1	Floor 02	Bedroom	1.00	No	Yes
L02 z04 b2	Floor 02	Bedroom	1.00	No	
L02 z04 b3	Floor 02	Bedroom	1.50	Yes	
L02 z04 b4	Floor 02	Bedroom	1.50	Yes	
L02 z04 b5	Floor 02	Bedroom	7.00	Yes	
L02 z04 b6	Floor 02	Bedroom	7.00	Yes	
L02 z04 KLD	Floor 02	Kitchen / Living / Dining	5.00	Yes	
L02 z05 Studio	Floor 02	Studio	1.00	No	No
L02 z06 Studio	Floor 02	Studio	0.00	No	No

Unit	Floor	Room Type	IS EN 17037		
			Hours of sunlight received at window on 21st March (Target = 1.5 hours)	Does the room achieve IS EN 17037 recommendations?	Does one habitable room in the dwelling achieve IS EN 17037 recommendations?
L02 z07 b1	Floor 02	Bedroom	0.00	No	Yes
L02 z07 b2	Floor 02	Bedroom	0.00	No	
L02 z07 b3	Floor 02	Bedroom	2.00	Yes	
L02 z07 b4	Floor 02	Bedroom	5.00	Yes	
L02 z07 b5	Floor 02	Bedroom	5.00	Yes	
L02 z07 b6	Floor 02	Bedroom	4.50	Yes	
L02 z07 KLD	Floor 02	Kitchen / Living / Dining	3.50	Yes	
L02 z08 b1	Floor 02	Bedroom	2.50	Yes	Yes
L02 z08 b2	Floor 02	Bedroom	2.00	Yes	
L02 z08 b3	Floor 02	Bedroom	5.00	Yes	
L02 z08 b4	Floor 02	Bedroom	5.00	Yes	
L02 z08 b5	Floor 02	Bedroom	5.00	Yes	
L02 z08 b6	Floor 02	Bedroom	4.50	Yes	
L02 z08 KLD b	Floor 02	Kitchen / Living / Dining	2.50	Yes	
L02 z09 b1	Floor 02	Bedroom	5.00	Yes	Yes
L02 z09 b2	Floor 02	Bedroom	4.00	Yes	
L02 z09 b3	Floor 02	Bedroom	2.50	Yes	
L02 z09 b4	Floor 02	Bedroom	0.00	No	
L02 z09 b5	Floor 02	Bedroom	0.00	No	
L02 z09 b6	Floor 02	Bedroom	0.00	No	
L02 z09 KLD	Floor 02	Kitchen / Living / Dining	4.50	Yes	
L02 z10 Studio	Floor 02	Studio	5.50	Yes	Yes
L02 z11 Studio	Floor 02	Studio	6.00	Yes	Yes
L02 z12 Studio	Floor 02	Studio	5.00	Yes	Yes
L02 z13 Studio	Floor 02	Studio	6.50	Yes	Yes
L02 z14 Studio	Floor 02	Studio	6.00	Yes	Yes
L02 z15 Studio	Floor 02	Studio	3.50	Yes	Yes
L02 z16 Studio	Floor 02	Studio	5.50	Yes	Yes
L02 z17 Studio	Floor 02	Studio	4.50	Yes	Yes
L02 z18 b1	Floor 02	Bedroom	1.00	No	Yes
L02 z18 b2	Floor 02	Bedroom	3.50	Yes	
L02 z18 b3	Floor 02	Bedroom	3.50	Yes	
L02 z18 b4	Floor 02	Bedroom	3.50	Yes	
L02 z18 b5	Floor 02	Bedroom	3.00	Yes	
L02 z18 b6	Floor 02	Bedroom	2.50	Yes	
L02 z18 KLD	Floor 02	Kitchen / Living / Dining	5.00	Yes	

Unit	Floor	Room Type	IS EN 17037		
			Hours of sunlight received at window on 21st March (Target = 1.5 hours)	Does the room achieve IS EN 17037 recommendations?	Does one habitable room in the dwelling achieve IS EN 17037 recommendations?
L02 z19 b1	Floor 02	Bedroom	5.00	Yes	Yes
L02 z19 b2	Floor 02	Bedroom	5.00	Yes	
L02 z19 b3	Floor 02	Bedroom	5.00	Yes	
L02 z19 b4	Floor 02	Bedroom	5.50	Yes	
L02 z19 b5	Floor 02	Bedroom	5.50	Yes	
L02 z19 b6	Floor 02	Bedroom	5.50	Yes	
L02 z19 KLD	Floor 02	Kitchen / Living / Dining	9.00	Yes	
L02 z20 Studio	Floor 02	Studio	5.50	Yes	Yes
L02 z21 Studio	Floor 02	Studio	5.50	Yes	Yes
L02 z22 Studio	Floor 02	Studio	3.00	Yes	Yes
L02 z23 Studio	Floor 02	Studio	5.00	Yes	Yes
L02 z24 b1	Floor 02	Bedroom	4.00	Yes	Yes
L02 z24 b2	Floor 02	Bedroom	5.00	Yes	
L02 z24 b3	Floor 02	Bedroom	5.00	Yes	
L02 z24 b4	Floor 02	Bedroom	3.00	Yes	
L02 z24 b5	Floor 02	Bedroom	0.00	No	
L02 z24 b6	Floor 02	Bedroom	0.00	No	
L02 z24 KLD	Floor 02	Kitchen / Living / Dining	2.50	Yes	
L02 z25 Studio	Floor 02	Studio	0.00	No	No
L02 z26 Studio	Floor 02	Studio	0.00	No	No
L02 z27 Studio	Floor 02	Studio	0.00	No	No
L02 z28 Studio	Floor 02	Studio	0.00	No	No
L02 z29 Studio	Floor 02	Studio	0.00	No	No
L02 z30 Studio	Floor 02	Studio	0.00	No	No
L02 z31 Studio	Floor 02	Studio	0.00	No	No
L02 z32 Studio	Floor 02	Studio	0.00	No	No
L02 z33 Studio	Floor 02	Studio	0.00	No	No
L03 z01 b1	Floor 03	Bedroom	0.00	No	Yes
L03 z01 b2	Floor 03	Bedroom	0.00	No	
L03 z01 b3	Floor 03	Bedroom	0.00	No	
L03 z01 b4	Floor 03	Bedroom	0.00	No	
L03 z01 b5	Floor 03	Bedroom	0.00	No	
L03 z01 b6	Floor 03	Bedroom	4.50	Yes	
L03 z01 KLD	Floor 03	Kitchen / Living / Dining	4.50	Yes	

Unit	Floor	Room Type	IS EN 17037		
			Hours of sunlight received at window on 21st March (Target = 1.5 hours)	Does the room achieve IS EN 17037 recommendations?	Does one habitable room in the dwelling achieve IS EN 17037 recommendations?
L03 z02 b1	Floor 03	Bedroom	0.00	No	Yes
L03 z02 b2	Floor 03	Bedroom	0.00	No	
L03 z02 b3	Floor 03	Bedroom	0.00	No	
L03 z02 b4	Floor 03	Bedroom	0.00	No	
L03 z02 b5	Floor 03	Bedroom	0.00	No	
L03 z02 b6	Floor 03	Bedroom	6.00	Yes	
L03 z02 KLD	Floor 03	Kitchen / Living / Dining	8.75	Yes	
L03 z03 b1	Floor 03	Bedroom	7.50	Yes	Yes
L03 z03 b2	Floor 03	Bedroom	7.50	Yes	
L03 z03 b3	Floor 03	Bedroom	7.50	Yes	
L03 z03 b4	Floor 03	Bedroom	5.50	Yes	
L03 z03 b5	Floor 03	Bedroom	0.00	No	
L03 z03 b6	Floor 03	Bedroom	0.00	No	
L03 z03 KLD	Floor 03	Kitchen / Living / Dining	8.50	Yes	
L03 z04 b1	Floor 03	Bedroom	2.00	Yes	Yes
L03 z04 b2	Floor 03	Bedroom	2.50	Yes	
L03 z04 b3	Floor 03	Bedroom	2.50	Yes	
L03 z04 b4	Floor 03	Bedroom	2.50	Yes	
L03 z04 b5	Floor 03	Bedroom	6.50	Yes	
L03 z04 KLD	Floor 03	Kitchen / Living / Dining	7.50	Yes	
L03 z05 Studio	Floor 03	Studio	1.00	No	No
L03 z06 Studio	Floor 03	Studio	0.00	No	No
L03 z07 b1 b	Floor 03	Bedroom	0.00	No	Yes
L03 z07 b2	Floor 03	Bedroom	4.50	Yes	
L03 z07 b3	Floor 03	Bedroom	5.00	Yes	
L03 z07 b4	Floor 03	Bedroom	5.00	Yes	
L03 z07 KLD	Floor 03	Kitchen / Living / Dining	4.50	Yes	
L03 z08 b1	Floor 03	Bedroom	9.50	Yes	Yes
L03 z08 b2	Floor 03	Bedroom	9.50	Yes	
L03 z08 b3	Floor 03	Bedroom	5.00	Yes	
L03 z08 b4	Floor 03	Bedroom	5.00	Yes	
L03 z08 b5	Floor 03	Bedroom	5.00	Yes	
L03 z08 b6	Floor 03	Bedroom	5.00	Yes	
L03 z08 KLD	Floor 03	Kitchen / Living / Dining	5.00	Yes	

Unit	Floor	Room Type	IS EN 17037		
			Hours of sunlight received at window on 21st March (Target = 1.5 hours)	Does the room achieve IS EN 17037 recommendations?	Does one habitable room in the dwelling achieve IS EN 17037 recommendations?
L03 z09 b1	Floor 03	Bedroom	5.00	Yes	Yes
L03 z09 b2	Floor 03	Bedroom	7.00	Yes	
L03 z09 b3	Floor 03	Bedroom	6.00	Yes	
L03 z09 b4	Floor 03	Bedroom	0.00	No	
L03 z09 b5	Floor 03	Bedroom	0.00	No	
L03 z09 b6	Floor 03	Bedroom	0.00	No	
L03 z09 KLD	Floor 03	Kitchen / Living / Dining	8.50	Yes	
L03 z10 Studio	Floor 03	Studio	9.00	Yes	Yes
L03 z11 Studio	Floor 03	Studio	8.50	Yes	Yes
L03 z12 Studio	Floor 03	Studio	6.50	Yes	Yes
L03 z13 Studio	Floor 03	Studio	8.00	Yes	Yes
L03 z14 Studio	Floor 03	Studio	7.50	Yes	Yes
L03 z15 Studio	Floor 03	Studio	4.50	Yes	Yes
L03 z16 Studio	Floor 03	Studio	6.50	Yes	Yes
L03 z17 Studio	Floor 03	Studio	5.00	Yes	Yes
L03 z18 b1	Floor 03	Bedroom	1.50	Yes	Yes
L03 z18 b2	Floor 03	Bedroom	4.00	Yes	
L03 z18 b3	Floor 03	Bedroom	4.00	Yes	
L03 z18 b4	Floor 03	Bedroom	4.00	Yes	
L03 z18 b5	Floor 03	Bedroom	4.00	Yes	
L03 z18 b6	Floor 03	Bedroom	4.00	Yes	
L03 z18 KLD	Floor 03	Kitchen / Living / Dining	5.00	Yes	
L03 z19 b1	Floor 03	Bedroom	5.50	Yes	Yes
L03 z19 b2	Floor 03	Bedroom	5.50	Yes	
L03 z19 b3	Floor 03	Bedroom	5.50	Yes	
L03 z19 b4	Floor 03	Bedroom	5.50	Yes	
L03 z19 b5	Floor 03	Bedroom	5.50	Yes	
L03 z19 b6	Floor 03	Bedroom	5.50	Yes	
L03 z19 KLD	Floor 03	Kitchen / Living / Dining	9.00	Yes	
L03 z20 Studio	Floor 03	Studio	5.50	Yes	Yes
L03 z21 Studio	Floor 03	Studio	5.50	Yes	Yes
L03 z22 Studio	Floor 03	Studio	3.50	Yes	Yes
L03 z23 Studio	Floor 03	Studio	5.50	Yes	Yes

Unit	Floor	Room Type	IS EN 17037		
			Hours of sunlight received at window on 21st March (Target = 1.5 hours)	Does the room achieve IS EN 17037 recommendations?	Does one habitable room in the dwelling achieve IS EN 17037 recommendations?
L03 z24 b1	Floor 03	Bedroom	4.50	Yes	Yes
L03 z24 b2	Floor 03	Bedroom	5.50	Yes	
L03 z24 b3	Floor 03	Bedroom	5.50	Yes	
L03 z24 b4	Floor 03	Bedroom	4.50	Yes	
L03 z24 b5	Floor 03	Bedroom	4.00	Yes	
L03 z24 b6	Floor 03	Bedroom	2.50	Yes	
L03 z24 KLD	Floor 03	Kitchen / Living / Dining	3.00	Yes	
L03 z25 Studio	Floor 03	Studio	0.00	No	No
L03 z26 Studio	Floor 03	Studio	0.00	No	No
L03 z27 Studio	Floor 03	Studio	0.00	No	No
L03 z28 Studio	Floor 03	Studio	0.00	No	No
L03 z29 Studio	Floor 03	Studio	0.00	No	No
L03 z30 Studio	Floor 03	Studio	0.00	No	No
L03 z31 Studio	Floor 03	Studio	0.00	No	No
L03 z32 Studio	Floor 03	Studio	0.00	No	No
L03 z33 Studio	Floor 03	Studio	0.00	No	No
L04 z01 Studio	Floor 04	Studio	5.00	Yes	Yes
L04 z02 Studio	Floor 04	Studio	0.00	No	No
L04 z03 b1	Floor 04	Bedroom	0.00	No	Yes
L04 z03 b2	Floor 04	Bedroom	0.00	No	
L04 z03 b3	Floor 04	Bedroom	0.00	No	
L04 z03 b4	Floor 04	Bedroom	0.00	No	
L04 z03 b5	Floor 04	Bedroom	0.00	No	
L04 z03 b6	Floor 04	Bedroom	6.00	Yes	
L04 z03 KLD	Floor 04	Kitchen / Living / Dining	10.00	Yes	
L04 z04 b1	Floor 04	Bedroom	7.50	Yes	Yes
L04 z04 b2	Floor 04	Bedroom	7.50	Yes	
L04 z04 b3	Floor 04	Bedroom	8.50	Yes	
L04 z04 b4	Floor 04	Bedroom	6.00	Yes	
L04 z04 b5	Floor 04	Bedroom	0.00	No	
L04 z04 b6	Floor 04	Bedroom	0.00	No	
L04 z04 KLD	Floor 04	Kitchen / Living / Dining	10.00	Yes	

Unit	Floor	Room Type	IS EN 17037		
			Hours of sunlight received at window on 21st March (Target = 1.5 hours)	Does the room achieve IS EN 17037 recommendations?	Does one habitable room in the dwelling achieve IS EN 17037 recommendations?
L04 z05 b1	Floor 04	Bedroom	1.50	Yes	Yes
L04 z05 b2	Floor 04	Bedroom	1.50	Yes	
L04 z05 b3	Floor 04	Bedroom	1.50	Yes	
L04 z05 b4	Floor 04	Bedroom	7.50	Yes	
L04 z05 LKD	Floor 04	Kitchen / Living / Dining	6.00	Yes	
L04 z06 Studio	Floor 04	Studio	3.00	Yes	Yes
L04 z07 Studio	Floor 04	Studio	0.00	No	No
L04 z08 Studio	Floor 04	Studio	5.00	Yes	Yes
L04 z09 Studio	Floor 04	Studio	9.50	Yes	Yes
L04 z10 b1	Floor 04	Bedroom	9.00	Yes	Yes
L04 z10 b2	Floor 04	Bedroom	8.00	Yes	
L04 z10 b3	Floor 04	Bedroom	5.50	Yes	
L04 z10 b4	Floor 04	Bedroom	0.00	No	
L04 z10 b5	Floor 04	Bedroom	0.00	No	
L04 z10 b6	Floor 04	Bedroom	0.00	No	
L04 z10 KLD	Floor 04	Kitchen / Living / Dining	10.00	Yes	
L04 z11 Studio	Floor 04	Studio	10.00	Yes	Yes
L04 z12 Studio	Floor 04	Studio	9.50	Yes	Yes
L04 z13 Studio	Floor 04	Studio	7.50	Yes	Yes
L04 z14 Studio	Floor 04	Studio	10.00	Yes	Yes
L04 z15 Studio	Floor 04	Studio	10.00	Yes	Yes
L04 z16 Studio	Floor 04	Studio	6.00	Yes	Yes
L04 z17 Studio	Floor 04	Studio	8.00	Yes	Yes
L04 z18 Studio	Floor 04	Studio	6.00	Yes	Yes
L04 z19 b1	Floor 04	Bedroom	3.00	Yes	Yes
L04 z19 b2	Floor 04	Bedroom	5.00	Yes	
L04 z19 b3	Floor 04	Bedroom	5.00	Yes	
L04 z19 b4	Floor 04	Bedroom	5.00	Yes	
L04 z19 b5	Floor 04	Bedroom	4.50	Yes	
L04 z19 KLD	Floor 04	Kitchen / Living / Dining	4.50	Yes	

Unit	Floor	Room Type	IS EN 17037		
			Hours of sunlight received at window on 21st March (Target = 1.5 hours)	Does the room achieve IS EN 17037 recommendations?	Does one habitable room in the dwelling achieve IS EN 17037 recommendations?
L04 z20 b1	Floor 04	Bedroom	5.50	Yes	Yes
L04 z20 b2	Floor 04	Bedroom	5.50	Yes	
L04 z20 b3	Floor 04	Bedroom	5.50	Yes	
L04 z20 b4	Floor 04	Bedroom	5.50	Yes	
L04 z20 b5	Floor 04	Bedroom	5.50	Yes	
L04 z20 b6	Floor 04	Bedroom	5.50	Yes	
L04 z20 KLD	Floor 04	Kitchen / Living / Dining	6.00	Yes	
L04 z21 Studio	Floor 04	Studio	5.50	Yes	Yes
L04 z22 Studio	Floor 04	Studio	6.00	Yes	Yes
L04 z23 Studio	Floor 04	Studio	4.00	Yes	Yes
L04 z24 Studio	Floor 04	Studio	6.00	Yes	Yes
L04 z25 b1	Floor 04	Bedroom	4.50	Yes	Yes
L04 z25 b2	Floor 04	Bedroom	5.50	Yes	
L04 z25 b3	Floor 04	Bedroom	5.00	Yes	
L04 z25 b4	Floor 04	Bedroom	5.00	Yes	
L04 z25 KLD	Floor 04	Kitchen / Living / Dining	5.50	Yes	
L04 z26 Studio	Floor 04	Studio	4.50	Yes	Yes
L04 z27 Studio	Floor 04	Studio	0.00	No	No
L04 z28 Studio	Floor 04	Studio	0.00	No	No
L04 z29 Studio	Floor 04	Studio	0.00	No	No
L04 z30 Studio	Floor 04	Studio	0.00	No	No

5.3 Assessment of Sunlight on Ground in proposed amenity spaces

Appendix 1 of the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* sets out the requirements for quantum of communal amenity space associated with developments of new apartments. The Apartment Guidelines do not prescribe requirements on the issue of sunlight access to proposed open spaces and does not require that planning authorities have regard to quantitative performance approaches to sunlight provision in amenity spaces set out in the Building Research Establishment's *Site layout planning for daylight and sunlight: a guide to good practice* (the BRE Guide).

Section 3 of the Building Research Establishment's *Site layout planning for daylight and sunlight: a guide to good practice* (third edition, 2022) sets out design advice and recommendations for site layout planning to ensure good sunlight access suggests that, for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours sunlight at the equinox.

The third edition BRE Guide, at Section 3.3.8, provides for a specific methodology to be used in assessment of sunlight access to open spaces as follows: *"Locations that can and cannot receive two or more hours of sunlight on 21 March may be found using specialist software. The space is divided into a grid of points with a recommended spacing of 0.3 m or less, and the proportion of these points that can receive two hours of sunlight on March 21 is computed."*

In determining whether or not to include existing and proposed substantial trees in the three dimensional model for the purposes of this quantitative analysis, ARC made reference to the BRE Guide (as updated in 2022), which states that the *"question of whether trees or fences should be included in the calculation depends upon the type of shade they produce. Normally trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than the deep shadow of a building (this applies especially to deciduous trees)."* Given this, ARC did not show the shadows cast by any landscape planting in the assessment model. Please further note that bicycle shelters were not included in the model (for example, as the bicycle shelter in Garden 2 is proposed as open with a transparent roof, it also was not included in the model).

As part of this analysis, ARC has carried out detailed quantitative analysis of the 3 no. open spaces proposed as part of the subject application (see Figure 5.1 on the right hand side of the page). The results of ARC's analysis are presented in Table 5.1 below.

Table 5.1: Open Space Areas – Proportion of space receiving two hours of sunlight on 21st March

Location of Open Space	Area	Proportion of space (grid points) capable of receiving two hours of sunlight on 21st March	Does this achieve the BRE Guide recommendations for sunlight access?
Garden 1	388.4 sq m	0.00%	No
Garden 2	750.6 sq m	73.09%	Yes
Garden 3	309.4 sq m	67.57%	Yes

As illustrated by Table 5.1 above, 2 of the 3 no. proposed open spaces will receive more sunlight than is recommended by the BRE Guide for an open space to receive an adequate amount of sunlight access over the course of the year.

Amy Hastings BCL BL MSc (Spatial Planning) MIPI
March 2024

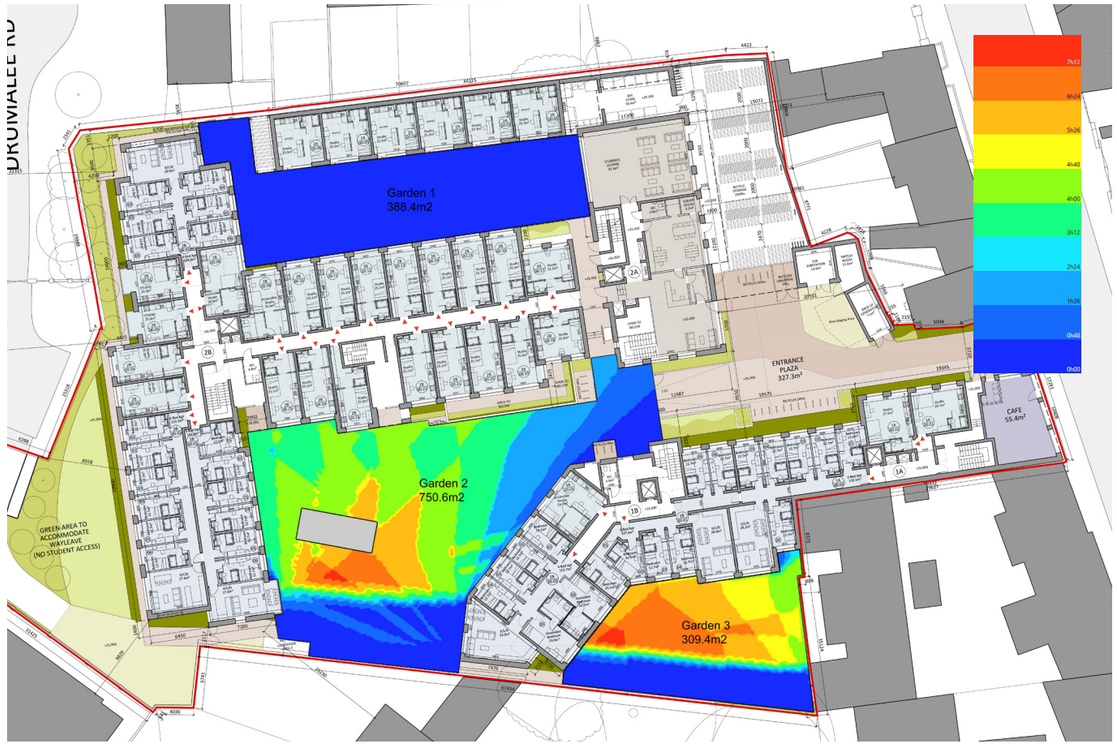


Figure 5.1: Indicative diagram showing sun on ground to amenity spaces within the proposed development on 21st March assessed as part of this Sunlight and Daylight Access Analysis

Technical Appendix

Explanatory Note

In assessing sunlight and daylight access, Irish practitioners tend to refer to the relevant *Site layout planning for daylight and sunlight: a guide to good practice* for the Building Research Establishment (the BRE Guide, a third edition of which was published in June 2022).

Section 1.7 of the BRE Guide provides: *"The guidance here is intended for use in the UK and in the Republic of Ireland"*. Its use in assessing impacts on sunlight and daylight access as part of the planning process is supported by national government planning policy including:

- The *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*, which, at Section 7.2 states: *"Planning authorities should require that daylight and shadow projection diagrams be submitted in all such proposals. The recommendations of "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (B.R.E. 1991)[1] or B.S. 8206 "Lighting for Buildings, Part 2 1992: Code of Practice for Daylighting" should be followed in this regard."*

- The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* (as amended in July 2023), which at Paragraph 6.6, states: *"Planning authorities should ensure appropriate expert advice and input where necessary, and have regard to quantitative performance approaches to daylight provision outlined in guides like A New European Standard for Daylighting in Buildings EN17037 or UK National Annex BS EN17037 and the associated BRE Guide 209 2022 Edition (June 2022), or any relevant future guidance specific to the Irish context, when undertaken by development proposers which offer the capability to satisfy minimum standards of daylight provision."*

- The *Urban Development and Building Height Guidelines*, which, at Section 3.2, states: *"Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'. Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution."*

In addition to the above, Appendix 16: Sunlight and Daylight of the *Dublin City Development Plan 2022-2028* references *Site layout planning for daylight and sunlight: a guide to good practice* (second edition, but outlines that any revised edition would take precedence) and to BS EN 17037. Section 5.0 of Appendix 16 outlines the expected methodology to be used in carrying out sunlight and daylight assessment as follows:

> *"The following section outlines the expected methodology for daylight and sunlight reports to be submitted with planning applications. Daylight and sunlight assessments will generally consist of two parts, being (a) how the proposed development performs and (b) how the proposed development impacts levels of daylight and sunlight availability in surrounding existing buildings. Until such time when BR 209 is updated and all relevant and required information is included (i.e. removal of reference to BS 8206-2 and inclusion of metrics within BS EN 17037), the planning authority will request metrics from both BS 8206-2 and BS EN 17037. These are outlined below for clarity.*
>
> *5.1 Performance of the Proposed Development*
> - *Annual Probable Sunlight Hours on all relevant windows*
> - *Winter Sunlight Hours on all relevant windows*
> - *Sunlight on Ground in all amenity spaces*
> - *Average Daylight Factor in all habitable rooms*
> - *No Sky Line in all habitable rooms*
> - *Target Illuminance in all habitable rooms*
>
> *5.2 Impact on the Surrounding Properties*
> - *Vertical Sky Component on all relevant surrounding windows*
> - *Annual Probable Sunlight Hours on all relevant surrounding windows*
> - *Winter Sunlight Hours on all relevant surrounding windows*
> - *Sunlight on Ground in all surrounding amenity spaces*
>
> *5.3 Other Criteria and Considerations*
> *In addition to the above metrics, the planning authority will require consideration of the points below, save in agreed exceptional circumstances:*
> - *When assessing the impact of a proposed development, it is expected that all surrounding properties are assessed. It is not acceptable to assess only the surrounding residential properties. Residential properties should be clearly marked out and results for these presented separately.*
> - *When assessing the impact of a proposed development on the existing surrounding properties, it is expected that the rule within clause 2.2.4 of BR 209 is applied. This rule outlines that "Loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window". Thus, all surrounding buildings that sit within three times the height of the proposed development shall be included within the assessment. The assessment can then use methods typically applied in BR 209 to determine the correct approach to investigating loss of light.*
> - *When analysing the results found to investigate the impact of a proposed development on the surrounding existing buildings, it is expected that the nomenclature and associated descriptions from within Appendix I of BR 209 are used. The wordings of negligible, minor adverse, moderate adverse and major adverse have defined meanings. These meanings have associated descriptors, and these shall be applied during the analytics section of reports. Appendix I in BR 209 provides these descriptions in full.*
> - *The use of average daylight factor in assessing the impact of a new development on surrounding existing developments is not permitted.*
> - *Where alternate target values are being set, this shall be completed in line with Appendix F of BR 209.*
> - *When analysing the performance of a proposed development, it is expected that all rooms with an expectation for daylight are assessed. Assessing only a sample of rooms is not permitted.*
> - *When determining input factors for simulations, applicants shall clearly state their assumptions.*
> - *For residential developments, the internal daylight levels shall be benchmarked against the relevant targets in both BS 8206-2 and BS EN 17037. These are given below for clarity.*
>
> *Table 1: Internal Daylight Levels*

Room Type	BS 8206 Average Daylight Factor	BS EN 17037 Target Illuminance
Bedroom	1.0%	100 lux
Living Room	1.5%	150 lux
Kitchen	2.0%	200 lux
Kitchen, Living & Dining	2.0%	200 lux

> - *When assessing target illuminance, it shall be clearly stated which of the two methodologies within BS EN 17037 has been applied. Where the climatic data approach is used, the minimum time step shall be hourly and the weather file chosen shall be stated. Assessments shall not combine both methods (e.g., where the median external sky method is used to assess north facing rooms, this shall also be used to assess all other rooms).*

1 The *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas* refer to the first edition of the BRE Guide as published in 1991. A second edition of the Guide was published in 2011.

The standards for daylight and sunlight access in buildings (and the methodologies for assessment of same) suggested in the BRE Guide 2022 have been referenced in this report. Having regard to *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities*, this report also references *IS EN 17037: Daylight in Buildings* and *BS EN 17037: Daylight in Buildings* in relation to daylight access within the proposed development.

The BRE Guide does not set out rigid standards or limits, but is preceded by the following very clear warning 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."* [Emphasis added.]

This report is prepared by ARC Architectural Consultants Ltd for the benefit of the Applicant and in accordance with our instructions. ARC Architectural Consultants Ltd disclaims any liability, legal or otherwise, from any party, other than the Applicant, seeking to rely upon the content of this report. The purpose of this report is to provide a general indication of daylight performance and sunlight access within the proposed development on the basis of numerous assumptions outlined below and with reference to design tools set out in the guidance documents referenced above as part of the planning process. ARC takes no responsibility for any errors introduced by the third party proprietary sunlight and daylight analysis software used to perform the quantitative assessment. This report does not offer a guarantee of daylight performance or sunlight access to existing or future occupants or owners of the application site or neighbouring lands or any other party.

Sunlight Access to Buildings and Open Spaces

Context under Technical and Guidance Documents

Section 3.2.13 of the *Site layout planning for daylight and sunlight: a guide to good practice* (the BRE Guide) provides as follows in relation to the assessment of the impact of development on sunlight access to existing buildings.

> *"If a living room of an existing dwelling has a main window facing within 90˚ of due south, and any part of a new development subtends an angle of more than 25˚ to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:*
> - *receives less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value, or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.8 times its former value during that period;*
> - ***and*** *also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours."* [Emphasis added]

Section 3.2.9 of the BRE Guide states:

> *"It is not always necessary to do a full calculation to check sunlight potential. The guidelines above is met provided either of the following is true:*
> - *If the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window (NB obstructions within 90° of due north of the existing window need not count here).*
> - *The window wall faces within 90° of due south and no obstruction, measured in the section perpendicular to the window wall, subtends an angle of more than 25° to the horizontal ... Again, obstructions within 90° of due north of the existing window need not be counted.*
> - *The window wall faces within 20° of due south and the reference point has a VSC... of 27% or more."*

The BRE Guide, at Section 3.2.7, states that *"3.2.7 Any reduction in sunlight access below these levels should be kept to a minimum. If the available sunlight hours are both less than the amount above and less than 0.80 times their former value, either over the whole year or just in the winter months (21 September to 21 March), and the overall annual loss is greater than 4% of APSH, then the occupants of the existing building will notice the loss of sunlight; the room may appear colder and less cheerful and pleasant."*.

Section 3.3 of the Building Research Establishment's *Site layout planning for daylight and sunlight: a guide to good practice* sets out design advice and recommendations for site layout planning to ensure good sunlight access to amenity spaces and to minimise the impact of new development on existing amenity spaces. The Guide suggests that, for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours sunlight on 21st March. Section 3.3.17 of the BRE Guide provides that *"It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above,* ***and*** *the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable."* [Emphasis added.] Section 3.3.8 provides that *"Locations that can and cannot receive two or more hours of sunlight on 21 March may be found using specialist software. The space is divided into a grid of points with a recommended spacing of 0.3 m or less, and the proportion of these points that can receive two hours of sunlight on March 21 is computed."* Please note that where spaces adjoin buildings, an offset of 100 mm from the building was applied to the analysis.

Assessment Methodology for Sunlight Access

A three dimensional digital model of the proposed development and of existing buildings in the area was constructed by ARC Consultants based on drawings and three dimensional models supplied by the Design Team. Please note that, subsequent to ARC having carried out the sunlight impact analysis, a very minor change was made to the roof (e.g. an increase in height of 75 mm in some areas) - this is not expected to result in any material change to the results. However, please note that the assessment of sunlight access to proposed units was based on the final design for the proposal.

Where survey data of surrounding context was not available, assumptions were made, with reference to on-site, satellite and aerial photography and to the online planning register, where relevant, in the creation of the three dimensional model. Section 3.3.9 of the BRE Guide provides that the *"question of whether trees or fences should be included in the calculation depends upon the type of shade they produce. Normally trees and shrubs need not be included, and partly because the dappled shade of a tree is more pleasant than the deep shadow of a building (this applies especially to deciduous trees)."* Given this, existing and proposed landscaping was not included in the primary assessment model. Please further note that bicycle shelters were not included in the model (for example, as the bicycle shelter in Garden 2 is proposed as open with a transparent roof, it also was not included in the model).

Using the digital model, shadows were cast by ARC at several times of the day at the summer and winter solstices, and at the equinox. An equinox occurs twice a year: the March or vernal equinox (typically in or around the 20th to 21st March) and the September or autumnal equinox (typically in or around the 21st to 23rd September). For the purposes of this analysis and with reference to the BRE Guide, shadows were cast at several times of the day on 21st March.

The results are presented in shadow study diagrams associated with this report. Two separate pages have been prepared for each time period on each representative date as follows:

- *Existing shadow baseline:* this page shows the shadows cast by the existing buildings only. Existing buildings on and surrounding the application site are shown in light grey. Existing buildings on the application site to be demolished are shown in orange. The shadows cast are shown in a dark grey tone.
- *Proposed shadow environment:* this page shows the shadows cast by the existing buildings together with the shadows cast by the proposed development.. The existing buildings surrounding the site are shown in light grey. The proposed development on the application site is shown in light blue. The shadows cast are shown in a dark grey tone.

In order to calculate sunlight access to rooms, ARC referenced the methodology outlined in *Appendix A: Indicators to calculate access to skylight, sunlight and solar radiation* of the BRE Guide. Using verified IWEC climate data, proprietary sunlight and daylight access analysis software analyses the likely Annual Probable Sunlight Hours across each of the sample windows.

The assessment of sunlight access to gardens / amenity spaces was carried out in accordance with Section 3.3.8 of the BRE Guide, which provides that *"Locations that can and cannot receive two or more hours of sunlight on 21 March may be found using specialist software. The space is divided into a grid of points with a recommended spacing of 0.3 m or less, and the proportion of these points that can receive two hours of sunlight on March 21 is computed."*

Definition of Impacts on Sunlight Access
Appendix 16 of the *Dublin City Development Plan 2022-2028* states: "*When analysing the results found to investigate the impact of a proposed development on the surrounding existing buildings, it is expected that the nomenclature and associated descriptions from within Appendix I of BR 209 are used. The wordings of negligible, minor adverse, moderate adverse and major adverse have defined meanings. These meanings have associated descriptors, and these shall be applied during the analytics section of reports. Appendix I in BR 209 provides these descriptions in full."*
Appendix H of the 2022 edition of the BRE Guide (which replaced Appendix I of the 2011 BRE Guide) states as follows:

> *H4 The assessment of impact will depend on a combination of factors, and there is no simple rule of thumb that can be applied.*
>
> *H5 Where the loss of skylight or sunlight fully meets the guidelines in this document, the impact is assessed as negligible or minor adverse. Where the loss of light is well within the guidelines, or only a small number of windows or limited area of open space lose light (within the guidelines), a classification of negligible impact is more appropriate. Where the loss of light is only just within the guidelines, and a larger number of windows or open space area are affected, a minor adverse impact would be more appropriate, especially if there is a particularly strong requirement for daylight and sunlight in the affected building or open space.*
>
> *H6 Where the loss of skylight or sunlight does not meet the guidelines in this document, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:*
> - *only a small number of windows or limited area of open space are affected*
> - *the loss of light is only marginally outside the guidelines*
> - *an affected room has other sources of skylight or sunlight*
> - *the affected building or open space only has a low level requirement for skylight or sunlight*
> - *there are particular reasons why an alternative, less stringent, guideline should be applied, for example an overhang above the window or a window standing unusually close to the boundary.*
>
> *H7 Factors tending towards a major adverse impact include:*
> - *a large number of windows or large area of open space are affected*
> - *the loss of light is substantially outside the guidelines*
> - *all the windows in a particular property are affected*
> - *the affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, e.g. a living room in a dwelling or a children's playground.*

Some comment is also given below on what ARC considers these definitions might imply in the case of sunlight access (e.g. having regard to Appendix H of the BRE Guide).

- *Negligible:* A "negligible" impact implies that the development would cause a change in the sunlight received at a location, capable of measurement, but not noticeable to the casual observer. If shadows cast by the development caused no change in sunlight access, there could be no effect. Examples of a "negligible" impact on sunlight access would include circumstances "*where the loss of light is well within the guidelines"* such as:
  (a) a scenario where the proposed development is predicted to reduce the amount of sunlight received by a sample window, but the sample window will continue to receive the relevant recommended level of Annual Probable Sunlight Hours after the construction of the proposed development; and
  (b) a scenario where the proposed development is predicted to reduce the Annual Probable Sunlight Hours received by a sample window to not less than 0.8 times its existing value (i.e. the BRE Guide threshold for an adverse impact). Similarly, where sunlight access to a sample garden is reduced, the impact of proposed development could be considered to be "negligible" where the sample garden continues to the receive at least two hours of sunlight over half its area on 21st March, and, where the area of the garden capable of receiving sunlight on 21st March does not drop to less than 0.8 times its existing level after the construction of the proposed development.

- *Minor:* A "minor" impact implies that the development would cause a change in the sunlight received at a location, which is capable of measurement and capable of being noticed by an observer. Examples of a "minor" impact on sunlight access could include circumstances such as:
  (a) a scenario where the impact of the proposed development on Annual Probable Sunlight Hours received by a sample window is only just within the BRE Guide threshold for a non-adverse impact (e.g. where the construction of the proposed development would reduce Annual Probable Sunlight Hours at the window to close to the threshold for adverse impacts outlined at Section 3.2.1 of the BRE Guide); or, in relation to amenity spaces, a scenario where shadows cast by the proposed development reduce sunlight access to the window to close to the recommended level or to close to 0.8 times its former value); and
  (b) a scenario where "*the loss of light is only marginally outside the guidelines";* for example, where, although the construction of the proposed development is predicted to reduce the amount of light received to a level below the BRE Guide threshold for an adverse impact, the predicted reduction is just outside that BRE Guide threshold (e.g. the amount of daylight received by a sample window or sunlight received by a sample window or garden falls to not less than 0.7 times its existing value*).

  A "minor" impact could also occur where there is a more considerable reduction in sunlight by a sample window within an existing building, but only a small number of windows within that property are affected to that extent.

- *Moderate:* ARC would consider a moderate impact to be one where shadows cast by other constructed or permitted developments bring about or are likely to bring about changes in sunlight access of similar extent in the area. A "moderate" impact might also be considered to occur where the level of sunlight received at a location falls below the BRE Guide recommended level and to between 0.5 and 0.7 times its existing value, subject to consideration of other factors*. "Moderate" impacts may also occur where several windows in an existing building are affected.

- *Major:* A development resulting in a "major" diminution of sunlight access would overshadow a location to the extent that there is a considerable change in the amount of direct sunlight received at that location. Examples of a "major" impact would include scenarios where:
  (a) a large number of windows or all the windows in a particular property are likely to experience a considerable reduction in sunlight access as a result of shadows cast the proposed development;
  (b) the loss of sunlight is substantially outside the recommendations of the BRE Guide. Subject to consideration of other factors, ARC would consider a "major" impact to occur where sunlight access to the sample window or garden falls to less than 0.5 times its former value*; and
  (c) the affected location has a strong requirement for sunlight or would be especially sensitive to loss of light.

* Please note that, while this section sets out indicative quantitative ranges that could apply to each type of impact, this assessment considers a range of factors (such as relevant target values, the use of the affected building, the number of rooms affected within the building, etc) in classifying impacts.

In relation to sunlight access, a development may result in positive effects, but this implies that a development would involve a reduction of the size or scale of built form (e.g. such as the demolition of a building or change in the profile of overshadowing, which might result in an increase in sunlight access). Though that is possible, it is usually unlikely as most development involves the construction of new obstructions to sunlight access.

Daylight Access to Buildings

Context under Technical and Guidance Documents

Assessment of impacts on daylight access within existing buildings

Section 2.2.23 of the BRE Guide suggests 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, subtends an angle of more than 25˚ to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if*
>
> - *the VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value..."*

Section 2.2.4 of the BRE Guide states: *"Loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window. In these cases the loss of light will be small. Thus if the new development were 10 m tall, and a typical existing ground floor window would be 1.5 m above the ground, the effect on existing buildings more than 3 x (10-1.5) = 25.5 m away need not be analysed."*

Section 2.2.5 goes on to recommends the following approach: *"First, draw a section in a plane perpendicular to each affected main window wall of the existing building (Figure 14). Measure the angle to the horizontal subtended by the new development at the level of the centre of the lowest window. If this angle is less than 25° for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. If, for any part of the new development, this angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing building."*

Assessment of daylight access within the proposed development under BR209 (2nd ed, 2011) and BS 8206-2:2008

The BRE Guide (BR209, 2nd ed, 2011) states as follows (at paragraph 2.1.8) in relation to daylight access within new development:

> *"2.1.8 Daylight provision in new rooms may be checked using the average daylight factor (ADF). The ADF is a measure of the overall amount of daylight in a space... BS 8206-2 Code of practice for daylighting, recommends an ADF of 5% for a well daylit space and 2% for a partly daylit space. Below 2% the room will look dull and electric lighting is likely to be turned on. In housing BS 8206-2 also gives minimum value of ADF of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms."*

The British Standard, BS 8206-2, goes on to state, at Section 5.6, that *"Where one room serves more than one purpose, the minimum average daylight factor should be that for the room type with the highest value. For example, in a space which combines a living room and a kitchen the minimum average daylight factor should be 2%."*

Assessment of daylight access within the proposed development under BR209 (3rd ed, 2022) and BS EN 17037

BS EN 17037: Daylight in Buildings states as follows:

> *"The daylight in an interior space depends, primarily, on the availability of natural light and, thereafter, the properties of the space and its surroundings. The standard proposes two methods to assess daylight provision in the interior: a calculation method based on daylight factor and cumulative daylight availability (method 1); or a calculation method based on the direct prediction of illuminance levels using hourly climate data (method 2).*
>
> *Both methods apply the annual occurrence of an absolute value for internal illuminance calculated from the availability of external horizontal illuminance as determined from climate data suitable for the site of evaluation.*
>
> *Calculation method 1 using daylight factors on a reference plane should achieve a target daylight factor (D_T) and/or a minimum target daylight factor (D_{TM}) across a fraction of the reference plane for at least half of the daylight hours, where D_T and D_{TM} are based on the provision of recommended target illuminance values, (E_T) and minimum target illuminance (E_{TM}), both in lx."*

The National Annex attached to the *BS EN 17037: Daylight in Buildings* states as follows:

> *"The UK committee supports the recommendations for daylight in buildings given in BS EN 17037: 2018; however, it is the opinion of the UK committee that the recommendations for daylight provision in a space... may not be achievable for some buildings, particularly dwellings."*

The BS EN 17037 goes on to recommend that at least 50% of a horizontal reference plane (at 0.85 m) achieve the following target illuminances for each room type: 100 lux for bedrooms, 150 lux for living rooms and 200 lux for kitchens (Method 2). ARC undertook the analysis using Method 1. Recommended daylight factor (Method 1) standards vary depending on the latitude of the studied location. The recommendations of BS EN 17037 and the third edition BRE Guide for Finningley, Yorkshire (53.49˚N) have been applied as part of this report as Finningley is located at a similar latitude to Dublin (53.35˚N). Specifically, this assessment applies the following minimum standards (to be achieved over 50% of the horizontal reference plane) recommendation to achieve 0.7% daylight factor for bedrooms, 1.0% daylight factor for living rooms and 1.3% daylight factor for kitchens.

Assessment of daylight access within the proposed development under IS EN 17037

Under a minimum scenario, *IS EN 17037: Daylight in Buildings* recommends a target illuminance of 300 lux across 50% of a reference plane (a horizontal plane 0.85 m above the ground within a studied room) and a minimum target illuminance of 100 lux across 95% of that reference plane (Table A.1 for vertical windows). Applying Method 1, this corresponds to a recommendation to achieve 2.0% daylight factor across 50% of the reference plane and 0.7% daylight factor across 95% of the reference plane (see Table A.3 for Dublin). The IS EN 17037 does not identify daylighting targets for specific room types within residential development.

Assessment Methodology for Daylight Access

A three dimensional digital model of the proposed development and of existing buildings in the area was constructed by ARC Consultants based on drawings and three dimensional models supplied by the Design Team. Please note that, subsequent to ARC having carried out the daylight impact analysis, a very minor change was made to the roof (e.g. an increase in height of 75 mm in some areas) - this is not expected to result in any material change to the results. However, please note that the assessment of daylight access to proposed units was based on the final design for the proposal. Where survey data of surrounding context was not available, assumptions were made, with reference to on-site, satellite and aerial photography and to the online planning register, where relevant, in the creation of the three dimensional model.

At paragraph G1.2, the BRE Guide states: *"It is generally more difficult to calculate the effects of trees on daylight because of their irregular shapes and because some light will generally penetrate through the tree crown. Where the effect of a new building on existing buildings nearby is being analysed, it is usual to ignore the effect of existing trees."* Given this, existing and proposed landscaping was not included in this model was not used in the model for assessment of impacts on daylight access or in the assessment of daylight access within the proposed development at Section 4.0 above. However, in the interests of completeness, the effect of 2 no. very large existing trees on lands associated with the Church of the Holy Family on relevant proposed units in close proximity was assessed separately and the results presented at Appendix A.

In assessing daylight access within rooms within the proposed development, the following assumptions were made:

- Grid: 0.3 m x 0.3 m
- Horizontal grid offset: 300 mm
- Working plane height: 0.85 m
- Internal floor reflectance: 0.3
- Internal wall reflectance: 0.8
- Internal ceiling reflectance: 0.8
- External ground reflectance: 0.2
- Assumed transparency of windows covered by screens: 50%

In addition to the above, glazing transmission was assessed as 68% with a glazing maintenance factor of 92% for vertical windows with no overhang and a glazing maintenance factor of 76% for vertical windows sheltered from rain by a balcony or overhang.

Appendix C: Interior Daylighting Recommendations of the BRE Guide provides, at Paragraph C28, that *"The calculation of illuminance or daylight factor ... needs to be carried out on a grid of points on a reference plane within each room assessed. The plane should normally be 0.85m from the floor level (sometimes described as the working plane height). The standard states that the assessment grid should exclude a band of 0.5m from the walls, unless otherwise specified. In dwellings it is recommended that a band of 0.3m should be excluded, to avoid excluding parts of the room that are used by the occupants. Professional judgement should be used in cases with irregular shaped spaces or rooms with corridor or annex areas."* The BRE Guide goes on to state, at Figure C3, that *"In a room with a corridor, or annexed entrance, the corridor need not be included in the assessment grid area (unless it is wide enough to be part of the usable space in a room, typically over 1.5m wide)."* Given this, as stated above, a band of 300 mm was excluded around the edges of each room (e.g. a horizontal grid offset of 300 mm) and, typically, any corridors within rooms with a width of 1.5 m or less were also excluded from the analysis grid.

In assessing the impact of the proposed development on daylight access, ARC assessed the Vertical Sky Component of each window at a point at the centre of each window. Where relevant, the area of the working plane in a room in an existing building which can receive direct skylight was assessed at 850 mm.

Having regard to the extreme variability in sky luminance over the course of any given day depending on weather conditions and the changing seasons, this daylight access analysis uses the Commission Internationale de l'Eclairage (CIE) Standard Overcast Sky Distribution model in its calculations, which is the standard sky most commonly used in daylight access analysis. This model assumes that sky luminance varies from horizon to zenith and is considered to correspond to an overcast day. As such, calculation of daylight levels in a room in circumstances where the sky luminance corresponds to the CIE Standard Overcast Sky Distribution could be considered to represent a worst case scenario.

Definition of Impacts on Daylight Access

Appendix 16 of the *Dublin City Development Plan 2022-2028* states: "*When analysing the results found to investigate the impact of a proposed development on the surrounding existing buildings, it is expected that the nomenclature and associated descriptions from within Appendix I of BR 209 are used. The wordings of negligible, minor adverse, moderate adverse and major adverse have defined meanings. These meanings have associated descriptors, and these shall be applied during the analytics section of reports. Appendix I in BR 209 provides these descriptions in full."* Appendix H of the 2022 edition of the BRE Guide (which replaced Appendix I of the 2011 BRE Guide) states as follows:

> *H4 The assessment of impact will depend on a combination of factors, and there is no simple rule of thumb that can be applied.*
>
> *H5 Where the loss of skylight or sunlight fully meets the guidelines in this document, the impact is assessed as negligible or minor adverse. Where the loss of light is well within the guidelines, or only a small number of windows or limited area of open space lose light (within the guidelines), a classification of negligible impact is more appropriate. Where the loss of light is only just within the guidelines, and a larger number of windows or open space area are affected, a minor adverse impact would be more appropriate, especially if there is a particularly strong requirement for daylight and sunlight in the affected building or open space.*
>
> *H6 Where the loss of skylight or sunlight does not meet the guidelines in this document, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:*
> - *only a small number of windows or limited area of open space are affected*
> - *the loss of light is only marginally outside the guidelines*
> - *an affected room has other sources of skylight or sunlight*
> - *the affected building or open space only has a low level requirement for skylight or sunlight*
> - *there are particular reasons why an alternative, less stringent, guideline should be applied, for example an overhang above the window or a window standing unusually close to the boundary.*
>
> *H7 Factors tending towards a major adverse impact include:*
> - *a large number of windows or large area of open space are affected*
> - *the loss of light is substantially outside the guidelines*
> - *all the windows in a particular property are affected*
> - *the affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, e.g. a living room in a dwelling or a children's playground.*

Some comment is also given below on what ARC considers these definitions might imply in the case of daylight access (e.g. having regard to Appendix H of the BRE Guide).

- *Negligible:* A "negligible" impact implies that the development would cause a change in the daylight received at a location, capable of measurement, but not noticeable to the casual observer. If the development caused no change in daylight access, there could be no effect. Examples of a "negligible" impact on daylight access would include circumstances "*where the loss of light is well within the guidelines*" such as:
  (a) a scenario where the proposed development is predicted to reduce the Vertical Sky Component received by a sample window by a small amount in circumstances where the sample window will continue to receive the relevant recommended level of Vertical Sky Component after the construction of the proposed development; and
  (b) a scenario where the proposed development is predicted to reduce the Vertical Sky Component to not less than 0.8 times its former value (i.e. the BRE Guide threshold for an adverse impact).

- *Minor:* A "minor" impact implies that the development would cause a change in the daylight received at a location, which is capable of measurement and capable of being noticed by an observer. Examples of a "minor" impact on daylight access could include circumstances such as:

(a) a scenario where the impact of the proposed development on Vertical Sky Component received by a sample window is only just within the BRE Guide threshold for a non-adverse impact (e.g. where the construction of the proposed development would reduce Vertical Sky Component at the window to close to the relevant recommended level of Vertical Sky Component or to close to 0.8 times its former value); and

(b) a scenario where "*the loss of light is only marginally outside the guidelines";* for example, where the construction of the proposed development reduces Vertical Sky Component to below the relevant recommended level of Vertical Sky Component set out in the BRE Guide and to between 0.7 and 0.8 times its former value*.

A "minor" impact could also occur where there is a more considerable reduction in daylight or sunlight by a sample window within an existing building, but only a small number of windows within that property are affected to that extent.

- *Moderate:* ARC would consider a moderate impact to be one where other constructed or permitted developments bring about or are likely to bring about changes in daylight access of similar extent in the area. A "moderate" impact might also be considered to occur where the level of daylight received by a sample window falls below the BRE Guide recommended level and to between 0.5 and 0.7 times its existing value, subject to consideration of other factors*. "Moderate" impacts may also occur where several windows in an existing building are affected.

- *Major:* A development resulting in a "major" diminution of daylight access would reduce daylight to the extent that minimum standards for daylighting are not met and artificial lighting is likely to be required for all or part of the day. Examples of a "major" impact would include scenarios where:
  (a) a large number of windows or all the windows in a particular property are likely to experience a considerable reduction in daylight access as a result of the construction of the proposed development;
  (b) the loss of daylight is substantially outside the recommendations of the BRE Guide. Subject to consideration of other factors, ARC would consider a "major" impact to occur where daylight access to the sample window falls to less than 0.5 times its former value*; and
  (c) the affected building has a strong requirement for daylight or would be especially sensitive to loss of light.

* Please note that, while this section sets out indicative quantitative ranges that could apply to each type of impact, this assessment considers a range of factors (such as relevant target values, the use of the affected building, the number of rooms affected within the building, etc) in classifying impacts.

In relation to daylight access, it is conceivable that a development could result in positive effects, but this implies that a development would involve a reduction of the size or scale of built form (e.g. such as the demolition of a building, which might result in an increase in daylight access). Though that is possible, it is usually unlikely as most development involves the construction of new obstructions to daylight access.

Appendix A
Alternative Assessments of Daylight Access within the Proposed Development

A.1 Introduction

Please refer to Section 4.0 of this report for analysis of daylight access within the proposed development. In the interests of completeness, this Appendix analysis of daylight access to the scheme has also been carried out using the default assumptions on material reflectances. This Appendix also includes further analysis of proposed units in proximity to major trees outside the application site.

A.2 Assessment of Daylight Access using Default Assumptions on Material Reflectances

ARC's assessment of daylight access within the proposed development is set out in Section 4.0 of this report. As noted above, the proposed development is a student accommodation development that will be owned and operated by an entity with full control over internal decoration (i.e. occupants will not be able to purchase individual units or repaint the interiors in different colours). Given this, the ARC's analysis at Section 4.0 of this report assumes the use of specified internal materials to calculate likely daylight access - this approach is considered to be representative of daylight access within the scheme. The reflectance value of the materials used in ARC's analysis are within the ranges outlined *IS EN 17037: Daylight in Buildings* and *BS EN 17037: Daylight in Buildings* and *Site layout planning for daylight and sunlight: a guide to good practice* (the BRE Guide).

Notwithstanding the above, *IS EN 17037: Daylight in Buildings* and *BS EN 17037: Daylight in Buildings* provide that: *"It is recommended to use default reflection of floor 0,2, walls 0,5 and ceiling 0,7 when tested or verified calculations are carried out."*

Given this, in the interests of completeness, analysis of daylight access to the scheme has also been carried out using the default assumptions and is presented in Tables A.1, A.3, A.5, A.7 and A.9 below. ARC's analysis predicts that:

- Assuming the use of default values for internal materials, 368 of the 420 studied rooms (88%) within the proposed development will achieve levels of daylight access at or above the minimum Average Daylight Factor recommended by the second edition BRE Guide of 2011 for kitchens or kitchen / living / dining rooms (2% Average Daylight Factor), living rooms (i.e. 1.5% Average Daylight Factor) and for bedrooms (i.e. 1% Average Daylight Factor). Please note that a standard of 2% Average Daylight Factor was applied to mixed function rooms (e.g. 2% Average Daylight Factor for kitchen / living / dining rooms and for kitchen / dining rooms).

- Assuming the use of default values for internal materials, 205 of the 420 studied rooms (49%) within the proposed development are likely to achieve the Daylight Factor recommendations set out in *IS EN 17037: Daylight in Buildings* (2.0% daylight factor across 50% of the reference plane and 0.7% daylight factor across 95% of the reference plane).

- Assuming the use of default values for internal materials, 350 of the 420 studied rooms (83%) within the proposed development are likely to achieve the Daylight Factor recommendations set out in the third edition BRE Guide of 2022 (0.7% daylight factor for bedrooms, 1.0% daylight factor for living rooms and 1.3% daylight factor for kitchens or kitchen/living/dining rooms over 50% of the working plane within the room). Please note that a standard of 1.3% Daylight Factor to be achieved over 50% of the horizontal reference plane of the room was applied to mixed function rooms (e.g. 1.3% Daylight Factor for kitchen / living / dining rooms and for kitchen / dining rooms).

A.2 Assessment of Daylight Access including relevant existing trees on adjoining lands

While IS EN 17037 and BS EN 17037 are silent on the subject of including trees in assessments, the BRE Guide generally recommends against the inclusion of trees and hedges in assessment models as follows:

> *"G1.1 Trees and hedges vary in their effects on skylight and sunlight. Most tree species will cast a partial shade[G1,G2]; for deciduous trees this will vary with time of year. However very little light can penetrate dense belts of evergreen trees, and the shade they cause will be more like that of a building or wall.*
>
> *G1.2 It is generally more difficult to calculate the effects of trees on daylight because of their irregular shapes and because some light will generally penetrate through the tree crown. Where the effect of a new building on existing buildings nearby is being analysed, it is usual to ignore the effect of existing trees. This is because daylight is at its scarcest and most valuable in winter when most trees will not be in leaf."*

Given this ARC's analysis at Section 4.0 does not include the effect of any trees or hedges on neighbouring lands. However, Paragraph G2.1 of the BRE Guide goes on to state that: *"Sometimes, however, trees should be taken into account, for example where a new dwelling is proposed near to large existing trees. There may be concern that future occupants of the dwelling may want the trees to be cut down if they block too much skylight or sunlight."* There are a number of large trees on adjoining lands associated with the Church of the Holy Family. These trees are not within the control of the Applicant and are not located on the application site. However, in the interests of completeness, ARC undertook analysis of the potential for these trees to affect daylight access within nearby proposed units. In particular, the effect of two trees was assessed: a mature Black Pine (Tree ID T7 in the Charles McCorkell Tree Schedule) and a mature Sycamore (Tree ID T10 in the Charles McCorkell Tree Schedule).

The BRE Guide outlines the difficulties the difficulties in assessing the effect of existing trees at Paragraph G2.3: *"The calculation model should account for the obstruction to daylight caused by the trees. This needs to be done by modelling a representative shape of the trees. Often trees are irregularly shaped and simple modelling, using height and spread data and assuming a circular tree, will give inaccurate results. A special survey on site is generally required to produce the required data on the tree profile, using a clinometer or other device to measure tree height".* ARC's model of the existing trees was derived from the tree survey carried out by Charles McCorkell, which includes details of the size and shape of the tree crowns. Notwithstanding this, including trees within an assessment model for daylight analysis is considered problematic as, given that trees are living and growing things, even if accurate three dimensional survey information of existing trees is available, that survey would only illustrate a snapshot in time. Moreover, having regard to the constraints of proprietary daylight analysis software, existing trees are modelled in simple forms. As will be evident to the Planning Authority, the relevant Black Pine, in particular, is not as dense as the relevant tree crown transparency values applied suggest. As such, ARC's analysis overstates the impact of these trees.

A.2.1 Assessment of Daylight Access including relevant existing trees on adjoining lands - summer scenario

The BRE Guide outlines optical transparencies for tree crowns and reflectances for the summer period. Having regard to those recommendations, the following values were applied for assessment of daylight access during the summer period:

- Black Pine (Tree ID T7): Transparency: 10% (as the BRE Guide does not suggest a transparency for this species, a worse case scenario was assumed); Reflectance: 10%.
- Sycamore (Tree ID T10): Transparency: 20%; Reflectance: 40%.

Assuming the use of default values for internal materials, the effect of the trees on relevant rooms during the summer period is outlined at Tables A.2, A.4, A.6, A.8 and A.10 below.

The effect of these results on daylight access within the scheme as a whole is outlined below:

- Assuming the use of default values for internal materials and existing trees T7 and T10 during the summer period, 354 of the 420 studied rooms (84%) within the proposed development will achieve levels of daylight access at or above the minimum Average Daylight Factor recommended by the second edition BRE Guide of 2011 for kitchens or kitchen / living / dining rooms (2% Average Daylight Factor), living rooms (i.e. 1.5% Average Daylight Factor) and for bedrooms (i.e. 1% Average Daylight Factor). Please note that a standard of 2% Average Daylight Factor was applied to mixed function rooms (e.g. 2% Average Daylight Factor for kitchen / living / dining rooms and for kitchen / dining rooms).

- Assuming the use of default values for internal materials and existing trees T7 and T10 during the summer period, 191 of the 420 studied rooms (45%) within the proposed development are likely to achieve the Daylight Factor recommendations set out in *IS EN 17037: Daylight in Buildings* (2.0% daylight factor across 50% of the reference plane and 0.7% daylight factor across 95% of the reference plane).

- Assuming the use of default values for internal materials and existing trees T7 and T10 during the summer period, 337 of the 420 studied rooms (80%) within the proposed development are likely to achieve the Daylight Factor recommendations set out in the third edition BRE Guide of 2022 (0.7% daylight factor for bedrooms, 1.0% daylight factor for living rooms and 1.3% daylight factor for kitchens or kitchen/living/dining rooms over 50% of the working plane within the room). Please note that a standard of 1.3% Daylight Factor to be achieved over 50% of the horizontal reference plane of the room was applied to mixed function rooms (e.g. 1.3% Daylight Factor for kitchen / living / dining rooms and for kitchen / dining rooms).

- Assuming the use of default values for internal materials and existing trees T7 and T10 during the winter period, 339 of the 420 studied rooms (81%) within the proposed development are likely to achieve the Daylight Factor recommendations set out in the third edition BRE Guide of 2022 (0.7% daylight factor for bedrooms, 1.0% daylight factor for living rooms and 1.3% daylight factor for kitchens or kitchen/living/dining rooms over 50% of the working plane within the room). Please note that a standard of 1.3% Daylight Factor to be achieved over 50% of the horizontal reference plane of the room was applied to mixed function rooms (e.g. 1.3% Daylight Factor for kitchen / living / dining rooms and for kitchen / dining rooms).

A.2.2 Assessment of Daylight Access including relevant existing trees on adjoining lands - winter scenario

The BRE Guide outlines optical transparencies for tree crowns and reflectances for the winter period when the branches of deciduous branches are bare. Having regard to those recommendations, the following values were applied for assessment of daylight access during the winter period:

- Black Pine (Tree ID T7): Transparency: 10% (as the BRE Guide does not suggest a transparency for this species, a worse case scenario was assumed); Reflectance: 10%.
- Sycamore (Tree ID T10): Transparency: 60%; Reflectance: 10%.

Assuming the use of default values for internal materials, the effect of the trees on relevant rooms during the summer period is outlined at Tables A.2, A.4, A.6, A.8 and A.10 below.

The effect of these results on daylight access within the scheme as a whole is outlined below:

- Assuming the use of default values for internal materials and existing trees T7 and T10 during the winter period, 355 of the 420 studied rooms (85%) within the proposed development will achieve levels of daylight access at or above the minimum Average Daylight Factor recommended by the second edition BRE Guide of 2011 for kitchens or kitchen / living / dining rooms (2% Average Daylight Factor), living rooms (i.e. 1.5% Average Daylight Factor) and for bedrooms (i.e. 1% Average Daylight Factor). Please note that a standard of 2% Average Daylight Factor was applied to mixed function rooms (e.g. 2% Average Daylight Factor for kitchen / living / dining rooms and for kitchen / dining rooms).

- Assuming the use of default values for internal materials and existing trees T7 and T10 during the winter period, 202 of the 420 studied rooms (48%) within the proposed development are likely to achieve the Daylight Factor recommendations set out in *IS EN 17037: Daylight in Buildings* (2.0% daylight factor across 50% of the reference plane and 0.7% daylight factor across 95% of the reference plane).

Figure 4.1: Indicative diagram based on the proposed Floor 00 plan prepared by O'Mahony Pike Architects (not to scale) showing the location of rooms assessed as part of this analysis

Table A.1: Analysis of daylight access to sample rooms within Floor 00 of the proposed development (assuming the use of default values for internal materials)

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L00 z01 b1	Bedroom	Floor 00	3.25%	Yes	98.14%	74.07%	Yes	98.14%	Not Applicable	Not Applicable	Yes
L00 z01 b2	Bedroom	Floor 00	3.80%	Yes	100.00%	77.55%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z01 b3	Bedroom	Floor 00	3.78%	Yes	100.00%	79.59%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z01 b4	Bedroom	Floor 00	3.53%	Yes	100.00%	73.47%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z01 b5	Bedroom	Floor 00	3.01%	Yes	100.00%	59.19%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z01 b6	Bedroom	Floor 00	1.92%	Yes	91.08%	39.29%	No	91.08%	Not Applicable	Not Applicable	Yes
L00 z01 KLD	Kitchen / Living / Dining Room	Floor 00	1.78%	No	54.92%	27.27%	No	Not Applicable	Not Applicable	37.50%	No
L00 z02 b1	Bedroom	Floor 00	3.30%	Yes	88.52%	63.93%	No	88.52%	Not Applicable	Not Applicable	Yes
L00 z02 b2	Bedroom	Floor 00	2.76%	Yes	99.99%	41.93%	No	99.99%	Not Applicable	Not Applicable	Yes
L00 z02 b3	Bedroom	Floor 00	3.68%	Yes	100.00%	79.60%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z02 b4	Bedroom	Floor 00	3.30%	Yes	100.00%	71.43%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z02 b5	Bedroom	Floor 00	1.63%	Yes	87.76%	24.49%	No	87.76%	Not Applicable	Not Applicable	Yes
L00 z02 b6	Bedroom	Floor 00	2.30%	Yes	100.00%	40.81%	No	100.00%	Not Applicable	Not Applicable	Yes
L00 z02 KLD	Kitchen / Living / Dining Room	Floor 00	1.95%	No	57.09%	28.35%	No	Not Applicable	Not Applicable	39.08%	No
L00 z03 b1	Bedroom	Floor 00	2.05%	Yes	87.75%	36.73%	No	87.75%	Not Applicable	Not Applicable	Yes
L00 z03 b2	Bedroom	Floor 00	2.21%	Yes	91.83%	38.77%	No	91.83%	Not Applicable	Not Applicable	Yes
L00 z03 b3	Bedroom	Floor 00	2.33%	Yes	93.87%	42.85%	No	93.87%	Not Applicable	Not Applicable	Yes
L00 z03 b4	Bedroom	Floor 00	2.40%	Yes	97.95%	42.85%	No	97.95%	Not Applicable	Not Applicable	Yes
L00 z03 b5	Bedroom	Floor 00	1.93%	Yes	60.13%	32.03%	No	60.13%	Not Applicable	Not Applicable	Yes
L00 z03 b6	Bedroom	Floor 00	2.26%	Yes	70.93%	36.88%	No	70.93%	Not Applicable	Not Applicable	Yes
L00 z03 KLD	Kitchen / Living / Dining Room	Floor 00	2.03%	Yes	86.50%	34.26%	No	Not Applicable	Not Applicable	48.79%	No
L00 z04 Studio	Studio	Floor 00	1.21%	No	56.13%	17.23%	No	Not Applicable	Not Applicable	31.68%	No
L00 z05 Studio	Studio	Floor 00	2.20%	Yes	81.42%	37.61%	No	Not Applicable	Not Applicable	52.37%	Yes
L00 z06 Studio	Studio	Floor 00	1.84%	No	72.17%	32.08%	No	Not Applicable	Not Applicable	47.17%	No
L00 z07 Café	Café	Floor 00	3.86%	Yes	99.99%	57.84%	Yes	Not Applicable	Not Applicable	75.26%	Yes
L00 z08 Studio	Studio	Floor 00	2.09%	Yes	85.50%	48.00%	No	Not Applicable	Not Applicable	71.50%	Yes
L00 z09 Studio	Studio	Floor 00	2.18%	Yes	87.50%	50.50%	No	Not Applicable	Not Applicable	73.00%	Yes
L00 z10 Studio	Studio	Floor 00	2.21%	Yes	89.00%	51.00%	No	Not Applicable	Not Applicable	73.00%	Yes
L00 z11 Studio	Studio	Floor 00	2.16%	Yes	89.00%	48.50%	No	Not Applicable	Not Applicable	72.50%	Yes
L00 z12 Studio	Studio	Floor 00	2.11%	Yes	89.00%	48.00%	No	Not Applicable	Not Applicable	73.50%	Yes
L00 z13 Studio	Studio	Floor 00	2.08%	Yes	89.00%	47.00%	No	Not Applicable	Not Applicable	73.00%	Yes
L00 z14 Other	Living	Floor 00	1.68%	Yes	64.52%	25.74%	No	Not Applicable	48.28%	Not Applicable	No
L00 z15 Other	Living	Floor 00	0.88%	No	34.06%	12.39%	No	Not Applicable	27.25%	Not Applicable	No

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L00 z16 Other	Living	Floor 00	1.64%	Yes	61.55%	26.69%	No	Not Applicable	51.19%	Not Applicable	Yes
L00 z17 Studio	Studio	Floor 00	0.85%	No	35.14%	8.79%	No	Not Applicable	Not Applicable	15.55%	No
L00 z18 Studio	Studio	Floor 00	1.44%	No	54.36%	23.12%	No	Not Applicable	Not Applicable	33.74%	No
L00 z19 Studio	Studio	Floor 00	1.20%	No	43.74%	16.87%	No	Not Applicable	Not Applicable	23.74%	No
L00 z20 Studio	Studio	Floor 00	1.43%	No	50.01%	20.01%	No	Not Applicable	Not Applicable	29.39%	No
L00 z21 Studio	Studio	Floor 00	1.57%	No	55.64%	23.76%	No	Not Applicable	Not Applicable	33.14%	No
L00 z22 Studio	Studio	Floor 00	2.96%	Yes	99.99%	47.69%	No	Not Applicable	Not Applicable	66.15%	Yes
L00 z23 Studio	Studio	Floor 00	2.01%	Yes	71.87%	33.75%	No	Not Applicable	Not Applicable	47.49%	No
L00 z24 Studio	Studio	Floor 00	2.10%	Yes	70.63%	33.76%	No	Not Applicable	Not Applicable	47.50%	No
L00 z25 b1	Bedroom	Floor 00	0.92%	No	38.33%	13.33%	No	38.33%	Not Applicable	Not Applicable	No
L00 z25 b2	Bedroom	Floor 00	2.41%	Yes	100.00%	46.94%	No	100.00%	Not Applicable	Not Applicable	Yes
L00 z25 b3	Bedroom	Floor 00	2.71%	Yes	100.00%	53.06%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z25 b4	Bedroom	Floor 00	2.93%	Yes	99.99%	59.18%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L00 z25 b5	Bedroom	Floor 00	3.06%	Yes	100.00%	57.15%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z25 b6	Bedroom	Floor 00	3.04%	Yes	99.99%	55.10%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L00 z25 KLD	Kitchen / Living / Dining Room	Floor 00	3.36%	Yes	89.97%	42.48%	No	Not Applicable	Not Applicable	66.42%	Yes
L00 z26 b1	Bedroom	Floor 00	3.79%	Yes	100.00%	77.55%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z26 b2	Bedroom	Floor 00	3.94%	Yes	100.00%	83.67%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z26 b3	Bedroom	Floor 00	4.02%	Yes	100.00%	83.67%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z26 b4	Bedroom	Floor 00	3.97%	Yes	100.00%	81.63%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z26 b5	Bedroom	Floor 00	3.87%	Yes	100.00%	81.64%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z26 b6	Bedroom	Floor 00	3.72%	Yes	100.00%	79.60%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z26 KLD	Kitchen / Living / Dining Room	Floor 00	2.56%	Yes	74.43%	40.22%	No	Not Applicable	Not Applicable	53.76%	Yes
L00 z27 Studio	Studio	Floor 00	1.77%	No	59.34%	25.33%	No	Not Applicable	Not Applicable	38.00%	No
L00 z28 Studio	Studio	Floor 00	1.79%	No	55.33%	27.33%	No	Not Applicable	Not Applicable	37.33%	No
L00 z29 Studio	Studio	Floor 00	1.94%	No	50.32%	22.51%	No	Not Applicable	Not Applicable	29.79%	No
L00 z30 Studio	Studio	Floor 00	2.14%	Yes	47.67%	21.85%	No	Not Applicable	Not Applicable	30.45%	No
L00 z31 b1	Bedroom	Floor 00	2.01%	Yes	70.00%	35.00%	No	70.00%	Not Applicable	Not Applicable	Yes
L00 z31 b2	Bedroom	Floor 00	1.87%	Yes	65.00%	33.33%	No	65.00%	Not Applicable	Not Applicable	Yes
L00 z31 b3	Bedroom	Floor 00	1.92%	Yes	67.17%	32.84%	No	67.17%	Not Applicable	Not Applicable	Yes
L00 z31 b4	Bedroom	Floor 00	3.19%	Yes	100.00%	58.93%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z31 b5	Bedroom	Floor 00	3.18%	Yes	100.00%	58.93%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z31 b6	Bedroom	Floor 00	2.98%	Yes	100.00%	57.15%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L00 z31 KLD	Kitchen / Living / Dining Room	Floor 00	1.51%	No	54.17%	23.49%	No	54.17%	Not Applicable	Not Applicable	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L00 z32 Studio	Studio	Floor 00	1.76%	No	77.97%	28.57%	No	Not Applicable	Not Applicable	43.45%	No
L00 z33 Studio	Studio	Floor 00	1.61%	No	78.03%	26.52%	No	Not Applicable	Not Applicable	44.70%	No
L00 z34 Studio	Studio	Floor 00	1.89%	No	65.63%	30.63%	No	Not Applicable	Not Applicable	44.38%	No
L00 z35 Studio	Studio	Floor 00	2.10%	Yes	70.61%	33.74%	No	Not Applicable	Not Applicable	46.87%	No
L00 z36 Studio	Studio	Floor 00	2.21%	Yes	72.52%	35.00%	No	Not Applicable	Not Applicable	48.76%	No
L00 z37 Studio	Studio	Floor 00	2.19%	Yes	70.01%	35.63%	No	Not Applicable	Not Applicable	48.13%	No
L00 z38 Studio	Studio	Floor 00	2.15%	Yes	66.89%	35.63%	No	Not Applicable	Not Applicable	47.51%	No
L00 z39 Studio	Studio	Floor 00	2.13%	Yes	66.87%	34.99%	No	Not Applicable	Not Applicable	47.49%	No
L00 z40 Studio	Studio	Floor 00	2.09%	Yes	66.87%	33.75%	No	Not Applicable	Not Applicable	46.87%	No
L00 z41 Studio	Studio	Floor 00	2.26%	Yes	100.00%	39.87%	No	Not Applicable	Not Applicable	72.30%	Yes

Table A.2: Analysis of daylight access to relevant rooms within Floor 00 of the proposed development (assuming the use of default values for internal materials and including existing trees on adjoining lands)

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
Summer Trees											
L00 z01 b6	Bedroom	Floor 00	1.20%	Yes	49.99%	21.43%	No	49.99%	Not Applicable	Not Applicable	No
L00 z01 KLD	Kitchen / Living / Dining Room	Floor 00	0.84%	No	29.17%	11.74%	No	Not Applicable	Not Applicable	16.67%	No
L00 z02 b1	Bedroom	Floor 00	1.66%	Yes	63.95%	31.15%	No	63.95%	Not Applicable	Not Applicable	Yes
L00 z02 b2	Bedroom	Floor 00	0.79%	No	32.25%	6.45%	No	32.25%	Not Applicable	Not Applicable	No
L00 z02 b3	Bedroom	Floor 00	1.23%	Yes	57.15%	16.33%	No	57.15%	Not Applicable	Not Applicable	Yes
L00 z02 b4	Bedroom	Floor 00	1.13%	Yes	59.19%	10.20%	No	59.19%	Not Applicable	Not Applicable	Yes
L00 z02 KLD	Kitchen / Living / Dining Room	Floor 00	0.85%	No	29.88%	11.49%	No	Not Applicable	Not Applicable	15.32%	No
L00 z03 b5	Bedroom	Floor 00	0.55%	No	27.45%	3.92%	No	27.45%	Not Applicable	Not Applicable	No
L00 z03 b6	Bedroom	Floor 00	0.93%	No	36.88%	14.18%	No	36.88%	Not Applicable	Not Applicable	No
L00 z03 KLD	Kitchen / Living / Dining Room	Floor 00	1.76%	No	63.32%	28.03%	No	Not Applicable	Not Applicable	39.10%	No
Winter Trees											
L00 z01 b6	Bedroom	Floor 00	1.42%	Yes	67.85%	26.78%	No	67.85%	Not Applicable	Not Applicable	Yes
L00 z01 KLD	Kitchen / Living / Dining Room	Floor 00	1.04%	No	37.89%	15.16%	No	Not Applicable	Not Applicable	21.60%	No
L00 z02 b1	Bedroom	Floor 00	1.87%	Yes	75.41%	32.79%	No	75.41%	Not Applicable	Not Applicable	Yes
L00 z02 b2	Bedroom	Floor 00	0.97%	No	51.60%	8.06%	No	51.60%	Not Applicable	Not Applicable	Yes
L00 z02 b3	Bedroom	Floor 00	1.51%	Yes	95.92%	22.45%	No	95.92%	Not Applicable	Not Applicable	Yes
L00 z02 b4	Bedroom	Floor 00	1.45%	Yes	91.84%	20.41%	No	91.84%	Not Applicable	Not Applicable	Yes
L00 z02 KLD	Kitchen / Living / Dining Room	Floor 00	1.06%	No	40.61%	14.56%	No	Not Applicable	Not Applicable	22.60%	No
L00 z03 b5	Bedroom	Floor 00	0.63%	No	32.03%	4.58%	No	32.03%	Not Applicable	Not Applicable	No
L00 z03 b6	Bedroom	Floor 00	1.08%	Yes	47.51%	17.02%	No	47.51%	Not Applicable	Not Applicable	No
L00 z03 KLD	Kitchen / Living / Dining Room	Floor 00	1.77%	No	64.71%	28.72%	No	Not Applicable	Not Applicable	39.45%	No

Figure 4.2: Indicative diagram based on the proposed Floor 01 plan prepared by O'Mahony Pike Architects (not to scale) showing the location of rooms assessed as part of this analysis

Table A.3: Analysis of daylight access to sample rooms within Floor 01 of the proposed development (assuming the use of default values for internal materials)

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L01 z01 KLD	Kitchen / Living / Dining Room	Floor 01	2.24%	Yes	97.33%	42.58%	No	Not Applicable	Not Applicable	61.97%	Yes
L01 z01 b1	Bedroom	Floor 01	3.24%	Yes	100.00%	69.39%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z01 b2	Bedroom	Floor 01	3.20%	Yes	100.00%	67.35%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z01 b3	Bedroom	Floor 01	3.08%	Yes	100.00%	65.31%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z01 b4	Bedroom	Floor 01	2.91%	Yes	100.00%	57.15%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z01 b5	Bedroom	Floor 01	2.68%	Yes	99.99%	51.02%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z01 b6	Bedroom	Floor 01	2.42%	Yes	89.28%	42.86%	No	89.28%	Not Applicable	Not Applicable	Yes
L01 z02 KLD	Kitchen / Living / Dining Room	Floor 01	1.70%	No	53.78%	26.89%	No	Not Applicable	Not Applicable	36.74%	No
L01 z02 b1	Bedroom	Floor 01	3.14%	Yes	99.99%	75.92%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z02 b2	Bedroom	Floor 01	3.57%	Yes	100.00%	79.60%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z02 b3	Bedroom	Floor 01	3.57%	Yes	100.00%	77.55%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z02 b4	Bedroom	Floor 01	3.27%	Yes	100.00%	65.31%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z02 b5	Bedroom	Floor 01	2.84%	Yes	99.99%	55.10%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z02 b6	Bedroom	Floor 01	2.14%	Yes	92.86%	39.28%	No	92.86%	Not Applicable	Not Applicable	Yes
L01 z03 KLD	Kitchen / Living / Dining Room	Floor 01	1.81%	No	56.70%	26.43%	No	Not Applicable	Not Applicable	37.55%	No
L01 z03 b1	Bedroom	Floor 01	2.60%	Yes	86.89%	54.10%	No	86.89%	Not Applicable	Not Applicable	Yes
L01 z03 b2	Bedroom	Floor 01	2.45%	Yes	100.00%	40.32%	No	100.00%	Not Applicable	Not Applicable	Yes
L01 z03 b3	Bedroom	Floor 01	3.03%	Yes	100.00%	59.19%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z03 b4	Bedroom	Floor 01	2.70%	Yes	99.98%	53.05%	Yes	99.98%	Not Applicable	Not Applicable	Yes
L01 z03 b5	Bedroom	Floor 01	1.74%	Yes	91.84%	28.57%	No	91.84%	Not Applicable	Not Applicable	Yes
L01 z03 b6	Bedroom	Floor 01	2.32%	Yes	100.00%	42.85%	No	100.00%	Not Applicable	Not Applicable	Yes
L01 z04 KLD	Kitchen / Living / Dining Room	Floor 01	2.24%	Yes	95.14%	40.48%	No	Not Applicable	Not Applicable	59.16%	Yes
L01 z04 b1	Bedroom	Floor 01	2.00%	Yes	85.72%	35.71%	No	85.72%	Not Applicable	Not Applicable	Yes
L01 z04 b2	Bedroom	Floor 01	2.35%	Yes	100.00%	46.93%	No	100.00%	Not Applicable	Not Applicable	Yes
L01 z04 b3	Bedroom	Floor 01	2.46%	Yes	97.96%	48.98%	No	97.96%	Not Applicable	Not Applicable	Yes
L01 z04 b4	Bedroom	Floor 01	2.51%	Yes	100.00%	44.90%	No	100.00%	Not Applicable	Not Applicable	Yes
L01 z04 b5	Bedroom	Floor 01	1.89%	Yes	66.01%	32.02%	No	66.01%	Not Applicable	Not Applicable	Yes
L01 z04 b6	Bedroom	Floor 01	1.98%	Yes	69.51%	34.04%	No	69.51%	Not Applicable	Not Applicable	Yes
L01 z05 Studio	Studio	Floor 01	1.30%	No	59.43%	20.55%	No	Not Applicable	Not Applicable	37.21%	No
L01 z06 Studio	Studio	Floor 01	0.99%	No	51.39%	11.80%	No	Not Applicable	Not Applicable	21.52%	No
L01 z07 KLD	Kitchen / Living / Dining Room	Floor 01	2.83%	Yes	98.86%	48.10%	No	Not Applicable	Not Applicable	79.92%	Yes
L01 z07 b1	Bedroom	Floor 01	2.54%	Yes	99.98%	55.09%	Yes	99.98%	Not Applicable	Not Applicable	Yes
L01 z07 b2	Bedroom	Floor 01	2.85%	Yes	99.99%	59.18%	Yes	99.99%	Not Applicable	Not Applicable	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L01 z07 b3	Bedroom	Floor 01	3.14%	Yes	100.00%	65.31%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z07 b4	Bedroom	Floor 01	3.59%	Yes	100.00%	81.64%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z07 b5	Bedroom	Floor 01	3.62%	Yes	100.00%	81.64%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z07 b6	Bedroom	Floor 01	3.60%	Yes	100.00%	79.59%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z8 KLD	Kitchen / Living / Dining Room	Floor 01	1.93%	No	84.18%	28.06%	No	Not Applicable	Not Applicable	47.03%	No
L01 z08 b1	Bedroom	Floor 01	1.58%	Yes	89.78%	26.53%	No	89.78%	Not Applicable	Not Applicable	Yes
L01 z08 b2	Bedroom	Floor 01	1.34%	Yes	68.12%	21.74%	No	68.12%	Not Applicable	Not Applicable	Yes
L01 z08 b3	Bedroom	Floor 01	3.56%	Yes	100.00%	79.60%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z08 b4	Bedroom	Floor 01	3.53%	Yes	100.00%	81.64%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z08 b5	Bedroom	Floor 01	3.52%	Yes	100.00%	81.64%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z08 b6	Bedroom	Floor 01	3.58%	Yes	100.00%	81.64%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z09 KLD	Kitchen / Living / Dining Room	Floor 01	1.32%	No	44.03%	20.90%	No	Not Applicable	Not Applicable	29.85%	No
L01 z09 b1	Bedroom	Floor 01	1.41%	Yes	71.43%	18.36%	No	71.43%	Not Applicable	Not Applicable	Yes
L01 z09 b2	Bedroom	Floor 01	1.76%	Yes	85.70%	32.65%	No	85.70%	Not Applicable	Not Applicable	Yes
L01 z09 b3	Bedroom	Floor 01	1.22%	Yes	58.93%	16.07%	No	58.93%	Not Applicable	Not Applicable	Yes
L01 z09 b4	Bedroom	Floor 01	2.41%	Yes	100.00%	48.22%	No	100.00%	Not Applicable	Not Applicable	Yes
L01 z09 b5	Bedroom	Floor 01	2.60%	Yes	100.00%	53.57%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z09 b6	Bedroom	Floor 01	2.52%	Yes	99.99%	53.06%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z10 Studio	Studio	Floor 01	1.63%	No	56.25%	25.00%	No	Not Applicable	Not Applicable	35.62%	No
L01 z11 Studio	Studio	Floor 01	1.85%	No	63.12%	30.00%	No	Not Applicable	Not Applicable	41.24%	No
L01 z12 Studio	Studio	Floor 01	1.85%	No	65.00%	30.62%	No	Not Applicable	Not Applicable	42.50%	No
L01 z13 Studio	Studio	Floor 01	2.77%	Yes	98.48%	45.39%	No	Not Applicable	Not Applicable	63.09%	Yes
L01 z14 Studio	Studio	Floor 01	2.82%	Yes	100.00%	46.93%	No	Not Applicable	Not Applicable	63.85%	Yes
L01 z15 Studio	Studio	Floor 01	1.77%	No	70.01%	28.76%	No	Not Applicable	Not Applicable	43.76%	No
L01 z16 Studio	Studio	Floor 01	1.96%	No	72.49%	31.86%	No	Not Applicable	Not Applicable	46.24%	No
L01 z17 Studio	Studio	Floor 01	1.26%	No	52.50%	18.12%	No	Not Applicable	Not Applicable	28.75%	No
L01 z18 KLD	Kitchen / Living / Dining Room	Floor 01	4.38%	Yes	98.06%	69.88%	Yes	Not Applicable	Not Applicable	86.86%	Yes
L01 z18 b1	Bedroom	Floor 01	1.18%	Yes	49.99%	17.24%	No	49.99%	Not Applicable	Not Applicable	No
L01 z18 b2	Bedroom	Floor 01	2.14%	Yes	100.00%	36.73%	No	100.00%	Not Applicable	Not Applicable	Yes
L01 z18 b3	Bedroom	Floor 01	2.42%	Yes	97.95%	44.90%	No	97.95%	Not Applicable	Not Applicable	Yes
L01 z18 b4	Bedroom	Floor 01	2.62%	Yes	99.99%	48.97%	No	99.99%	Not Applicable	Not Applicable	Yes
L01 z18 b5	Bedroom	Floor 01	2.73%	Yes	99.99%	53.06%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L01 z18 b6	Bedroom	Floor 01	2.71%	Yes	100.00%	51.02%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z19 KLD	Kitchen / Living / Dining Room	Floor 01	2.70%	Yes	84.95%	45.11%	No	Not Applicable	Not Applicable	61.65%	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L01 z19 b1	Bedroom	Floor 01	3.40%	Yes	100.00%	73.48%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z19 b2	Bedroom	Floor 01	3.46%	Yes	100.00%	75.52%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z19 b3	Bedroom	Floor 01	3.50%	Yes	100.00%	77.55%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z19 b4	Bedroom	Floor 01	3.51%	Yes	100.00%	77.56%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z19 b5	Bedroom	Floor 01	3.46%	Yes	100.00%	77.56%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z19 b6	Bedroom	Floor 01	3.39%	Yes	100.00%	75.52%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z20 Studio	Studio	Floor 01	1.85%	No	74.01%	28.01%	No	Not Applicable	Not Applicable	46.01%	No
L01 z21 Studio	Studio	Floor 01	2.42%	Yes	83.35%	40.01%	No	Not Applicable	Not Applicable	54.01%	Yes
L01 z22 Studio	Studio	Floor 01	3.23%	Yes	98.79%	36.36%	No	Not Applicable	Not Applicable	54.54%	Yes
L01 z23 Studio	Studio	Floor 01	3.66%	Yes	97.51%	40.37%	No	Not Applicable	Not Applicable	58.38%	Yes
L01 z24 KLD	Kitchen / Living / Dining Room	Floor 01	2.15%	Yes	84.09%	39.39%	No	Not Applicable	Not Applicable	56.82%	Yes
L01 z24 b1	Bedroom	Floor 01	2.87%	Yes	100.00%	49.21%	No	100.00%	Not Applicable	Not Applicable	Yes
L01 z24 b2	Bedroom	Floor 01	2.88%	Yes	100.00%	52.39%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z24 b3	Bedroom	Floor 01	2.73%	Yes	97.02%	43.28%	No	97.02%	Not Applicable	Not Applicable	Yes
L01 z24 b4	Bedroom	Floor 01	3.11%	Yes	100.00%	60.72%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z24 b5	Bedroom	Floor 01	2.98%	Yes	100.00%	57.14%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z24 b6	Bedroom	Floor 01	2.71%	Yes	100.00%	55.36%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L01 z25 Studio	Studio	Floor 01	1.68%	No	81.76%	27.04%	No	Not Applicable	Not Applicable	44.02%	No
L01 z26 Studio	Studio	Floor 01	1.80%	No	91.66%	27.78%	No	Not Applicable	Not Applicable	48.61%	No
L01 z27 Studio	Studio	Floor 01	2.14%	Yes	78.11%	35.62%	No	Not Applicable	Not Applicable	49.36%	No
L01 z28 Studio	Studio	Floor 01	2.40%	Yes	87.51%	38.75%	No	Not Applicable	Not Applicable	54.38%	Yes
L01 z29 Studio	Studio	Floor 01	2.42%	Yes	84.37%	40.00%	No	Not Applicable	Not Applicable	54.37%	Yes
L01 z30 Studio	Studio	Floor 01	2.44%	Yes	83.75%	40.00%	No	Not Applicable	Not Applicable	53.12%	Yes
L01 z31 Studio	Studio	Floor 01	2.43%	Yes	84.36%	38.74%	No	Not Applicable	Not Applicable	53.74%	Yes
L01 z32 Studio	Studio	Floor 01	2.43%	Yes	83.74%	39.37%	No	Not Applicable	Not Applicable	53.74%	Yes
L01 z33 Studio	Studio	Floor 01	2.36%	Yes	81.87%	38.13%	No	Not Applicable	Not Applicable	52.50%	Yes

Table A.4: Analysis of daylight access to sample rooms within Floor 01 of the proposed development (assuming the use of default values for internal materials and including existing trees on adjoining lands)

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
Summer Trees											
L01 z02 b6	Bedroom	Floor 01	1.57%	Yes	67.86%	25.00%	No	67.86%	Not Applicable	Not Applicable	Yes
L01 z02 KLD	Kitchen / Living / Dining Room	Floor 01	0.92%	No	31.07%	13.26%	No	Not Applicable	Not Applicable	20.08%	No
L01 z03 b1	Bedroom	Floor 01	1.45%	Yes	65.57%	26.23%	No	65.57%	Not Applicable	Not Applicable	Yes
L01 z03 b2	Bedroom	Floor 01	0.71%	No	27.42%	6.45%	No	27.42%	Not Applicable	Not Applicable	No
L01 z03 b3	Bedroom	Floor 01	1.19%	Yes	61.22%	16.32%	No	61.22%	Not Applicable	Not Applicable	Yes
L01 z03 b4	Bedroom	Floor 01	1.05%	Yes	57.13%	12.24%	No	57.13%	Not Applicable	Not Applicable	Yes
L01 z03 KLD	Kitchen / Living / Dining Room	Floor 01	0.89%	No	28.73%	13.41%	No	Not Applicable	Not Applicable	18.39%	No
L01 z04 b5	Bedroom	Floor 01	0.47%	No	20.92%	0.65%	No	20.92%	Not Applicable	Not Applicable	No
L01 z04 b6	Bedroom	Floor 01	0.87%	No	34.04%	11.35%	No	34.04%	Not Applicable	Not Applicable	No
L01 z04 KLD	Kitchen / Living / Dining Room	Floor 01	1.89%	No	80.97%	33.22%	No	Not Applicable	Not Applicable	47.75%	No
Winter Trees											
L01 z02 b6	Bedroom	Floor 01	1.75%	Yes	80.36%	28.58%	No	80.36%	Not Applicable	Not Applicable	Yes
L01 z02 KLD	Kitchen / Living / Dining Room	Floor 01	1.08%	No	37.89%	15.54%	No	Not Applicable	Not Applicable	23.88%	No
L01 z03 b1	Bedroom	Floor 01	1.55%	Yes	67.21%	27.87%	No	67.21%	Not Applicable	Not Applicable	Yes
L01 z03 b2	Bedroom	Floor 01	0.83%	No	35.47%	8.06%	No	35.47%	Not Applicable	Not Applicable	No
L01 z03 b3	Bedroom	Floor 01	1.38%	Yes	77.55%	20.41%	No	77.55%	Not Applicable	Not Applicable	Yes
L01 z03 b4	Bedroom	Floor 01	1.26%	Yes	75.52%	16.33%	No	75.52%	Not Applicable	Not Applicable	Yes
L01 z03 KLD	Kitchen / Living / Dining Room	Floor 01	1.06%	No	37.93%	14.94%	No	Not Applicable	Not Applicable	22.60%	No
L01 z04 b5	Bedroom	Floor 01	0.49%	No	22.86%	0.65%	No	22.86%	Not Applicable	Not Applicable	No
L01 z04 b6	Bedroom	Floor 01	0.94%	No	37.59%	13.48%	No	37.59%	Not Applicable	Not Applicable	No
L01 z04 KLD	Kitchen / Living / Dining Room	Floor 01	1.90%	No	85.48%	32.53%	No	Not Applicable	Not Applicable	49.14%	No

Figure 4.3: Indicative diagram based on the proposed Floor 02 plan prepared by O'Mahony Pike Architects (not to scale) showing the location of rooms assessed as part of this analysis

Table A.5: Analysis of daylight access to sample rooms within Floor 02 of the proposed development (assuming the use of default values for internal materials)

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L02 z01 b1	Bedroom	Floor 02	3.47%	Yes	100.00%	75.52%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z01 b2	Bedroom	Floor 02	3.41%	Yes	100.00%	71.43%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z01 b3	Bedroom	Floor 02	3.32%	Yes	100.00%	73.48%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z01 b4	Bedroom	Floor 02	3.22%	Yes	99.99%	63.26%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z01 b5	Bedroom	Floor 02	3.07%	Yes	100.00%	63.27%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z01 b6	Bedroom	Floor 02	2.65%	Yes	91.67%	46.43%	No	91.67%	Not Applicable	Not Applicable	Yes
L02 z01 KLD	Kitchen / Living / Dining Room	Floor 02	2.44%	Yes	100.00%	45.63%	No	Not Applicable	Not Applicable	68.82%	Yes
L02 z02 b1	Bedroom	Floor 02	3.35%	Yes	100.00%	83.34%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z02 b2	Bedroom	Floor 02	3.79%	Yes	100.00%	83.68%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z02 b3	Bedroom	Floor 02	3.80%	Yes	100.00%	83.67%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z02 b4	Bedroom	Floor 02	3.66%	Yes	100.00%	77.55%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z02 b5	Bedroom	Floor 02	3.38%	Yes	100.00%	71.43%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z02 b6	Bedroom	Floor 02	2.88%	Yes	100.00%	57.15%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z02 KLD	Kitchen / Living / Dining Room	Floor 02	1.89%	No	57.95%	28.78%	No	Not Applicable	Not Applicable	39.39%	No
L02 z03 b1	Bedroom	Floor 02	2.70%	Yes	88.53%	55.74%	No	88.53%	Not Applicable	Not Applicable	Yes
L02 z03 b2	Bedroom	Floor 02	2.51%	Yes	100.00%	41.94%	No	100.00%	Not Applicable	Not Applicable	Yes
L02 z03 b3	Bedroom	Floor 02	3.11%	Yes	100.00%	59.19%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z03 b4	Bedroom	Floor 02	2.75%	Yes	99.98%	55.09%	Yes	99.98%	Not Applicable	Not Applicable	Yes
L02 z03 b5	Bedroom	Floor 02	2.30%	Yes	97.95%	40.81%	No	97.95%	Not Applicable	Not Applicable	Yes
L02 z03 b6	Bedroom	Floor 02	2.97%	Yes	100.00%	59.19%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z03 KLD	Kitchen / Living / Dining Room	Floor 02	1.91%	No	59.77%	28.35%	No	Not Applicable	Not Applicable	39.85%	No
L02 z04 b1	Bedroom	Floor 02	2.40%	Yes	96.44%	46.43%	No	96.44%	Not Applicable	Not Applicable	Yes
L02 z04 b2	Bedroom	Floor 02	2.75%	Yes	100.00%	53.06%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z04 b3	Bedroom	Floor 02	2.84%	Yes	99.99%	59.18%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z04 b4	Bedroom	Floor 02	2.86%	Yes	100.00%	59.18%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z04 b5	Bedroom	Floor 02	1.95%	Yes	69.28%	32.68%	No	69.28%	Not Applicable	Not Applicable	Yes
L02 z04 b6	Bedroom	Floor 02	2.07%	Yes	74.47%	35.46%	No	74.47%	Not Applicable	Not Applicable	Yes
L02 z04 KLD	Kitchen / Living / Dining Room	Floor 02	2.47%	Yes	95.84%	46.37%	No	Not Applicable	Not Applicable	65.74%	Yes
L02 z05 Studio	Studio	Floor 02	1.60%	No	64.45%	28.89%	No	Not Applicable	Not Applicable	47.78%	No
L02 z06 Studio	Studio	Floor 02	1.44%	No	71.53%	21.53%	No	Not Applicable	Not Applicable	36.81%	No
L02 z07 b1	Bedroom	Floor 02	2.88%	Yes	99.99%	63.26%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z07 b2	Bedroom	Floor 02	3.18%	Yes	100.00%	69.39%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z07 b3	Bedroom	Floor 02	3.51%	Yes	100.00%	79.60%	Yes	100.00%	Not Applicable	Not Applicable	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L02 z07 b4	Bedroom	Floor 02	3.86%	Yes	100.00%	91.84%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z07 b5	Bedroom	Floor 02	3.90%	Yes	100.00%	91.84%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z07 b6	Bedroom	Floor 02	3.86%	Yes	100.00%	89.80%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z07 KLD	Kitchen / Living / Dining Room	Floor 02	2.87%	Yes	99.24%	48.86%	No	Not Applicable	Not Applicable	81.43%	Yes
L02 z08 b1	Bedroom	Floor 02	2.26%	Yes	95.93%	40.82%	No	95.93%	Not Applicable	Not Applicable	Yes
L02 z08 b2	Bedroom	Floor 02	1.90%	Yes	72.45%	33.33%	No	72.45%	Not Applicable	Not Applicable	Yes
L02 z08 b3	Bedroom	Floor 02	3.53%	Yes	100.00%	77.56%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z08 b4	Bedroom	Floor 02	3.75%	Yes	100.00%	89.80%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z08 b5	Bedroom	Floor 02	3.80%	Yes	100.00%	87.76%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z08 b6	Bedroom	Floor 02	3.87%	Yes	100.00%	91.84%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z08 KLD	Kitchen / Living / Dining Room	Floor 02	2.12%	Yes	94.08%	32.82%	No	Not Applicable	Not Applicable	52.98%	Yes
L02 z09 b1	Bedroom	Floor 02	1.90%	Yes	93.88%	30.61%	No	93.88%	Not Applicable	Not Applicable	Yes
L02 z09 b2	Bedroom	Floor 02	2.40%	Yes	100.00%	48.97%	No	100.00%	Not Applicable	Not Applicable	Yes
L02 z09 b3	Bedroom	Floor 02	1.73%	Yes	87.50%	30.36%	No	87.50%	Not Applicable	Not Applicable	Yes
L02 z09 b4	Bedroom	Floor 02	2.60%	Yes	100.00%	51.79%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z09 b5	Bedroom	Floor 02	2.77%	Yes	100.00%	55.36%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z09 b6	Bedroom	Floor 02	2.59%	Yes	99.99%	53.06%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z09 KLD	Kitchen / Living / Dining Room	Floor 02	1.64%	No	48.87%	24.99%	No	Not Applicable	Not Applicable	34.32%	No
L02 z10 Studio	Studio	Floor 02	1.97%	No	63.12%	31.87%	No	Not Applicable	Not Applicable	43.12%	No
L02 z11 Studio	Studio	Floor 02	2.14%	Yes	68.75%	33.75%	No	Not Applicable	Not Applicable	46.25%	No
L02 z12 Studio	Studio	Floor 02	2.07%	Yes	71.25%	34.37%	No	Not Applicable	Not Applicable	47.50%	No
L02 z13 Studio	Studio	Floor 02	3.01%	Yes	100.00%	50.00%	Yes	Not Applicable	Not Applicable	69.23%	Yes
L02 z14 Studio	Studio	Floor 02	3.03%	Yes	100.00%	50.77%	Yes	Not Applicable	Not Applicable	70.77%	Yes
L02 z15 Studio	Studio	Floor 02	1.95%	No	78.13%	30.62%	No	Not Applicable	Not Applicable	47.50%	No
L02 z16 Studio	Studio	Floor 02	2.12%	Yes	78.12%	34.37%	No	Not Applicable	Not Applicable	48.75%	No
L02 z17 Studio	Studio	Floor 02	1.36%	No	56.88%	20.62%	No	Not Applicable	Not Applicable	32.50%	No
L02 z18 b1	Bedroom	Floor 02	1.34%	Yes	55.16%	20.68%	No	55.16%	Not Applicable	Not Applicable	Yes
L02 z18 b2	Bedroom	Floor 02	2.43%	Yes	100.00%	44.90%	No	100.00%	Not Applicable	Not Applicable	Yes
L02 z18 b3	Bedroom	Floor 02	2.74%	Yes	99.99%	57.14%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z18 b4	Bedroom	Floor 02	2.93%	Yes	99.99%	57.14%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z18 b5	Bedroom	Floor 02	3.00%	Yes	100.00%	55.11%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z18 b6	Bedroom	Floor 02	2.96%	Yes	100.00%	55.11%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z18 KLD	Kitchen / Living / Dining Room	Floor 02	4.06%	Yes	92.67%	47.87%	No	Not Applicable	Not Applicable	71.04%	Yes
L02 z19 b1	Bedroom	Floor 02	3.49%	Yes	100.00%	79.60%	Yes	100.00%	Not Applicable	Not Applicable	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L02 z19 b2	Bedroom	Floor 02	3.57%	Yes	100.00%	79.60%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z19 b3	Bedroom	Floor 02	3.60%	Yes	100.00%	79.60%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z19 b4	Bedroom	Floor 02	3.61%	Yes	100.00%	79.59%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z19 b5	Bedroom	Floor 02	3.57%	Yes	100.00%	81.64%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z19 b6	Bedroom	Floor 02	3.53%	Yes	100.00%	79.60%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z19 KLD	Kitchen / Living / Dining Room	Floor 02	2.87%	Yes	97.76%	47.75%	No	Not Applicable	Not Applicable	64.67%	Yes
L02 z20 Studio	Studio	Floor 02	1.96%	No	81.99%	30.66%	No	Not Applicable	Not Applicable	48.66%	No
L02 z21 Studio	Studio	Floor 02	2.58%	Yes	93.33%	43.33%	No	Not Applicable	Not Applicable	58.00%	Yes
L02 z22 Studio	Studio	Floor 02	3.39%	Yes	100.00%	39.40%	No	Not Applicable	Not Applicable	59.40%	Yes
L02 z23 Studio	Studio	Floor 02	3.90%	Yes	99.99%	44.72%	No	99.99%	Not Applicable	Not Applicable	Yes
L02 z24 b1	Bedroom	Floor 02	3.08%	Yes	100.00%	61.91%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z24 b2	Bedroom	Floor 02	3.11%	Yes	99.99%	58.72%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L02 z24 b3	Bedroom	Floor 02	2.91%	Yes	98.52%	53.73%	Yes	98.52%	Not Applicable	Not Applicable	Yes
L02 z24 b4	Bedroom	Floor 02	3.48%	Yes	100.00%	71.43%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z24 b5	Bedroom	Floor 02	3.30%	Yes	100.00%	67.86%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z24 b6	Bedroom	Floor 02	3.06%	Yes	100.00%	60.72%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z24 KLD	Kitchen / Living / Dining Room	Floor 02	2.31%	Yes	87.88%	43.18%	No	Not Applicable	Not Applicable	61.36%	Yes
L02 z25 Studio	Studio	Floor 02	1.83%	No	92.44%	28.30%	No	Not Applicable	Not Applicable	48.42%	No
L02 z26 Studio	Studio	Floor 02	1.92%	No	95.84%	28.47%	No	Not Applicable	Not Applicable	53.47%	Yes
L02 z27 Studio	Studio	Floor 02	2.34%	Yes	93.75%	38.13%	No	Not Applicable	Not Applicable	53.75%	Yes
L02 z28 Studio	Studio	Floor 02	2.56%	Yes	99.37%	41.25%	No	Not Applicable	Not Applicable	58.12%	Yes
L02 z29 Studio	Studio	Floor 02	2.63%	Yes	100.00%	42.51%	No	Not Applicable	Not Applicable	59.38%	Yes
L02 z30 Studio	Studio	Floor 02	2.65%	Yes	99.98%	41.86%	No	Not Applicable	Not Applicable	59.98%	Yes
L02 z31 Studio	Studio	Floor 02	2.66%	Yes	100.00%	43.12%	No	Not Applicable	Not Applicable	60.62%	Yes
L02 z32 Studio	Studio	Floor 02	2.66%	Yes	100.00%	42.50%	No	Not Applicable	Not Applicable	60.00%	Yes
L02 z33 Studio	Studio	Floor 02	2.68%	Yes	99.99%	43.12%	No	Not Applicable	Not Applicable	60.62%	Yes

Table A.6: Analysis of daylight access to sample rooms within Floor 02 of the proposed development (assuming the use of default values for internal materials and including existing trees on adjoining lands)

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
Summer Trees											
L02 z02 b6	Bedroom	Floor 02	2.40%	Yes	98.22%	46.43%	No	98.22%	Not Applicable	Not Applicable	Yes
L02 z02 KLD	Kitchen / Living / Dining Room	Floor 02	1.22%	No	39.01%	18.93%	No	Not Applicable	Not Applicable	27.26%	No
L02 z03 b1	Bedroom	Floor 02	1.62%	Yes	67.23%	32.79%	No	67.23%	Not Applicable	Not Applicable	Yes
L02 z03 b2	Bedroom	Floor 02	0.85%	No	33.87%	11.29%	No	33.87%	Not Applicable	Not Applicable	No
L02 z03 b3	Bedroom	Floor 02	1.47%	Yes	73.46%	24.49%	No	73.46%	Not Applicable	Not Applicable	Yes
L02 z03 b4	Bedroom	Floor 02	1.33%	Yes	71.42%	18.36%	No	71.42%	Not Applicable	Not Applicable	Yes
L02 z03 KLD	Kitchen / Living / Dining Room	Floor 02	1.08%	No	35.62%	16.47%	No	Not Applicable	Not Applicable	23.75%	No
L02 z04 b5	Bedroom	Floor 02	0.27%	No	6.54%	0.00%	No	6.54%	Not Applicable	Not Applicable	No
L02 z04 b6	Bedroom	Floor 02	0.88%	No	34.75%	12.06%	No	34.75%	Not Applicable	Not Applicable	No
L02 z04 KLD	Kitchen / Living / Dining Room	Floor 02	2.09%	Yes	89.28%	37.72%	No	Not Applicable	Not Applicable	51.91%	Yes
Winter Trees											
L02 z02 b6	Bedroom	Floor 02	2.57%	Yes	100.00%	51.79%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z02 KLD	Kitchen / Living / Dining Room	Floor 02	1.39%	No	45.84%	21.59%	No	Not Applicable	Not Applicable	29.93%	No
L02 z03 b1	Bedroom	Floor 02	1.67%	Yes	67.21%	32.79%	No	67.21%	Not Applicable	Not Applicable	Yes
L02 z03 b2	Bedroom	Floor 02	0.93%	No	41.94%	11.29%	No	41.94%	Not Applicable	Not Applicable	No
L02 z03 b3	Bedroom	Floor 02	1.61%	Yes	85.72%	26.53%	No	85.72%	Not Applicable	Not Applicable	Yes
L02 z03 b4	Bedroom	Floor 02	1.48%	Yes	83.68%	24.49%	No	83.68%	Not Applicable	Not Applicable	Yes
L02 z03 KLD	Kitchen / Living / Dining Room	Floor 02	1.23%	No	40.99%	18.77%	No	Not Applicable	Not Applicable	26.82%	No
L02 z04 b5	Bedroom	Floor 02	0.28%	No	6.54%	0.00%	No	6.54%	Not Applicable	Not Applicable	No
L02 z04 b6	Bedroom	Floor 02	0.92%	No	35.46%	12.77%	No	35.46%	Not Applicable	Not Applicable	No
L02 z04 KLD	Kitchen / Living / Dining Room	Floor 02	2.10%	Yes	90.31%	38.06%	No	Not Applicable	Not Applicable	52.59%	Yes

Figure 4.4: Indicative diagram based on the proposed Floor 03 plan prepared by O'Mahony Pike Architects (not to scale) showing the location of rooms assessed as part of this analysis

Table A.7: Analysis of daylight access to sample rooms within Floor 03 of the proposed development (assuming the use of default values for internal materials)

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L03 z01 b1	Bedroom	Floor 03	3.58%	Yes	100.00%	81.64%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z01 b2	Bedroom	Floor 03	3.55%	Yes	100.00%	81.64%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z01 b3	Bedroom	Floor 03	3.47%	Yes	100.00%	77.56%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z01 b4	Bedroom	Floor 03	3.36%	Yes	100.00%	73.48%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z01 b5	Bedroom	Floor 03	3.23%	Yes	100.00%	65.31%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L02 z01 b6	Bedroom	Floor 03	2.76%	Yes	91.68%	47.63%	No	91.68%	Not Applicable	Not Applicable	Yes
L03 z01 KLD	Kitchen / Living / Dining Room	Floor 03	2.54%	Yes	100.00%	49.06%	No	Not Applicable	Not Applicable	76.05%	Yes
L03 z02 b1	Bedroom	Floor 03	3.68%	Yes	100.00%	83.34%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z02 b2	Bedroom	Floor 03	4.04%	Yes	100.00%	91.84%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z02 b3	Bedroom	Floor 03	4.10%	Yes	100.00%	91.84%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z02 b4	Bedroom	Floor 03	4.08%	Yes	100.00%	91.84%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z02 b5	Bedroom	Floor 03	3.82%	Yes	100.00%	83.67%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z02 b6	Bedroom	Floor 03	3.33%	Yes	100.00%	69.65%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z02 KLD	Kitchen / Living / Dining Room	Floor 03	1.99%	No	62.88%	30.30%	No	Not Applicable	Not Applicable	42.42%	No
L03 z03 b1	Bedroom	Floor 03	2.76%	Yes	88.52%	57.37%	No	88.52%	Not Applicable	Not Applicable	Yes
L03 z03 b2	Bedroom	Floor 03	2.54%	Yes	100.00%	41.94%	No	100.00%	Not Applicable	Not Applicable	Yes
L03 z03 b3	Bedroom	Floor 03	3.18%	Yes	100.00%	63.27%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z03 b4	Bedroom	Floor 03	2.85%	Yes	99.99%	59.18%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z03 b5	Bedroom	Floor 03	2.94%	Yes	100.00%	61.23%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z03 b6	Bedroom	Floor 03	3.64%	Yes	100.00%	77.55%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z03 KLD	Kitchen / Living / Dining Room	Floor 03	1.98%	No	62.46%	28.74%	No	Not Applicable	Not Applicable	41.77%	No
L03 z04 b1	Bedroom	Floor 03	2.80%	Yes	100.00%	55.37%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z04 b2	Bedroom	Floor 03	3.15%	Yes	100.00%	67.35%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z04 b3	Bedroom	Floor 03	3.20%	Yes	100.00%	67.35%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z04 b4	Bedroom	Floor 03	3.19%	Yes	100.00%	67.35%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z04 b5	Bedroom	Floor 03	2.12%	Yes	76.60%	36.17%	No	76.60%	Not Applicable	Not Applicable	Yes
L03 z04 KLD	Kitchen / Living / Dining Room	Floor 03	2.10%	Yes	82.73%	30.08%	No	Not Applicable	Not Applicable	46.89%	No
L03 z05 Studio	Studio	Floor 03	1.98%	No	71.66%	40.55%	No	Not Applicable	Not Applicable	54.44%	Yes
L03 z06 Studio	Studio	Floor 03	2.02%	Yes	90.29%	35.42%	No	Not Applicable	Not Applicable	61.81%	Yes
L03 z07 b1	Bedroom	Floor 03	3.23%	Yes	100.00%	67.35%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z07 b2	Bedroom	Floor 03	3.81%	Yes	100.00%	85.71%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z07 b3	Bedroom	Floor 03	3.81%	Yes	100.00%	87.76%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z07 b4	Bedroom	Floor 03	3.76%	Yes	100.00%	83.68%	Yes	100.00%	Not Applicable	Not Applicable	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L03 z07 KLD	Kitchen / Living / Dining Room	Floor 03	2.32%	Yes	98.82%	41.57%	No	Not Applicable	Not Applicable	60.78%	Yes
L03 z08 b1	Bedroom	Floor 03	3.19%	Yes	100.00%	65.31%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z08 b2	Bedroom	Floor 03	2.71%	Yes	82.61%	55.07%	No	82.61%	Not Applicable	Not Applicable	Yes
L03 z08 b3	Bedroom	Floor 03	3.50%	Yes	100.00%	77.56%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z08 b4	Bedroom	Floor 03	3.66%	Yes	100.00%	85.72%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z08 b5	Bedroom	Floor 03	3.74%	Yes	100.00%	83.68%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z08 b6	Bedroom	Floor 03	3.82%	Yes	100.00%	87.76%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z08 KLD	Kitchen / Living / Dining Room	Floor 03	2.21%	Yes	96.45%	35.58%	No	Not Applicable	Not Applicable	56.53%	Yes
L03 z09 b1	Bedroom	Floor 03	2.52%	Yes	100.00%	46.94%	No	100.00%	Not Applicable	Not Applicable	Yes
L03 z09 b2	Bedroom	Floor 03	3.12%	Yes	100.00%	67.35%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z09 b3	Bedroom	Floor 03	2.25%	Yes	100.00%	42.86%	No	100.00%	Not Applicable	Not Applicable	Yes
L03 z09 b4	Bedroom	Floor 03	2.96%	Yes	100.00%	62.49%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z09 b5	Bedroom	Floor 03	3.04%	Yes	100.00%	64.29%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z09 b6	Bedroom	Floor 03	2.83%	Yes	99.99%	59.18%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z09 KLD	Kitchen / Living / Dining Room	Floor 03	2.07%	Yes	55.60%	32.09%	No	Not Applicable	Not Applicable	41.42%	No
L03 z10 Studio	Studio	Floor 03	2.32%	Yes	74.37%	38.13%	No	Not Applicable	Not Applicable	49.37%	No
L03 z11 Studio	Studio	Floor 03	2.40%	Yes	78.75%	38.13%	No	Not Applicable	Not Applicable	53.13%	Yes
L03 z12 Studio	Studio	Floor 03	2.25%	Yes	78.74%	37.50%	No	Not Applicable	Not Applicable	51.24%	Yes
L03 z13 Studio	Studio	Floor 03	3.18%	Yes	100.00%	51.54%	Yes	Not Applicable	Not Applicable	73.08%	Yes
L03 z14 Studio	Studio	Floor 03	3.20%	Yes	100.00%	52.31%	Yes	Not Applicable	Not Applicable	75.38%	Yes
L03 z15 Studio	Studio	Floor 03	2.05%	Yes	79.39%	32.51%	No	Not Applicable	Not Applicable	48.76%	No
L03 z16 Studio	Studio	Floor 03	2.33%	Yes	83.75%	38.75%	No	Not Applicable	Not Applicable	53.75%	Yes
L03 z17 Studio	Studio	Floor 03	1.51%	No	63.12%	21.25%	No	Not Applicable	Not Applicable	34.99%	No
L03 z18 b1	Bedroom	Floor 03	1.62%	Yes	63.79%	27.59%	No	63.79%	Not Applicable	Not Applicable	Yes
L03 z18 b2	Bedroom	Floor 03	2.82%	Yes	99.99%	57.14%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z18 b3	Bedroom	Floor 03	3.11%	Yes	100.00%	65.31%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z18 b4	Bedroom	Floor 03	3.20%	Yes	100.00%	65.31%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z18 b5	Bedroom	Floor 03	3.23%	Yes	100.00%	69.39%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z18 b6	Bedroom	Floor 03	3.15%	Yes	100.00%	59.19%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z18 KLD	Kitchen / Living / Dining Room	Floor 03	4.25%	Yes	94.21%	51.35%	No	Not Applicable	Not Applicable	77.22%	Yes
L03 z19 b1	Bedroom	Floor 03	3.54%	Yes	100.00%	79.60%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z19 b2	Bedroom	Floor 03	3.61%	Yes	100.00%	81.64%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z19 b3	Bedroom	Floor 03	3.61%	Yes	100.00%	81.63%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z19 b4	Bedroom	Floor 03	3.62%	Yes	100.00%	79.59%	Yes	100.00%	Not Applicable	Not Applicable	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L03 z19 b5	Bedroom	Floor 03	3.59%	Yes	100.00%	81.64%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z19 b6	Bedroom	Floor 03	3.53%	Yes	100.00%	79.60%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z19 KLD	Kitchen / Living / Dining Room	Floor 03	2.93%	Yes	100.00%	49.26%	No	Not Applicable	Not Applicable	65.42%	Yes
L03 z20 Studio	Studio	Floor 03	1.98%	No	82.00%	30.67%	No	Not Applicable	Not Applicable	49.33%	No
L03 z21 Studio	Studio	Floor 03	2.63%	Yes	96.66%	43.33%	No	Not Applicable	Not Applicable	58.66%	Yes
L03 z22 Studio	Studio	Floor 03	3.49%	Yes	100.00%	40.00%	No	Not Applicable	Not Applicable	65.46%	Yes
L03 z23 Studio	Studio	Floor 03	3.94%	Yes	99.99%	43.48%	No	Not Applicable	Not Applicable	68.32%	Yes
L03 z24 b1	Bedroom	Floor 03	3.15%	Yes	100.00%	61.90%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z24 b2	Bedroom	Floor 03	3.17%	Yes	99.99%	60.31%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L03 z24 b3	Bedroom	Floor 03	2.95%	Yes	98.51%	53.73%	Yes	98.51%	Not Applicable	Not Applicable	Yes
L03 z24 b4	Bedroom	Floor 03	3.68%	Yes	100.00%	73.21%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z24 b5	Bedroom	Floor 03	3.55%	Yes	100.00%	71.43%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z24 b6	Bedroom	Floor 03	3.41%	Yes	100.00%	69.64%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z24 KLD	Kitchen / Living / Dining Room	Floor 03	2.43%	Yes	91.29%	43.56%	No	Not Applicable	Not Applicable	67.05%	Yes
L03 z25 Studio	Studio	Floor 03	2.22%	Yes	99.37%	35.22%	No	Not Applicable	Not Applicable	55.35%	Yes
L03 z26 Studio	Studio	Floor 03	2.13%	Yes	99.31%	35.42%	No	Not Applicable	Not Applicable	61.81%	Yes
L03 z27 Studio	Studio	Floor 03	2.55%	Yes	98.74%	41.24%	No	Not Applicable	Not Applicable	58.74%	Yes
L03 z28 Studio	Studio	Floor 03	2.77%	Yes	100.00%	45.63%	No	Not Applicable	Not Applicable	62.51%	Yes
L03 z29 Studio	Studio	Floor 03	2.79%	Yes	100.00%	45.62%	No	Not Applicable	Not Applicable	63.75%	Yes
L03 z30 Studio	Studio	Floor 03	2.80%	Yes	100.00%	46.88%	No	Not Applicable	Not Applicable	64.38%	Yes
L03 z31 Studio	Studio	Floor 03	2.81%	Yes	100.00%	46.88%	No	Not Applicable	Not Applicable	65.01%	Yes
L03 z32 Studio	Studio	Floor 03	2.82%	Yes	100.00%	46.88%	No	Not Applicable	Not Applicable	63.75%	Yes
L03 z33 Studio	Studio	Floor 03	2.79%	Yes	100.00%	45.62%	No	Not Applicable	Not Applicable	63.75%	Yes

Table A.8: Analysis of daylight access to sample rooms within Floor 03 of the proposed development (assuming the use of default values for internal materials and including existing trees on adjoining lands)

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
Summer Trees											
L03 z02 b6	Bedroom	Floor 03	3.05%	Yes	100.00%	60.72%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z02 KLD	Kitchen / Living / Dining Room	Floor 03	1.50%	No	46.59%	23.49%	No	Not Applicable	Not Applicable	32.58%	No
L03 z03 b1	Bedroom	Floor 03	1.88%	Yes	77.05%	36.07%	No	77.05%	Not Applicable	Not Applicable	Yes
L03 z03 b2	Bedroom	Floor 03	1.18%	Yes	50.01%	17.75%	No	50.01%	Not Applicable	Not Applicable	Yes
L03 z03 b3	Bedroom	Floor 03	1.87%	Yes	91.83%	32.65%	No	91.83%	Not Applicable	Not Applicable	Yes
L03 z03 b4	Bedroom	Floor 03	1.74%	Yes	91.84%	30.61%	No	91.84%	Not Applicable	Not Applicable	Yes
L03 z03 KLD	Kitchen / Living / Dining Room	Floor 03	1.31%	No	40.99%	19.92%	No	Not Applicable	Not Applicable	28.73%	No
L03 z04 b5	Bedroom	Floor 03	0.95%	No	36.88%	14.19%	No	36.88%	Not Applicable	Not Applicable	No
L03 z04 KLD	Kitchen / Living / Dining Room	Floor 03	0.72%	No	13.70%	7.52%	No	Not Applicable	Not Applicable	8.40%	No
Winter Trees											
L03 z02 b6	Bedroom	Floor 03	3.11%	Yes	100.00%	60.72%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L03 z02 KLD	Kitchen / Living / Dining Room	Floor 03	1.60%	No	51.89%	25.00%	No	Not Applicable	Not Applicable	34.47%	No
L03 z03 b1	Bedroom	Floor 03	1.91%	Yes	77.06%	37.71%	No	77.06%	Not Applicable	Not Applicable	Yes
L03 z03 b2	Bedroom	Floor 03	1.24%	Yes	53.23%	17.75%	No	53.23%	Not Applicable	Not Applicable	Yes
L03 z03 b3	Bedroom	Floor 03	2.00%	Yes	93.88%	32.65%	No	93.88%	Not Applicable	Not Applicable	Yes
L03 z03 b4	Bedroom	Floor 03	1.86%	Yes	97.96%	30.61%	No	97.96%	Not Applicable	Not Applicable	Yes
L03 z03 KLD	Kitchen / Living / Dining Room	Floor 03	1.45%	No	47.13%	21.46%	No	Not Applicable	Not Applicable	31.04%	No
L03 z04 b5	Bedroom	Floor 03	0.95%	No	36.88%	13.48%	No	36.88%	Not Applicable	Not Applicable	No
L03 z04 KLD	Kitchen / Living / Dining Room	Floor 03	0.70%	No	13.71%	7.08%	No	Not Applicable	Not Applicable	7.96%	No

Figure 4.5: Indicative diagram based on the proposed Floor 04 plan prepared by O'Mahony Pike Architects (not to scale) showing the location of rooms assessed as part of this analysis

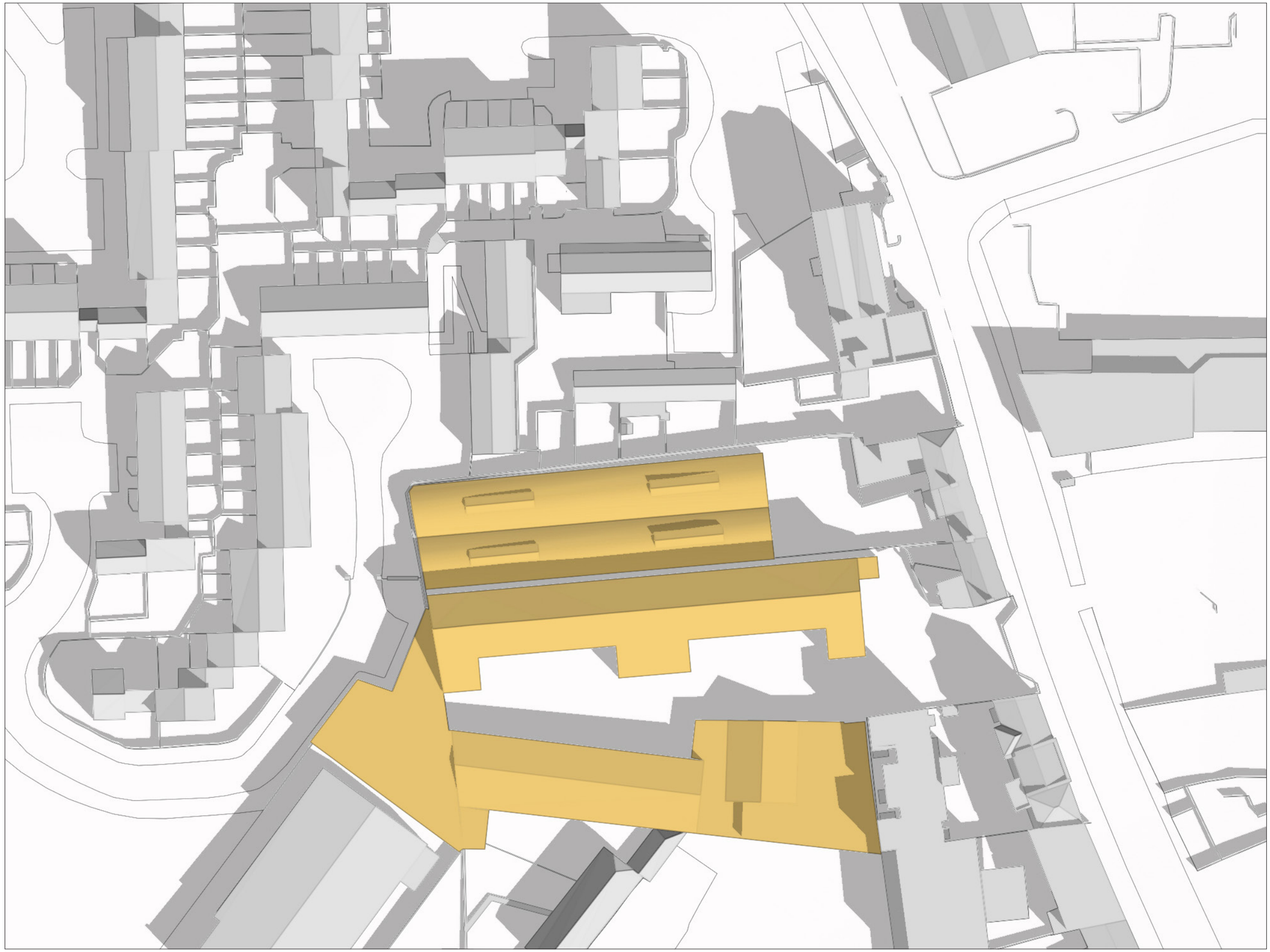
Table A.9: Analysis of daylight access to sample rooms within Floor 04 of the proposed development (assuming the use of default values for internal materials)

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L04 z01 Studio	Studio	Floor 04	7.73%	Yes	95.99%	92.00%	Yes	Not Applicable	Not Applicable	93.71%	Yes
L04 z02 Studio	Studio	Floor 04	4.71%	Yes	83.60%	61.91%	No	Not Applicable	Not Applicable	76.20%	Yes
L04 z03 b1	Bedroom	Floor 04	5.55%	Yes	100.00%	98.15%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z03 b2	Bedroom	Floor 04	5.11%	Yes	99.99%	97.95%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z03 b3	Bedroom	Floor 04	5.19%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z03 b4	Bedroom	Floor 04	5.28%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z03 b5	Bedroom	Floor 04	5.23%	Yes	100.00%	97.96%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z03 b6	Bedroom	Floor 04	4.38%	Yes	100.00%	85.71%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z03 KLD	Kitchen / Living / Dining Room	Floor 04	2.45%	Yes	66.27%	34.84%	No	Not Applicable	Not Applicable	46.20%	No
L04 z04 b1	Bedroom	Floor 04	4.16%	Yes	100.00%	77.05%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z04 b2	Bedroom	Floor 04	3.22%	Yes	100.00%	51.61%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z04 b3	Bedroom	Floor 04	4.33%	Yes	100.00%	89.80%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z04 b4	Bedroom	Floor 04	4.14%	Yes	100.00%	89.80%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z04 b5	Bedroom	Floor 04	4.40%	Yes	100.00%	91.84%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z04 b6	Bedroom	Floor 04	5.13%	Yes	100.00%	97.96%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z04 KLD	Kitchen / Living / Dining Room	Floor 04	2.44%	Yes	66.69%	34.49%	No	Not Applicable	Not Applicable	46.76%	No
L04 z05 b1	Bedroom	Floor 04	4.03%	Yes	100.00%	73.22%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z05 b2	Bedroom	Floor 04	4.46%	Yes	99.99%	87.75%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z05 b3	Bedroom	Floor 04	4.45%	Yes	99.99%	87.75%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z05 b4	Bedroom	Floor 04	5.26%	Yes	100.00%	100.00%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z05 KLD	Kitchen / Living / Dining Room	Floor 04	2.89%	Yes	99.00%	43.72%	No	Not Applicable	Not Applicable	61.31%	Yes
L04 z06 Studio	Studio	Floor 04	2.99%	Yes	84.44%	53.89%	No	Not Applicable	Not Applicable	66.11%	Yes
L04 z07 Studio	Studio	Floor 04	3.23%	Yes	95.84%	65.28%	Yes	Not Applicable	Not Applicable	86.11%	Yes
L04 z08 Studio	Studio	Floor 04	3.13%	Yes	100.00%	56.48%	Yes	Not Applicable	Not Applicable	76.69%	Yes
L04 z09 Studio	Studio	Floor 04	3.63%	Yes	98.42%	67.36%	Yes	Not Applicable	Not Applicable	84.21%	Yes
L04 z10 b1	Bedroom	Floor 04	4.81%	Yes	100.00%	95.92%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z10 b2	Bedroom	Floor 04	4.68%	Yes	100.00%	93.88%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z10 b3	Bedroom	Floor 04	3.47%	Yes	100.00%	75.01%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z10 b4	Bedroom	Floor 04	4.90%	Yes	100.00%	94.64%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z10 b5	Bedroom	Floor 04	4.25%	Yes	100.00%	83.93%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z10 b6	Bedroom	Floor 04	3.91%	Yes	100.00%	85.72%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z10 KLD	Kitchen / Living / Dining Room	Floor 04	1.91%	No	59.70%	29.48%	No	Not Applicable	Not Applicable	40.67%	No
L04 z11 Studio	Studio	Floor 04	2.57%	Yes	91.89%	41.87%	No	Not Applicable	Not Applicable	55.63%	Yes

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
L04 z12 Studio	Studio	Floor 04	2.58%	Yes	93.76%	41.88%	No	Not Applicable	Not Applicable	56.26%	Yes
L04 z13 Studio	Studio	Floor 04	2.41%	Yes	88.74%	40.00%	No	Not Applicable	Not Applicable	54.37%	Yes
L04 z14 Studio	Studio	Floor 04	3.32%	Yes	100.00%	55.39%	Yes	Not Applicable	Not Applicable	77.70%	Yes
L04 z15 Studio	Studio	Floor 04	3.31%	Yes	100.00%	55.39%	Yes	Not Applicable	Not Applicable	76.93%	Yes
L04 z16 Studio	Studio	Floor 04	2.24%	Yes	84.99%	37.50%	No	Not Applicable	Not Applicable	53.12%	Yes
L04 z17 Studio	Studio	Floor 04	2.52%	Yes	96.25%	40.62%	No	Not Applicable	Not Applicable	55.62%	Yes
L04 z18 Studio	Studio	Floor 04	1.73%	No	66.87%	25.00%	No	Not Applicable	Not Applicable	39.37%	No
L04 z19 b1	Bedroom	Floor 04	2.29%	Yes	87.92%	39.65%	No	87.92%	Not Applicable	Not Applicable	Yes
L04 z19 b2	Bedroom	Floor 04	4.35%	Yes	99.99%	87.75%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z19 b3	Bedroom	Floor 04	4.47%	Yes	100.00%	91.84%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z19 b4	Bedroom	Floor 04	4.53%	Yes	99.99%	91.83%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z19 b5	Bedroom	Floor 04	4.50%	Yes	100.00%	91.84%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z19 KLD	Kitchen / Living / Dining Room	Floor 04	3.95%	Yes	100.00%	70.10%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z20 b1	Bedroom	Floor 04	4.68%	Yes	100.00%	97.96%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z20 b2	Bedroom	Floor 04	4.67%	Yes	100.00%	95.92%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z20 b3	Bedroom	Floor 04	4.67%	Yes	100.00%	95.92%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z20 b4	Bedroom	Floor 04	4.62%	Yes	100.00%	93.88%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z20 b5	Bedroom	Floor 04	4.57%	Yes	99.99%	91.83%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z20 b6	Bedroom	Floor 04	4.46%	Yes	100.00%	93.88%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z20 KLD	Kitchen / Living / Dining Room	Floor 04	3.01%	Yes	90.22%	43.23%	No	Not Applicable	Not Applicable	57.14%	Yes
L04 z21 Studio	Studio	Floor 04	2.57%	Yes	93.34%	38.00%	No	Not Applicable	Not Applicable	55.34%	Yes
L04 z22 Studio	Studio	Floor 04	3.42%	Yes	99.99%	49.33%	No	Not Applicable	Not Applicable	65.33%	Yes
L04 z23 Studio	Studio	Floor 04	3.73%	Yes	100.00%	41.22%	No	Not Applicable	Not Applicable	66.67%	Yes
L04 z24 Studio	Studio	Floor 04	4.11%	Yes	100.00%	45.34%	No	Not Applicable	Not Applicable	68.94%	Yes
L04 z25 b1	Bedroom	Floor 04	3.19%	Yes	100.00%	61.90%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z25 b2	Bedroom	Floor 04	3.41%	Yes	100.00%	66.07%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z25 b3	Bedroom	Floor 04	4.70%	Yes	99.99%	89.28%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z25 b4	Bedroom	Floor 04	4.58%	Yes	100.00%	89.29%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z25 KLD	Kitchen / Living / Dining Room	Floor 04	2.08%	Yes	92.78%	33.89%	No	Not Applicable	Not Applicable	66.67%	Yes
L04 z26 Studio	Studio	Floor 04	3.49%	Yes	99.98%	54.08%	Yes	Not Applicable	Not Applicable	86.15%	Yes
L04 z27 Studio	Studio	Floor 04	3.31%	Yes	96.65%	55.03%	Yes	Not Applicable	Not Applicable	75.60%	Yes
L04 z28 Studio	Studio	Floor 04	3.97%	Yes	100.00%	75.39%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z29 Studio	Studio	Floor 04	3.84%	Yes	100.00%	72.47%	Yes	Not Applicable	Not Applicable	100.00%	Yes
L04 z30 Studio	Studio	Floor 04	4.03%	Yes	100.00%	73.43%	Yes	Not Applicable	Not Applicable	100.00%	Yes

Table A.10: Analysis of daylight access to sample rooms within Floor 04 of the proposed development (assuming the use of default values for internal materials and including existing trees on adjoining lands)

Unit	Room Type	Floor	BR209 (BRE Guide, 2011, 2nd ed.)		IS EN 17037			BS EN 17037 BR209 (BRE Guide, 2022, 3rd ed.)			
			Average Daylight Factor	Does the room achieve BR209 recommendations?	Minimum Target Daylight Factor (D_{TM}) Proportion (%) of room achieving 0.7% daylight factor (Target = 95%)	Target Daylight Factor (D_T) Proportion (%) of room achieving 2.0% daylight factor (Target = 50%)	Does the room achieve IS EN 17037 recommendations?	Proportion (%) of room achieving 0.7% daylight factor Target for bedrooms = 50%	Proportion (%) of room achieving 1.0% daylight factor Target for living rooms= 50%	Proportion (%) of room achieving 1.3% daylight factor Target for kitchens / KLDs = 50%	Does the room achieve BS EN 17037 / BR209 (BRE Guide, 2022, 3rd ed.) recommendation?
Summer Trees											
L04 z03 b6	Bedroom	Floor 04	4.14%	Yes	100.00%	80.36%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z03 KLD	Kitchen / Living / Dining Room	Floor 04	2.08%	Yes	53.79%	29.93%	No	Not Applicable	Not Applicable	39.40%	No
L04 z04 b1	Bedroom	Floor 04	3.29%	Yes	81.98%	62.30%	No	81.98%	Not Applicable	Not Applicable	Yes
L04 z04 b2	Bedroom	Floor 04	2.04%	Yes	69.37%	32.26%	No	69.37%	Not Applicable	Not Applicable	Yes
L04 z04 b3	Bedroom	Floor 04	3.24%	Yes	99.99%	61.22%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z04 b4	Bedroom	Floor 04	3.17%	Yes	100.00%	63.26%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z04 KLD	Kitchen / Living / Dining Room	Floor 04	1.90%	No	49.81%	28.35%	No	Not Applicable	Not Applicable	36.40%	No
L04 z05 b4	Bedroom	Floor 04	2.90%	Yes	95.92%	53.06%	Yes	95.92%	Not Applicable	Not Applicable	Yes
L04 z05 KLD	Kitchen / Living / Dining Room	Floor 04	1.25%	No	37.69%	16.08%	No	Not Applicable	Not Applicable	22.11%	No
Winter Trees											
L04 z03 b6	Bedroom	Floor 04	4.22%	Yes	100.00%	80.36%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z03 KLD	Kitchen / Living / Dining Room	Floor 04	2.15%	Yes	57.20%	30.69%	No	Not Applicable	Not Applicable	40.16%	No
L04 z04 b1	Bedroom	Floor 04	3.29%	Yes	83.62%	63.94%	No	83.62%	Not Applicable	Not Applicable	Yes
L04 z04 b2	Bedroom	Floor 04	2.07%	Yes	69.36%	32.26%	No	69.36%	Not Applicable	Not Applicable	Yes
L04 z04 b3	Bedroom	Floor 04	3.32%	Yes	100.00%	65.31%	Yes	100.00%	Not Applicable	Not Applicable	Yes
L04 z04 b4	Bedroom	Floor 04	3.26%	Yes	99.99%	67.34%	Yes	99.99%	Not Applicable	Not Applicable	Yes
L04 z04 KLD	Kitchen / Living / Dining Room	Floor 04	1.99%	No	52.87%	28.73%	No	Not Applicable	Not Applicable	38.31%	No
L04 z05 b4	Bedroom	Floor 04	2.91%	Yes	95.92%	51.02%	Yes	95.92%	Not Applicable	Not Applicable	Yes
L04 z05 KLD	Kitchen / Living / Dining Room	Floor 04	1.25%	No	37.18%	16.08%	No	Not Applicable	Not Applicable	22.61%	No



N

SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : MARCH 21ST - EQUINOX
SUNRISE : 6.24 AM
SUNSET : 6.41 PM

TIME :
10.00 AM

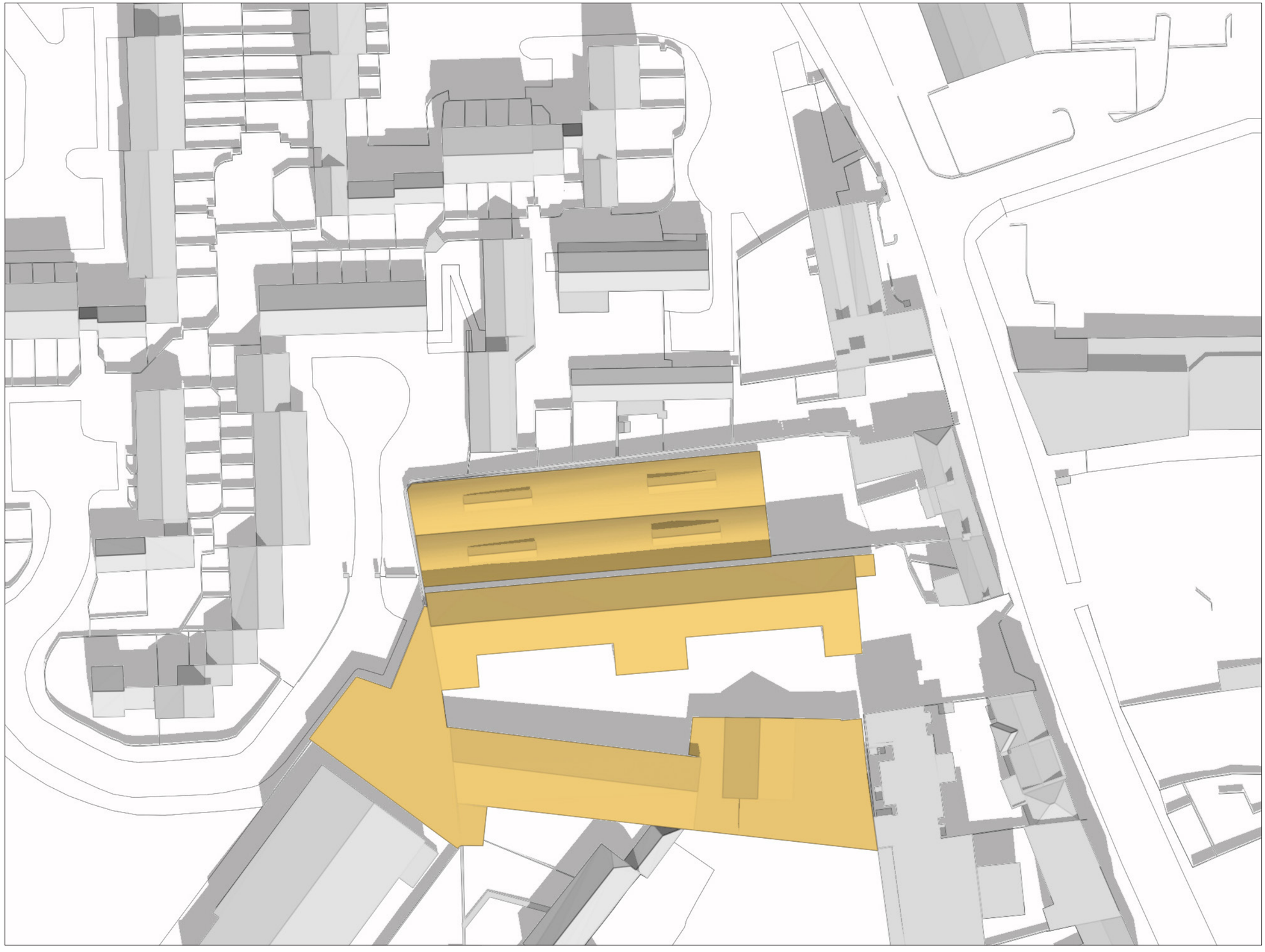
PROPOSED
DEVELOPMENT

N

SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : MARCH 21ST - EQUINOX
SUNRISE : 6.24 AM
SUNSET : 6.41 PM

TIME :
10.00 AM



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SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : MARCH 21ST - EQUINOX
SUNRISE : 6.24 AM
SUNSET : 6.41 PM

TIME :
12.00 PM

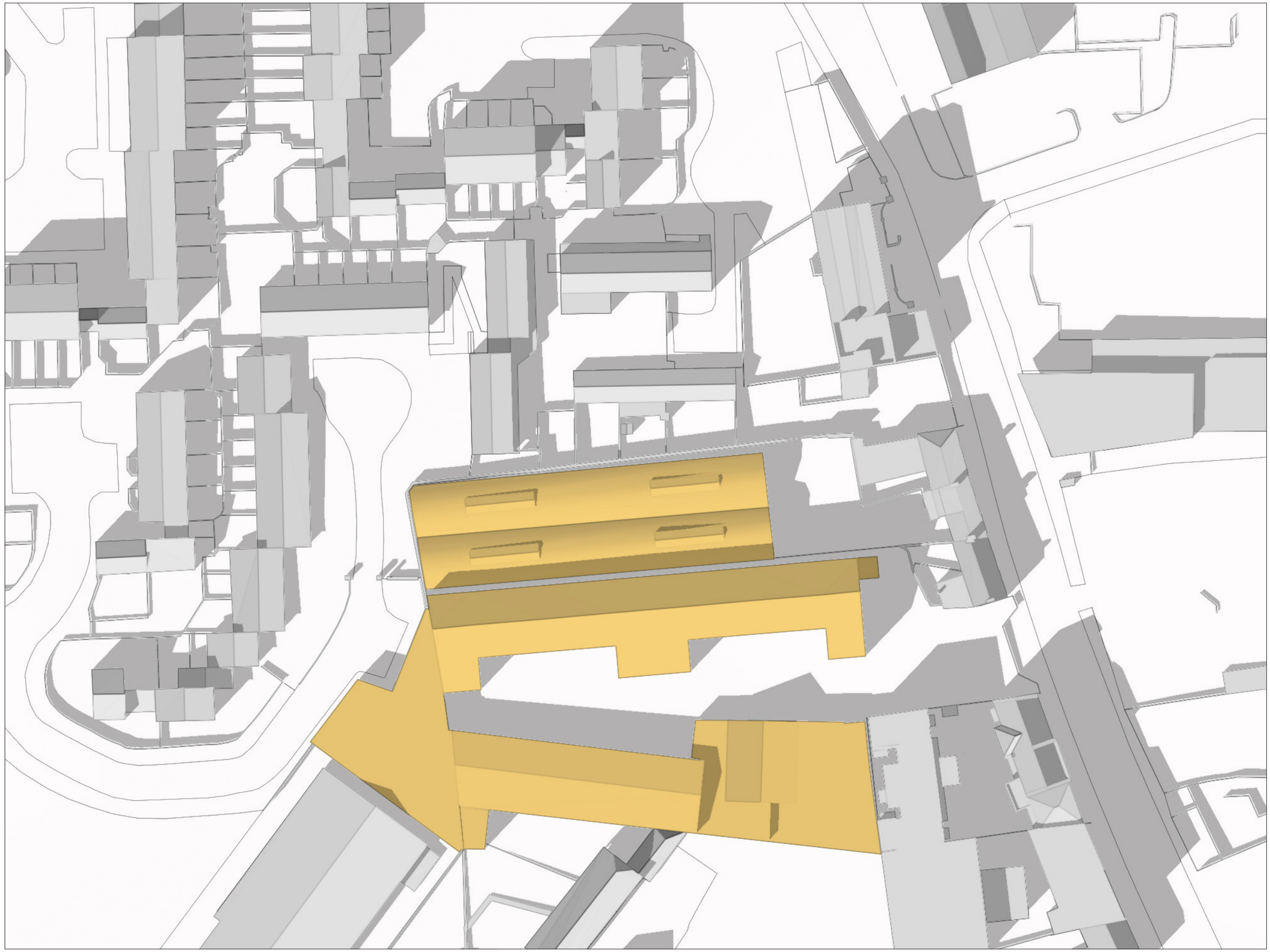
PROPOSED
DEVELOPMENT

N

SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : MARCH 21ST - EQUINOX
SUNRISE : 6.24 AM
SUNSET : 6.41 PM

TIME :
12.00 PM



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SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

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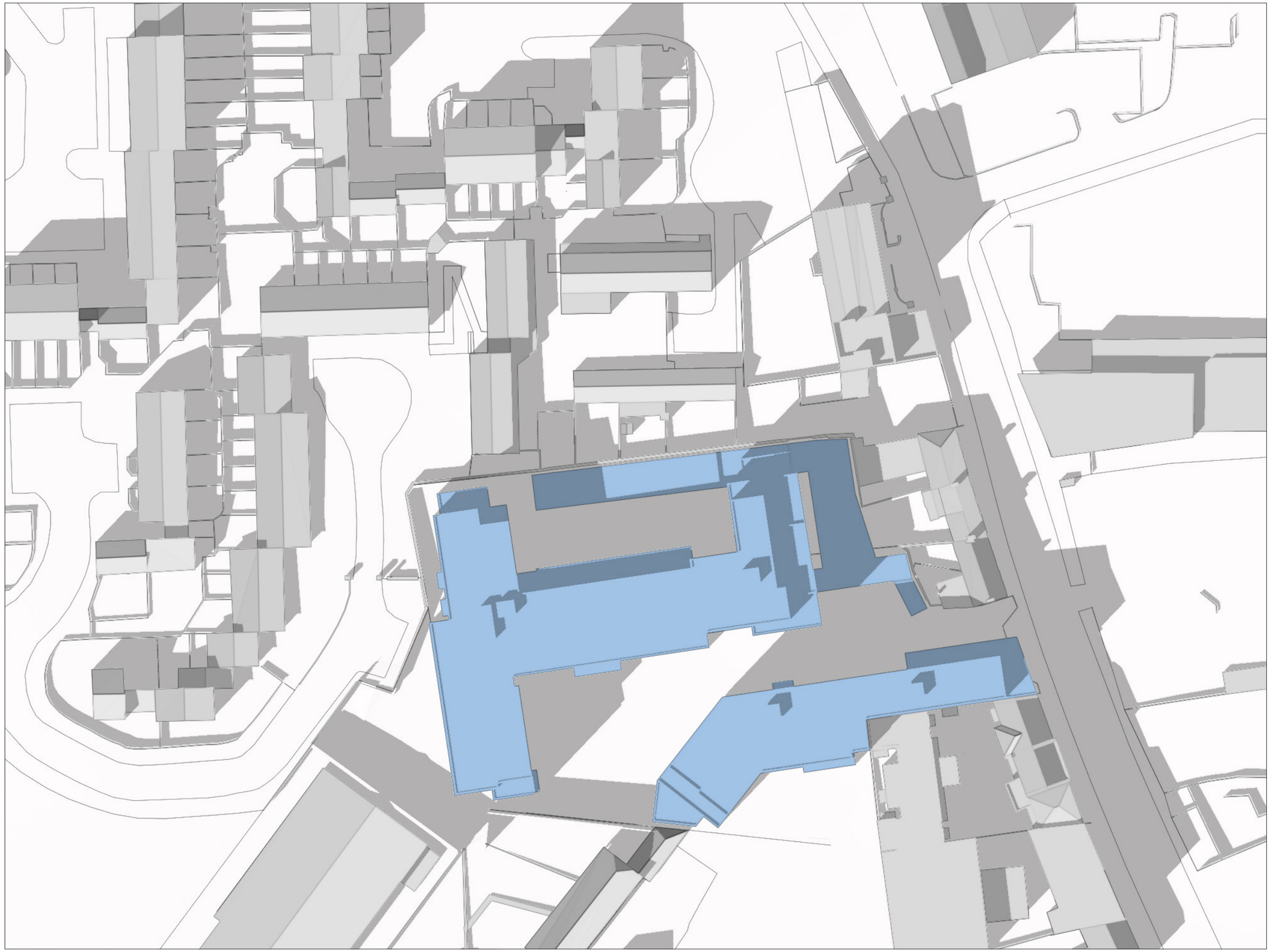
SUNRISE : 6.24 AM
SUNSET : 6.41 PM

TIME :
3.00 PM



PROPOSED
DEVELOPMENT

N

SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

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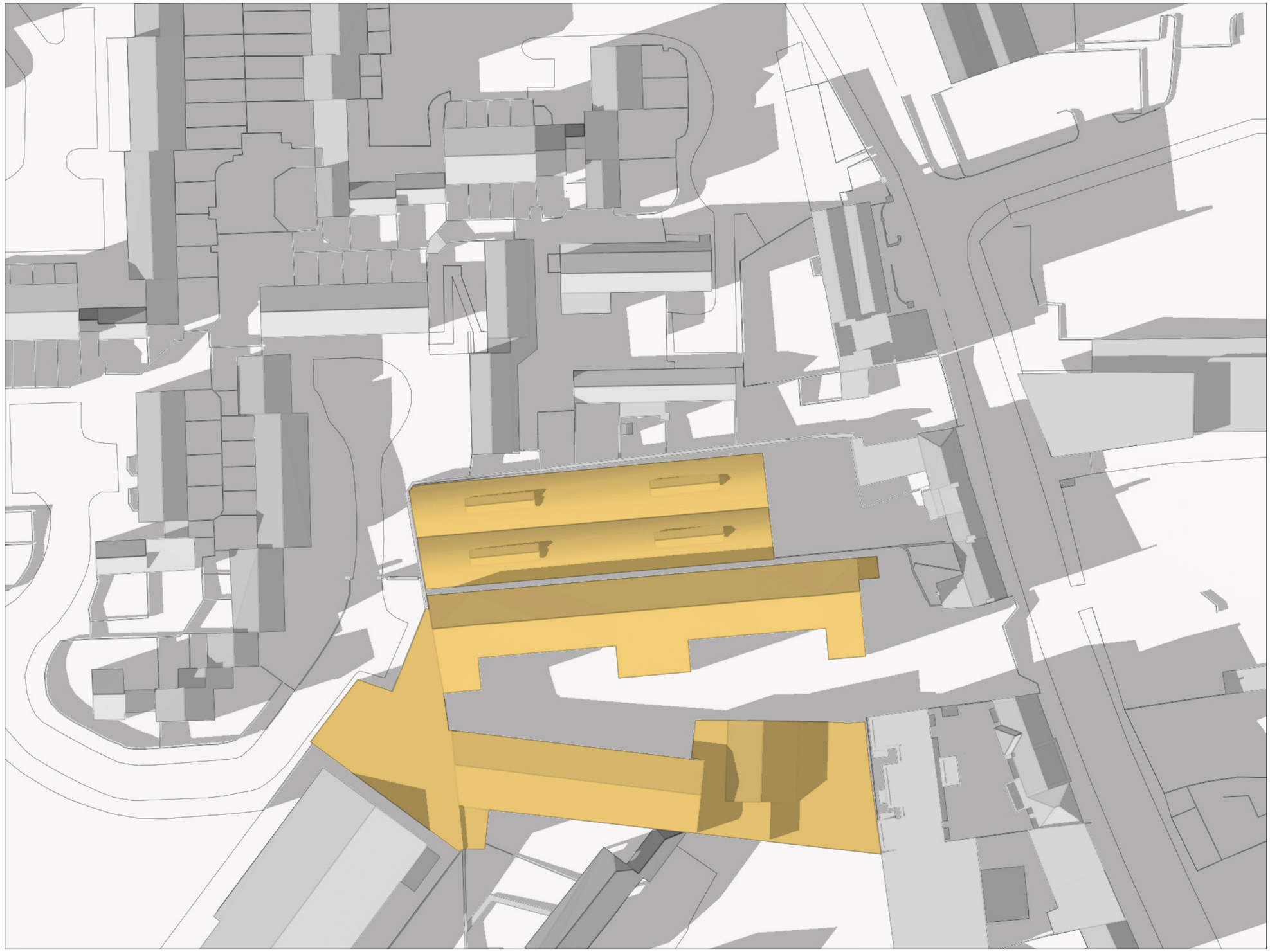
SUNRISE : 6.24 AM
SUNSET : 6.41 PM

TIME :
3.00 PM



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SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : MARCH 21ST - EQUINOX
SUNRISE : 6.24 AM
SUNSET : 6.41 PM

TIME :
5.00 PM

PROPOSED
DEVELOPMENT

N

SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : MARCH 21ST - EQUINOX
SUNRISE : 6.24 AM
SUNSET : 6.41 PM

TIME :
5.00 PM

SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : JUNE 21ST - SUMMER SOLSTICE
SUNRISE : 4.56 AM
SUNSET : 9.57 PM

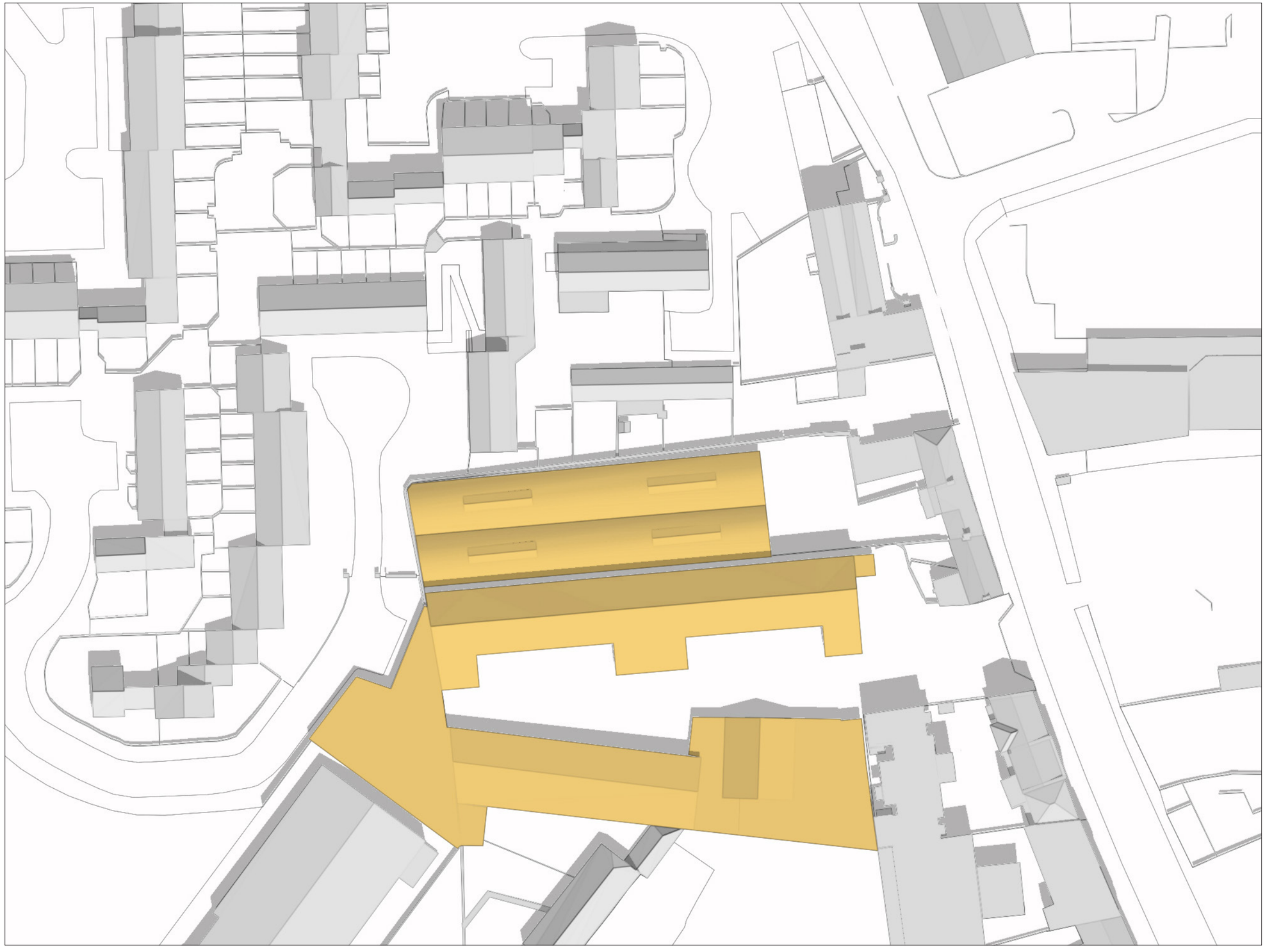
TIME :
9.00 AM

PROPOSED
DEVELOPMENT

SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : JUNE 21ST - SUMMER SOLSTICE
SUNRISE : 4.56 AM
SUNSET : 9.57 PM

TIME :
9.00 AM



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SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : JUNE 21ST - SUMMER SOLSTICE
SUNRISE : 4.56 AM
SUNSET : 9.57 PM

TIME :
12.00 PM

PROPOSED
DEVELOPMENT

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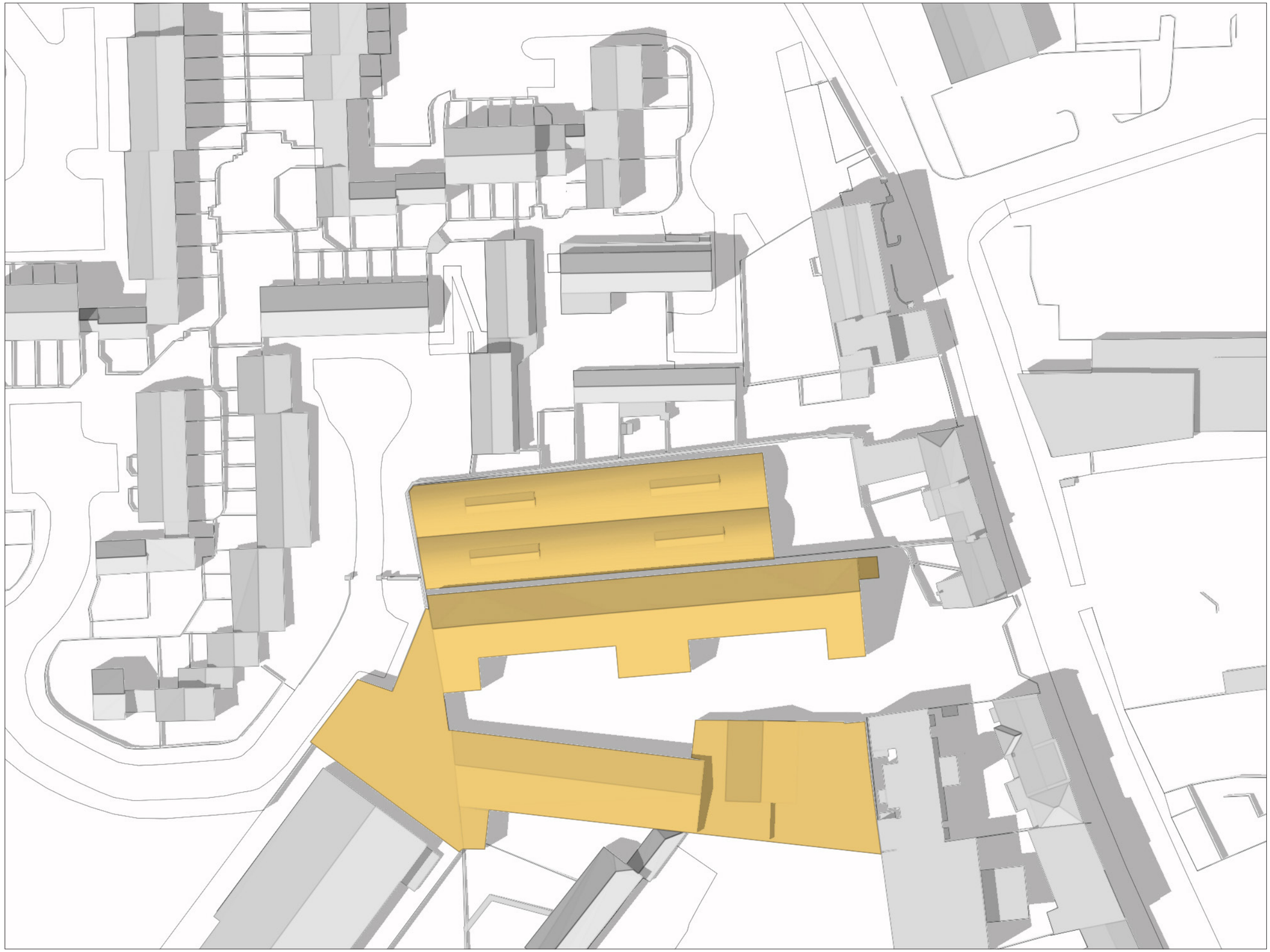
SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : JUNE 21ST - SUMMER SOLSTICE
SUNRISE : 4.56 AM
SUNSET : 9.57 PM

TIME :
12.00 PM



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PROPOSED
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SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

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5.00 PM

PROPOSED
DEVELOPMENT

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MARCH 2024

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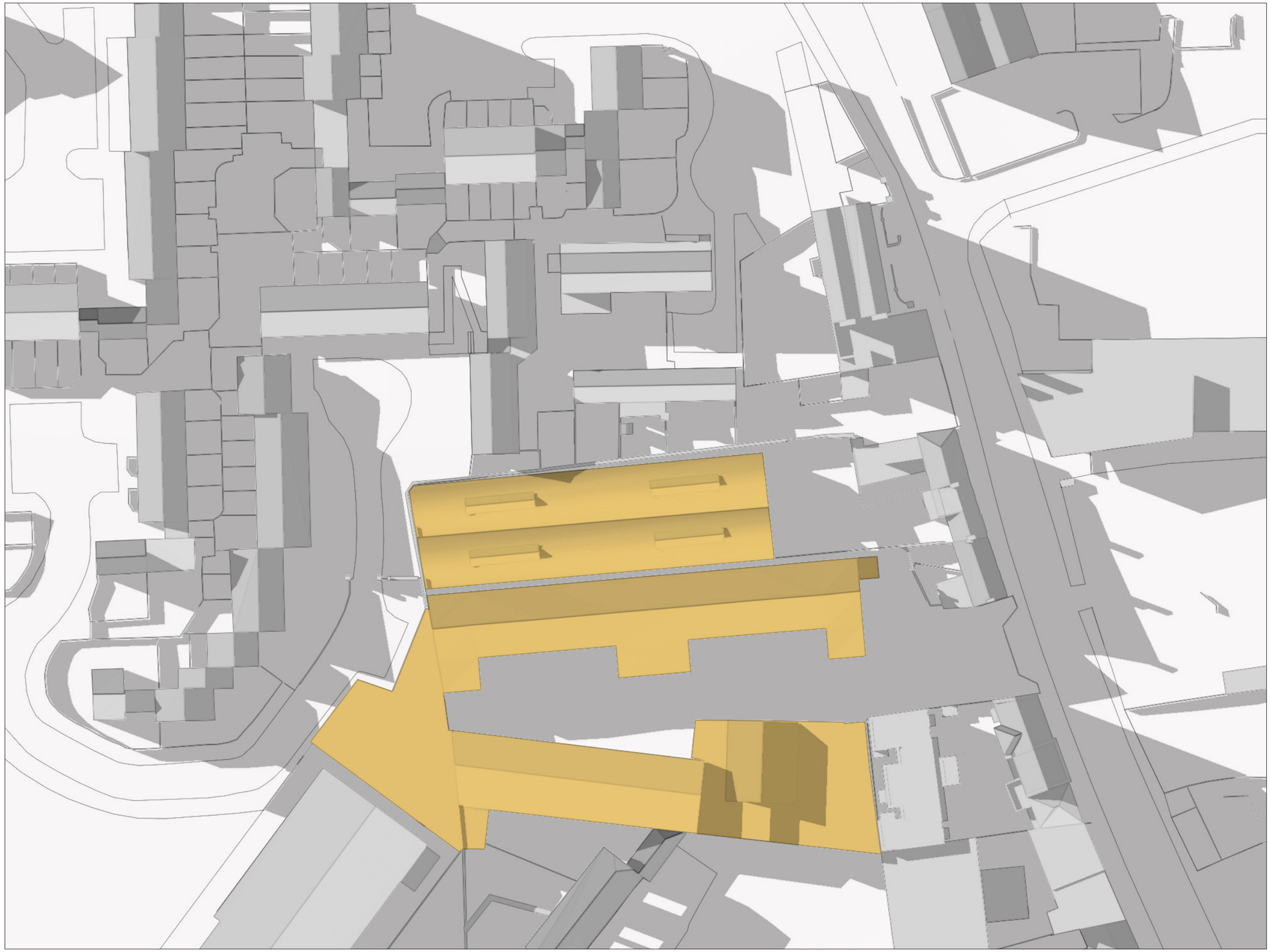
TIME :
5.00 PM



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SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : JUNE 21ST - SUMMER SOLSTICE
SUNRISE : 4.56 AM
SUNSET : 9.57 PM

TIME :
7.00 PM

PROPOSED
DEVELOPMENT

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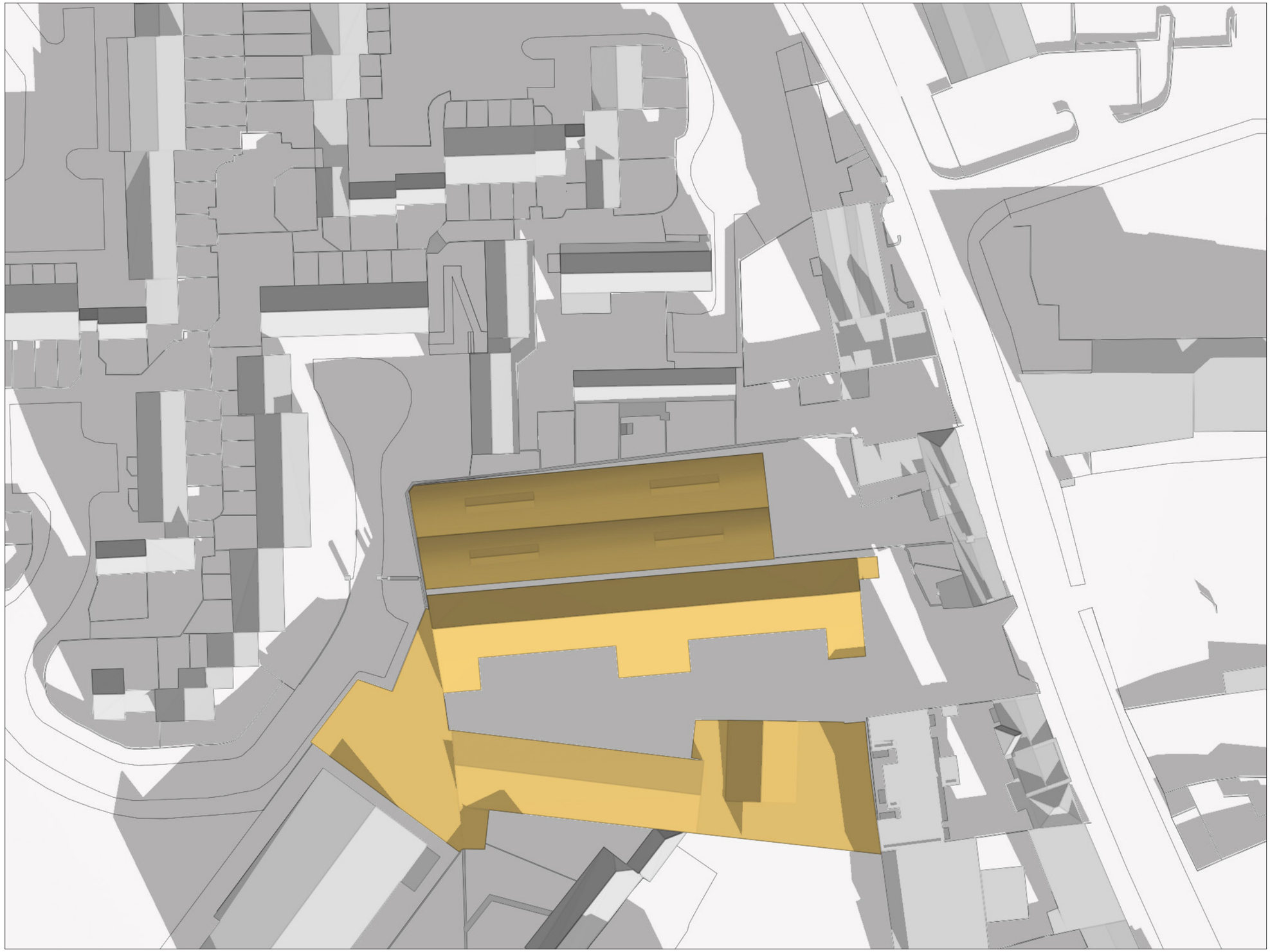
SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : JUNE 21ST - SUMMER SOLSTICE
SUNRISE : 4.56 AM
SUNSET : 9.57 PM

TIME :
7.00 PM



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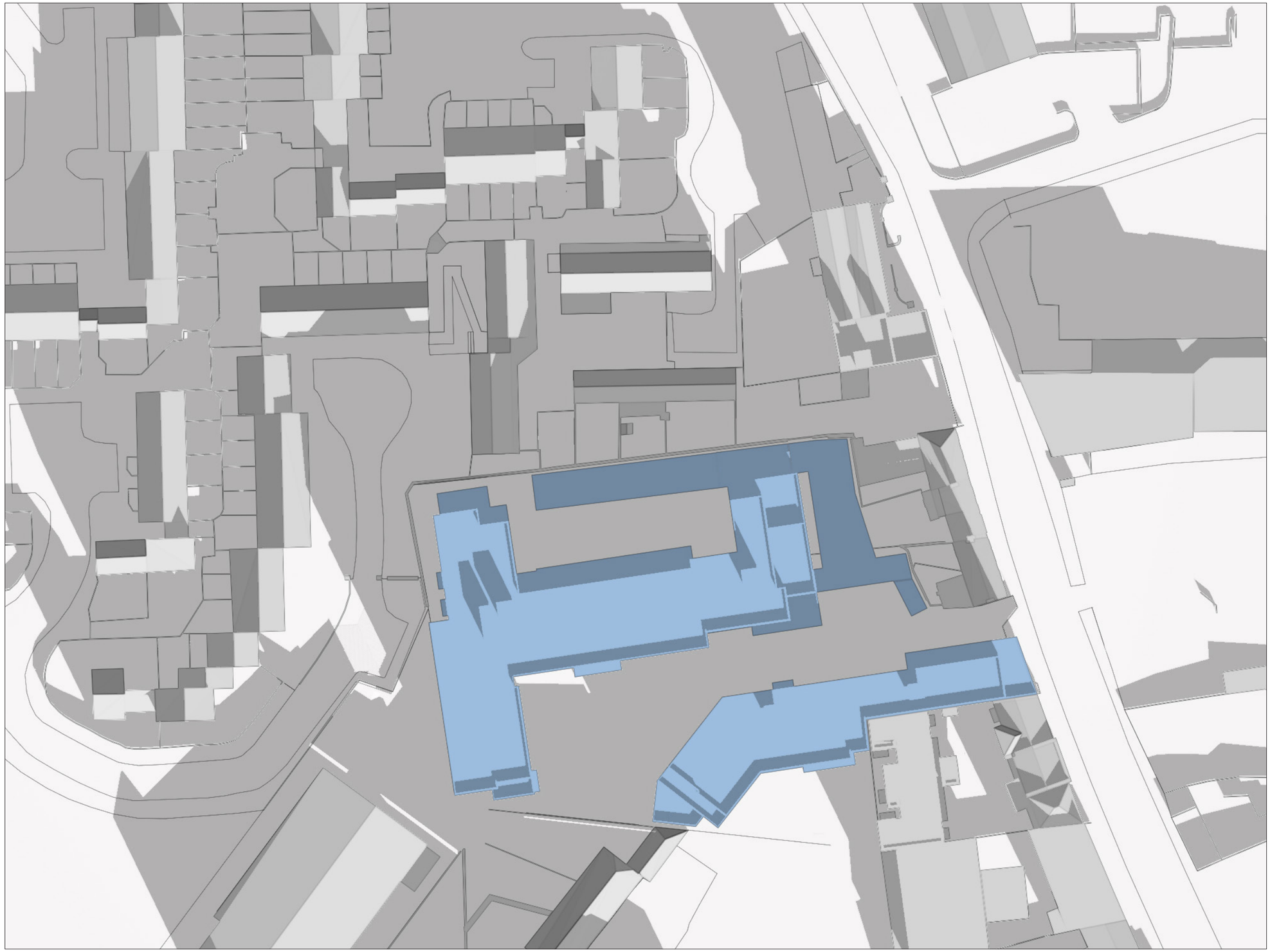
SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : DECEMBER 21ST - WINTER SOLSTICE
SUNRISE : 8.38 AM
SUNSET : 4.08 PM

TIME :
10.30 AM

PROPOSED
DEVELOPMENT



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SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : DECEMBER 21ST - WINTER SOLSTICE
SUNRISE : 8.38 AM
SUNSET : 4.08 PM

TIME :
10.30 AM

RECEIVING
ENVIRONMENT

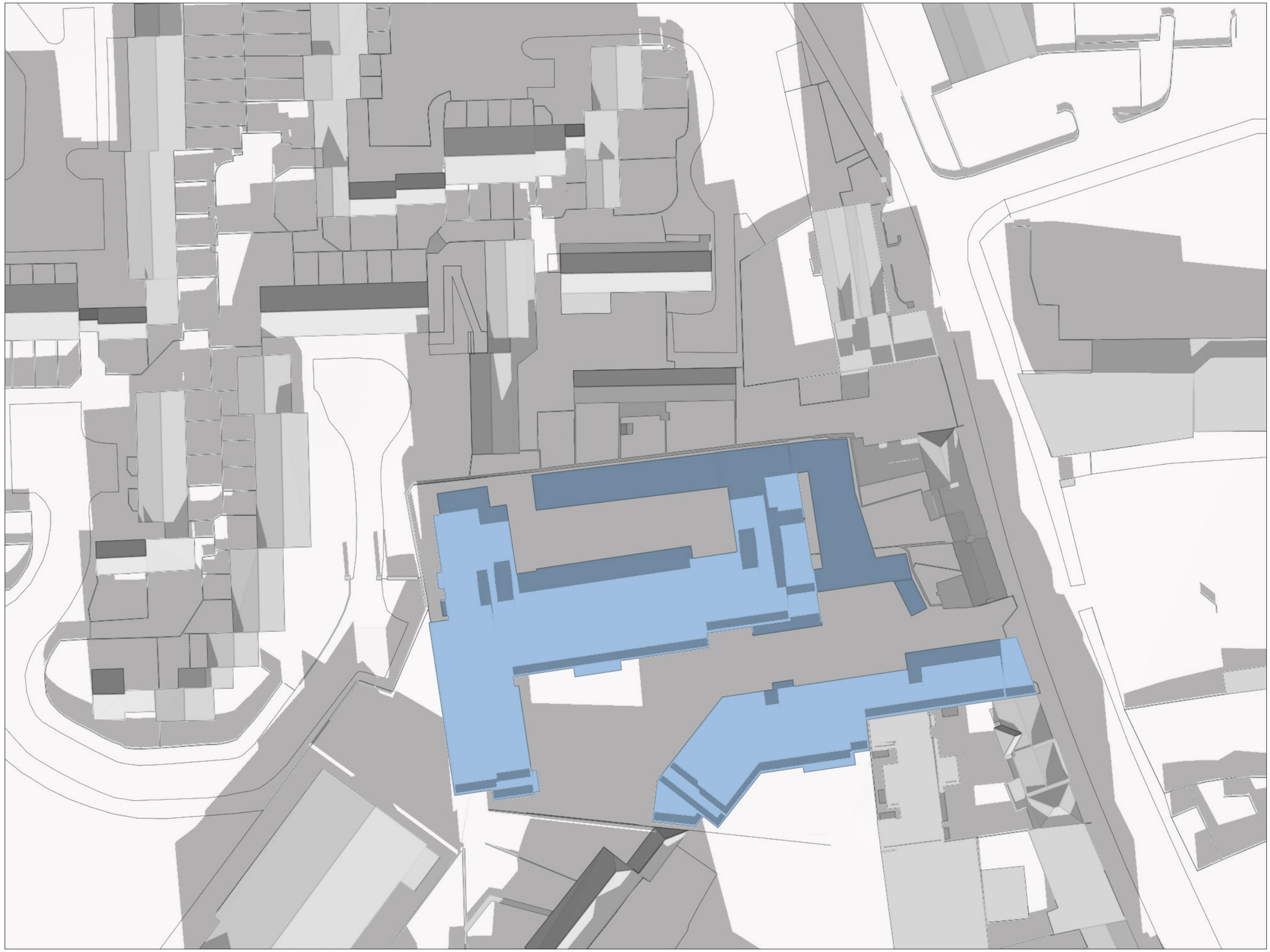
N

SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : DECEMBER 21ST - WINTER SOLSTICE
SUNRISE : 8.38 AM
SUNSET : 4.08 PM

TIME :
12.00 PM

PROPOSED
DEVELOPMENT



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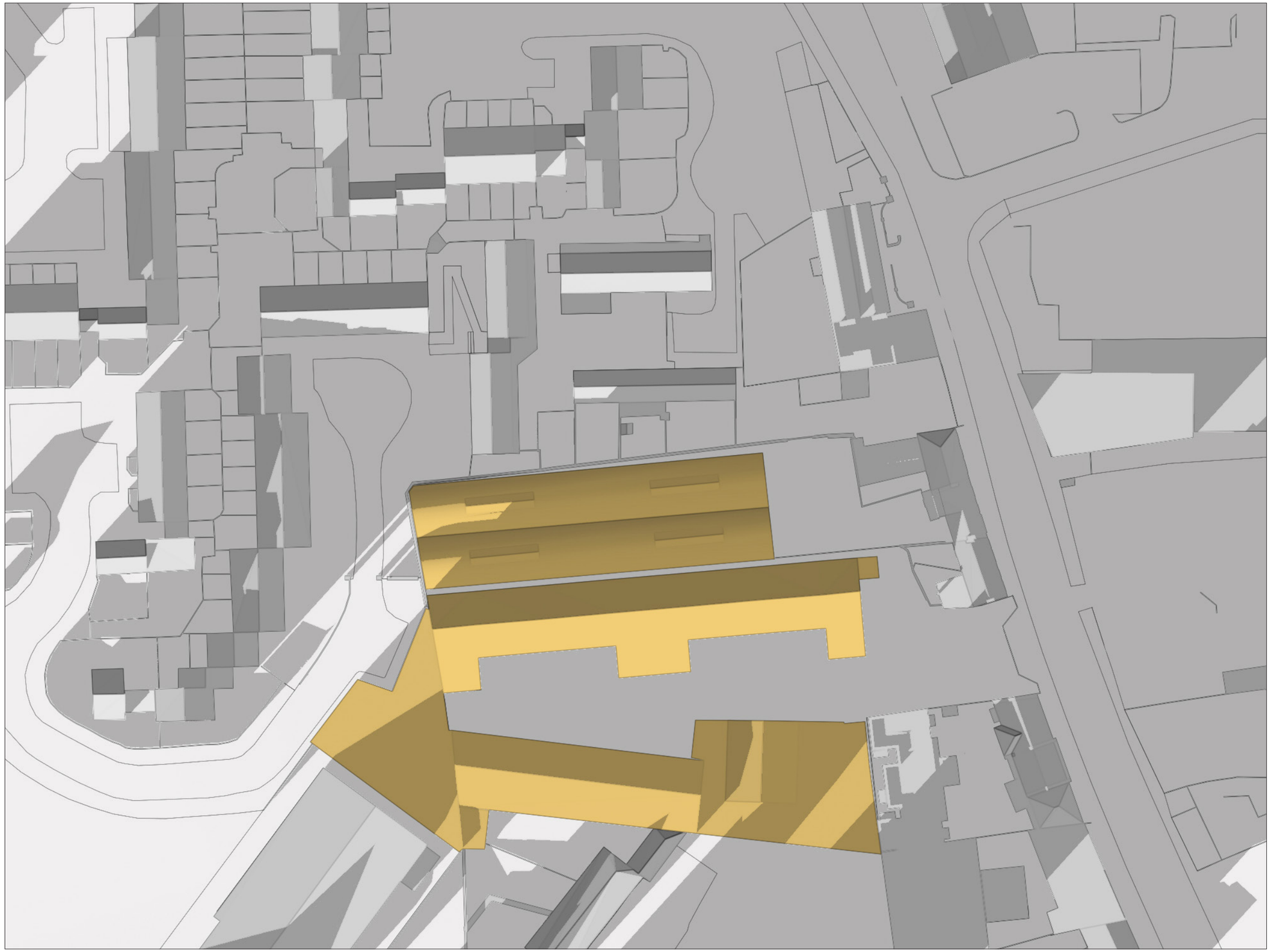
SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : DECEMBER 21ST - WINTER SOLSTICE
SUNRISE : 8.38 AM
SUNSET : 4.08 PM

TIME :
12.00 PM



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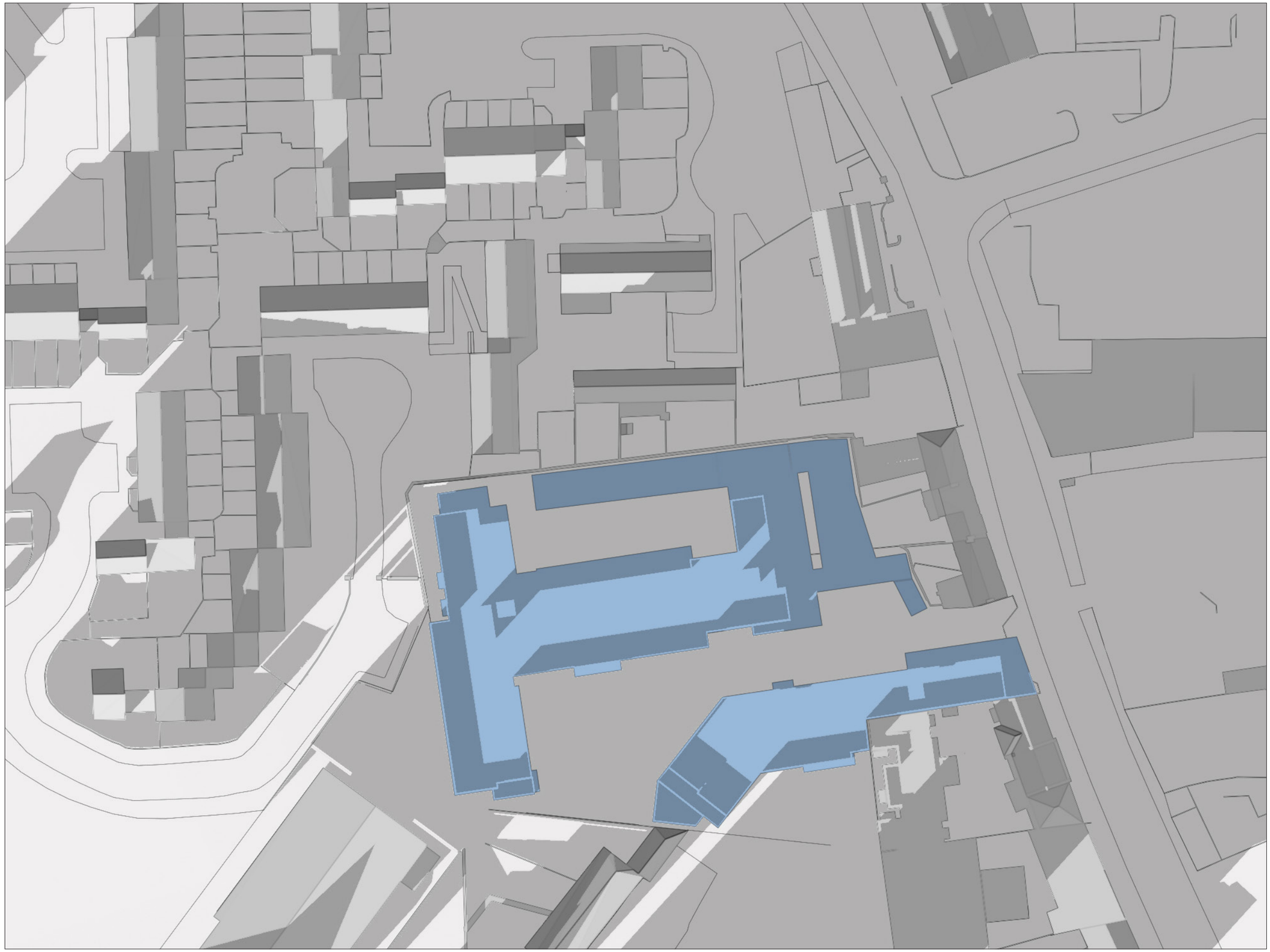
SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : DECEMBER 21ST - WINTER SOLSTICE
SUNRISE : 8.38 AM
SUNSET : 4.08 PM

TIME :
3.30 PM



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SHADOW STUDY
LANDS AT PRUSSIA STREET, DUBLIN 7
MARCH 2024

DATE : DECEMBER 21ST - WINTER SOLSTICE
SUNRISE : 8.38 AM
SUNSET : 4.08 PM

TIME :
3.30 PM