

Former Player Wills Site, South Circular Road, Dublin 8

Daylight & Sunlight Report



dpr

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PROJECT INFORMATION

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Statements and opinions in this report are expressed on behalf of DPR.

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1.0 Introduction and Approach

1.1. DPR (‘*we*’) has been instructed by DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV (the ‘*Applicant*’), to assess the daylight and sunlight implications associated with proposed amendments to the development at the former Player Wills site, South Circular Road, St. Catherine’s Avenue and Donore Avenue, Dublin 8.

1.2. The development was originally permitted under ABP Ref. ABP-308917-20 (DCC Ref. SHD0031/20) and subsequently amended under DCC Reg. Ref. 3406/25 (collectively referred to as the ‘*Permitted Scheme*’ – illustrated in Figure 1).

1.3. The proposed amendments (the ‘*Proposed Amendments*’ – see Figure 2) relate to permitted Blocks PW1, PW2 and PW5 only. Block PW1 incorporates the former Player Wills Factory, a Protected Structure (RPS Ref. 8796).

1.4. The Proposed Amendments will not result in any increase to the overall permitted development of 492 residential units and 240 shared living units.

1.5. There are no amendments proposed to the residential units within Block PW1. As a result no light calculations have been run in relation to that block.

1.6. The Proposed Amendments to Block PW2 comprise:

- At Levels 1, 3 and 5, the conversion of two permitted one-bedroom units to two-bedroom units at each level, and at Level 2, the conversion of one permitted one-bedroom unit to a two-bedroom unit, to accommodate an additional stair core.
- At Levels 15 and 16, the reconfiguration of four permitted two-bedroom units to four one-bedroom units to facilitate an additional stair core, together with the subdivision of one permitted one-bedroom duplex unit into two one-bedroom units.
- At Level 17, the reconfiguration of one permitted two-bedroom unit to a one-bedroom unit to facilitate an additional stair core.
- Removal of the plant screen at Level 8.

1.7. The Proposed Amendments to Block PW5 comprise:

- The reconfiguration of the permitted block from 21 residential units to 20 residential units, with the overall height and footprint remaining largely consistent with the Permitted Scheme.
- The reconfiguration of the block around the permitted communal amenity space located to its east.

Purpose and Scope of Assessment

1.8. The principal purpose of this report is to assess the daylight and sunlight amenity within the 20 residential units in Block PW5, and 19 residential units in Block PW2 that are subject to the Proposed Amendments.

1.9. The Proposed Amendments to Block PW2 are relatively minor in nature and are principally required to accommodate revised access and circulation arrangements. To provide additional context for the assessment, daylight and sunlight analysis has also been undertaken for a representative selection of adjoining permitted units within PW2 that are not subject to the Proposed Amendments. These units have been assessed for comparison purposes only, providing a useful benchmark against which to consider the daylight and sunlight performance of the reconfigured units.

1.10. We have also modelled and assessed the daylight and sunlight performance of Permitted Block PW5, again so a reasonable comparison can be made between it and the Amended Scheme results.

1.11. This comparative analysis is particularly relevant given that the Permitted Scheme was originally assessed in accordance with the methodologies set out in the BRE 2011 *'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice — Second Edition (BR209)'*, which have since been superseded by BRE 2022 '*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice — Third Edition (BR209)*'. The earlier guidelines employed different assessment methodologies and criteria from those currently applicable (*i.e., Average Daylight Factor – ADF*), meaning that the original permitted results cannot be directly compared with the findings of the present assessment. By assessing a selection of unchanged permitted units using the same contemporary methodologies, it is possible to establish a more meaningful benchmark against which to consider the daylight and sunlight performance of the reconfigured units. This allows the results to be considered in the context of the levels of residential amenity already accepted under the Permitted Scheme, rather than solely by reference to the numerical recommendations of the current guidelines.

1.12. The Proposed Amendments retain the overall permitted building heights, with only marginal adjustments to the building footprints. Nevertheless, to establish whether the Proposed Amendments would result in any additional loss of daylight or sunlight amenity to neighbouring properties, a comparative technical assessment has also been undertaken. This considers the Permitted Scheme against the Proposed Amendments to identify whether any further material reductions in daylight or sunlight would arise beyond those associated with the Permitted Scheme. As the proposed Amendment massing opposite permitted PW1 is negligible we have not run analysis on permitted units in PW1 as no change in light amenity is expected.

Assessment Methodology

All analysis has been undertaken in accordance with the assessment methodologies recommended in *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (BR209, 2022, 3rd Edition), published by the Building Research Establishment (BRE). This supersedes the earlier BRE Guidelines, Site Layout Planning for Daylight and Sunlight (BR209, 2011, 2nd Edition).

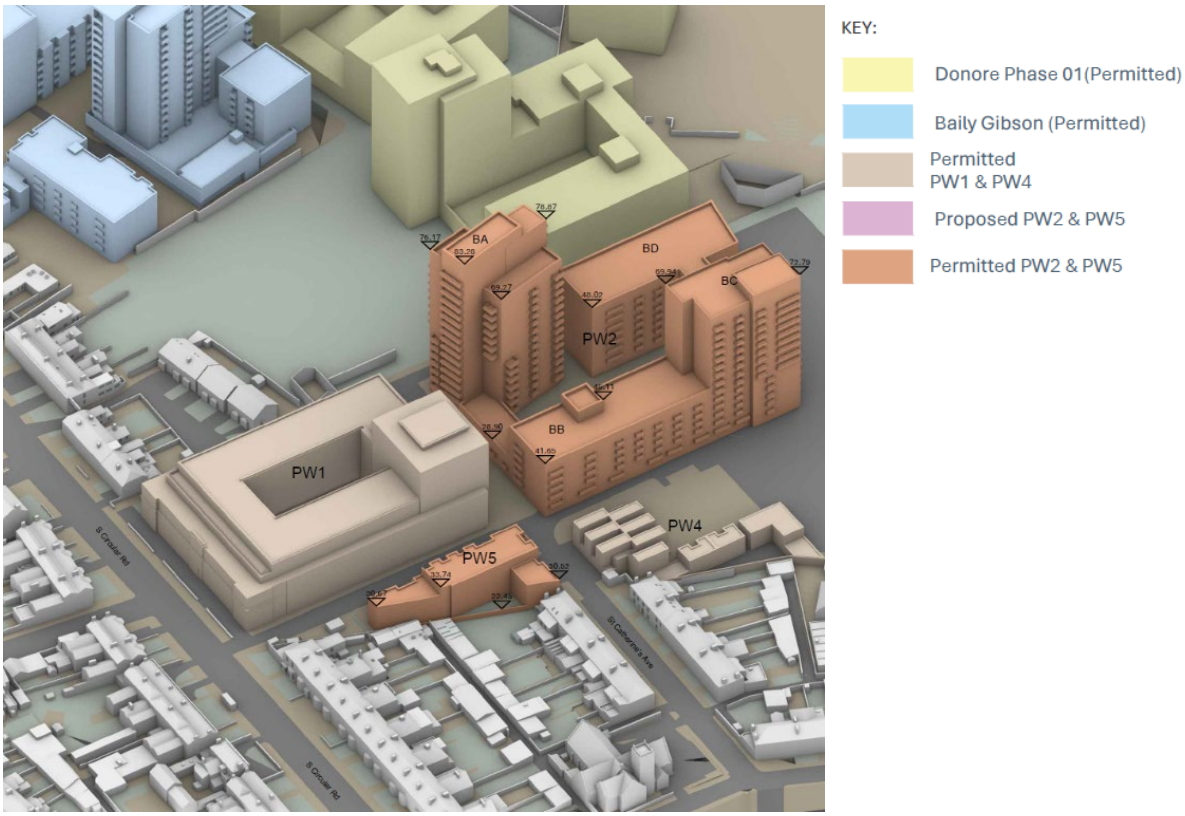


Figure 1 – 'Permitted Scheme': Illustration of the existing context and the **Permitted Scheme (PW2 & PW5) -** *highlighted in orange*

1.13. The BRE Guidelines are referenced in relevant national and local planning guidance, including the Urban Development and Building Heights Guidelines for Planning Authorities (2018) and Appendix 16 (Sunlight and Daylight) of the Dublin City Development Plan 2022–2028.

1.14. This report is accompanied by the Appendices identified on the Contents page, which include an explanation of the BRE assessment methodologies, a glossary of technical terms, assessment drawings and tabulated results.

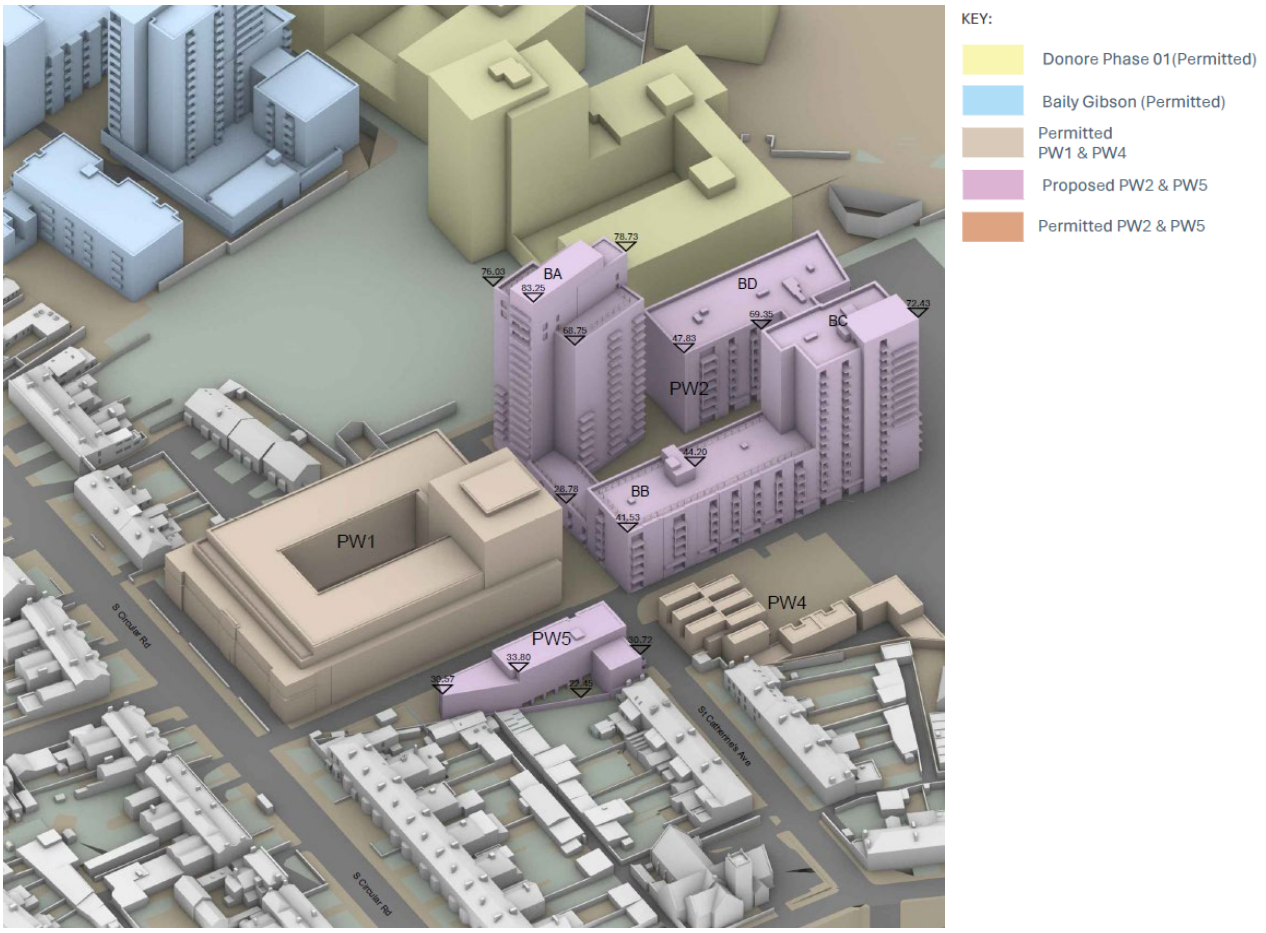


Figure 2 – 'Proposed': Illustration of the existing context and the **Permitted Scheme with the Proposed Amendments** - highlighted in purple

2.0 Executive Summary

2.1. DPR has undertaken a series of daylight and sunlight assessments of the Proposed Amendments, having regard to the recommendations of the BRE Guidelines (2022).

2.2. The assessments consider the potential impacts upon existing neighbouring properties and external amenity spaces, together with the levels of daylight and sunlight amenity within the 39 residential units undergoing reconfiguration in Blocks PW5 (20 units) and PW2 (19 units).

2.3. The Proposed Amendments retain the overall permitted building heights and involve only marginal changes to the building footprints and profiles. Accordingly, the assessments have been undertaken with regard to the established Permitted Scheme, which provides an appropriate benchmark against which to consider the implications of the proposed changes.

Impact upon Existing Neighbouring Properties

2.4. A comparative assessment of daylight (VSC), sunlight (A/WPSH), and sun hours on ground has been undertaken to establish whether the Proposed Amendments would result in any material additional impacts upon neighbouring properties when compared with the Permitted Scheme.

2.5. The results demonstrate that the Proposed Amendments will have a negligible additional impact on neighbouring daylight and sunlight amenity. No neighbouring window will experience an absolute reduction in VSC greater than 0.2 percentage points, whilst some windows will experience minor improvements. Similarly, no material additional reductions in sunlight availability have been identified.

2.6. A targeted sun hours on ground assessment of five neighbouring gardens adjoining Block PW5 also confirms that there will be no change in sunlight availability on the 21st of March between the Permitted Scheme and the Proposed Amendments.

2.7. Accordingly, the Proposed Amendments will not result in any material additional adverse impacts upon neighbouring daylight, sunlight or external amenity spaces beyond those associated with the Permitted Scheme.

Daylight and Sunlight Within Amended Units

2.8. A detailed daylight illuminance and sunlight exposure assessment has been undertaken in respect of the 39 residential units undergoing reconfiguration within Blocks PW5 and PW2.

Block PW5

2.9. Of the 49 rooms assessed within Block PW5, 38 (78%) achieve the BRE's recommended daylight illuminance criteria. This represents an improvement over the Permitted Scheme, where 26 of the 41 rooms assessed (63%) achieve the same criteria.

2.10. In relation to sunlight exposure, 7 of the 49 rooms (14%) achieve the recommended target of 1.5 hours of direct sunlight on 21 March, compared with 5 of the 41 rooms (12%) within the Permitted Scheme.

2.11. Whilst sunlight compliance is relatively low, this is largely attributable to the predominantly north-west facing orientation of the rooms and the proximity of Permitted Block PW1, which restricts direct sunlight availability.

2.12. The comparative assessment therefore demonstrates that the Proposed Amendments deliver an improvement in overall daylight compliance and broadly comparable levels of sunlight exposure when assessed against the Permitted Scheme.

Block PW2

2.13. Of the 51 rooms assessed within Block PW2, 35 (69%) achieve the BRE's recommended daylight illuminance criteria.

2.14. A comparative assessment of adjoining permitted units demonstrates that, whilst some amended rooms fall below the recommended criteria, the daylight performance is similar with that achieved within adjoining, unchanged units forming part of the Permitted Scheme, examples of which have been set out in this report.

2.15. In relation to sunlight exposure, 24 of the 51 rooms (47%) achieve the recommended target of 1.5 hours of direct sunlight on 21 March. A targeted assessment of 24 sample rooms within the Permitted Scheme found that three achieved the recommended criteria.

2.16. Whilst these results are not directly comparable, given the limited and predominantly courtyard facing nature of the permitted sample, they provide useful context regarding the inherent sunlight constraints associated with the established building configuration.

2.17. Accordingly, the daylight performance of the amended units within Block PW2 is considered consistent with the Permitted Scheme, whilst the sunlight results should be considered in the context of the building's orientation, configuration and the constraints associated with higher density residential development.

Overall Residential Amenity

2.18. Whilst some individual rooms fall below the BRE's recommended daylight and sunlight criteria, this is not uncommon within higher density, multi-block residential developments, where building orientation and the proximity of adjoining blocks can constrain access to natural light.

2.19. Importantly, the comparative assessments demonstrate that the Proposed Amendments deliver improved daylight compliance within Block PW5 and broadly comparable daylight performance within Block PW2, with sunlight constraints also evident within the Permitted Scheme.

2.20. The overall residential amenity should also be considered holistically, having regard to the development's urban context and the wider amenity provision, including access to communal and public open spaces, local services, transport connections and high-quality residential accommodation.

2.21. These provisions contribute positively to the overall residential environment and provide additional context when considering the identified daylight and sunlight shortfalls.

Conclusion

2.22. The technical assessments demonstrate that the Proposed Amendments will have a negligible additional impact upon neighbouring daylight, sunlight and overshadowing amenity when assessed against the Permitted Scheme.

2.23. Within the amended residential accommodation, the Proposed Amendments deliver improved daylight compliance in Block PW5 and broadly comparable daylight performance in Block PW2. Whilst sunlight compliance is more constrained due to the predominant concentration of the proposed units on west facing elevations in PW5 and inward facing courtyards in PW2 which restricts the sun hitting the windows, comparison analysis does find that the results are broadly consistent with the established building configuration and nature of this higher density residential development.

2.24. Having regard to the limited nature of the Proposed Amendments, the established planning status of the Permitted Scheme, the comparative assessment findings and the wider residential amenity provided, DPR considers that the Proposed Amendments represent an acceptable outcome in daylight and sunlight terms, consistent with the flexible and context-sensitive application of the BRE Guidelines (2022).

3.0 Planning policy and guidance

3.1. Planning policy and guidance in relation to sunlight, daylight, shadow and light effluence is important context to determine acceptable levels of amenity.

3.2. The following key documents have therefore been considered:

1. DIRECTIVE 2011/92/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment as amended by: Directive 2014/52/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 16 April 2014;
2. Guidelines on the information to be contained in Environmental Impact Assessment Reports, EPA (2022);
3. Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025)
4. Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities (2024)
5. Urban Development and Building Heights: Guidelines for Planning Authorities (2018);
6. Dublin City Development Plan 2022-2028;
7. BRE Guidelines (2022) Building Research Establishment Guidelines: 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice - BR 209, third edition ('2022 BRE Guidelines');
8. European Standard, EN17037 (2018) Daylight in buildings ('EN17037').

Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025)

3.3. The Planning Design Standards for Apartments Guidelines constitute Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000. Planning authorities and An Coimisiún Pleanála are required to have regard to the Guidelines and are required to comply with any specific planning policy requirements (SPPRs) of the Guidelines.

3.4. Section 3.4 of the document states that:

> *'…the design, layout and orientation of living spaces should be optimised to promote as much access to natural daylighting and ventilation as possible. It is a policy requirement that apartment schemes deliver 25% of the units as dual aspect, with an emphasis on ensuring that the larger units within a development are dual aspect where feasible.*
>
> *Where single aspect apartments are provided, the number of south facing units should be maximised, with west or east facing single aspect units also being acceptable. Living spaces in apartments should provide for direct sunlight for some part of the day. North facing single aspect apartments may be considered, where overlooking a significant amenity such as a public park, communal space or some other amenity feature (subject to environmental considerations such the impact of lighting on natural habitats). Particular care is needed where windows are located on lower floors that may be overshadowed by adjoining buildings.'*

3.5. Section 6.1 of this document states:

> *The provision of acceptable levels of natural light in new apartment developments is an important planning consideration as it contributes to the liveability and amenity enjoyed by apartment residents. It is also important to safeguard against a detrimental impact on the amenity of other sensitive occupiers of adjacent properties. Section 5.3.7 of the SRDCSGs outlines requirements for the provision of acceptable levels of daylight in new residential developments and adjoining properties.*

Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities (2024)

3.6. The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (SRDCSG) constitute Ministerial Guidelines under Section 28 of the Planning and Development Act 2000 (as amended). The Guidelines set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements. They are accompanied by a companion non-statutory Design Manual that illustrates best practice examples of how the policies and objectives of the Guidelines can be applied.

3.7. Section 3.4.2 of the Guidelines state:

It will be necessary to consider the impact of a proposed development on the amenities of residential properties that are in close proximity to a development site. The key considerations should include privacy, daylight and sunlight, and microclimate.

3.8. Section 5.3.7 of the Guidelines outlines the requirements for the provision of acceptable levels of daylight for both new residential development, and existing adjoining properties:

The provision of acceptable levels of daylight in new residential developments is an important planning consideration, in the interests of ensuring a high-quality living environment for future residents. It is also important to safeguard against a detrimental impact on the amenity of other sensitive occupiers of adjacent properties.

a) The potential for poor daylight performance in a proposed development or for a material impact on neighbouring properties will generally arise in cases where the buildings are close together, where higher buildings are involved, or where there are other obstructions to daylight. Planning authorities do not need to undertake a detailed technical assessment in relation to daylight performance in all cases. It should be clear from the assessment of architectural drawings (including sections) in the case of low-rise housing with good separation from existing and proposed buildings that undue impact would not arise, and planning authorities may apply a level of discretion in this regard.

b) In cases where a technical assessment of daylight performance is considered by the planning authority to be necessary regard should be had to quantitative performance approaches to daylight provision outlined in guides like A New European Standard for Daylighting in Buildings IS EN17037:2018, UK National Annex BS EN17037:2019 and the associated BRE Guide 209 2022 Edition (June 2022), or any relevant future standards or guidance specific to the Irish context.

In drawing conclusions in relation to daylight performance, planning authorities must weigh up the overall quality of the design and layout of the scheme and the measures proposed to maximise daylight provision, against the location of the site and the general presumption in favour of increased scales of urban residential development. Poor performance may arise due to design constraints associated with the site or location and there is a need to balance 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.

Urban Development and Building Heights (2018)

3.9. The Government of Ireland issued 'Urban Development and Building Heights: Guidelines for Planning Authorities' dated December 2018.

3.10. This provides '*new statutory guidelines for planning authorities on urban development and building heights…to secure better and more compact forms of future development*'.

3.11. Under Section 3.0 Building Heights and Development Management Process, point 3.2 states regarding the scale of the site/building:

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

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

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.')

Dublin City Development Plan 2022-2028

3.12. Appendix 16 of the DCC Development Plan is intended to provide direction to applicants and consultants carrying out daylight and sunlight assessments.

3.13. Its purpose is to offer clarity on the required technical approach, such that a standardised methodology and set of metrics are used by consultants for completing daylight and sunlight assessments.

3.14. At the time of publication, there was some ambiguity in relation to the applicable daylight and sunlight guidelines, as BR209 (or 'BRE 2022') was being updated in response to the EN17037 standard. The newer version of BR209 2022 is now in effect (see below).

3.15. The Development Plan notes in '4.0 Relevant Metrics': *"Where the text below is unclear or where there is ambiguity over a particular piece of information, the relevant standard and guidance document shall always take precedence."*

3.16. With BR209 now published, it has become the relevant standard against which the impact of new development upon existing receptors should be assessed. We have included results for EN 17037 (*which is consistent with IS EN 17037*) in Appendix 7, however we do not reference the results in this report following publication of BR209 2022.

3.17. It is generally therefore considered that these limitations make it unsuitable as a basis for planning policy or for use in planning applications, as it sets a single daylight target for all new buildings, without distinguishing between different room types, meaning a living room is subject to the same criteria as a warehouse or office. It also provides no guidance on assessing the impact of new developments on surrounding properties. As a result, we have used the BRE 2022 and its UK National Annex methodology as the principal assessment method in this report. We have however presented the full IS EN 17037 results in Appendix 7 should they be required.

BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (2022)

3.18. The leading publication providing national guidance on the provision of daylight and sunlight to new development, and the impacts of development on daylight and sunlight to neighbouring buildings and open spaces, is BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (third edition, 2022).

3.19. It has replaced BRE Guidelines BR209:2011 Site Layout Planning for Daylight and Sunlight (2nd edition), which is now withdrawn.

3.20. The BRE guide states:

Summary

This guide gives advice on site layout planning to achieve good sunlighting and daylighting, both within buildings and in the open spaces between them. It is intended to be used in

conjunction with the interior daylight recommendations for new buildings in the British Standard, 'Daylight in buildings', BS EN 17037. It contains guidance on site layout to provide good natural lighting within a new development; safeguarding of daylight and sunlight within existing buildings nearby; and the protection of daylighting of adjoining land for future development. A special section deals with loss of solar radiation for solar panels and for passive solar buildings that use the sun as a source of heating energy. Guidance is also given on the sunlighting of gardens and amenity areas...

This report is a comprehensive revision of the 2011 edition of 'Site layout planning for daylight and sunlight: a guide to good practice'. It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location.

Introduction

(Its) main aim is ... to help to ensure good conditions in the local environment considered broadly, with enough sunlight and daylight on or between the buildings for good interior and exterior conditions.

This guide is intended for building designers and their clients, consultants and planning officials. The advice given 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 the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings... The calculation methods ... are entirely flexible in this respect...

4.0 Assessment methodology and numerical guidelines - *Neighbours*

4.1. The technical assessments that underpin this daylight and sunlight study have been carried out in accordance with the assessment methodology recommended in the BRE guide.

4.2. The principal assessments and numerical criteria are summarised below. A fuller explanation of the assessment methodology is given at Appendix 1 of this report.

Daylight to existing neighbouring buildings

4.3. The BRE guidelines are intended for use for rooms in adjoining dwellings where daylight is required. Living rooms, dining rooms and kitchens have a greater requirement for daylight. Bedrooms should also be analysed but are less important. Bathrooms, stairwells and other areas without a requirement for daylight need not be assessed. (*See BRE paragraphs 2.2.2 and 2.2.10*).

4.4. If the head of the new development subtends an angle of more than 25° measured from the centre of the lowest affected window in an existing neighbouring building in a plane perpendicular to the window wall, then a more detailed check is needed to find the loss of skylight.

4.5. The more detailed tests are:

i. vertical sky component (**VSC**) at the centre of each main window, which measures the total amount of skylight available; and

ii. no-sky line (**NSL**) on the working plane inside a room, where room layouts are known, which measures the area that can receive direct skylight and assesses the distribution of daylight around the room.

4.6. The NSL test need only be run where room layouts are known, for example if floor plans are available from the local planning authority's portal (*see BRE paragraph 2.2.10*).

4.7. Loss of daylight resulting from development will be noticeable if either:

- the VSC at the centre of the window will be reduced to both less than 27% and less than 0.80 times its former value, or
- the area of the working plane in a room that is enclosed by the no-sky line (NSL) and can receive direct skylight will be reduced to less than 0.80 times its former value.

4.8. For a bay window, the centre window facing directly outwards can be taken as the main window for the VSC calculation.

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

4.10. It is important to note that these numerical guidelines are purely advisory. The BRE guide (*paragraph 2.2.3*) states:

Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints.

Sunlight to neighbouring buildings

4.11. In designing new development, care should be taken to safeguard the access to sunlight for existing dwellings and any nearby non-domestic buildings where there is a particular requirement for sunlight.

4.12. Obstruction to sunlight may become an issue if part of the development is situated within 90˚ of due south of a main window wall of an existing building, and 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.

4.13. In housing, the main requirement for sunlight is in living rooms and it is also required in conservatories, but it is viewed as less important in bedrooms and in kitchens. All main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90˚ of due south. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except those that also comprise a living space. (See BRE paragraphs 3.1.2 and 3.2.3). Nevertheless, we have included kitchens and bedrooms in our sunlight assessment, but less weight should be applied to such results.

4.14. The amount of sunlight reaching a room is measured by calculating the percentage of annual probable sunlight hours (**APSH**) at the centre of its windows.

4.15. If, following development, the APSH will be greater than 25%, including at least 5% of APSH in the winter months between 21st September and 21st March, then the room should still receive enough sunlight.

4.16. Sunlight will be adversely affected if the centre of the window will:

- receive less than 25% APSH or less than 5% APSH during the winter months (21st September to 21st March); and
- less than 0.80 times its former sunlight hours during either period; *and*
- the reduction in sunlight over the whole year will be greater than 4% APSH.

Sunlight to neighbouring amenity spaces

4.17. Sunlight should be assessed on the equinox (21st March) to main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas such as in public squares, and focal points for views, such as a group of monuments or fountains.

4.18. The assessment measures the percentage of each area that can receive at least two hours of sunlight on 21st March – the two-hours sun-on-ground (SOG) test.

4.19. If, following development, the area of the garden or other amenity space that can receive two hours of direct sunlight on 21st March is reduced to both less than 50% of its total area and less than 0.80 times its former value, the loss of sunlight is likely to be noticeable and the space will tend to look more heavily overshadowed.

4.20. The assessment normally excludes sunlight at an altitude of 10° or less and ignores fences or walls less than 1.5 metres high, and trees and shrubs. Front gardens, driveways and hard standings for cars need not be assessed.

5.0 Assessment methodology and numerical guidelines – Impact of light within Permitted Scheme and analysis of light within Proposed Amendments

5.1. The technical assessments that underpin this daylight and sunlight study have been carried out in accordance with the assessment methodologies recommended in the BRE guide.

5.2. The BRE guidance and numerical guidelines are summarised below. The technical assessment methodologies are explained at Appendix 1 of this report, which also contains a glossary of technical terms.

5.3. The methodology set out below has also been used to assess the level of daylight and sunlight within 39 amended units in PW5 and PW2. It has also been used to assess the light within permitted units in Block PW2, to help determine if the reconfigured units are materially out of keeping with the levels of residential amenity already accepted under the Permitted Scheme.

Daylight to new dwellings

Detailed design

5.4. Detailed recommendations for daylight in new buildings are given in BS EN 17037, 'Daylight in Buildings' ('the British Standard') and repeated in the BRE guide. Appendix C of the BRE guide gives guidance on how to calculate the amount of daylight inside a room, which is summarised at Appendix 1 of this report.

5.5. Daylight provision in new rooms may be checked using either of the methods described in the BRE guide: either direct prediction of daylight illuminance levels using hourly climate data, or the use of the daylight factor, which is a ratio of unobstructed external illuminance under overcast sky conditions. Both are measures of the overall amount of daylight in a space. We have calculated daylight provision using the illuminance method.

5.6. The amount of daylight inside a room will depend on:

- the view of sky and level of obstruction outside the window(s);
- the surface reflectance's of the external environment;
- the size, position and diffuse light transmittance of the window glazing; and
- the surface reflectance's of the room surfaces.

5.7. Appendix C of the BRE guide gives recommendations for typical and maximum reflectance's of exterior and interior surfaces and glazing transmittance, which are repeated at Appendix 1 of this report.

Numerical guidelines

5.8. The following minimum recommendations are given for housing:

- 100 lux in bedrooms
- 150 lux in living rooms
- 200 lux in kitchens

5.9. These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the annual daylight hours.

5.10. They are minimum recommended values for locations where a predominantly daylit appearance is not achievable; for example, in basements or with significant external obstructions, such as in a dense urban area or with tall trees outside, or for existing buildings being refurbished or converted into dwellings.

5.11. Non-daylit internal kitchens should be avoided wherever possible, especially if the kitchen is used as a dining area too. If the layout means that a small internal kitchen is inevitable, it should be directly linked to a well daylit room.

5.12. Where a room has a shared use, the highest target should apply. For example, in a bed-sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. However, the BRE guide advises that local authorities could use discretion here. For example, the target for a living room could be used for a combined living/kitchen/dining area (LKD) of kitchen-diner (KD) if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design. (The kitchen space would still need to be included in the assessment area.)

Sunlight to new dwellings

5.13. In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens.

5.14. Site layout is the most important factor affecting the duration of sunlight in buildings. It can be divided into two main issues, orientation and overshadowing.

5.15. A south-facing window will, in general, receive most sunlight, while east- and west-facing windows will receive sunlight only at certain times of the day, and a north-facing elevation will only receive it on a handful of occasions (early morning and late evening in summer).

5.16. Sensitive layout design of flats will attempt to ensure that each individual dwelling has at least one main living room which can receive a reasonable amount of sunlight. The overall sunlight potential of a large residential development may be initially assessed by counting how many dwellings have a window to a main living room facing south, east, or west. The aim should be to minimise the number of dwellings whose living rooms face solely north, northeast, or northwest, unless there is some compensating factor such as an appealing view to the north.

5.17. Access to sunlight within a new development can be significantly enhanced through careful consideration of building layout, orientation and separation distances, with a view to minimising overshadowing between buildings. However, achieving optimal sunlight access can be challenging in higher density developments, where the efficient use of available land must be balanced against other design and planning considerations. Furthermore, the natural east to west movement of the sun across the southern sky inherently limits direct sunlight availability to north facing accommodation, while east and west facing units generally receive direct sunlight predominantly during the morning and afternoon/evening periods respectively.

5.18. These inherent constraints should be recognised when considering sunlight performance within higher density urban developments.

Numerical guideline

5.19. 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 1st February and 21st March with cloudless conditions. The BRE guide suggests that 21st March (equinox) is used. The medium and high levels of recommendation are three hours and four hours respectively.

5.20. The criterion applies to rooms of all orientations, although the BRE guide advises that if a room faces significantly north of due east or west it is unlikely to be met. At least one habitable room per dwelling – preferably a main living room – should meet at least the minimum criterion.

Summary

5.21. In general, a dwelling will appear reasonably sunlit provided:

- at least one main window wall faces within 90° of due south; and

- a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21st March.

5.22. Where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations. However, in higher density developments lower levels of compliance should be expected.

Sunlight to new amenity spaces

5.23. Sunlight in the spaces between and around buildings has an important impact on the overall appearance and ambience of a development. The availability of sunlight should be checked for all open spaces where it will be required. This would normally include:

- gardens, such as the main back garden of a house or communal gardens including courtyards and roof terraces
- parks and playing fields
- children's playgrounds
- outdoor swimming pools and paddling pools, and other areas of recreational water
- sitting-out areas such as those between nondomestic buildings and in public squares
- nature reserves

5.24. The BRE guide advises that each of these spaces will have different sunlighting requirements and it is difficult to suggest a hard and fast rule. However, the worst situation is to have significant areas on which the sun only shines for a limited period over a large part of the year. The equinox (21st March) can be chosen as a date for assessment.

Numerical guideline

5.25. The guide recommends, as a check, that at least 50% of the area of any of the amenity spaces listed above should receive at least two hours of sunlight on 21st March. It can be instructive to draw the 'two hours sun contour' that marks this area on plan, because the use of specific parts of a site can be planned with sunlight in mind. This could include reserving the sunniest parts of the site for gardens and sitting out, while using the shadier areas for car parking (in summer, shade is often valued in car parks).

5.26. If a detailed calculation cannot be carried out, and the area is a simple shape, the BRE guide suggests that the centre of the area should receive at least two hours of sunlight on 21st March.

Flexible application of the guidelines and alternative target values

5.27. The default numerical guidelines in the BRE guide are not mandatory and must be interpreted flexibly because natural lighting is only one of many factors in site layout design (see paragraph 2.16 above).

5.28. Ultimately, it is for the planning authority to judge whether the levels of daylight and sunlight provision within the Proposed Development are acceptable in their neighbourhood context, having regard to all relevant planning policies and guidance and balanced against the merits of the Proposed Development.

IS / EN 17037

5.29. Before 2018, there was no national standard for daylight in Ireland. That year, the National Standards Authority of Ireland adopted EN 17037 in full, without any modifications, as IS EN 17037.

5.30. However, unlike BS EN 17037 and other national guidance across Europe, the Irish version does not include a national annex and instead sets a single daylight target for all new buildings, without distinguishing between different room types—meaning a living room is subject to the same criteria as a warehouse or office.

5.31. Additionally, it provides no guidance on assessing the impact of new developments on surrounding properties.

5.32. It is generally therefore considered that these limitations make it unsuitable as a basis for planning policy or for use in planning applications.

5.33. For such purposes, the BRE guidelines remain the appropriate guidance.

5.34. However, we have appended a copy of the EN 17037 analysis to this report (Appendix 7), should it be required.

6.0 Information used in our technical study

6.1. We have undertaken our technical study using a 3D computer model built in AutoCAD and specialist analysis software, which runs the assessments recommended in the BRE guide.

6.2. The 3D computer model used in our analysis is based on a AccuCities photogrammetry model and a 3D measured survey model of external elevations of adjoining properties provided by Apex Surveys in February 2024: 2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg.

6.3. Models of the Permitted and Proposed Amendments are based on drawings provided by Henery J Lyons and OMP architects – these include:

6.3.1. 3D computer model received 2026.08.28 PW-OMP-PW2-ZZ-M3-A-0001 - 3D View – DPR, Export - Assessment_.dwg.

6.3.2. Amended Scheme: Internals 2026.10.22; PW5-OMP-ZZ-ZZ-M3-A-0001 - 3D View - 3D-FBX Export

6.3.3. Permitted plans, sections, elevations of Block PW5 produced by Henery J Lyons Sept 2020 and provided by BSM on 30th September 2026.

6.4. Our 3D computer model of the Proposed Amended scheme is illustrated in our plan and 3D view drawings at Appendix 2 and Figure 2 above.

6.5. Our 3D computer model of the Permitted Scheme is illustrated in our plan and 3D view drawings also at Appendix 2, and Figure 1 above. For the daylight illuminance assessments, we used the window and room parameters stated in Table 1.

Table 1 – Window and room parameters used in illuminance calculations

Parameter	Value
Maintenance factor (dirt on glass)	0.92 for vertical windows with normal exposure in residential developments in urban locations with good maintenance; and 0.76 for balcony sheltered windows.
Diffuse light transmittance of glazing	0.68 for double glazing
Frame and glazing bar factor	0.83 for PW2 and PW5 measured from sample of architectural drawings provided by OMP.
Surface reflectance's	Reflectance's used: 0.8 for white ceilings 0.3 for balcony 0.3 Railings 60% Transmittance for glazed balustrades 0.4 for balcony soffits 0.7 for pale cream/light pastel walls 0.4 - light wood floors considered 0.2 for exterior surfaces

6.6. The analysis has been assessed against published real-world climate-based data for Dublin.

Limitations and assumptions

6.7. In compiling our 3D computer model for our technical study, we have sought to be as accurate as reasonably possible within the scope of our instruction. We have relied upon the information noted above.

6.8. Whilst we have used plans for neighbouring buildings where available, we have typically made reasonable assumptions as to their internal floor levels and wall thicknesses.

6.9. We have used proven and trusted specialist computer software (Waldram Tools for AutoCAD®) to run the calculations recommended in the BRE guide.

6.10. To the best of our knowledge, the information and advice contained in this report is accurate at the date of issue, based on the information provided to or procured by us prior to its production.

7.0 Effects on daylight and sunlight to neighbouring receptors

7.1. DPR has undertaken a series of technical assessments in accordance with the 2022 BRE Guidelines to determine whether the Proposed Amendments would result in any material loss of daylight or sunlight to existing neighbouring properties.

7.2. For the purposes of this analysis, the Permitted Scheme was included in the baseline condition and assessed against the Proposed Amendments scheme profile.

Effects of Daylight/Sunlight on Existing Neighbouring Properties

7.3. Our analysis has found that of the 609-windows analysed in 77 existing neighbouring properties (*listed in Appendix 3*), all 609 windows (**100%**) will see no absolute reduction in VSC of greater than **0.2%**, which indicates no perceptible change in daylight amenity will occur between the two schemes.

7.4. One property (274 South Circular Road) will see some small improvements in VSC to a small number of windows, most notable two windows serving what appears to be one ground floor room that increases in absolute VSC levels from 12.6% and 8.4% under the Permitted Schee, to 16.4% and 13.1% respectively with the Proposed Amendments, due to a small reduction in massing opposite between the two schemes.

7.5. Annual Probable Sunlight Hours (APSH) and Annual Winter Sunlight Hours (AWSH) analysis finds that of the 116 rooms relevant for analysis due to their orientation, all 116 rooms (**100%**) will see no material change in sunlight amenity and are within the BRE criteria.

7.6. Based upon this analysis, there is unlikely to be any material or noticeable change in relation to daylight or sunlight amenity enjoyed by neighbouring properties between the Permitted Scheme and the Proposed Amendments.

7.7. The daylight/sunlight impact is therefore considered to be negligible.

Effects of Proposed Amendments on external sunlight amenity (Sun Hours on Ground)

7.8. As the differences between the Permitted Scheme and the Proposed Amendments are marginal, it is our professional opinion that no material change in sunlight amenity to neighbouring external amenity spaces is likely to occur.

7.9. This opinion is supported by the daylight and sunlight analysis presented above, which demonstrates that there are no material changes in VSC or A/WPSH between the two scenarios. These findings indicate that the respective building profiles are almost entirely consistent in terms of their impact on neighbouring daylight and sunlight amenity – if they were not, we would expect to see greater changes in these results.

7.10. Nevertheless, to substantiate this conclusion, we have undertaken a targeted sun hours on ground (SHOG) assessment on five neighbouring gardens located at 16 St Catherines Avenue, 15 St Catherines Avenue, 14 St Catherines Avenue, 274 South Circular Road, and 272 South Circular Road, all of which are located directly opposite Block PW5.

7.11. The sun hours on ground results (illustrated in Figure 3 and summarised on Table 2) confirm that all five gardens (**100%**) will see no alteration in sunlight amenity on the 21st of March, between the two schemes.

7.12. On this basis, we consider it reasonable to conclude that the Proposed Amendments will not result in any material adverse impact on sunlight amenity within neighbouring gardens and that the effects will remain consistent with those arising from the Permitted Scheme.

7.13. The sun hours on ground impact on neighbouring amenity between the Permitted and Proposed Amendments is therefore considered to be negligible.

Table 2 – Sun on Ground Analysis – Permitted v Proposed Scenario showing no changes (March 21st)

2hr SHOG-Ex v Pr									
Property	Floor	Amenity ref.	Area (sq m)	Existing (sq m)	Proposed (sq m)	Existing (%)	Proposed (%)	Pro./Ex. (ratio)	Meets BRE?
16 St Catherine Avenue	F00	A1	280.1	232.4	232.4	83	83	1.00	Yes
15 St Catherine Avenue	F00	A2	80.7	59.8	59.8	74	74	1.00	Yes
14 St Catherine Avenue	F00	A3	93.3	71.8	71.8	77	77	1.00	Yes
274 South Circular Road	F00	A4	60.1	14.7	14.7	24	24	1.00	Yes
272 South Circular Road	F00	A5	54.6	31.2	31.2	57	57	1.00	Yes
		Total	568.8	409.8	409.8	72	72	1.00	Yes

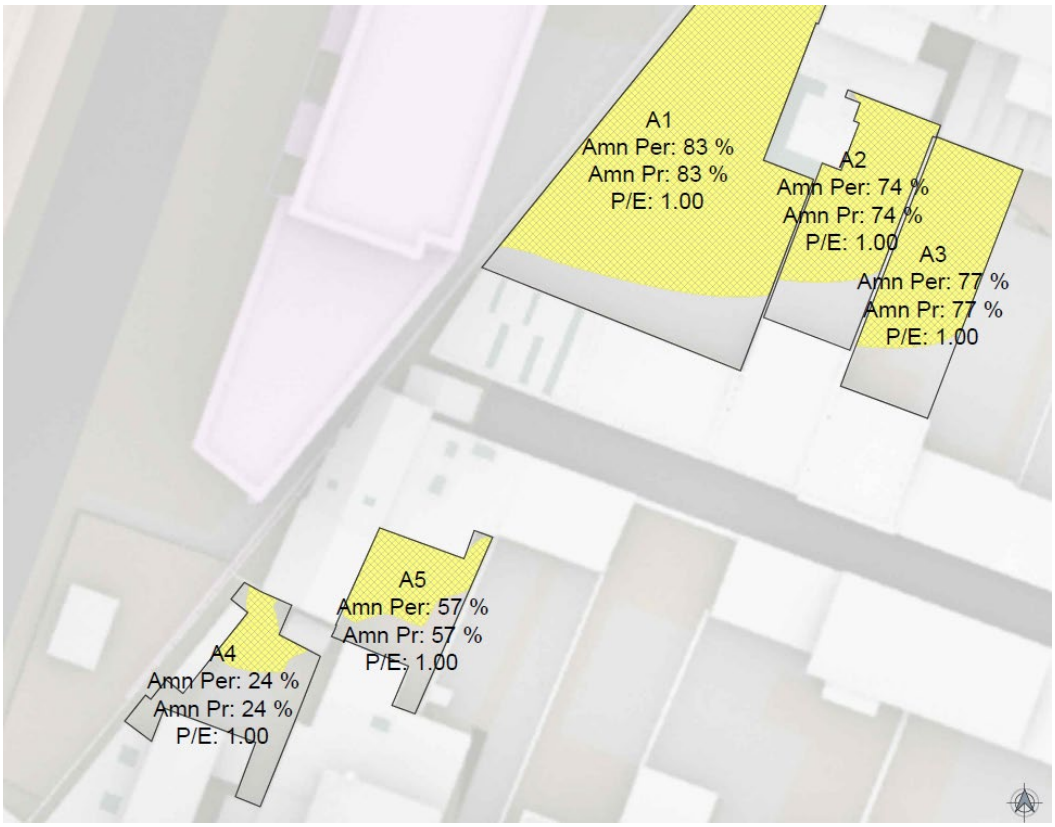


Figure 3 – Sun on ground analysis to five external neighbouring amenity spaces

8.0 Daylight & Sunlight - Proposed Amendments

8.1. We have undertaken daylight and sunlight analysis within the 20 residential units (49 rooms) in Block PW5; and 19 residential units (51 rooms) in Block PW2; that are subject to the Proposed Amendments.

8.2. The room uses and reference numbers of the rooms assessed within each unit assessed, are shown on the room location plots at Appendix 4. The daylight and sunlight assessment results are also tabulated at Appendix 4.

8.3. We have run spot test analysis on 11 Permitted Units (24 rooms) in Block PW2 that remain unchanged for comparison purposes. These results are set out in Appendix 5.

8.4. Analysis of 21 units (41 rooms) in Permitted Scheme Block PW5 has also been assessed for comparison purposes in relation to Proposed Amended Block PW5. These results are in Appendix 5.

8.5. Coloured font has been used in the table to identify results that would be below the numerical guidelines, as follows:

- Orange font = proposed value is within 20% of the guideline
- Red font = proposed value is not within 20% of the guideline.

8.6. The numerical guidelines used in our analysis are:

8.6.1. Daylight: 100 lux in bedrooms, 150 lux in living rooms, or 200 lux in kitchens or multi-purpose rooms containing a kitchen, e.g., LKDs. (Note: These are the median illuminances to be exceeded over at least 50% of the assessment points in the room for at least half of the annual daylight hours.)

8.6.2. Sunlight: At least 1.5 hours of sunlight on 21 March to at least one habitable room per dwelling, preferably a main living room.

Daylight to Proposed Amendments – 19 units in Block PW2: 200 Lux Target for LKD

8.7. The level of adherence to the BRE daylight guidelines is summarised in Table 3 below.

Table 3 – Daylight illuminance summary table Proposed Amendments - total rooms – PW2

Building	Daylight illuminance			
	No. of rooms tested	Meeting guideline		Below guideline
		No.	%	
PW2 BD	2	0	0%	2
PW2 BC	3	3	100%	0
PW2 BB	24	16	67%	8
PW2 BA	22	16	73%	6
Totals:	**51**	**35** 69%		**16** 31%

8.8. Of the 51 rooms within 19 units assessed within Block PW2 that are undergoing reconfiguration as a result of the revised access requirements, 35 rooms (69%) would satisfy the daylight illuminance criteria (i.e. achieve a median illuminance of at least 200 lux in multi-purpose rooms containing a kitchen, such as LKDs, and 100 lux in bedrooms across at least 50% of the room area). Several of the lower level LKD units will receive low levels of daylight. These results are further broken down on a use type basis in Table 4. Reasons for the lower levels of light reflect their lower position, over hanging balconies, and outlook into a shared light well that restricts the ingress of light. Whilst below recommended criteria, these levels of daylight are consistent with the Permitted scheme based on our sample analysis.

Table 4 – Daylight illuminance summary table Proposed Amendments - by room type – PW2

Building/ Room use	No. of rooms tested	Daylight illuminance: Meeting min. target No.	Meeting min. target %	No. below min. target
PW2 BD				
Bedroom	1	0	0%	1
LKD	1	0	0%	1
Totals:	**2**	**0**		**2**
PW2 BC				
LKD	1	1	100%	0
Bedroom	2	2	100%	0
Totals:	**3**	**3**		**0**
PW2 BB				
Bedroom	16	13	81%	3
LKD	8	3	38%	5
Totals:	**24**	**16**		**8**
PW2 BA				
LKD	9	7	78%	2
Bedroom	13	9	69%	4
Totals:	**22**	**16**		**6**
All				
Bedroom	32	24	75%	8
LKD	19	11	58%	8
Totals:	**51**	**35**		**16**

8.9. As 16 of the 51 rooms assessed do not achieve the BRE's recommended daylight target criteria, it is considered appropriate to benchmark the performance of the Proposed Amendments against that of the Permitted Scheme within Block PW2. To facilitate this comparison, we have modelled and assessed a selection of adjoining permitted units (11 units comprising 24 rooms) that remain unchanged and are located immediately adjacent to those undergoing reconfiguration as part of the Proposed Amendments.

8.10. The results of this comparative assessment are presented in tabular format in Appendix 5, together with daylight illuminance plots illustrating the performance of both the retained permitted units and those subject to the Proposed Amendments. For ease of comparison, the respective daylight illuminance plots are presented alongside one another in Appendix 4, with selected examples reproduced in Figures 4 and 5 below. Of the 24 permitted rooms assessed, 9 (38%) achieve the recommended daylight criteria.

8.11. For clarity, the permitted units included in the benchmarking exercise are identified by green hatching on the daylight illuminance plots below and in Appendix 4. The remaining rooms and units illustrated represent accommodation undergoing reconfiguration as part of the Proposed Amendments.

8.12. Figures 4 and 5 illustrate examples of the eight proposed units within PW2 containing Living/Kitchen/Dining (LKD) spaces that fall below the recommended daylight criteria. These are presented alongside adjoining permitted units that remain unchanged and which also experience daylight shortfalls.

8.13. The comparative assessment demonstrates that daylight constraints are also present within the adjoining permitted accommodation, with only 38% of the sampled permitted rooms achieving the recommended BRE criteria. Within the amended accommodation, several lower level LKD spaces

achieve median daylight illuminance values ranging from 27 to 101 lux, against the recommended 200 lux target. These shortfalls are acknowledged and are principally associated with the position of the affected accommodation within the established building configuration, including the influence of adjoining building elements, overhanging balconies and restricted access to daylight within the internal lightwell.

8.14. Whilst the comparative assessment does not eliminate the identified daylight shortfalls within the amended accommodation, it provides important context when considering their significance. In particular, the results demonstrate that constrained daylight conditions are also characteristic of adjoining accommodation within the Permitted Scheme, rather than arising solely from the Proposed Amendments. Having regard to the established building configuration, the limited nature of the proposed reconfigurations and the comparative findings, we consider that the identified shortfalls should be assessed in the context of the daylight performance of the permitted development, alongside the BRE's recommended target criteria.



Figure 4 – Permitted (highlighted green) and Proposed Daylight Illuminance Analysis - PW2: Second Floor

8.15. In our professional experience, such daylight constraints are not uncommon within lower level accommodation in higher density residential developments, particularly where rooms are positioned adjacent to internal courtyards, building corners or projecting balconies.

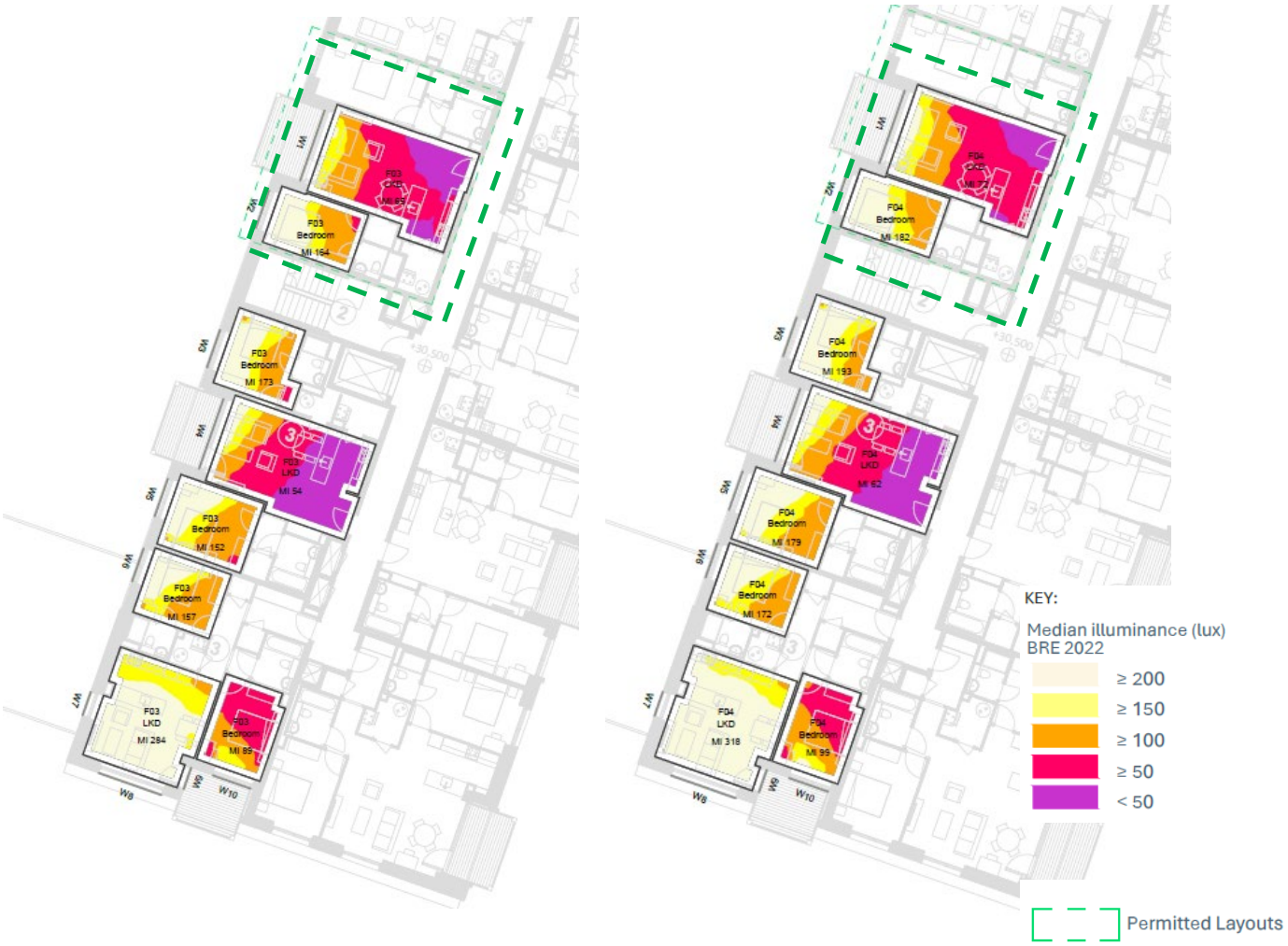


Figure 5 – Permitted (highlighted green) and Proposed Daylight Illuminance Analysis - PW2: Third and Fourth Floor

Daylight to Proposed Amendments – 20 units in Block PW5: 200 Lux Target for LKD

8.16. We have run daylight illuminance testing on the Proposed Amended Block PW5. The full results are located in Appendix 4.

8.17. The overall level of daylight compliance achieved within 49 rooms serving 20 units in Block PW5 with the Proposed Amendments, is (**78%**) as summarised in Table 5 below.

Table 5 – Daylight illuminance summary table Proposed Amendments - Total rooms: PW5

Building	Daylight illuminance			
	No. of rooms tested	Meeting guideline		Below guideline
		No.	%	
PW5	49	38	78%	11
Totals:	**49**	**38**	78%	**11** 22%

8.18. We note that the concentration of rooms in PW5 that fall below the target guidelines are on lower levels and orientated west towards Permitted Block PW1. As is common in larger residential apartment masterplans, some elevations will overlook neighbouring blocks which will reduce the levels of daylight potential to units on lower levels. Ten of the 20 LKD's in the block fall below the BRE guidelines, as summarised in Table 6 below.

Table 6 – Daylight illuminance summary table Proposed Amendments - by room type: PW5

Building/ Room use	Daylight illuminance			
	No. of rooms tested	Meeting min. target		No. below min. target
		No.	%	
PW5				
LKD	20	10	50%	10
Bedroom	29	28	97%	1
Totals:	**49**	**38**		**11**
All				
LKD	20	10	50%	10
Bedroom	29	28	97%	1
Totals:	**49**	**38**		**11**

8.19. To benchmark these results against the daylight performance of Block PW5 in the Permitted Scheme, we have modelled and assessed the Permitted Block PW5 using consistent input parameters and the BRE 2022 / BS EN17037 daylight illuminance analysis criteria. The results of this assessment are tabulated in Appendix 5 and summarised in Tables 7 and 8 below.

8.20. The Permitted PW5 scheme contained 41 rooms, of which 26 (**63%**) meet the BRE criteria. This represents a reduction when benchmarked against the Proposed Amendments to PW5 which performs better, by aching a compliance rate of **78%**. The number of principal LKD and Studio spaces in the Permitted PW5 is six (*3 LKD's and 3 studios*), versus the improved position of 10 LKD's in the Proposed Amendments PW5 scheme.

Table 7 – Daylight illuminance summary table Permitted Block PW5 - Total rooms: PW5

Building	Daylight illuminance			
	No. of rooms tested	Meeting guideline		Below guideline
		No.	%	
PW5 Permitted	41	26	63%	15
Totals:	**41**	**26**		**15**
		63%		37%

Table 8 – Daylight illuminance summary table Permitted Block PW5 - by room type: PW5

Building/ Room use	Daylight illuminance			
	No. of rooms tested	Meeting min. target		No. below min. target
		No.	%	
PW5 Permitted				
Bedroom	20	20	100%	0
LKD	9	3	33%	6
Studio	12	3	25%	9
Totals:	**41**	**26**		**15**
All				
Bedroom	20	20	100%	0
LKD	9	3	33%	6
Studio	12	3	25%	9
Totals:	**41**	**26**		**15**

8.21. Whilst not all rooms within the Proposed Amendments will achieve the recommended daylight target criteria, the overall level of daylight provision represents a clear improvement when benchmarked against the Permitted Scheme.

8.22. Importantly, we also note that within those units where the main Living/Kitchen/Dining (LKD) spaces do not achieve the recommended daylight target criteria, illuminance levels of between 150 and 200 lux are generally achieved towards the front portions of the rooms, where the principal living areas are located and where access to natural daylight is likely to be most valued.

8.23. Daylight levels are typically lower towards the rear of these spaces, where the galley kitchens are situated. However, this distribution of daylight is not uncommon within higher density apartment developments, particularly where deeper, open plan LKD configurations are adopted. The concentration of higher daylight levels within the principal living areas is therefore a relevant consideration when assessing the overall quality and usability of these spaces.

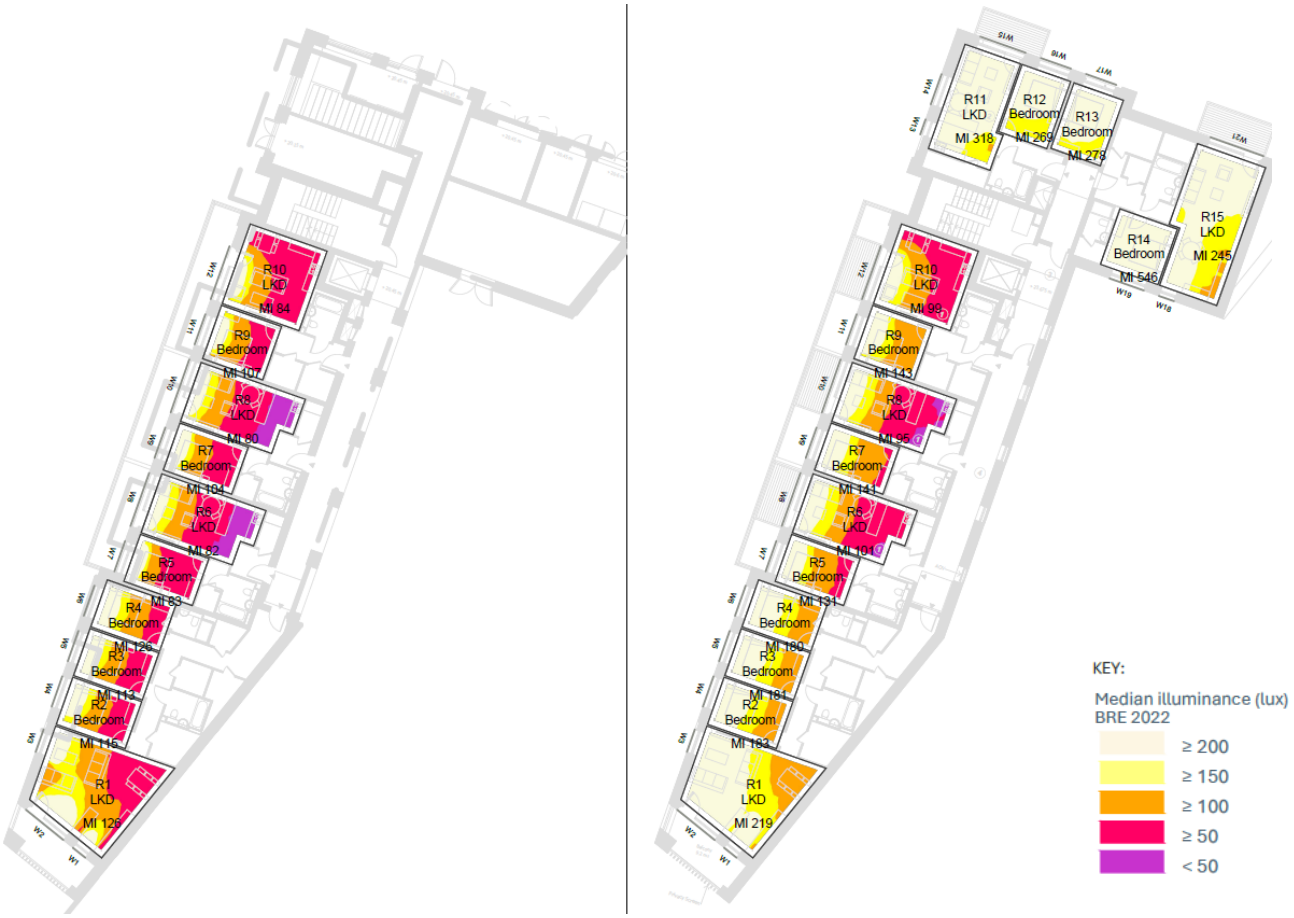


Figure 6 – Daylight Illuminance Analysis – Proposed PW5: First and Second Floor

Sunlight Exposure – Proposed Amendments: PW2

8.24. All rooms in our assessment have been assessed for sunlight regardless of orientation or room use.

8.25. The level of adherence to the BRE sunlight guidelines is summarised in Table 9 below.

Table 9 – Sunlight exposure summary table – All Amended rooms in PW2

Building	No. of rooms tested	Sunlight exposure (Meeting guideline No.	%	Below guideline
PW2 BD	2	0	0%	2
PW2 BC	3	3	100%	0
PW2 BB	24	9	38%	15
PW2 BA	22	12	55%	10
Totals:	**51**	**24** 47%		**27** 53%

8.26. Of the 51 rooms assessed within Block PW2, 24 (47%) achieve the recommended sunlight exposure target of 1.5 hours of direct sunlight on 21 March.

8.27. It should be noted that the assessment considers all rooms, irrespective of their orientation. South facing rooms will generally benefit from greater access to direct sunlight, whereas north facing rooms will typically receive very limited sunlight, principally during the early morning and late evening in the summer months. Similarly, rooms overlooking internal courtyards or lightwells, particularly where oversailing balconies are present, will experience more constrained sunlight availability due to the surrounding building geometry.

8.28. These factors are particularly relevant within higher density residential masterplans, where the orientation and proximity of adjoining buildings can significantly influence the sunlight potential of individual rooms.

8.29. To provide further context to these results, we have undertaken a comparative assessment of a selection of permitted units within Block PW2. The findings of this benchmarking exercise are presented below and summarised in Table 10.

Sunlight Exposure in the Permitted Scheme – PW2

Table 10 – Sunlight exposure summary table – Permitted Rooms (sample testing)

Building	No. of rooms tested	Sunlight exposure Meeting guideline No.	%	Below guideline
PW2 BD	8	1	13%	7
PW2 BB	11	0	0%	11
PW2 BA	5	2	40%	3
Totals:	**24**	**3** 13%		**21** 88%

8.30. Of the 24 sample rooms assessed within the Permitted Scheme in Block PW2, three were found to achieve the recommended sunlight exposure target criteria.

8.31. Care should be taken when comparing these results with those presented in Table 10, as this assessment represents a targeted sample of permitted rooms rather than a comprehensive assessment of the entire block, as a result we have not considered the sunlight on a per dwelling basis here. Furthermore, we note most of the sampled rooms overlook internal shared lightwells, where access to direct sunlight is inherently constrained by the surrounding building geometry.

8.32. Nevertheless, these findings provide useful context, illustrating that lower levels of sunlight compliance are not uncommon within higher density residential masterplans, particularly where building configurations, orientation and the proximity of adjoining blocks limit opportunities for direct sunlight exposure.

Sunlight Exposure – Proposed Amendments: PW5

8.33. In total, 49 proposed rooms in PW5 have been assessed for sunlight regardless of orientation or room use. The level of adherence to the BRE sunlight guidelines is summarised in Tables 11 and 12 below.

Table 11 – Sunlight exposure summary table – All rooms in PW5

Building	Sunlight exposure			
	No. of rooms tested	Meeting guideline		Below guideline
		No.	%	
PW5	49	7	14%	42
Totals:	**49**	**7**	14%	**42** 86%

8.34. Of the 49 rooms assessed within Block PW5, 7 (14%) achieve the recommended sunlight exposure target of 1.5 hours of direct sunlight on 21 March.

8.35. It should be noted that the assessment considers all rooms, irrespective of their orientation. South facing rooms will generally benefit from greater access to direct sunlight, whereas north facing rooms will typically receive very limited sunlight, principally during the early morning and late evening in the summer months.

8.36. In this instance, the majority of rooms within Block PW5 are north-west facing, (*as highlighted in results tables in Appendix 4 and Table 12 below*) meaning they are restricted to low levels of evening sun, with their access to direct sunlight further constrained by the proximity of Permitted Block PW1, which restricts sunlight availability during the afternoon and evening periods. Of the 20 units tested, five have a main living room meeting the target criteria (*up two units from the Permitted scheme – see below*).

8.37. These constraints are not uncommon within higher density residential masterplans, where the orientation, proximity and configuration of adjoining buildings can significantly limit opportunities for direct sunlight exposure. The relatively low level of sunlight compliance should therefore be considered in the context of these inherent constraints and the established building arrangement of the Permitted Scheme.

Table 12 – Sunlight exposure summary table – Dwellings Meeting the Criteria

Building	Sunlight exposure							
		Dwellings meeting the following criteria:						
	No. of dwellings tested	Has a window facing within 90° of due south		Has at least one room that can receive ≥ 1.5 hrs sunlight on 21 Mar		Has a main living room that can receive ≥ 1.5 hrs sunlight on 21 Mar	
		No.	%	No.	%	No.	%
PW5	20	5	*25%*	5	*25%*	5	*25%*
Totals	**20**	**5**	*25%*	**5**	*25%*	**5**	*25%*

8.38. To provide further context to these results, we have undertaken a comparative assessment by running the sunlight exposure results for Permitted PW5. The findings of this benchmarking exercise are presented below and summarised in Table 13 and 14 below.

Sunlight Exposure in the Permitted Scheme – PW5

Table 13 – Sunlight exposure summary table – All Amended rooms in PW5

Building	Sunlight exposure			
	No. of rooms tested	Meeting guideline		Below guideline
		No.	%	
PW5 Permitted	41	5	12%	36
Totals:	**41**	**5**	12%	**36**
				88%

8.39. Although this represents a modest increase in the number of rooms achieving the recommended target, direct comparisons should be treated with caution, as the two schemes comprise different numbers of rooms and dwellings. A greater proportion of rooms within the Proposed Amendments face north-west or west, limiting their access to sunlight. In addition, only five dwellings within the Proposed Amendments have a window facing within 90 degrees of due south, compared with 14 dwellings within the Permitted Scheme (*see Tables 11 and 1*3).

8.40. Nevertheless, the Proposed Amendments would result in two additional dwellings have a main living rooms achieving the target of at least 1.5 hours of sunlight on the 21st March, increasing the number from three to five.

8.41. These findings indicate a modest improvement in the absolute number of rooms achieving the recommended target. However, the differences in room numbers, dwelling numbers and orientation should be considered when interpreting the relative performance of the two schemes.

8.42. The identified shortfalls should also be considered in the context of the higher-density residential masterplan, where building configurations, window orientation and the proximity of adjoining blocks constrain opportunities for direct sunlight. The established building arrangement of the Permitted Scheme provides further context for the results.

Table 14 – Sunlight exposure summary table – Dwellings Meeting the Criteria

Building	Sunlight exposure						
		Dwellings meeting the following criteria:					
	No. of dwellings tested	Has a window facing within 90° of due south		Has at least one room that can receive ≥ 1.5 hrs sunlight on 21 Mar		Has a main living room that can receive ≥ 1.5 hrs sunlight on 21 Mar	
		No.	%	No.	%	No.	%
PW5 Permitted	21	14	*67%*	5	*24%*	3	*14%*
Totals	**21**	**14**	*67%*	**5**	*24%*	**3**	*14%*

External Sunlight Amenity – PW5

8.43. A sun hour on ground assessment (illustrated in Figure 7 and summarised on Table 15) found that the proposed amenity space to the east of PW5 will meet the BRE criteria, with 59% of the space achieving at least 2hrs of sunlight on the 21st of March.

8.44. As the massing has not changed in PW2 from the permitted profile, we have not re-run sun hour on ground analysis in that block.

Table 15 – Sun on Ground Analysis – External Amenity to PW5

2hr SoG_Proposed						
Property	Floor	Amenity ref.	Area (sq m)	Proposed (sq m)	Proposed (%)	Meets BRE?
PW5	F00	A1	97.3	57.5	59	Yes
		Total	97.3	57.5	59	Yes



Mitigation

8.45. Whilst certain rooms within the Proposed Amendments fall below the BRE's recommended daylight and sunlight criteria, it is important to consider these results in the context of the established building configuration, the overall quality of the proposed accommodation and the wider residential amenities available to future occupants. In this regard, the following mitigating and compensatory factors are considered relevant:

- Daylight distribution within living accommodation: The majority of LKD spaces falling below the recommended 200 lux criterion nevertheless achieve illuminance levels of approximately 150 to 200 lux within the principal living areas towards the front of the rooms. The lower daylight levels are predominantly concentrated towards the rear of the deeper LKD spaces, generally within kitchen and circulation areas. Whilst these rooms do not achieve the recommended overall criteria, the distribution of daylight is relevant when considering their practical usability.

- Larger residential accommodation: Within Block PW5, 45% of the proposed apartments (9 of 20) exceed the minimum floor area requirements for their respective unit types by at least 10%. This provides additional internal accommodation beyond the prescribed minimum standards and contributes positively to the overall quality and usability of the proposed homes.

- Improved residential layouts: The Proposed Amendments replace 12 permitted single aspect studio apartments with one bedroom accommodation, providing separate sleeping and living spaces. The daylight analysis demonstrates that 28 of the 29 bedrooms assessed within Block PW5 achieve the recommended BRE daylight criteria. These changes represent an improvement in the quality and functionality of the proposed accommodation when compared with the Permitted Scheme.

- Improved dual aspect provision: Within Block PW5, 40% of the proposed apartments are dual aspect, compared with 33.3% within the Permitted Scheme. This represents an improvement

in the proportion of dwellings benefiting from windows on more than one elevation, providing greater opportunities for natural light, ventilation and outlook.

- Enhanced internal resident amenity: The wider development provides an increased quantum of internal residential amenity space, rising from 1,982 sqm within the Permitted Scheme to 2,573 sqm under the Proposed Amendments. This equates to an increase from approximately 2.7 sqm to 3.5 sqm per residential unit, providing additional shared facilities accessible to future residents of Block PW5.

- Improved daylight compliance within PW5: The Proposed Amendments result in an increase in the proportion of rooms meeting the recommended BRE daylight criteria, from 63% within the Permitted Scheme to 78% within the Proposed Amendments. This demonstrates an improvement in overall daylight compliance, notwithstanding the constraints associated with the established building configuration.

- Established building configuration: The Proposed Amendments retain substantially the same building heights, footprints and overall profiles as the Permitted Scheme. Consequently, many of the constraints affecting direct sunlight availability arise from the orientation and relationship of the buildings within the established masterplan, rather than from any material increase in building massing associated with the Proposed Amendments.

- Sunlit communal amenity space: The proposed communal amenity space to the east of Block PW5 has been assessed against the BRE sunlight on ground recommendations. The analysis demonstrates that 59% of the space will receive at least two hours of direct sunlight on 21 March, exceeding the recommended 50% criterion. This provides residents with access to an external communal environment benefiting from good sunlight availability, notwithstanding the more constrained direct sunlight conditions within certain individual apartments.

- Wider residential amenity: The development forms part of a comprehensively planned residential masterplan incorporating communal facilities, landscaped areas and high quality public open spaces, including Players Park and other pocket parks located throughout the development. These facilities contribute positively to the overall residential environment and provide opportunities for residents to enjoy outdoor amenity beyond their individual accommodation.

8.46. The Proposed Amendments will also deliver high quality, A-rated, energy efficient residential accommodation. Whilst these characteristics do not directly address the identified daylight and sunlight shortfalls, they contribute positively to the overall standard of residential accommodation and should be considered as part of the wider assessment of residential amenity.

8.47. The above considerations do not eliminate the identified departures from the BRE's recommended daylight and sunlight criteria. However, when considered alongside the comparative technical assessments, the established planning status of the Permitted Scheme and the wider quality of the residential accommodation and amenities provided, they represent relevant mitigating and compensatory factors in assessing the overall acceptability of the Proposed Amendments.

9.0 Conclusion

9.1. Technical assessments demonstrate that the Proposed Amendments will not result in any material additional adverse impacts upon the daylight or sunlight amenity of existing neighbouring properties or external neighbouring amenity spaces.

9.2. The assessments demonstrate that the Proposed Amendments deliver improved daylight compliance within Block PW5, increasing from 63% within the Permitted Scheme to 78% within the Proposed Amendments.

9.3. Within Block PW2, whilst some rooms fall below the BRE's recommended daylight criteria, including instances of more significant shortfalls, comparative analysis of a sample of adjoining permitted units demonstrates that daylight constraints are also present within the established building configuration. The results provide useful context when considering the daylight performance of the reconfigured accommodation, although the identified shortfalls must also be considered on their individual merits.

9.4. In relation to sunlight exposure, compliance with the BRE's recommended criteria is more constrained, particularly within Block PW5, where the Proposed Amendments achieve broadly comparable levels of compliance to the Permitted Scheme. Within Block PW2, the results should be considered in the context of the established building configuration, orientation and the inherent sunlight constraints also evident within adjoining permitted accommodation.

9.5. The assessment of the proposed communal amenity space to the east of Block PW5 demonstrates that 59% of the space will receive at least two hours of direct sunlight on 21 March, thereby satisfying the BRE's recommended sun on ground criteria. This provides a positive contribution to the wider residential amenity available to future occupants, particularly where direct sunlight within individual apartments is more constrained.

9.6. It is important to recognise that the BRE Guidelines are advisory in nature and that the numerical target criteria should not be applied rigidly or in isolation. The assessment of daylight and sunlight provision should also have regard to the circumstances of the permitted development, including its urban context, building configuration, design constraints, the performance of the Permitted Scheme and the wider residential amenity provided.

9.7. In this instance, the Proposed Amendments retain the overall permitted building heights and involve only modest changes to the approved building profiles and residential layouts. The established Permitted Scheme therefore provides a relevant benchmark against which to consider the implications of the proposed reconfigurations. The comparative assessments demonstrate that several of the identified daylight and sunlight constraints are characteristic of the established development configuration rather than arising solely from the Proposed Amendments.

9.8. In consideration of the limited nature of the Proposed Amendments, the established planning status and performance of the Permitted Scheme, the findings of the comparative technical assessments, the improvements in daylight provision within Block PW5 and the wider residential amenity available, it is our professional opinion that the Proposed Amendments represent an acceptable outcome in daylight and sunlight terms, consistent with the flexible and context sensitive application of the BRE Guidelines (2022).

DPR

Appendix 1

Assessment methodology and glossary

1. This appendix explains the daylight and sunlight assessment methodology recommended in BRE Report 209, *'Site Layout Planning for Daylight and Sunlight: A guide to good practice'* (2022 edition) and provides a glossary of the terminology used.

Assessment methodology

Daylight and sunlight to neighbouring buildings and amenity spaces

Daylight to neighbouring buildings

2. The BRE guide states:

> *In designing a new development or extension to a building, it is important to safeguard the daylight to nearby buildings. A badly planned development may make adjoining properties gloomy and unattractive.*
>
> *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. To quantify the impact of development on daylight to a building, the BRE guide recommends two tests:
   a) calculating the vertical sky component (**VSC**) at the centre of each main window on the outside plane of the window wall, to measure the total amount of skylight available to the window; and
   b) plotting the no-sky line (**NSL**) on the working plane inside a room, where layouts are known, and measuring the area that can receive direct skylight, to assess the distribution of daylight around the room.

4. The VSC measures the skylight available at the window. The guide states:

> *Any reduction in the total amount of skylight can be calculated by finding the VSC at the centre of each main window … For a bay window, the centre window facing directly outwards can be taken as the main window. If a room has two or more windows of equal size, the mean of their VSCs may be taken. The reference point is in the external plane of the window wall. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.*

5. If, following development, the VSC to a neighbouring window will be greater than 27% then enough skylight should still be reaching the window. Any reduction below this level should be kept to a minimum. If the VSC will be both less than 27% and less than 0.80 times its former value, occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window is likely to appear more gloomy and electric lighting will be needed more of the time.

6. A third daylight test in the BRE guide is daylight illuminance, which assesses the overall level of daylight inside a room. It is a detailed calculation that takes account of window and room parameters, including the net glazed area of each window (after discounting frames and glazing bars), the diffuse light transmittance of the glazing, the total surface area of the room and the reflectance of those surfaces, the reflectance of the exterior surfaces, plus the amount of sky visible at each of the windows. It is therefore primarily intended for assessing daylight within proposed buildings, where such parameters can be readily established. It may also be used to assess neighbouring consented development that is not yet built and could be affected by a proposed development.

7. Using the supplementary daylight illuminance test for existing neighbouring buildings can potentially be a useful supplementary test to aid a more rounded and balanced judgement on the acceptability of VSC and NSL effects, as the post-development retained daylight illuminance values may be checked against the minimum recommendations for new dwellings. These are 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens. These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the annual daylight hours.

Sunlight to neighbouring buildings

8. The BRE guide states:

> *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.*
>
> *A point at the centre of the window on the outside face of the window wall may be taken [as the calculation point].*

9. To quantify the available sunlight, the BRE guide advises measuring the percentage of annual probable sunlight hours (**APSH**), which is defined as follows:

> *'probable sunlight hours' means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question.*

10. The assessment calculates the percentage of APSH over the whole year (annual sunlight) and between 21 September and 21 March (winter sunlight).

11. If, following development, the APSH to a neighbouring window will be greater than 25%, including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should still receive enough sunlight. Any reduction in sunlight access below this level should be kept to a minimum.

12. If the available sunlight hours will be both less than the above amounts and less than 0.80 times their former value, either over the whole year or just in the winter months, then the occupants of the building will notice the loss of sunlight; if the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant.

Sunlight to neighbouring gardens and amenity spaces

13. Sunlight should be assessed on the equinox (21 March) to main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains.

14. The assessment measures the percentage of each area that can receive at least two hours of sunlight on 21 March - the 'two-hours sun-on-ground' (**SOG**) test.

15. It is recommended that at least half of the area of a garden or amenity space should be able to receive at least two hours of sunlight on 21 March. If such a space is already heavily obstructed, then any further loss of sunlight should be kept to a minimum. In this poorly sunlit case, if, following development, the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.80 times its former size, this loss of sunlight is likely to be noticeable. In such cases the garden or amenity area will tend to look more heavily overshadowed.

16. Sunlight at an altitude of 10° or less is ignored, because it is likely to be blocked by planting, and fences or walls less than 1.5 metres high can also be ignored. Front gardens, driveways and hard standing for cars are usually omitted. 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 a deep shadow of a building.

17. Where a large building is proposed which may affect a number of gardens or open spaces, the guide advises it can be illustrative to plot shadow plans showing the location of shadows at different times of day and year. The equinox (21 March) is the best assessment date as it shows the average level of shadowing. Mid-summer (21 June) is an optional addition date when there would be greater sunlight availability and reduced overshadowing.

Assessment methodology and glossary – Self Test

18. This section explains the daylight and sunlight assessment methodology recommended in '*Site Layout Planning for Daylight and Sunlight: A guide to good practice*' (BR209, 2022 edition) ('the BRE guide') and provides a glossary of the terminology used.

Daylight to new dwellings

19. BS EN 17037 '*Daylight in Buildings'* ('the British Standard') and the BRE guide provide two alternative methods for calculating the overall amount of daylight in a space:

- illuminance method, or
- daylight factor method.

Illuminance method

20. Illuminance is a measure of the amount of light falling on a surface, usually measured in lux (lumens per square metre). The illuminance method calculates the illuminance from daylight at each point on an assessment grid on the reference plane at hourly intervals for a typical year. It uses hourly climatic data for a typical year collected by a weather station near to the site's location and a mathematical model for the spatial distribution of real-world sky luminance (e.g., the Perez All-Weather Sky Model). Appropriate weather data files are available from various sources, including EnergyPlus and CIBSE.

21. The illuminance recommendations in the British Standard and BRE guide are based around the illuminances that would be met or exceeded over half of the room, over half of the annual daylight hours.

Daylight factor method

22. Daylight factor is the ratio of daylight illuminance at a reference point on the working plane within a space to outdoor illuminance on a horizontal plane due to an unobstructed CIE standard overcast sky The daylight factor method calculates the daylight factor at each point on an assessment grid on the reference plane. The standard overcast sky model is independent of orientation and location. In order to account for different climatic conditions at different locations, the British Standard and BRE guide give equivalent different daylight factor targets for various locations in the UK.

23. The daylight factor recommendations in the British Standard and BRE guide are based on calculating the daylight factor that would be exceeded over half of the room. The recommended daylight factor values are location specific; a set of targets is provided for each of 10 locations in the UK. The target values for the reference location at the nearest latitude to the development location should be used.

Calculation model

24. Both methodologies usually require assessment via detailed computer modelling to simulate the illuminance or daylight factor at calculation points within a proposed space. Appropriate simulation settings must be used. The calculation model should include all the room surfaces, and any surface outside the room that could affect the light received.

Surface reflectance

25. Internal and exterior surfaces and obstructions need to be modelled including appropriate surface reflectances. Fixtures and fittings need not be included. Surface reflectances should represent real conditions.

26. Where reflectance values have not been measured or specified, default values to be used in the calculation are given in Table C4 of the BRE guide, as follows: ceilings, 0.7; interior walls, 0.5; floors, 0.2; exterior walls and obstructions, 0.2; exterior ground, 0.2.

27. 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 in the calculations should not exceed: white painted surfaces, 0.8 indoors and 0.6 outdoors; light pastel walls, 0.7; light wood floors, 0.4. Surface reflectances used should be presented in the assessment, along with a specification of the materials if non-default reflectances are used.

Glazing transmission

28. Glazing transmission factors, including maintenance factors, need to be included in the simulation along with account for, or modelling of, window framing. Where window frames are not specifically included in the model, frame factors should be applied based on the ratio of glass to overall window aperture area for the type of window to be used; this will generally vary with window size and whether the windows have opening lights. Where window types have not been specified, results for the overall window aperture should be multiplied by a default framing factor as given in Table C5 of the BRE guide, as follows: windows with small panes, 0.5; normal windows with opening lights, 0.6; patio doors, 0.7.

29. For clean, clear double glazing with a low emissivity coating, a value of 0.68 for diffuse transmittance can be used. For other types of glazing, the diffuse transmittance, if needed, can be found by multiplying the manufacturer's normal incidence light transmittance by 0.91. Care needs to be taken to apply the correct values within the calculation software; often software programs use the normal incidence transmittance, which is directly available from the glazing manufacturer, and have inbuilt correction for light coming from oblique angles.

30. An additional maintenance factor also needs to be applied to the glazing transmission to account for dirt on the windows. Full details are given in the National Annex to BS EN 17037. For the more common residential applications, values are given in Table C6 of the BRE guide and reproduced below. These assume the windows will be regularly cleaned.

c) Table C6 – Maintenance factors for different types of windows		
d) Type of window	e) **Maintenance factor**	
	f) Rural/suburban	**g) Urban**
h) Vertical, no overhang	i) 0.96	j) 0.92
k) Vertical, sheltered from rain, e.g. by balcony or overhang	l) 0.88	m) 0.76
n) Sloping rooflight	o) 0.92	p) 0.84
q) Horizontal rooflight	r) 0.88	s) 0.76

Assessment grid

31. The daylight calculations need 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 British Standard states that the assessment grid should exclude a band of 0.5m from the walls, unless otherwise specified. The BRE guide recommends that in dwellings the width of the band to be excluded should be of 0.3 m, to avoid excluding parts of the room that are used by the occupants.

32. The BRE guide advises that professional judgement should be used when setting up the reference plane in irregularly shaped rooms or those with corridor or annex areas. Examples are given in Figures C2 to C5 of the guide and include the following:

33. Where room layouts have small variations or alcoves along a wall's length, the inner or dominant section should be taken as a basis for the 0.3m gap to the assessment grid area. Fixed floor to ceiling cupboards can be excluded from the room area, but not kitchen units incorporating a worktop. Areas in bay windows may be included unless they are winter gardens separated from the room by a fixed partition.

34. 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). The room layout and surfaces, including the corridor would still need to be included in the calculation model.

35. For a combined living/kitchen/ dining area (LKD), the kitchen should always be included as part of the room area in the calculations, even in cases where the kitchen is deemed non-habitable and the living room criterion is applied to the whole space.

36. The British Standard gives an equation for maximum grid spacing. However, for domestic rooms this could potentially give only nine points in the room. The BRE guide therefore recommends a maximum grid spacing of 0.3m and preferably less.

37. Outdoor and semi-conditioned spaces, partitioned from the room, like balconies and winter gardens should not be included in the reference grid, but the effects of balconies and overhangs above a window should be modelled.

Presentation of results

38. It may not be necessary to analyse every room in a proposed development. For example, if a building has the same room and window layouts on each floor, and rooms on a lower floor meet the recommendations, then the corresponding rooms on upper floors would be expected to meet the recommendations too.

39. For each room, the median illuminance or median daylight factor (exceeded over 50% of the reference plane) should be presented, as this enables comparison with the different recommendations in BS EN 17037.

40. Contour plots showing illuminances or daylight factors throughout the room may also be presented.

41. The proportional area of the reference plane exceeding a particular target value may also be presented. This value is labelled as 'SDA % of Area' on our contour plots. ('SDA' is an acronym for 'spatial daylight autonomy', which is a yearly metric that describes the percentage of room area that receives sufficient daylight according to the specified criteria in a particular standard.)

42. Sunlight to new dwellings

43. When calculating the sunlight, the BRE guide advises that:

44. 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.

45. In a room with multiple windows, our computer software calculates the total sunlight hours across all its windows without double counting.

- ***Sunlight to new gardens and amenity spaces***

46. Sunlight to new amenity spaces within a proposed development should be assessed on the equinox (21 March).

47. As a check, the BRE guide recommends that at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21 March. If a detailed calculation cannot be carried out, and the area is

a simple shape, it is suggested that the centre of the area should receive at least two hours of sunlight on 21 March.

48. Sunlight at an altitude of 10° or less does not count, because it is likely to be blocked by low-level planting anyway. In working out the total area to be considered, driveways and hard standing for cars should be left out. Around housing, front gardens that are relatively small and visible from public footpaths should be omitted; only the main back garden should be analysed. Each individual garden for each dwelling in a block should be considered separately.

49. 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).

50. The guide suggests that shadows of walls or opaque fences greater than 1.5 m high should normally be included in the calculation. Where low fences or walls are intended – or railings or trellises that let through sunlight – no calculation of shadows is necessary.

Glossary of terms

51. The daylight and sunlight terminology used in our report is explained below.

Term	Meaning
Daylight, natural light	Combined skylight and sunlight.
Illuminance	A measure of the amount of light falling on a surface, usually measured in lux.
Diffuse horizontal illuminance (from the sky)	Illuminance produced by skylight on a horizontal surface on the Earth.
Target illuminance	Illuminance from daylight that should be achieved for at least half of annual daylight hours across a specified fraction of the reference plane in a daylit space.
Climate-based daylight modelling	The prediction of daylight illuminance across a grid of points on the working plane inside a room at no greater than hourly intervals in a typical year using hourly climate data for a typical year collected by a weather station near to the site's location and a mathematical model for the spatial distribution of real-world sky luminance (e.g., the Perez All-Weather Sky Model).
Daylight factor	Ratio of total daylight illuminance at a reference point on the working plane within a space to outdoor illuminance on a horizontal plane due to an unobstructed CIE standard overcast sky.
Target daylight factor	Daylight factor value equivalent to the target illuminance to be exceeded for more than half of annual daylight hours over a specified fraction of the reference plane within a daylit space.
CIE standard overcast sky	A theoretical completely overcast sky whose luminance varies with angle of elevation, being three times brighter at the zenith (vertically overhead) than on the horizon, but not with orientation.
Obstruction angle	The angular altitude of the top of an obstruction above the horizontal, measured from a reference point in a vertical plane in a section perpendicular to the vertical plane.
Vertical sky component (**VSC**)	The amount of daylight falling on a vertical wall or window. It is the ratio of that part of illuminance, at a point on a given vertical plane (e.g. window), that is received directly from a CIE standard overcast sky, to simultaneous illuminance on a horizontal plane due to an

Term	Meaning
	unobstructed hemisphere of this sky. The VSC does not include reflected light, either from the ground or from other buildings. The ratio is usually expressed as a percentage. The maximum value is almost 40% for a completely unobstructed vertical wall.
Reference plane or working plane	Horizontal, vertical, or inclined plane in which a visual task lies. Normally the working plane may be taken to be horizontal, 0.85 m above the floor in housing.
Assessment grid or calculation grid	Grid of calculation points on the reference plane that is used to calculate daylight factor or illuminance from daylight.
Sunlight exposure	Sum of the time (hours) within a given period during which the sun is above the horizon with a cloudless sky, which may be limited by permanent obstructions like mountains, buildings, etc.
Sun on ground (**SOG**)	The measure of sunlight potential to gardens and amenity spaces. It is measured in hours on the spring equinox (21 March) at a point on the ground accounting for the latitude of the site location. Sunlight below an altitude of 10° is usually discounted as it is likely to be prevented from reaching the ground by fences, plants or other low-level obstructions.

Location Drawings - Permitted Scheme



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

- Donore Phase 01(Permitted)
- Baily Gibson (Permitted)
- Permitted PW1 & PW4
- Proposed PW2 & PW5
- Permitted PW2 & PW5

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
Apex Surveys
Point cloud data
DPR
3D measured survey
2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

Proposed Scheme
HJL Architects
3D Model received 2026.08.28
PW-OMP-PW2-ZZ-M3-A-0001 - 3D View - DPR Export - ROL Assessment_.dwg
Internals 2026.09.30
F15, F16
West Elevation
PW5
3D Model received 2026.09.30

NOTES:

Illuminance level calculated in accordance with the BRE guide 2022:
"A space is considered to provide adequate daylight if a target illuminance level is achieved across a 50% of the space for at least half of the daylight hours (4,380) in the year."
SDA presents percentage of area achieves the target illuminance (lux) for at least half of daylight hours.

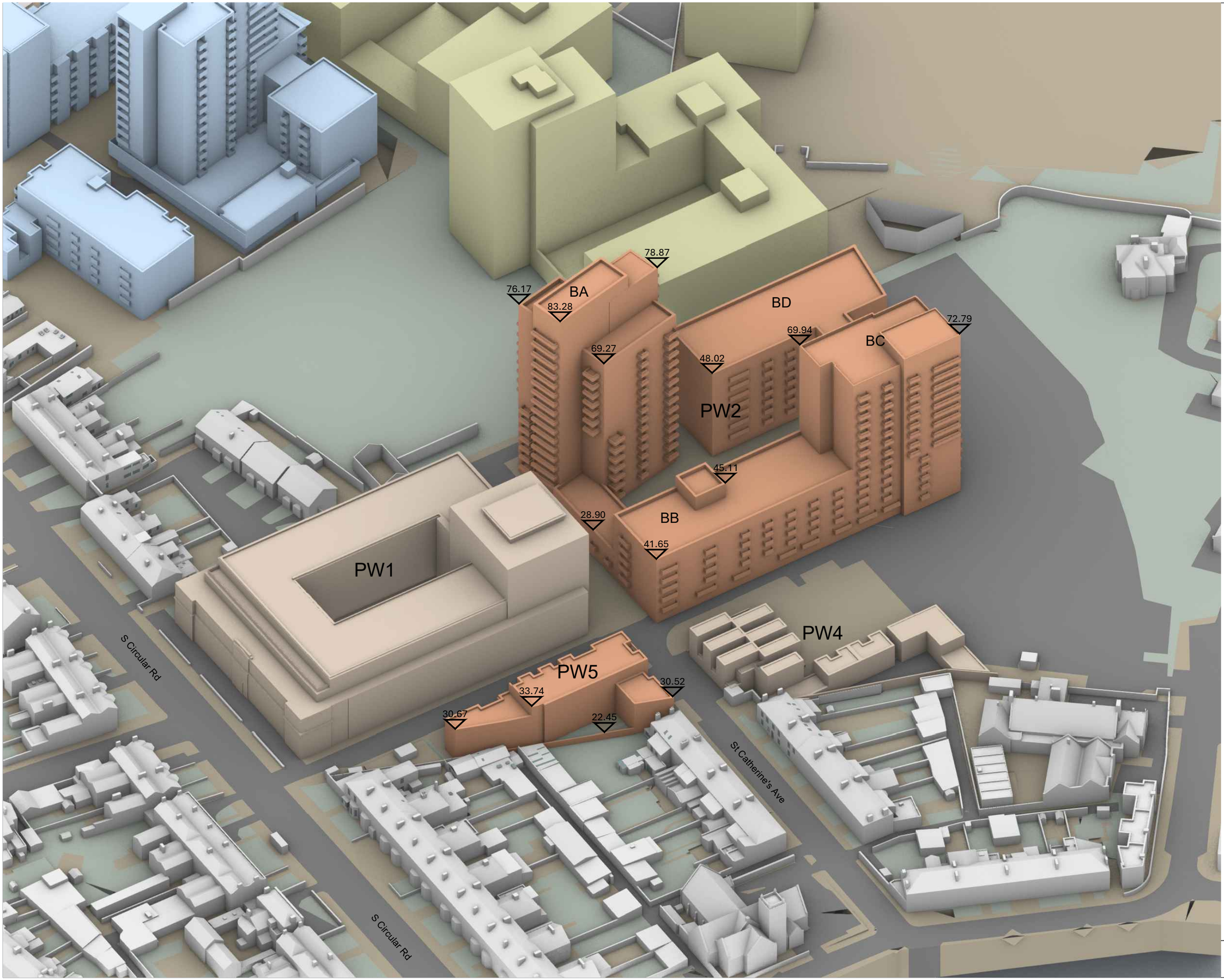
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TITLE:
BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:
PERMITTED SCENARIO
Plan View
PW 2 & PW 5

DRAWN: RT
SCALE: 1:xxx@A3
DATE: 08.10.2026
JOB NBR: 25507
DWG NO: S04-A01-CON-001
REV:



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

- Donore Phase 01(Permitted)
- Baily Gibson (Permitted)
- Permitted PW1 & PW4
- Proposed PW2 & PW5
- Permitted PW2 & PW5

SOURCE DATA:

Existing and surrounding buildings
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3D context model
Apex Surveys
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2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

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Rev	Description	Drawn	Date

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TITLE:

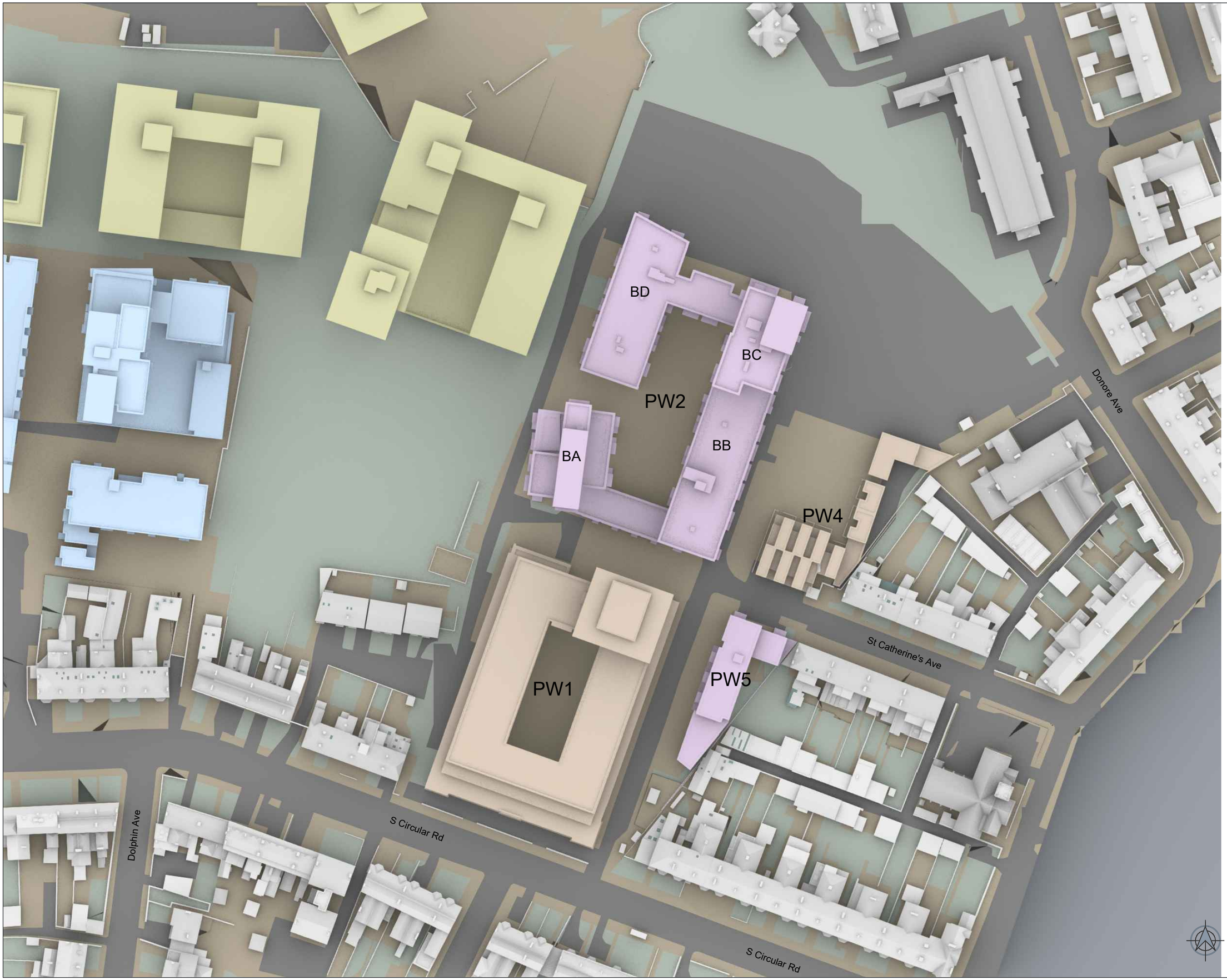
BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

PERMITTED SCENARIO
3D View
PW 2 & PW 5

DRAWN: RT	JOB NBR: 25507
SCALE: 1:xxx@A3	
DATE: 08.10.2026	
DWG NO: S04-A01-CON-002	REV:

Location Drawings - Proposed Amendments



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

- Donore Phase 01(Permitted)
- Baily Gibson (Permitted)
- Permitted PW1 & PW4
- Proposed PW2 & PW5
- Permitted PW2 & PW5

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
Apex Surveys
Point cloud data
DPR
3D measured survey
2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

Proposed Scheme
HJL Architects
3D Model received 2026.08.28
PW-OMP-PW2-ZZ-M3-A-0001 - 3D View - DPR Export - ROL Assessment_.dwg
Internals 2026.09.30
F15, F16
West Elevation
PW5
3D Model received 2026.09.30

NOTES:

Illuminance level calculated in accordance with the BRE guide 2022:
"A space is considered to provide adequate daylight if a target illuminance level is achieved across a 50% of the space for at least half of the daylight hours (4,380) in the year."
SDA presents percentage of area achieves the target illuminance (lux) for at least half of daylight hours.

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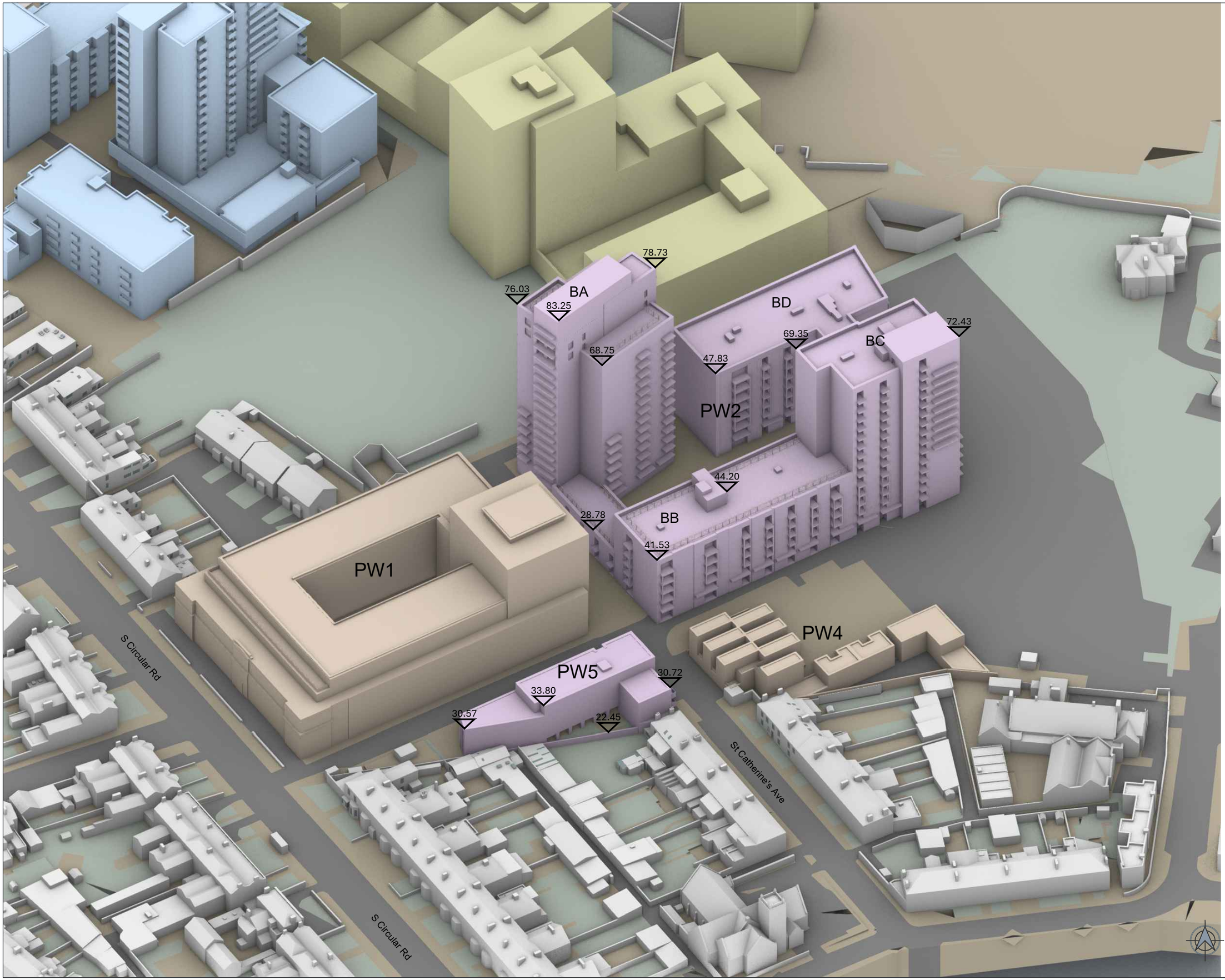
TITLE:

BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

PROPOSED SCENARIO
Plan View
PW 2 & PW 5

DRAWN: RT	JOB NBR: 25507
SCALE: 1:xxx@A3	
DATE: 08.10.2026	
DWG NO: S04-A01-PRO-003	REV:



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

- Donore Phase 01(Permitted)
- Baily Gibson (Permitted)
- Permitted PW1 & PW4
- Proposed PW2 & PW5
- Permitted PW2 & PW5

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
Apex Surveys
Point cloud data
DPR
3D measured survey
2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

Proposed Scheme
HJL Architects
3D Model received 2026.08.28
PW-OMP-PW2-ZZ-M3-A-0001 - 3D View - DPR Export - ROL Assessment_.dwg
Internals 2026.09.30
F15, F16
West Elevation
PW5
3D Model received 2026.09.30

NOTES:

Illuminance level calculated in accordance with the BRE guide 2022:
"A space is considered to provide adequate daylight if a target illuminance level is achieved across a 50% of the space for at least half of the daylight hours (4,380) in the year."
SDA presents percentage of area achieves the target illuminance (lux) for at least half of daylight hours.

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TITLE:

BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

PROPOSED SCENARIO
3D View
PW 2 & PW 5

DRAWN: RT
SCALE: 1:xxx@A3
DATE: 08.10.2026
JOB NBR: 25507
DWG NO: S04-A01-PRO-004
REV:

Appendix 3

Daylight and Sunlight results for neighbouring properties

Property, room & window attributes				VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref. Orientation	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Annual *(%APSH)* Exis.	Prop.	Loss	Pro./Ex.	Winter *(%APSH)* Exis.	Prop.	Pro./Ex.
Note: Dark grey = Existing; Brown = Proposed; Red = outside BRE guidelines; Blue = gain in light																		
St Teresas Church																		
F00	R2	Main Hall	W5 ↓	32.4	32.4	N/A	N/A											
		Main Hall	W6 ↓	35.3	35.3	N/A	N/A											
		Main Hall	W7 ↓	35.5	35.5	N/A	N/A											
		Main Hall	W8 ↓	35.3	35.3	N/A	N/A											
		Main Hall	W9 ↓	31.9	31.9	N/A	N/A											
		Main Hall	W10 →	31.0	31.0	N/A	N/A											
		Main Hall	W11 →	31.2	31.2	N/A	N/A											
		Main Hall	W12 →	31.7	31.7	N/A	N/A											
		Main Hall	W13 →	31.6	31.6	N/A	N/A											
		Main Hall	W14 →	35.4	35.4	N/A	N/A											
		Main Hall	W15 →	35.5	35.5	N/A	N/A											
		Main Hall	W16 →	32.4	32.4	N/A	N/A											
		Main Hall	W17 →	32.3	32.3	N/A	N/A											
		Main Hall	W18 →	35.9	35.9	N/A	N/A											
		Main Hall	W19 →	35.9	35.9	N/A	N/A											
		Main Hall	W20 →	32.4	32.4	N/A	N/A											
		Main Hall	W21 →	32.3	32.3	N/A	N/A											
		Main Hall	W22 →	35.4	35.4	N/A	N/A											
		Main Hall	W23 →	34.2	34.2	N/A	N/A											
		Main Hall	W26 →	30.5	30.5	N/A	N/A											
		Main Hall	W27 ↑	29.2	29.2	N/A	N/A											
		Main Hall	W28 ↑	25.4	25.4	0.0	1.00											
		Main Hall	W29 ↑	36.6	36.6	N/A	N/A											
		Main Hall	W30 ↑	37.1	37.1	N/A	N/A											
		Main Hall	W31 ↑	36.6	36.6	N/A	N/A											
		Main Hall	W32 ↑	22.1	22.1	0.0	1.00											
		Main Hall	W33 ↑	28.9	28.9	N/A	N/A											
		Main Hall	W34 ←	20.9	20.9	0.0	1.00											
		Main Hall	W35 ←	23.7	23.8	-0.1	1.00											
		Main Hall	W36 ←	29.8	29.8	N/A	N/A											
		Main Hall	W37 ←	30.7	30.8	N/A	1.00											
		Main Hall	W38 ←	28.2	28.2	N/A	N/A											
		Main Hall	W39 ←	28.2	28.3	N/A	1.00											

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Daylight / Sunlight
Neighbouring Properties

dpr

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Annual (%APSH) Exis.	Prop.	Loss	Pro./Ex.	Winter (%APSH) Exis.	Prop.	Pro./Ex.
		Main Hall	W40	←	32.1	32.2	N/A	1.00											
		Main Hall	W41	←	32.2	32.2	N/A	N/A											
		Main Hall	W42	←	28.5	28.5	N/A	N/A											
		Main Hall	W43	←	28.5	28.5	N/A	N/A											
		Main Hall	W44	←	31.9	32.0	N/A	1.00											
		Main Hall	W45	←	31.9	32.0	N/A	1.00											
		Main Hall	W46	←	28.1	28.1	N/A	N/A											
		Main Hall	W47	←	28.1	28.2	N/A	1.00											
		Main Hall	W48	←	27.9	28.0	N/A	1.00											
		Main Hall	W49	←	28.0	28.0	N/A	N/A											
		Main Hall	W50	→	37.3	37.3	N/A	N/A											
		Main Hall	W51	→	37.3	37.3	N/A	N/A											
		Main Hall	W52	→	37.4	37.4	N/A	N/A											
		Main Hall	W53	→	37.4	37.4	N/A	N/A											
		Main Hall	W54	→	37.4	37.4	N/A	N/A											
		Main Hall	W55	→	37.4	37.4	N/A	N/A											
		Main Hall	W56	→	37.5	37.5	N/A	N/A											
		Main Hall	W57	→	37.5	37.5	N/A	N/A											
		Main Hall	W58	→	37.5	37.5	N/A	N/A											
		Main Hall	W59	→	37.5	37.5	N/A	N/A											
		Main Hall	W60	→	37.5	37.5	N/A	N/A											
		Main Hall	W61	→	37.5	37.5	N/A	N/A											
		Main Hall	W62	→	37.5	37.5	N/A	N/A											
		Main Hall	W63	→	37.5	37.5	N/A	N/A											
		Main Hall	W64	→	37.5	37.5	N/A	N/A											
		Main Hall	W65	→	37.5	37.5	N/A	N/A											
		Main Hall	W66	→	37.5	37.5	N/A	N/A											
		Main Hall	W67	→	37.5	37.5	N/A	N/A											
		Main Hall	W68	→	37.5	37.5	N/A	N/A											
		Main Hall	W69	→	37.5	37.5	N/A	N/A											
		Main Hall	W70	←	19.9	20.0	-0.1	1.01											
		Main Hall	W71	←	26.4	26.4	0.0	1.00											
		Main Hall	W72	←	31.9	32.0	N/A	1.00											
		Main Hall	W73	←	31.9	32.0	N/A	1.00											
		Main Hall	W74	←	31.8	31.9	N/A	1.00											

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Daylight / Sunlight
Neighbouring Properties

dpr

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Annual (%APSH) Exis.	Prop.	Loss	Pro./Ex.	Winter (%APSH) Exis.	Prop.	Pro./Ex.
		Main Hall	W75	←	31.8	31.9	N/A	1.00											
		Main Hall	W76	←	31.7	31.8	N/A	1.00											
		Main Hall	W77	←	31.7	31.8	N/A	1.00											
		Main Hall	W78	←	31.6	31.7	N/A	1.00											
		Main Hall	W79	←	31.6	31.6	N/A	N/A											
		Main Hall	W80	←	31.5	31.5	N/A	N/A											
		Main Hall	W81	←	31.4	31.5	N/A	1.00											
		Main Hall	W82	←	31.3	31.4	N/A	1.00											
		Main Hall	W83	←	31.3	31.3	N/A	N/A											
		Main Hall	W84	←	31.2	31.2	N/A	N/A											
		Main Hall	W85	←	31.1	31.2	N/A	1.00											
		Main Hall	W86	←	31.0	31.1	N/A	1.00											
		Main Hall	W87	←	31.0	31.1	N/A	1.00											
		Main Hall	W88	←	30.9	31.0	N/A	1.00											
		Main Hall	W89	←	30.9	31.0	N/A	1.00	32.9	32.9	N/A	N/A	98	98	N/A	N/A	28	28	N/A
	R5	Unknown	W92	↑	31.6	31.6	N/A	N/A											
		Unknown	W93	↑	32.3	32.3	N/A	N/A											
		Unknown	W105	↓	25.9	25.9	0.0	1.00											
		Unknown	W106	↓	26.1	26.2	-0.1	1.00	29.0	29.0	N/A	N/A	64	64	N/A	N/A	18	18	N/A
	R6	Unknown	W94	↑	29.8	29.8	N/A	N/A											
		Unknown	W95	↑	29.7	29.7	N/A	N/A											
		Unknown	W96	↑	32.0	32.0	N/A	N/A											
		Unknown	W103	↓	30.1	30.1	N/A	N/A											
		Unknown	W104	↓	29.7	29.8	N/A	1.00	30.4	30.5	N/A	1.00	74	74	N/A	N/A	21	21	N/A
	R7	Unknown	W97	↑	31.5	31.5	N/A	N/A											
		Unknown	W98	↑	31.6	31.6	N/A	N/A											
		Unknown	W99	←	30.6	30.7	N/A	1.00											
		Unknown	W100	↓	31.1	31.1	N/A	N/A											
		Unknown	W101	↓	30.6	30.6	N/A	N/A											
		Unknown	W102	↓	25.6	25.6	0.0	1.00	30.2	30.2	N/A	N/A	81	82	N/A	1.01	19	20	1.05
22 Rutledge Terrace																			
F00	R1	Unknown	W1	←	31.0	31.0	N/A	N/A	31.0	31.0	N/A	N/A	49	49	N/A	N/A	17	17	N/A
	R2	Unknown	W2	←	31.1	31.1	N/A	N/A	31.1	31.1	N/A	N/A	50	50	N/A	N/A	17	17	N/A
F01	R1	Unknown	W1	←	33.0	33.0	N/A	N/A	33.0	33.0	N/A	N/A	52	52	N/A	N/A	17	17	N/A

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Daylight / Sunlight
Neighbouring Properties

dpr

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Annual (%APSH) Exis.	Prop.	Loss	Pro./Ex.	Winter (%APSH) Exis.	Prop.	Pro./Ex.
	R2	Unknown	W2	←	33.1	33.1	N/A	N/A	33.1	33.1	N/A	N/A	52	52	N/A	N/A	17	17	N/A
43 Donore Avenue																			
F00	R1	Unknown	W1	←	31.2	31.3	N/A	1.00	31.2	31.3	N/A	1.00	50	50	N/A	N/A	17	17	N/A
	R3	Unknown	W4	←	31.1	31.1	N/A	N/A	31.1	31.1	N/A	N/A	47	47	N/A	N/A	14	14	N/A
F01	R1	Unknown	W1	←	33.1	33.2	N/A	1.00	33.1	33.2	N/A	1.00	52	52	N/A	N/A	17	17	N/A
	R2	Unknown	W2	←	33.1	33.2	N/A	1.00	33.1	33.2	N/A	1.00	52	52	N/A	N/A	17	17	N/A
	R3	Unknown	W3	←	33.2	33.2	N/A	N/A	33.2	33.2	N/A	N/A	52	52	N/A	N/A	17	17	N/A
F02	R1	Unknown	W1	Inc	84.3	84.3	N/A	N/A	84.3	84.3	N/A	N/A	82	82	N/A	N/A	24	24	N/A
	R2	Unknown	W2	Inc	82.2	82.2	N/A	N/A	82.2	82.2	N/A	N/A	64	64	N/A	N/A	17	17	N/A
45 Donore Avenue																			
F00	R3	Sitting Room	W3	←	26.5	26.5	0.0	1.00											
		Sitting Room	W4	Inc	76.0	76.0	N/A	N/A	37.0	37.0	N/A	N/A	83	83	N/A	N/A	18	18	N/A
F01	R1	Bedroom	W1	←	33.1	33.2	N/A	1.00											
		Bedroom	W2	←	32.9	33.0	N/A	1.00	33.0	33.1	N/A	1.00	52	52	N/A	N/A	17	17	N/A
45a Donore Avenue																			
F00	R1	Unknown	W1	↖	31.0	31.0	N/A	N/A	31.0	31.0	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R3	Unknown	W3	↖	30.6	30.6	N/A	N/A											
		Unknown	W4	↙	26.3	26.3	0.0	1.00	27.9	27.9	N/A	N/A	31	31	N/A	N/A	5	5	N/A
F01	R1	Unknown	W1	↖	33.8	33.8	N/A	N/A	33.8	33.8	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	Unknown	W2	↖	34.0	34.1	N/A	1.00	34.0	34.1	N/A	1.00	North	North	N/A	N/A	North	North	N/A
	R3	Unknown	W3	↖	32.6	32.6	N/A	N/A											
		Unknown	W4	↙	31.0	31.0	N/A	N/A	31.6	31.7	N/A	1.00	49	49	N/A	N/A	9	9	N/A
47 Donore Avenue																			
F00	R1	Living Room	W1	↙	32.7	32.7	N/A	N/A	32.7	32.7	N/A	N/A	59	59	N/A	N/A	21	21	N/A
F01	R1	Bedroom	W1	↙	33.8	33.8	N/A	N/A	33.8	33.8	N/A	N/A	61	61	N/A	N/A	22	22	N/A
	R2	Bedroom	W2	↙	33.8	33.8	N/A	N/A	33.8	33.8	N/A	N/A	61	61	N/A	N/A	22	22	N/A
49 Donore Avenue																			
F00	R2	Play Room	W2	↙	32.6	32.7	N/A	1.00	32.6	32.7	N/A	1.00	59	59	N/A	N/A	22	22	N/A
F01	R1	Bedroom	W1	↙	33.8	33.8	N/A	N/A	33.8	33.8	N/A	N/A	60	61	N/A	1.02	22	22	N/A
	R2	Bedroom	W2	↙	33.8	33.8	N/A	N/A	33.8	33.8	N/A	N/A	59	59	N/A	N/A	22	22	N/A

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Daylight / Sunlight
Neighbouring Properties

dpr

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Annual (%APSH) Exis.	Prop.	Loss	Pro./Ex.	Winter (%APSH) Exis.	Prop.	Pro./Ex.
51 Donore Avenue																			
F00	R1	Living Room	W1	↙	32.5	32.6	N/A	1.00	32.5	32.6	N/A	1.00	57	57	N/A	N/A	20	20	N/A
F01	R1	Bedroom	W1	↙	33.8	33.8	N/A	N/A	33.8	33.8	N/A	N/A	60	60	N/A	N/A	22	22	N/A
	R2	Bedroom	W2	↙	33.8	33.8	N/A	N/A	33.8	33.8	N/A	N/A	60	60	N/A	N/A	22	22	N/A
53 Donore Avenue																			
F00	R2	Living Room	W4	↙	32.4	32.4	N/A	N/A	32.4	32.4	N/A	N/A	57	58	N/A	1.02	20	20	N/A
F01	R1	Bedroom	W1	↙	33.8	33.8	N/A	N/A	33.8	33.8	N/A	N/A	60	60	N/A	N/A	22	22	N/A
	R2	Bedroom	W2	↙	33.8	33.8	N/A	N/A	33.8	33.8	N/A	N/A	59	59	N/A	N/A	21	21	N/A
St Catherine School																			
F00	R1	Class Room	W1	Inc	35.8	35.8	N/A	N/A											
		Class Room	W2	Inc	36.0	36.0	N/A	N/A											
		Class Room	W3	↖	34.6	34.6	N/A	N/A											
		Class Room	W4	↖	34.5	34.5	N/A	N/A	35.5	35.5	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	Class Room	W5	↖	34.6	34.6	N/A	N/A											
		Class Room	W6	↖	34.3	34.3	N/A	N/A	34.4	34.4	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R3	Class Room	W7	↖	33.9	33.9	N/A	N/A											
		Class Room	W8	↖	32.9	32.9	N/A	N/A	33.4	33.4	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R4	Common Room	W9	↖	24.4	24.4	0.0	1.00											
		Common Room	W15	↖	19.8	19.8	0.0	1.00											
		Common Room	W16	↖	28.1	28.1	N/A	N/A	24.1	24.1	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R5	Class Room	W10	↗	27.3	27.3	N/A	N/A											
		Class Room	W11	↗	31.9	31.9	N/A	N/A											
		Class Room	W12	↗	33.6	33.6	N/A	N/A											
		Class Room	W13	↙	27.4	27.3	N/A	N/A											
		Class Room	W14	↙	22.4	22.3	0.1	1.00	28.6	28.6	N/A	N/A	65	65	N/A	N/A	6	6	N/A
	R8	Class Room	W19	↖	13.3	13.3	0.0	1.00											
		Class Room	W20	↙	31.2	31.2	N/A	N/A											
		Class Room	W21	↙	31.3	31.3	N/A	N/A											
		Class Room	W22	↙	31.4	31.4	N/A	N/A											
		Class Room	W23	↙	31.5	31.5	N/A	N/A	27.4	27.4	N/A	N/A	58	58	N/A	N/A	21	21	N/A
8 St Catherine Avenue																			

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Daylight / Sunlight
Neighbouring Properties

dpr

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Annual (%APSH) Exis.	Annual (%APSH) Prop.	Annual (%APSH) Loss	Annual (%APSH) Pro./Ex.	Winter (%APSH) Exis.	Winter (%APSH) Prop.	Winter (%APSH) Pro./Ex.
F00	R1	KD	W1	↑	25.4	25.4	0.0	1.00											
		KD	W2	Inc	69.5	69.5	N/A	N/A											
		KD	W3	Inc	57.8	57.8	N/A	N/A	40.8	40.8	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	Living Room	W4	↓	29.7	29.7	N/A	N/A	29.7	29.7	N/A	N/A	69	69	N/A	N/A	20	20	N/A
	R4	Unknown	W8	↙	30.5	30.5	N/A	N/A	30.5	30.5	N/A	N/A	66	66	N/A	N/A	23	23	N/A
F01	R1	Bathroom	W1	↑	32.9	32.9	N/A	N/A											
		Bathroom	W2	←	17.3	17.3	0.0	1.00	25.0	25.0	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W3	↑	25.9	25.9	0.0	1.00	25.9	25.9	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R3	Bedroom	W4	↓	33.1	33.2	N/A	1.00	33.1	33.2	N/A	1.00	77	77	N/A	N/A	26	26	N/A
	R4	Bedroom	W5	↓	33.3	33.3	N/A	N/A	33.3	33.3	N/A	N/A	77	77	N/A	N/A	26	26	N/A
F02	R3	Bedroom	W3	Inc	79.0	79.0	N/A	N/A	79.0	79.0	N/A	N/A	North	North	N/A	N/A	North	North	N/A
7 St Catherine Avenue																			
F00	R1	KD	W1	Inc	63.1	63.1	N/A	N/A											
		KD	W2	↑	30.4	30.4	N/A	N/A											
		KD	W3	↑	30.0	30.0	N/A	N/A											
		KD	W4	↑	31.6	31.6	N/A	N/A											
		KD	W5	↑	27.2	27.2	N/A	N/A	53.0	53.0	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R3	Living Room	W11	↓	30.2	30.2	N/A	N/A	30.2	30.2	N/A	N/A	70	70	N/A	N/A	19	19	N/A
F01	R1	Bathroom	W1	↑	33.5	33.5	N/A	N/A	33.5	33.5	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W2	↓	33.5	33.5	N/A	N/A	33.5	33.5	N/A	N/A	78	78	N/A	N/A	27	27	N/A
	R3	Bedroom	W3	↓	33.6	33.6	N/A	N/A	33.6	33.6	N/A	N/A	77	77	N/A	N/A	26	26	N/A
	R4	Bedroom	W4	↑	33.8	33.8	N/A	N/A	33.8	33.8	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F02	R1	Bedroom	W1	Inc	78.9	78.8	N/A	N/A	78.9	78.8	N/A	N/A	North	North	N/A	N/A	North	North	N/A
6 St Catherine Avenue																			
F00	R1	Kitchen	W1	↗	32.7	32.6	N/A	N/A											
		Kitchen	W2	↖	23.2	23.1	0.1	1.00	28.8	28.8	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	Dining Room	W3	↑	27.7	27.7	N/A	N/A											
		Dining Room	W4	Inc	57.3	57.3	N/A	N/A	47.9	47.9	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R3	Living Room	W5	↓	30.4	30.4	N/A	N/A	30.4	30.4	N/A	N/A	68	68	N/A	N/A	19	19	N/A
F01	R2	Bedroom	W2	↑	31.3	31.2	N/A	N/A	31.3	31.2	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R3	Bedroom	W3	↓	33.8	33.8	N/A	N/A	33.8	33.8	N/A	N/A	76	76	N/A	N/A	25	25	N/A
	R4	Bedroom	W4	↓	33.8	33.8	N/A	N/A	33.8	33.8	N/A	N/A	74	74	N/A	N/A	25	25	N/A
F02	R2	Bedroom	W2	Inc	85.0	85.0	N/A	N/A											

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Daylight / Sunlight
Neighbouring Properties

dpr

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Annual *(%APSH)* Exis.	Annual *(%APSH)* Prop.	Annual *(%APSH)* Loss	Annual *(%APSH)* Pro./Ex.	Winter *(%APSH)* Exis.	Winter *(%APSH)* Prop.	Winter *(%APSH)* Pro./Ex.
		Bedroom	W3	Inc	81.6	81.6	N/A	N/A	83.3	83.3	N/A	N/A	North	North	N/A	N/A	North	North	N/A
16 St Catherine Avenue																			
F00	R1	Unknown	W1	↓	27.3	27.6	N/A	1.01											
		Unknown	W2	↓	27.3	27.4	N/A	1.00	27.3	27.5	N/A	1.01	61	58	N/A	N/A	22	21	N/A
	R2	Living Room	W3	↓	19.9	19.9	0.0	1.00	19.9	19.9	0.0	1.00	34	34	N/A	N/A	12	12	N/A
	R3	Unknown	W4	←	11.8	12.1	-0.3	1.03	11.8	12.1	-0.3	1.03	North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W5	←	15.2	15.5	-0.3	1.02	15.2	15.5	-0.3	1.02	North	North	N/A	N/A	North	North	N/A
	R6	Unknown	W8	Inc	78.9	79.0	N/A	1.00											
		Unknown	W9	Inc	92.4	92.4	N/A	N/A											
		Unknown	W10	↓	32.0	32.0	N/A	N/A	80.5	80.6	N/A	1.00	87	87	N/A	N/A	27	27	N/A
	R7	Unknown	W11	↑	25.3	25.4	-0.1	1.00	25.3	25.4	-0.1	1.00	North	North	N/A	N/A	North	North	N/A
	R8	Unknown	W12	↑	27.0	27.1	N/A	1.00	27.0	27.1	N/A	1.00	North	North	N/A	N/A	North	North	N/A
	R9	Unknown	W13	Inc	88.9	88.7	N/A	N/A											
		Unknown	W14	↑	24.9	24.9	0.0	1.00											
		Unknown	W15	Inc	86.0	85.7	N/A	N/A											
		Unknown	W16	↑	23.2	23.0	0.2	0.99											
		Unknown	W17	Inc	81.8	81.2	N/A	N/A											
		Unknown	W18	Inc	80.5	79.7	N/A	N/A	73.9	73.6	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↓	29.1	29.1	N/A	N/A	29.1	29.1	N/A	N/A	54	54	N/A	N/A	16	16	N/A
15 St Catherine Avenue																			
F00	R1	KD	W1	↓	30.2	30.2	N/A	N/A	30.2	30.2	N/A	N/A	65	65	N/A	N/A	22	22	N/A
	R2	Unknown	W2	↑	27.8	27.8	N/A	N/A											
		Unknown	W3	↑	26.2	26.2	0.0	1.00											
		Unknown	W4	↑	29.3	29.3	N/A	N/A	28.4	28.4	N/A	N/A	North	North	N/A	N/A	North	North	N/A
274 South Circular Road																			
F00	R1	Unknown	W1	↑	8.9	8.9	0.0	1.00											
		Unknown	W2	↑	16.6	16.6	0.0	1.00	12.2	12.1	0.1	0.99	North	North	N/A	N/A	North	North	N/A
	R2	Unknown	W3	↑	24.0	24.1	-0.1	1.00	24.0	24.1	-0.1	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W5	↑	26.6	27.4	N/A	1.03	26.6	27.4	N/A	1.03	North	North	N/A	N/A	North	North	N/A
	R5	Unknown	W6	↗	9.8	10.4	-0.6	1.06											
		Unknown	W7	↗	14.5	15.0	-0.5	1.03											
		Unknown	W8	↖	15.7	15.9	-0.2	1.01											

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Annual *(%APSH)* Exis.	Annual *(%APSH)* Prop.	Annual *(%APSH)* Loss	Annual *(%APSH)* Pro./Ex.	Winter *(%APSH)* Exis.	Winter *(%APSH)* Prop.	Winter *(%APSH)* Pro./Ex.
		Unknown	W9	↖	14.3	14.4	-0.1	1.01											
		Unknown	W10	↖	14.5	14.6	-0.1	1.01											
		Unknown	W11	↖	14.7	14.8	-0.1	1.01											
		Unknown	W12	↖	14.9	14.9	0.0	1.00											
		Unknown	W13	↖	15.0	15.1	-0.1	1.01											
		Unknown	W14	Inc	65.2	65.3	N/A	1.00											
		Unknown	W15	Inc	65.5	65.5	N/A	N/A											
		Unknown	W16	Inc	63.8	63.8	N/A	N/A											
		Unknown	W17	Inc	76.0	76.1	N/A	1.00	26.2	26.4	-0.2	1.01	North	North	N/A	N/A	North	North	N/A
	R6	Unknown	W18	←	19.1	19.1	0.0	1.00											
		Unknown	W19	←	18.3	18.3	0.0	1.00	18.7	18.7	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R7	Unknown	W20	↙	27.4	27.4	N/A	N/A											
		Unknown	W21	↖	12.6	16.4	-3.8	1.30											
		Unknown	W22	↖	8.4	13.1	-4.7	1.56											
		Unknown	W25	↘	28.4	28.4	N/A	N/A	18.1	20.5	-2.4	1.13	78	78	N/A	N/A	22	22	N/A
	R8	Unknown	W23	↖	2.8	4.0	-1.2	1.43											
		Unknown	W24	Inc	54.8	54.9	N/A	1.00											
		Unknown	W26	Inc	87.4	87.2	N/A	N/A	27.5	28.3	N/A	1.03	89	90	N/A	1.01	28	28	N/A
F01	R1	Unknown	W1	↑	32.1	32.1	N/A	N/A	32.1	32.1	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	Unknown	W2	↑	30.5	30.9	N/A	1.01	30.5	30.9	N/A	1.01	North	North	N/A	N/A	North	North	N/A
272 South Circular Road																			
F00	R1	Unknown	W1	↑	29.9	30.1	N/A	1.01											
		Unknown	W2	←	20.0	20.3	-0.3	1.02											
		Unknown	W3	Inc	84.6	84.7	N/A	1.00											
		Unknown	W4	Hz	67.4	67.4	N/A	N/A	36.0	36.2	N/A	1.01	70	70	N/A	N/A	8	8	N/A
	R3	Unknown	W6	↑	16.8	16.8	0.0	1.00	16.8	16.8	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W7	↓	28.7	28.8	N/A	1.00											
		Unknown	W8	Hz	90.0	89.8	N/A	N/A											
		Unknown	W9	Hz	88.5	88.2	N/A	N/A											
		Unknown	W10	Hz	91.3	91.2	N/A	N/A	64.0	63.9	N/A	N/A	90	90	N/A	N/A	27	27	N/A
F01	R1	Bedroom	W1	↑	32.2	32.2	N/A	N/A	32.2	32.2	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W2	←	24.6	24.6	0.0	1.00	24.6	24.6	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Bedroom	W4	↑	30.4	30.4	N/A	N/A	30.4	30.4	N/A	N/A	North	North	N/A	N/A	North	North	N/A

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Annual *(%APSH)* Exis.	Prop.	Loss	Pro./Ex.	Winter *(%APSH)* Exis.	Prop.	Pro./Ex.
235 South Circular Road																			
F00	R2	Living Room	W6	Inc	30.0	30.0	N/A	N/A											
		Living Room	W7	↗	32.0	32.0	N/A	N/A											
		Living Room	W8	↖	24.4	24.4	0.0	1.00	29.2	29.2	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F01	R2	Living Room	W2	Inc	33.0	33.0	N/A	N/A											
		Living Room	W3	↗	33.8	33.8	N/A	N/A											
		Living Room	W4	↖	28.2	28.2	N/A	N/A	31.9	31.9	N/A	N/A	North	North	N/A	N/A	North	North	N/A
237 South Circular Road																			
F00	R1	Living Room	W1	Inc	26.7	26.7	0.0	1.00											
		Living Room	W2	↗	31.4	31.4	N/A	N/A											
		Living Room	W3	↖	26.0	26.0	0.0	1.00	28.5	28.5	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	Inc	30.5	30.5	N/A	N/A											
		Bedroom	W2	↗	33.2	33.2	N/A	N/A											
		Bedroom	W3	↖	29.8	29.8	N/A	N/A	31.5	31.5	N/A	N/A	North	North	N/A	N/A	North	North	N/A
239 South Circular Road																			
F00	R2	GP	W8	Inc	28.1	28.1	N/A	N/A											
		GP	W9	↗	30.5	30.5	N/A	N/A											
		GP	W10	↖	29.1	29.1	N/A	N/A	29.4	29.4	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F01	R1	GP	W1	↗	31.1	31.1	N/A	N/A	31.1	31.1	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	GP	W2	Inc	32.0	32.0	N/A	N/A											
		GP	W3	↗	32.5	32.5	N/A	N/A											
		GP	W4	↖	31.4	31.4	N/A	N/A	32.0	32.0	N/A	N/A	North	North	N/A	N/A	North	North	N/A
241 South Circular Road																			
F00	R2	Living Room	W9	→	28.6	28.6	N/A	N/A											
		Living Room	W10	↗	29.9	29.9	N/A	N/A											
		Living Room	W11	↑	24.4	24.4	0.0	1.00	28.0	28.0	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F01	R2	Bedroom	W2	→	31.3	31.3	N/A	N/A											
		Bedroom	W3	↗	31.8	31.8	N/A	N/A											
		Bedroom	W4	↑	28.0	28.0	N/A	N/A	30.6	30.6	N/A	N/A	North	North	N/A	N/A	North	North	N/A
243 South Circular Road																			
F00	R1	Living Room	W1	→	24.7	24.7	0.0	1.00											

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Annual (%APSH) Exis.	Prop.	Loss	Pro./Ex.	Winter (%APSH) Exis.	Prop.	Pro./Ex.
		Living Room	W2	↗	29.8	29.8	N/A	N/A											
		Living Room	W3	↑	26.5	26.5	0.0	1.00	27.5	27.5	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	→	28.5	28.5	N/A	N/A											
		Bedroom	W2	↗	31.7	31.7	N/A	N/A											
		Bedroom	W3	↑	30.0	30.0	N/A	N/A	30.4	30.4	N/A	N/A	North	North	N/A	N/A	North	North	N/A
245 South Circular Road																			
F00	R2	Living Room	W7	→	26.7	26.7	0.0	1.00											
		Living Room	W8	↗	30.1	30.1	N/A	N/A											
		Living Room	W9	↑	25.1	25.1	0.0	1.00	27.8	27.8	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F01	R2	Bedroom	W2	→	30.4	30.4	N/A	N/A											
		Bedroom	W3	↗	31.9	31.9	N/A	N/A											
		Bedroom	W4	↑	28.7	28.7	N/A	N/A	30.6	30.6	N/A	N/A	North	North	N/A	N/A	North	North	N/A
247 South Circular Road																			
F00	R1	Living Room	W1	→	24.7	24.7	0.0	1.00											
		Living Room	W2	↗	30.6	30.6	N/A	N/A											
		Living Room	W3	↑	27.6	27.6	N/A	N/A	28.2	28.2	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	→	28.4	28.4	N/A	N/A											
		Bedroom	W2	↗	32.2	32.2	N/A	N/A											
		Bedroom	W3	↑	30.9	30.9	N/A	N/A	30.8	30.8	N/A	N/A	North	North	N/A	N/A	North	North	N/A
249 South Circular Road																			
F00	R2	Living Room	W9	→	27.0	27.0	N/A	N/A											
		Living Room	W10	↗	30.8	30.9	N/A	1.00											
		Living Room	W11	↑	31.2	31.2	N/A	N/A	29.9	29.9	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F01	R2	Bedroom	W2	→	30.5	30.5	N/A	N/A											
		Bedroom	W3	↗	32.4	32.4	N/A	N/A											
		Bedroom	W4	↑	32.8	32.8	N/A	N/A	32.0	32.0	N/A	N/A	North	North	N/A	N/A	North	North	N/A
290 South Circular Road																			
F00	R1	KD	W1	↑	24.7	24.8	-0.1	1.00											
		KD	W2	↑	21.5	21.5	0.0	1.00											
		KD	W3	Inc	65.2	65.2	N/A	N/A											
		KD	W4	Inc	81.7	81.7	N/A	N/A											

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Annual (%APSH) Exis.	Prop.	Loss	Pro./Ex.	Winter (%APSH) Exis.	Prop.	Pro./Ex.
		KD	W5	Inc	67.5	67.5	N/A	N/A	38.5	38.5	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	→	13.8	13.8	0.0	1.00											
		Bedroom	W2	Inc	78.2	78.2	N/A	N/A	42.2	42.2	N/A	N/A	58	58	N/A	N/A	13	13	N/A
	R2	Bedroom	W3	↑	26.2	26.2	0.0	1.00	26.2	26.2	0.0	1.00	North	North	N/A	N/A	North	North	N/A
292 South Circular Road																			
F00	R1	KD	W1	↑	25.1	25.2	-0.1	1.00											
		KD	W2	Hz	76.2	76.2	N/A	N/A											
		KD	W3	Hz	41.2	41.2	N/A	N/A	31.6	31.6	N/A	N/A	36	36	N/A	N/A	5	5	N/A
F01	R1	Bedroom	W1	↑	23.8	23.8	0.0	1.00	23.8	23.8	0.0	1.00	North	North	N/A	N/A	North	North	N/A
294 South Circular Road																			
F00	R1	KD	W1	↑	26.7	26.8	-0.1	1.00											
		KD	W2	Hz	47.8	47.8	N/A	N/A	29.0	29.0	N/A	N/A	10	10	0	1.00	0	0	N/A
F01	R1	Bedroom	W1	↑	29.0	29.0	N/A	N/A	29.0	29.0	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R3	Bedroom	W3	↑	24.0	24.1	-0.1	1.00	24.0	24.1	-0.1	1.00	North	North	N/A	N/A	North	North	N/A
F02	R1	Bedroom	W1	↑	28.9	28.9	N/A	N/A											
		Bedroom	W2	Inc	58.7	58.7	N/A	N/A	41.2	41.3	N/A	1.00	North	North	N/A	N/A	North	North	N/A
296 South Circular Road																			
F00	R1	Living Room	W1	↑	12.9	12.9	0.0	1.00	12.9	12.9	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Kitchen	W2	→	11.8	11.8	0.0	1.00											
		Kitchen	W3	↑	28.1	28.1	N/A	N/A	18.3	18.3	0.0	1.00	10	10	0	1.00	0	0	N/A
F01	R1	Bedroom	W1	↑	27.8	27.8	N/A	N/A	27.8	27.8	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W2	→	20.1	20.1	0.0	1.00											
		Bedroom	W3	→	22.6	22.6	0.0	1.00	21.1	21.1	0.0	1.00	34	34	0	N/A	3	3	N/A*
298 South Circular Road																			
F00	R1	Unknown	W1	↖	23.5	23.5	0.0	1.00	23.5	23.5	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Unknown	W2	←	17.5	17.5	0.0	1.00	17.5	17.5	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Living Room	W4	↑	18.8	18.8	0.0	1.00	18.8	18.8	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	←	24.7	24.7	0.0	1.00	24.7	24.7	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W2	↑	28.6	28.7	N/A	1.00	28.6	28.7	N/A	1.00	North	North	N/A	N/A	North	North	N/A
F02	R1	Bedroom	W1	Inc	82.3	82.4	N/A	1.00	82.3	82.4	N/A	1.00	North	North	N/A	N/A	North	North	N/A

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Annual (%APSH) Exis.	Prop.	Loss	Pro./Ex.	Winter (%APSH) Exis.	Prop.	Pro./Ex.
300 South Circular Road																			
F00	R1	Living Room	W1	↑	17.3	17.4	-0.1	1.01	17.3	17.4	-0.1	1.01	North	North	N/A	N/A	North	North	N/A
	R3	Unknown	W3	→	19.7	19.7	0.0	1.00	19.7	19.7	0.0	1.00	21	21	0	1.00	0	0	N/A
	R4	Unknown	W4	→	23.8	23.8	0.0	1.00	23.8	23.8	0.0	1.00	36	36	0	N/A	3	3	N/A*
F01	R1	Bedroom	W1	↑	22.6	22.7	-0.1	1.00	22.6	22.7	-0.1	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W2	→	26.0	26.0	0.0	1.00	26.0	26.0	0.0	1.00	37	37	N/A	N/A	7	7	N/A
6 Southfield																			
F00	R1	KD	W1	↑	23.0	23.0	0.0	1.00											
		KD	W2	↑	24.0	24.0	0.0	1.00	23.2	23.3	-0.1	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↑	20.4	20.5	-0.1	1.00	20.4	20.5	-0.1	1.00	North	North	N/A	N/A	North	North	N/A
5 Southfield																			
F00	R1	KD	W1	↑	24.5	24.5	0.0	1.00											
		KD	W2	↑	24.4	24.4	0.0	1.00	24.4	24.4	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R2	Bedroom	W2	↑	21.9	21.9	0.0	1.00	21.9	21.9	0.0	1.00	North	North	N/A	N/A	North	North	N/A
4 Southfield																			
F00	R1	KD	W1	↑	24.5	24.5	0.0	1.00											
		KD	W2	↑	25.8	25.9	-0.1	1.00	24.8	24.9	-0.1	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↑	21.6	21.7	-0.1	1.00	21.6	21.7	-0.1	1.00	North	North	N/A	N/A	North	North	N/A
F02	R1	Unknown	W1	Inc	80.8	80.9	N/A	1.00	80.8	80.9	N/A	1.00	North	North	N/A	N/A	North	North	N/A
3 Southfield																			
F00	R1	KD	W1	↑	26.2	26.3	-0.1	1.00											
		KD	W2	↑	26.1	26.2	-0.1	1.00	26.1	26.2	-0.1	1.00	North	North	N/A	N/A	North	North	N/A
F01	R2	Bedroom	W2	↑	22.4	22.5	-0.1	1.00	22.4	22.5	-0.1	1.00	North	North	N/A	N/A	North	North	N/A
F02	R1	Unknown	W1	Inc	81.0	81.0	N/A	N/A	81.0	81.0	N/A	N/A	North	North	N/A	N/A	North	North	N/A
2 Southfield																			
F00	R1	KD	W1	↑	26.6	26.6	0.0	1.00											
		KD	W2	↑	26.9	26.9	0.0	1.00	26.7	26.7	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↑	23.0	23.0	0.0	1.00	23.0	23.0	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F02	R1	Unknown	W1	Inc	81.8	81.8	N/A	N/A	81.8	81.8	N/A	N/A	North	North	N/A	N/A	North	North	N/A

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Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Annual (%APSH) Exis.	Prop.	Loss	Pro./Ex.	Winter (%APSH) Exis.	Prop.	Pro./Ex.
1 Southfield																			
F00	R1	KD	W1	↑	27.0	27.1	N/A	1.00											
		KD	W2	↑	26.6	26.6	0.0	1.00	26.7	26.7	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R2	Bedroom	W2	↑	23.3	23.4	-0.1	1.00	23.3	23.4	-0.1	1.00	North	North	N/A	N/A	North	North	N/A
F02	R1	Unknown	W1	Inc	81.8	81.9	N/A	1.00	81.8	81.9	N/A	1.00	North	North	N/A	N/A	North	North	N/A
1a Southfield																			
F00	R1	KD	W1	↑	14.3	14.3	0.0	1.00	14.3	14.3	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↑	23.5	23.5	0.0	1.00	23.5	23.5	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F02	R1	Unknown	W1	Inc	82.1	82.1	N/A	N/A											
		Unknown	W2	Inc	82.1	82.2	N/A	1.00	82.1	82.1	N/A	N/A	North	North	N/A	N/A	North	North	N/A
304 South Circular Road																			
F00	R1	Living Room	W1	↑	11.5	11.5	0.0	1.00	11.5	11.5	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R3	Unknown	W3	→	8.9	8.9	0.0	1.00	8.9	8.9	0.0	1.00	7	7	0	1.00	0	0	N/A
	R4	Unknown	W4	↑	28.9	29.0	N/A	1.00	28.9	29.0	N/A	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↑	28.8	28.8	N/A	N/A	28.8	28.8	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R4	Bedroom	W3	↑	29.7	29.8	N/A	1.00	29.7	29.8	N/A	1.00	North	North	N/A	N/A	North	North	N/A
306 South Circular Road																			
F00	R1	Unknown	W1	↑	29.3	29.3	N/A	N/A	29.3	29.3	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	Unknown	W2	←	20.2	20.2	0.0	1.00	20.2	20.2	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R5	Living Room	W5	↑	20.5	20.5	0.0	1.00	20.5	20.5	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R6	Unknown	W6	→	16.7	16.8	-0.1	1.01											
		Unknown	W7	↑	27.3	27.3	N/A	N/A	21.7	21.7	0.0	1.00	16	16	0	1.00	0	0	N/A
F01	R1	Bedroom	W1	↑	30.4	30.4	N/A	N/A	30.4	30.4	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W2	←	26.3	26.3	0.0	1.00	26.3	26.3	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R5	Bedroom	W5	↑	31.3	31.3	N/A	N/A											
		Bedroom	W6	↑	31.4	31.5	N/A	1.00	31.4	31.4	N/A	N/A	North	North	N/A	N/A	North	North	N/A
308 South Circular Road																			
F00	R1	Living Room	W1	↑	17.3	17.3	0.0	1.00	17.3	17.3	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R3	Unknown	W3	→	19.2	19.2	0.0	1.00	19.2	19.2	0.0	1.00	18	18	0	1.00	0	0	N/A
	R4	Unknown	W4	↑	28.1	28.2	N/A	1.00											
		Unknown	W5	↑	25.1	25.1	0.0	1.00	26.6	26.6	0.0	1.00	North	North	N/A	N/A	North	North	N/A

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Annual (%APSH) Exis.	Annual (%APSH) Prop.	Annual (%APSH) Loss	Annual (%APSH) Pro./Ex.	Winter (%APSH) Exis.	Winter (%APSH) Prop.	Winter (%APSH) Pro./Ex.
F01	R1	Bedroom	W1	↑	31.1	31.2	N/A	1.00	31.1	31.2	N/A	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Bedroom	W4	↑	29.9	29.9	N/A	N/A	29.9	29.9	N/A	N/A	North	North	N/A	N/A	North	North	N/A
310 South Circular Road																			
F00	R1	Kitchen	W1	↑	28.9	28.9	N/A	N/A											
		Kitchen	W2	↑	28.2	28.2	N/A	N/A	28.5	28.5	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	Unknown	W3	←	12.0	12.0	0.0	1.00	12.0	12.0	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R3	Living Room	W4	↑	15.7	15.7	0.0	1.00	15.7	15.7	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↑	29.1	29.1	N/A	N/A	29.1	29.1	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W2	Inc	80.0	80.0	N/A	N/A											
		Bedroom	W3	←	22.9	22.9	0.0	1.00											
		Bedroom	W4	Inc	68.2	68.2	N/A	N/A	39.4	39.4	N/A	N/A	79	79	N/A	N/A	15	15	N/A
	R4	Bedroom	W6	↑	30.9	30.9	N/A	N/A											
		Bedroom	W7	↑	31.2	31.2	N/A	N/A	31.1	31.1	N/A	N/A	North	North	N/A	N/A	North	North	N/A
312 South Circular Road																			
F00	R1	Living Room	W1	↑	10.1	10.1	0.0	1.00	10.1	10.1	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R3	Kitchen	W3	→	16.8	16.8	0.0	1.00											
		Kitchen	W9	←	24.9	24.9	0.0	1.00	20.8	20.8	0.0	1.00	44	44	N/A	N/A	5	5	N/A
	R4	Family Room	W4	→	23.8	23.8	0.0	1.00											
		Family Room	W5	→	27.2	27.2	N/A	N/A											
		Family Room	W6	→	20.0	20.0	0.0	1.00											
		Family Room	W7	←	25.9	25.9	0.0	1.00											
		Family Room	W8	←	25.6	25.6	0.0	1.00	24.5	24.5	0.0	1.00	66	66	N/A	N/A	12	12	N/A
F01	R1	Bedroom	W1	↑	30.4	30.5	N/A	1.00	30.4	30.5	N/A	1.00	North	North	N/A	N/A	North	North	N/A
	R3	Bedroom	W3	↑	28.1	28.1	N/A	N/A											
		Bedroom	W4	←	28.0	28.0	N/A	N/A											
		Bedroom	W5	Inc	92.7	92.8	N/A	1.00											
		Bedroom	W6	Inc	91.4	91.4	N/A	N/A	44.2	44.2	N/A	N/A	95	95	N/A	N/A	26	26	N/A
	R4	Bedroom	W7	←	27.4	27.4	N/A	N/A											
		Bedroom	W8	Inc	91.2	91.2	N/A	N/A	48.3	48.3	N/A	N/A	North	North	N/A	N/A	North	North	N/A
314 South Circular Road																			
F00	R1	Unknown	W1	Inc	54.5	54.5	N/A	N/A	54.5	54.5	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	Living Room	W2	↑	16.5	16.5	0.0	1.00	16.5	16.5	0.0	1.00	North	North	N/A	N/A	North	North	N/A

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Annual *(%APSH)* Exis.	Annual *(%APSH)* Prop.	Annual *(%APSH)* Loss	Annual *(%APSH)* Pro./Ex.	Winter *(%APSH)* Exis.	Winter *(%APSH)* Prop.	Winter *(%APSH)* Pro./Ex.
	R5	Unknown	W5	→	26.4	26.4	0.0	1.00	26.4	26.4	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R6	Unknown	W6	→	29.0	29.0	N/A	N/A											
		Unknown	W7	→	28.0	28.0	N/A	N/A	28.6	28.6	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R7	Unknown	W8	→	30.5	30.5	N/A	N/A	30.5	30.5	N/A	N/A	46	46	N/A	N/A	9	9	N/A
	R8	Unknown	W9	→	30.1	30.1	N/A	N/A	30.1	30.1	N/A	N/A	51	51	N/A	N/A	12	12	N/A
	R9	Unknown	W10	→	25.8	25.8	0.0	1.00	25.8	25.8	0.0	1.00	41	41	N/A	N/A	11	11	N/A
	R10	Unknown	W11	↓	26.8	26.8	0.0	1.00											
		Unknown	W12	↓	29.2	29.2	N/A	N/A											
		Unknown	W13	Inc	92.6	92.6	N/A	N/A											
		Unknown	W14	Inc	92.5	92.5	N/A	N/A											
		Unknown	W15	Inc	90.5	90.5	N/A	N/A											
		Unknown	W16	Inc	90.7	90.7	N/A	N/A	55.8	55.8	N/A	N/A	92	92	N/A	N/A	26	26	N/A
F01	R1	Bedroom	W1	↑	28.5	28.5	N/A	N/A	28.5	28.5	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R4	Bedroom	W4	→	31.1	31.2	N/A	1.00	31.1	31.2	N/A	1.00	North	North	N/A	N/A	North	North	N/A
F02	R1	Bedroom	W1	Inc	81.7	81.7	N/A	N/A	81.7	81.7	N/A	N/A	North	North	N/A	N/A	North	North	N/A
316 South Circular Road																			
F00	R1	Unknown	W1	↑	17.4	17.4	0.0	1.00											
		Unknown	W2	↑	23.2	23.2	0.0	1.00											
		Unknown	W3	←	23.9	23.9	0.0	1.00	22.1	22.1	0.0	1.00	27	27	0	N/A	0	0	N/A
	R2	Unknown	W4	←	17.3	17.3	0.0	1.00	17.3	17.3	0.0	1.00	2	2	0	1.00	0	0	N/A
	R4	Living Room	W6	↑	14.9	14.9	0.0	1.00	14.9	14.9	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	←	27.8	27.8	N/A	N/A	27.8	27.8	N/A	N/A	30	30	0	N/A	1	1	N/A*
	R3	Bedroom	W3	↑	28.9	28.9	N/A	N/A	28.9	28.9	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F02	R2	Bedroom	W2	Inc	79.9	79.9	N/A	N/A	79.9	79.9	N/A	N/A	North	North	N/A	N/A	North	North	N/A
318 South Circular Road																			
F00	R1	Living Room	W1	↑	15.4	15.4	0.0	1.00	15.4	15.4	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R3	Unknown	W3	→	18.1	18.1	0.0	1.00	18.1	18.1	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W4	→	24.2	24.2	0.0	1.00											
		Unknown	W5	Inc	73.0	73.0	N/A	N/A	37.8	37.8	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R5	Unknown	W6	→	25.6	25.6	0.0	1.00											
		Unknown	W7	→	26.2	26.2	0.0	1.00											
		Unknown	W8	→	27.3	27.3	N/A	N/A	26.8	26.8	0.0	1.00	38	38	0	N/A	4	4	N/A*
	R6	Unknown	W9	→	28.2	28.2	N/A	N/A											

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Annual (%APSH) Exis.	Prop.	Loss	Pro./Ex.	Winter (%APSH) Exis.	Prop.	Pro./Ex.
		Unknown	W10	→	28.5	28.5	N/A	N/A	28.4	28.4	N/A	N/A	41	41	N/A	N/A	9	9	N/A
	R7	Unknown	W11	→	29.2	29.2	N/A	N/A											
		Unknown	W12	→	23.7	23.7	0.0	1.00											
		Unknown	W13	→	29.1	29.1	N/A	N/A											
		Unknown	W14	→	28.9	28.9	N/A	N/A											
		Unknown	W15	Inc	86.2	86.2	N/A	N/A	40.2	40.2	N/A	N/A	86	86	N/A	N/A	23	23	N/A
F01	R1	Bedroom	W1	↑	28.7	28.7	N/A	N/A	28.7	28.7	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R3	Bedroom	W3	→	27.7	27.7	N/A	N/A	27.7	27.7	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F02	R1	Bedroom	W1	Inc	77.3	77.3	N/A	N/A											
		Bedroom	W2	Inc	81.5	81.5	N/A	N/A	79.4	79.4	N/A	N/A	North	North	N/A	N/A	North	North	N/A
320 South Circular Road																			
F00	R1	Unknown	W1	←	25.7	25.7	0.0	1.00											
		Unknown	W2	←	23.2	23.2	0.0	1.00	24.0	24.0	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Unknown	W3	←	23.0	23.0	0.0	1.00											
		Unknown	W4	←	22.6	22.6	0.0	1.00											
		Unknown	W5	Inc	86.7	86.7	N/A	N/A	38.2	38.2	N/A	N/A	74	74	N/A	N/A	9	9	N/A
	R3	Unknown	W6	←	19.3	19.3	0.0	1.00	19.3	19.3	0.0	1.00	20	20	0	1.00	0	0	N/A
	R4	Unknown	W7	←	14.5	14.5	0.0	1.00	14.5	14.5	0.0	1.00	2	2	0	1.00	0	0	N/A
	R6	Living Room	W9	↑	14.4	14.4	0.0	1.00	14.4	14.4	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	←	27.3	27.3	N/A	N/A	27.3	27.3	N/A	N/A	30	30	0	N/A	1	1	N/A*
	R3	Bedroom	W3	↑	27.8	27.8	N/A	N/A	27.8	27.8	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F02	R2	Bedroom	W2	Inc	81.6	81.6	N/A	N/A											
		Bedroom	W3	Inc	78.4	78.4	N/A	N/A	80.0	80.0	N/A	N/A	North	North	N/A	N/A	North	North	N/A
322 South Circular Road																			
F00	R1	Living Room	W1	↑	15.3	15.3	0.0	1.00	15.3	15.3	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Unknown	W2	→	16.1	16.1	0.0	1.00	16.1	16.1	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R3	Unknown	W3	→	22.9	22.9	0.0	1.00											
		Unknown	W4	→	24.7	24.7	0.0	1.00	23.3	23.3	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R4	Unknown	W5	→	24.2	24.2	0.0	1.00											
		Unknown	W6	→	25.3	25.3	0.0	1.00											
		Unknown	W7	→	26.3	26.3	0.0	1.00	25.2	25.2	0.0	1.00	34	34	N/A	N/A	6	6	N/A
F01	R1	Bedroom	W1	↑	28.0	28.0	N/A	N/A	28.0	28.0	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R3	Bedroom	W3	→	26.5	26.5	0.0	1.00	26.5	26.5	0.0	1.00	North	North	N/A	N/A	North	North	N/A

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Daylight / Sunlight
Neighbouring Properties

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Annual *(%APSH)* Exis.	Prop.	Loss	Pro./Ex.	Winter *(%APSH)* Exis.	Prop.	Pro./Ex.
F02	R1	Bedroom	W1	Inc	76.8	76.8	N/A	N/A											
		Bedroom	W2	Inc	82.1	82.1	N/A	N/A	79.5	79.5	N/A	N/A	North	North	N/A	N/A	North	North	N/A
324 South Circular Road																			
F00	R1	Unknown	W1	↑	23.5	23.5	0.0	1.00											
		Unknown	W2	←	26.9	26.9	0.0	1.00	24.7	24.7	0.0	1.00	39	39	N/A	N/A	7	7	N/A
	R2	Unknown	W3	↖	23.6	23.6	0.0	1.00	23.6	23.6	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	←	31.3	31.3	N/A	N/A	31.3	31.3	N/A	N/A	37	37	0	N/A	4	4	N/A*
	R3	Bedroom	W3	↑	28.2	28.2	N/A	N/A	28.2	28.2	N/A	N/A	North	North	N/A	N/A	North	North	N/A
330 South Circular Road																			
F00	R3	KD	W3	↑	25.5	25.5	0.0	1.00											
		KD	W4	↑	24.8	24.8	0.0	1.00											
		KD	W5	Inc	79.2	79.2	N/A	N/A											
		KD	W6	Inc	76.8	76.8	N/A	N/A	43.7	43.7	N/A	N/A	50	50	0	N/A	2	2	N/A*
F01	R3	Bedroom	W3	↑	25.6	25.6	0.0	1.00	25.6	25.6	0.0	1.00	North	North	N/A	N/A	North	North	N/A
332 South Circular Road																			
F00	R1	Dining Room	W1	↑	24.4	24.4	0.0	1.00	24.4	24.4	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↑	25.1	25.1	0.0	1.00	25.1	25.1	0.0	1.00	North	North	N/A	N/A	North	North	N/A
334 South Circular Road																			
F00	R1	Dining Room	W1	↑	26.6	26.6	0.0	1.00	26.6	26.6	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Kitchen	W2	↑	14.1	14.1	0.0	1.00											
		Kitchen	W3	↑	26.8	26.8	0.0	1.00	23.2	23.2	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↑	25.3	25.3	0.0	1.00	25.3	25.3	0.0	1.00	North	North	N/A	N/A	North	North	N/A
336 South Circular Road																			
F00	R1	Kitchen	W1	↑	26.7	26.7	0.0	1.00	26.7	26.7	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Dining Room	W2	↑	26.1	26.1	0.0	1.00	26.1	26.1	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R2	Bedroom	W3	↑	25.3	25.3	0.0	1.00	25.3	25.3	0.0	1.00	North	North	N/A	N/A	North	North	N/A
338 South Circular Road																			
F00	R1	Dining Room	W1	↑	25.9	25.9	0.0	1.00	25.9	25.9	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Kitchen	W2	↑	13.2	13.2	0.0	1.00											

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Annual (%APSH) Exis.	Prop.	Loss	Pro./Ex.	Winter (%APSH) Exis.	Prop.	Pro./Ex.
		Kitchen	W3	↑	24.9	24.9	0.0	1.00	21.6	21.6	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↑	25.1	25.1	0.0	1.00	25.1	25.1	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R3	Unknown	W3	←	20.5	20.5	0.0	1.00	20.5	20.5	0.0	1.00	26	26	N/A	N/A	10	10	N/A
F02	R1	Unknown	W1	Inc	80.9	80.9	N/A	N/A	80.9	80.9	N/A	N/A	North	North	N/A	N/A	North	North	N/A
289 South Circular Road																			
F00	R2	Dining Room	W2	↑	34.1	34.1	N/A	N/A											
		Dining Room	W3	←	32.5	32.5	N/A	N/A	33.3	33.3	N/A	N/A	25	25	0	N/A	2	2	N/A*
F01	R3	Bedroom	W3	↑	35.8	35.8	N/A	N/A											
		Bedroom	W4	↑	35.9	35.9	N/A	N/A	35.8	35.8	N/A	N/A	North	North	N/A	N/A	North	North	N/A
346 South Circular Road																			
F00	R1	KD	W1	Inc	73.4	73.4	N/A	N/A											
		KD	W2	↑	18.6	18.6	0.0	1.00	30.2	30.2	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↗	32.8	32.8	N/A	N/A											
		Bedroom	W3	Inc	90.4	90.4	N/A	N/A	44.1	44.1	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W2	↗	33.6	33.6	N/A	N/A	33.6	33.6	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F02	R1	Stairwell	W1	Inc	85.4	85.4	N/A	N/A	85.4	85.4	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R2	Unknown	W2	Inc	84.4	84.4	N/A	N/A	84.4	84.4	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R3	Bedroom	W3	Inc	83.7	83.7	N/A	N/A	83.7	83.7	N/A	N/A	North	North	N/A	N/A	North	North	N/A
1 Rehoboth Place																			
F00	R1	Living Room	W1	→	21.2	21.2	0.0	1.00	21.2	21.2	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	→	24.9	24.9	0.0	1.00											
		Bedroom	W2	→	24.7	24.7	0.0	1.00	24.8	24.8	0.0	1.00	North	North	N/A	N/A	North	North	N/A
2 Rehoboth Place																			
F00	R2	Living Room	W7	→	21.4	21.4	0.0	1.00											
		Living Room	W8	←	18.7	18.7	0.0	1.00	20.1	20.1	0.0	1.00	35	35	N/A	N/A	9	9	N/A
F01	R1	Bedroom	W1	→	24.7	24.7	0.0	1.00											
		Bedroom	W2	→	24.8	24.8	0.0	1.00	24.8	24.8	0.0	1.00	North	North	N/A	N/A	North	North	N/A
3 Rehoboth Place																			
F00	R1	LD	W1	←	18.3	18.3	0.0	1.00											
		LD	W2	→	22.0	22.0	0.0	1.00	20.2	20.2	0.0	1.00	51	51	N/A	N/A	10	10	N/A

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Annual (%APSH) Exis.	Prop.	Loss	Pro./Ex.	Winter (%APSH) Exis.	Prop.	Pro./Ex.
F01	R1	Bedroom	W1	→	25.1	25.1	0.0	1.00											
		Bedroom	W2	→	25.6	25.6	0.0	1.00	25.4	25.4	0.0	1.00	North	North	N/A	N/A	North	North	N/A
4 Rehoboth Place																			
F00	R1	Living Room	W1	→	23.3	23.3	0.0	1.00											
		Living Room	W2	→	11.8	11.8	0.0	1.00	22.3	22.3	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	→	26.2	26.2	0.0	1.00											
		Bedroom	W2	→	27.2	27.2	N/A	N/A	26.7	26.7	0.0	1.00	North	North	N/A	N/A	North	North	N/A
5 Rehoboth Place																			
F00	R2	Living Room	W3	→	24.7	24.7	0.0	1.00	24.7	24.7	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	→	27.9	27.9	N/A	N/A											
		Bedroom	W2	→	28.4	28.4	N/A	N/A	28.1	28.1	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F02	R1	Unknown	W1	Inc	82.5	82.5	N/A	N/A											
		Unknown	W2	Inc	79.8	79.8	N/A	N/A	80.9	80.9	N/A	N/A	North	North	N/A	N/A	North	North	N/A
6 Rehoboth Place																			
F00	R1	Living Room	W1	→	25.3	25.3	0.0	1.00	25.3	25.3	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	→	28.8	28.8	N/A	N/A											
		Bedroom	W2	→	29.0	29.0	N/A	N/A	28.9	28.9	N/A	N/A	North	North	N/A	N/A	North	North	N/A
7 Rehoboth Place																			
F00	R2	Living Room	W4	→	23.9	23.9	0.0	1.00	23.9	23.9	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	→	28.8	28.8	N/A	N/A											
		Bedroom	W2	→	28.9	28.9	N/A	N/A	28.8	28.8	N/A	N/A	North	North	N/A	N/A	North	North	N/A
8 Rehoboth Place																			
F00	R1	Living Room	W1	→	24.3	24.3	0.0	1.00	24.3	24.3	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	→	29.0	29.0	N/A	N/A											
		Bedroom	W2	→	28.8	28.8	N/A	N/A	28.9	28.9	N/A	N/A	North	North	N/A	N/A	North	North	N/A
40 Rehoboth Place																			
F00	R1	Kitchen	W1	Inc	66.4	66.4	N/A	N/A											
		Kitchen	W2	Inc	45.6	45.6	N/A	N/A											
		Kitchen	W3	→	20.8	20.8	0.0	1.00	49.1	49.1	N/A	N/A	58	58	N/A	N/A	13	13	N/A

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Daylight / Sunlight
Neighbouring Properties

dpr

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Annual *(%APSH)* Exis.	Annual *(%APSH)* Prop.	Annual *(%APSH)* Loss	Annual *(%APSH)* Pro./Ex.	Winter *(%APSH)* Exis.	Winter *(%APSH)* Prop.	Winter *(%APSH)* Pro./Ex.
	R3	Bedroom	W5	→	20.3	20.3	0.0	1.00	20.3	20.3	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	→	25.3	25.3	0.0	1.00	25.3	25.3	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W2	→	23.9	23.9	0.0	1.00											
		Bedroom	W3	↑	31.5	31.5	N/A	N/A	28.1	28.1	N/A	N/A	North	North	N/A	N/A	North	North	N/A
Rehoboth Court																			
F00	R1	LKD	W1	↓	28.9	28.9	N/A	N/A											
		LKD	W2	↓	29.1	29.1	N/A	N/A	29.0	29.0	N/A	N/A	70	70	N/A	N/A	19	19	N/A
	R2	Bedroom	W3	↑	29.2	29.2	N/A	N/A	29.2	29.2	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R6	Bedroom	W12	↑	32.1	32.1	N/A	N/A	32.1	32.1	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R7	LKD	W13	↑	32.0	32.0	N/A	N/A											
		LKD	W14	↑	31.3	31.3	N/A	N/A	31.6	31.6	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F01	R1	LKD	W1	↓	34.1	34.1	N/A	N/A											
		LKD	W2	↓	34.0	34.0	N/A	N/A	34.1	34.1	N/A	N/A	80	80	N/A	N/A	25	25	N/A
	R2	Bedroom	W3	↑	32.7	32.7	N/A	N/A	32.7	32.7	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R4	Bedroom	W5	↑	21.4	21.4	0.0	1.00	21.4	21.4	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R6	Bedroom	W7	↑	34.0	34.0	N/A	N/A	34.0	34.0	N/A	N/A	North	North	N/A	N/A	North	North	N/A
	R7	LKD	W8	↑	34.1	34.1	N/A	N/A											
		LKD	W9	↑	34.1	34.1	N/A	N/A	34.1	34.1	N/A	N/A	North	North	N/A	N/A	North	North	N/A
11a Reillys Avenue																			
F00	R1	Living Room	W1	←	15.6	15.6	0.0	1.00	15.6	15.6	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	←	20.2	20.2	0.0	1.00	20.2	20.2	0.0	1.00	North	North	N/A	N/A	North	North	N/A
11 Reillys Avenue																			
F00	R1	Living Room	W1	↑	23.5	23.5	0.0	1.00											
		Living Room	W2	↑	17.3	17.3	0.0	1.00											
		Living Room	W3	↑	15.5	15.5	0.0	1.00	22.1	22.1	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	↑	28.5	28.5	N/A	N/A	28.5	28.5	N/A	N/A	North	North	N/A	N/A	North	North	N/A
F02	R1	Bedroom	W1	Inc	85.2	85.2	N/A	N/A	85.2	85.2	N/A	N/A	North	North	N/A	N/A	North	North	N/A
1 Rehoboth Avenue																			
F00	R1	Unknown	W1	↓	6.0	6.0	0.0	1.00	6.0	6.0	0.0	1.00	9	9	0	1.00	0	0	N/A
	R2	Unknown	W2	↓	4.9	4.9	0.0	1.00											
		Unknown	W3	→	5.6	5.6	0.0	1.00	5.5	5.5	0.0	1.00	9	9	0	1.00	0	0	N/A

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Daylight / Sunlight
Neighbouring Properties

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
Floor	Room	Room use	Window Ref.	Orientation	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Annual (%APSH) Exis.	Prop.	Loss	Pro./Ex.	Winter (%APSH) Exis.	Prop.	Pro./Ex.
	R3	Unknown	W4	↓	3.2	3.2	0.0	1.00											
		Unknown	W5	→	10.5	10.5	0.0	1.00	8.0	8.0	0.0	1.00	6	6	0	1.00	0	0	N/A
	R4	Unknown	W6	↑	12.9	12.9	0.0	1.00	12.9	12.9	0.0	1.00	North	North	N/A	N/A	North	North	N/A
F01	R1	Bedroom	W1	→	15.2	15.2	0.0	1.00	15.2	15.2	0.0	1.00	10	10	0	1.00	0	0	N/A
F02	R1	Unknown	W1	Inc	63.9	63.9	N/A	N/A											
		Unknown	W2	Inc	69.6	69.6	N/A	N/A	66.7	66.7	N/A	N/A	45	45	N/A	N/A	5	5	N/A
2 Rehoboth Avenue																			
F00	R1	Unknown	W1	→	5.7	5.7	0.0	1.00	5.7	5.7	0.0	1.00	0	0	0	N/A	0	0	N/A
	R2	Unknown	W2	Hz	79.4	79.4	N/A	N/A	79.4	79.4	N/A	N/A	35	35	0	N/A	0	0	N/A
F01	R1	Bedroom	W1	→	18.4	18.4	0.0	1.00											
		Bedroom	W2	Inc	70.3	70.3	N/A	N/A	35.0	35.0	N/A	N/A	51	51	N/A	N/A	9	9	N/A
F02	R1	Unknown	W1	Inc	72.2	72.2	N/A	N/A											
		Unknown	W2	Inc	72.3	72.3	N/A	N/A	72.2	72.2	N/A	N/A	55	55	N/A	N/A	12	12	N/A
3 Rehoboth Avenue																			
F00	R1	Unknown	W1	↑	25.8	25.8	0.0	1.00	25.8	25.8	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R2	KD	W2	→	12.0	12.0	0.0	1.00											
		KD	W3	Hz	64.7	64.7	N/A	N/A											
		KD	W4	Hz	63.6	63.6	N/A	N/A	29.2	29.2	N/A	N/A	32	32	N/A	N/A	6	6	N/A
F01	R1	Bedroom	W1	→	6.1	6.1	0.0	1.00	6.1	6.1	0.0	1.00	5	5	0	1.00	2	2	N/A*
4 Rehoboth Avenue																			
F00	R1	Kitchen	W1	→	10.0	10.0	0.0	1.00											
		Kitchen	W2	→	7.4	7.4	0.0	1.00											
		Kitchen	W3	→	4.0	4.0	0.0	1.00	7.8	7.8	0.0	1.00	12	12	0	1.00	1	1	N/A*
	R2	Unknown	W4	↓	17.8	17.8	0.0	1.00	17.8	17.8	0.0	1.00	37	37	N/A	N/A	5	5	N/A
F01	R1	Bedroom	W1	→	20.4	20.4	0.0	1.00	20.4	20.4	0.0	1.00	28	28	N/A	N/A	7	7	N/A
5 Rehoboth Avenue																			
F00	R1	Unknown	W1	↑	25.5	25.5	0.0	1.00											
		Unknown	W2	↑	23.9	23.9	0.0	1.00	24.7	24.7	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Kitchen	W3	→	15.9	15.9	0.0	1.00											
		Kitchen	W4	→	18.0	18.0	0.0	1.00	17.1	17.1	0.0	1.00	27	27	N/A	N/A	6	6	N/A
F01	R1	Bedroom	W1	→	20.9	20.9	0.0	1.00	20.9	20.9	0.0	1.00	32	32	N/A	N/A	9	9	N/A

Ratio: N/A or ≥0.8 = inside BRE (N/A* satisfies 4% APSH criterion); N/R = not required

Property, room & window attributes					VSC				Mean VSC (room)				APSH (room)						
													Annual *(%APSH)*				Winter *(%APSH)*		
Floor	Room	Room use	Window Ref.	Orientation	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Exis. *(% VSC)*	Prop. *(% VSC)*	Loss *(% VSC)*	Pro./Ex. ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.
6 Rehoboth Avenue																			
F00	R1	Kitchen	W1	→	13.2	13.2	0.0	1.00											
		Kitchen	W2	→	14.7	14.7	0.0	1.00											
		Kitchen	W4	Inc	78.3	78.3	N/A	N/A	43.4	43.4	N/A	N/A	48	48	N/A	N/A	12	12	N/A
F01	R1	Bedroom	W1	→	21.4	21.4	0.0	1.00	21.4	21.4	0.0	1.00	33	33	N/A	N/A	9	9	N/A
7 Rehoboth Avenue																			
F00	R1	Kitchen	W1	→	17.1	17.1	0.0	1.00											
		Kitchen	W2	Inc	71.8	71.8	N/A	N/A											
		Kitchen	W3	Inc	71.5	71.5	N/A	N/A	30.2	30.2	N/A	N/A	42	42	N/A	N/A	11	11	N/A
F01	R1	Bedroom	W1	→	21.6	21.6	0.0	1.00	21.6	21.6	0.0	1.00	34	34	N/A	N/A	9	9	N/A
8 Rehoboth Avenue																			
F00	R2	Kitchen	W2	→	14.1	14.1	0.0	1.00											
		Kitchen	W3	→	11.4	11.4	0.0	1.00											
		Kitchen	W4	→	10.8	10.8	0.0	1.00											
		Kitchen	W5	Inc	74.0	74.0	N/A	N/A	37.4	37.4	N/A	N/A	51	51	N/A	N/A	12	12	N/A
F01	R1	Bedroom	W1	→	21.1	21.1	0.0	1.00	21.1	21.1	0.0	1.00	33	33	N/A	N/A	8	8	N/A
9 Rehoboth Avenue																			
F00	R1	Unknown	W1	↑	4.2	4.2	0.0	1.00	4.2	4.2	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Unknown	W2	↑	5.0	5.0	0.0	1.00	5.0	5.0	0.0	1.00	North	North	N/A	N/A	North	North	N/A
	R3	KD	W3	→	10.5	10.5	0.0	1.00											
		KD	W4	→	11.1	11.1	0.0	1.00											
		KD	W5	Hz	63.5	63.5	N/A	N/A											
		KD	W6	Hz	53.5	53.5	N/A	N/A	22.0	22.0	0.0	1.00	50	50	N/A	N/A	12	12	N/A
F01	R1	Bedroom	W1	→	17.9	17.9	0.0	1.00	17.9	17.9	0.0	1.00	35	35	N/A	N/A	8	8	N/A

Appendix 4

Proposed Climate Based Daylight Modelling and Sunlight Exposure Results – PW2 and PW5

Proposed PW2 Daylight and Sunlight tables

Property & room attributes					BRE 2022				
					Daylight illuminance			Sun exp.	
Floor	Flat/Unit no.	Room ref.	Property type	Room use	Target (lx)	Result (lx)	% area ≥target	(Hrs)	Flat/unit satisfies?
PW2 BD									
F00	BD0001	R3	Residential	Bedroom	100	18	0%	0.0	
	BD0001	R4	Residential	LKD	200	35	0%	1.1	No
PW2 BC									
F14	BC1403	R1	Residential	LKD	200	421	100%	4.4	Yes
F15	BC1503	R1	Residential	Bedroom	100	771	100%	6.0	
	BC1503	R2	Residential	Bedroom	100	195	100%	2.0	Yes
PW2 BB									
F01	BB0116	R4	Residential	Bedroom	100	151	91%	1.6	
	BB0116	R5	Residential	LKD	200	27	0%	0.0	
	BB0116	R6	Residential	Bedroom	100	62	25%	0.0	Yes
F02	BB0211	R3	Residential	Bedroom	100	152	87%	1.2	
	BB0211	R4	Residential	LKD	200	40	0%	0.9	
	BB0211	R5	Residential	Bedroom	100	126	72%	1.6	Yes
F03	BB0311	R3	Residential	Bedroom	100	173	97%	1.3	
	BB0311	R4	Residential	LKD	200	54	3%	0.9	
	BB0311	R5	Residential	Bedroom	100	152	99%	1.6	Yes
	BB0310	R6	Residential	Bedroom	100	157	100%	1.4	
	BB0310	R7	Residential	LKD	200	284	73%	2.2	
	BB0310	R8	Residential	Bedroom	100	89	35%	0.0	Yes
F04	BB0411	R3	Residential	Bedroom	100	193	100%	1.3	
	BB0411	R4	Residential	LKD	200	62	4%	0.9	
	BB0411	R5	Residential	Bedroom	100	179	100%	1.6	Yes
	BB0410	R6	Residential	Bedroom	100	172	100%	1.4	
	BB0410	R7	Residential	LKD	200	318	84%	2.4	
	BB0410	R8	Residential	Bedroom	100	99	49%	0.0	Yes
F05	BB0511	R3	Residential	Bedroom	100	220	100%	1.6	
	BB0511	R4	Residential	LKD	200	101	22%	0.9	
	BB0511	R5	Residential	Bedroom	100	204	100%	1.6	Yes
	BB0510	R6	Residential	Bedroom	100	186	100%	1.4	
	BB0510	R7	Residential	LKD	200	366	97%	3.2	
	BB0510	R8	Residential	Bedroom	100	156	99%	0.0	Yes
PW2 BA									
F00	BA0013	R1	Residential	LKD	200	29	3%	0.0	
	BA0013	R2	Residential	Bedroom	100	63	28%	0.0	
	BA0013	R3	Residential	Bedroom	100	60	24%	0.3	No
F01	BA0101	R1	Residential	LKD	200	30	0%	0.0	
	BA0101	R2	Residential	Bedroom	100	94	48%	0.0	
	BA0101	R3	Residential	Bedroom	100	77	35%	0.8	No

Orange or Red = Below guidelines (Orange = within 20% of guideline)

Property & room attributes					BRE 2022				
					Daylight illuminance			Sun exp.	
Floor	Flat/Unit no.	Room ref.	Property type	Room use	Target (lx)	Result (lx)	% area ≥target	(Hrs)	Flat/unit satisfies?
F15	BA1501	R1	Residential	Bedroom	100	433	100%	2.9	
	BA1501	R2	Residential	LKD	200	1219	100%	9.1	
	BA1501	R3	Residential	Bedroom	100	829	100%	6.3	Yes
	BA1503	R4	Residential	Bedroom	100	259	100%	0.3	
	BA1503	R5	Residential	LKD	200	499	99%	3.0	
	BA1503	R6	Residential	LKD	200	613	100%	0.0	
	BA1503	R7	Residential	Bedroom	100	885	100%	1.1	Yes
F16	BA1601	R1	Residential	Bedroom	100	511	100%	2.9	
	BA1601	R2	Residential	LKD	200	1259	100%	9.1	
	BA1601	R3	Residential	Bedroom	100	821	100%	6.3	Yes
	BA1602	R4	Residential	Bedroom	100	271	100%	0.3	
	BA1602	R5	Residential	LKD	200	723	100%	3.2	Yes
	BA1603	R6	Residential	LKD	200	649	100%	2.8	
	BA1603	R7	Residential	Bedroom	100	900	100%	2.9	Yes
F17	BA1701	R1	Residential	LKD	200	746	100%	2.8	
	BA1701	R2	Residential	Bedroom	100	1004	100%	2.9	Yes

Orange or Red = Below guidelines (Orange = within 20% of guideline)

Sample of Permitted Units and Proposed Illuminance Plots for PW2



F00



F01

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Median illuminance (lux)
BRE 2022

- ≥ 200
- ≥ 150
- ≥ 100
- ≥ 50
- < 50

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
Apex Surveys
Point cloud data
DPR
3D measured survey
2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

Proposed Scheme
HJL Architects
3D Model received 2026.08.28
PW-OMP-PW2-ZZ-M3-A-0001 - 3D View - DPR Export - ROL Assessment_.dwg
Internals 2026.09.30
F15, F16
West Elevation

NOTES:

Illuminance level calculated in accordance with the BRE guide 2022:
"A space is considered to provide adequate daylight if a target illuminance level is achieved across a 50% of the space for at least half of the daylight hours (4,380) in the year."
SDA presents percentage of area achieves the target illuminance (lux) for at least half of daylight hours.

Permitted Layouts

Reflectance List

Ground Plane	0.20
Surrounding Buildings	0.20
Proposed Building	0.20
Internal Walls	0.70
Internal Floors	0.40
Internal Ceilings	0.80

Rev	Description	Drawn	Date

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TITLE:

BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

DAYLIGHT ILLUMINANCE STUDY
Daylight and Sunlight
PW 2, Block BA

DRAWN: RT	JOB NBR: 25507
SCALE: 1:200@A3	
DATE: 09.10.2026	
DWG NO: S04-A01-IDS-002(1)	REV:



F02



F03

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Median illuminance (lux)
BRE 2022

- ≥ 200
- ≥ 150
- ≥ 100
- ≥ 50
- < 50

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
Apex Surveys
Point cloud data
DPR
3D measured survey
2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

Proposed Scheme
HJL Architects
3D Model received 2026.08.28
PW-OMP-PW2-ZZ-M3-A-0001 - 3D View - DPR Export - ROL Assessment_.dwg
Internals 2026.09.30
F15, F16
West Elevation

NOTES:

Illuminance level calculated in accordance with the BRE guide 2022:
"A space is considered to provide adequate daylight if a target illuminance level is achieved across a 50% of the space for at least half of the daylight hours (4,380) in the year."
SDA presents percentage of area achieves the target illuminance (lux) for at least half of daylight hours.

Permitted Layouts

Reflectance List

Ground Plane	0.20
Surrounding Buildings	0.20
Proposed Building	0.20
Internal Walls	0.70
Internal Floors	0.40
Internal Ceilings	0.80

Rev	Description	Drawn	Date

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TITLE:

BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

DAYLIGHT ILLUMINANCE STUDY
Daylight and Sunlight
PW 2, Block BA

DRAWN: RT	JOB NBR: 25507
SCALE: 1:200@A3	
DATE: 09.10.2026	
DWG NO: S04-A01-IDS-002(2)	REV:



F15



F16

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Median illuminance (lux)
BRE 2022

- ≥ 200
- ≥ 150
- ≥ 100
- ≥ 50
- < 50

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
Apex Surveys
Point cloud data
DPR
3D measured survey
2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

Proposed Scheme
HJL Architects
3D Model received 2026.08.28
PW-OMP-PW2-ZZ-M3-A-0001 - 3D View - DPR Export - ROL Assessment_.dwg
Internals 2026.09.30
F15, F16
West Elevation

NOTES:

Illuminance level calculated in accordance with the BRE guide 2022:
"A space is considered to provide adequate daylight if a target illuminance level is achieved across a 50% of the space for at least half of the daylight hours (4,380) in the year."
SDA presents percentage of area achieves the target illuminance (lux) for at least half of daylight hours.

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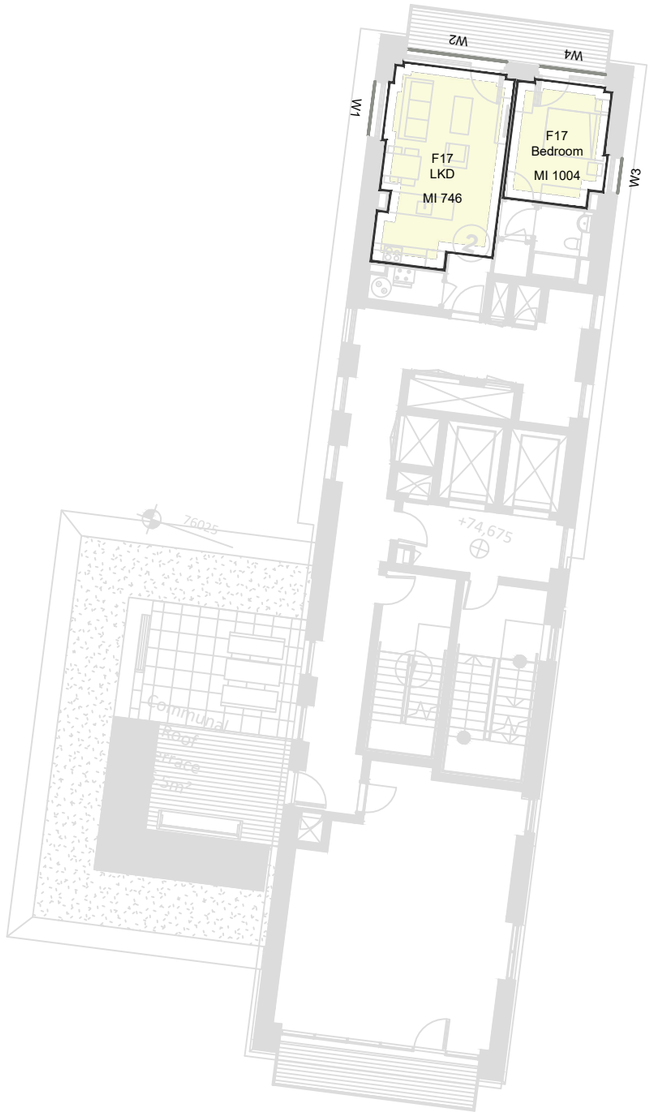
TITLE:

BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

DAYLIGHT ILLUMINANCE STUDY
Daylight and Sunlight
PW 2, Block BA

DRAWN: RT	JOB NBR: 25507
SCALE: 1:200@A3	
DATE: 09.10.2026	
DWG NO: S04-A01-IDS-002(3)	REV:



F17

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Median illuminance (lux)
BRE 2022

- ≥ 200
- ≥ 150
- ≥ 100
- ≥ 50
- < 50

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
Apex Surveys
Point cloud data
DPR
3D measured survey
2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

Proposed Scheme
HJL Architects
3D Model received 2026.08.28
PW-OMP-PW2-ZZ-M3-A-0001 - 3D View - DPR Export - ROL Assessment_.dwg
Internals 2026.09.30
F15, F16
West Elevation

NOTES:

Illuminance level calculated in accordance with the BRE guide 2022:
"A space is considered to provide adequate daylight if a target illuminance level is achieved across a 50% of the space for at least half of the daylight hours (4,380) in the year."
SDA presents percentage of area achieves the target illuminance (lux) for at least half of daylight hours.

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BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

DAYLIGHT ILLUMINANCE STUDY
Daylight and Sunlight
PW 2, Block BA

DRAWN: RT	JOB NBR: 25507
SCALE: 1:200@A3	
DATE: 09.10.2026	
DWG NO: S04-A01-IDS-002(4)	REV:



F01



F02

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Median illuminance (lux)
BRE 2022

- ≥ 200
- ≥ 150
- ≥ 100
- ≥ 50
- < 50

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
Apex Surveys
Point cloud data
DPR
3D measured survey
2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

Proposed Scheme
HJL Architects
3D Model received 2026.08.28
PW-OMP-PW2-ZZ-M3-A-0001 - 3D View - DPR Export - ROL Assessment_.dwg
Internals 2026.09.30
F15, F16
West Elevation

NOTES:

Illuminance level calculated in accordance with the BRE guide 2022:
"A space is considered to provide adequate daylight if a target illuminance level is achieved across a 50% of the space for at least half of the daylight hours (4,380) in the year."
SDA presents percentage of area achieves the target illuminance (lux) for at least half of daylight hours.

Permitted Layouts

Reflectance List

Ground Plane	0.20
Surrounding Buildings	0.20
Proposed Building	0.20
Internal Walls	0.70
Internal Floors	0.40
Internal Ceilings	0.80

Rev	Description	Drawn	Date

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TITLE:

BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

DAYLIGHT ILLUMINANCE STUDY
Daylight and Sunlight
PW 2, Block BB

DRAWN: RT	JOB NBR: 25507
SCALE: 1:200@A3	
DATE: 09.10.2026	
DWG NO: S04-A01-IDS-003(1)	REV:



F03



F04

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Median illuminance (lux)
BRE 2022

- ≥ 200
- ≥ 150
- ≥ 100
- ≥ 50
- < 50

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
Apex Surveys
Point cloud data
DPR
3D measured survey
2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

Proposed Scheme
HJL Architects
3D Model received 2026.08.28
PW-OMP-PW2-ZZ-M3-A-0001 - 3D View - DPR Export - ROL Assessment_.dwg
Internals 2026.09.30
F15, F16
West Elevation

NOTES:

Illuminance level calculated in accordance with the BRE guide 2022:
"A space is considered to provide adequate daylight if a target illuminance level is achieved across a 50% of the space for at least half of the daylight hours (4,380) in the year."
SDA presents percentage of area achieves the target illuminance (lux) for at least half of daylight hours.

Permitted Layouts

Reflectance List

Ground Plane	0.20
Surrounding Buildings	0.20
Proposed Building	0.20
Internal Walls	0.70
Internal Floors	0.40
Internal Ceilings	0.80

Rev	Description	Drawn	Date

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info@dpr.uk.com

TITLE:

BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

DAYLIGHT ILLUMINANCE STUDY
Daylight and Sunlight
PW 2, Block BB

DRAWN: RT
SCALE: 1:200@A3
DATE: 09.10.2026
JOB NBR: 25507
DWG NO: S04-A01-IDS-003(2)
REV:



F05

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Median illuminance (lux)
BRE 2022

- ≥ 200
- ≥ 150
- ≥ 100
- ≥ 50
- < 50

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
Apex Surveys
Point cloud data
DPR
3D measured survey
2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

Proposed Scheme
HJL Architects
3D Model received 2026.08.28
PW-OMP-PW2-ZZ-M3-A-0001 - 3D View - DPR Export - ROL Assessment_.dwg
Internals 2026.09.30
F15, F16
West Elevation

NOTES:

Illuminance level calculated in accordance with the BRE guide 2022:
"A space is considered to provide adequate daylight if a target illuminance level is achieved across a 50% of the space for at least half of the daylight hours (4,380) in the year."
SDA presents percentage of area achieves the target illuminance (lux) for at least half of daylight hours.

Permitted Layouts

Reflectance List

Ground Plane	0.20
Surrounding Buildings	0.20
Proposed Building	0.20
Internal Walls	0.70
Internal Floors	0.40
Internal Ceilings	0.80

Rev	Description	Drawn	Date

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TITLE:

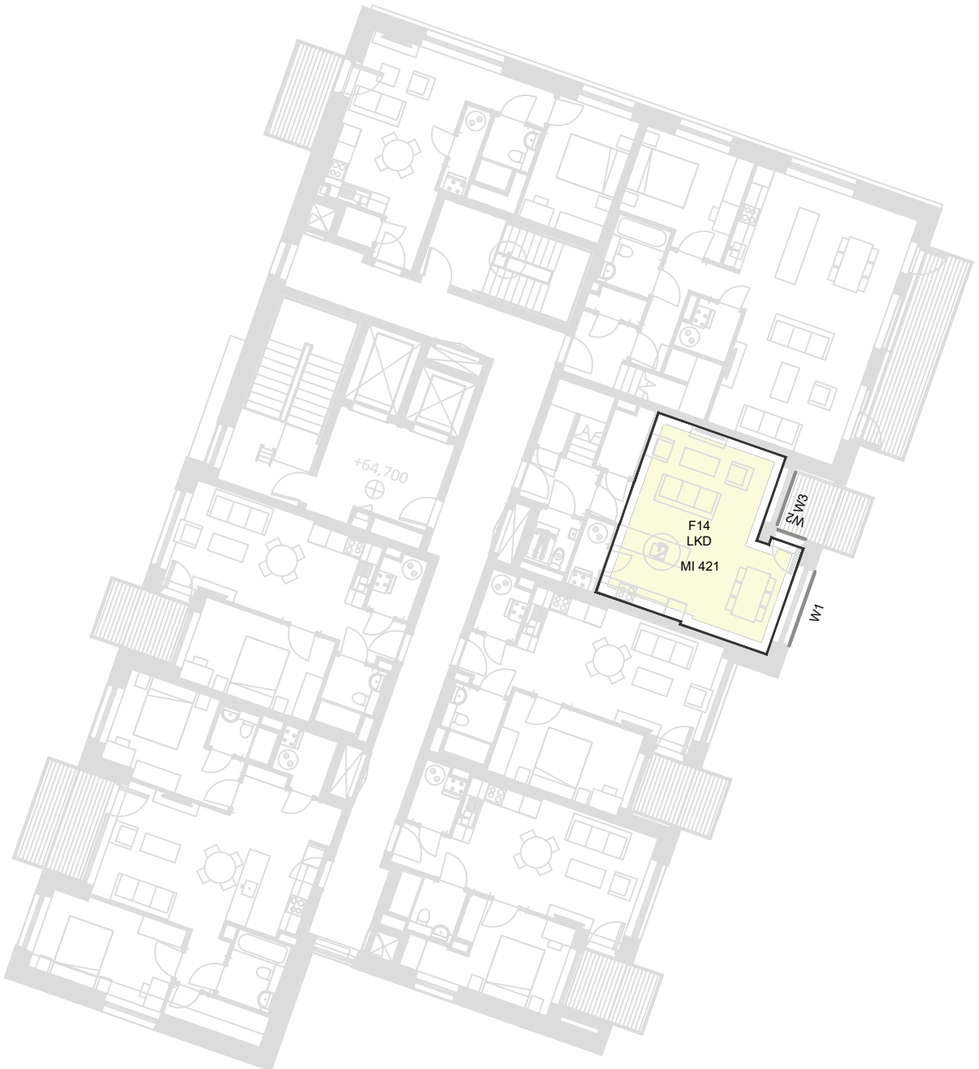
BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

DAYLIGHT ILLUMINANCE STUDY
Daylight and Sunlight
PW 2, Block BB

DRAWN: RT
SCALE: 1:200@A3
DATE: 09.10.2026
JOB NBR: 25507

DWG NO: S04-A01-IDS-003(3)
REV:



F14



F15

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Median illuminance (lux)
BRE 2022

- ≥ 200
- ≥ 150
- ≥ 100
- ≥ 50
- < 50

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
Apex Surveys
Point cloud data
DPR
3D measured survey
2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

Proposed Scheme
HJL Architects
3D Model received 2026.08.28
PW-OMP-PW2-ZZ-M3-A-0001 - 3D View - DPR Export - ROL Assessment_.dwg
Internals 2026.09.30
F15, F16
West Elevation

NOTES:

Illuminance level calculated in accordance with the BRE guide 2022:
"A space is considered to provide adequate daylight if a target illuminance level is achieved across a 50% of the space for at least half of the daylight hours (4,380) in the year."
SDA presents percentage of area achieves the target illuminance (lux) for at least half of daylight hours.

Permitted Layouts

Reflectance List

Ground Plane	0.20
Surrounding Buildings	0.20
Proposed Building	0.20
Internal Walls	0.70
Internal Floors	0.40
Internal Ceilings	0.80

Rev	Description	Drawn	Date

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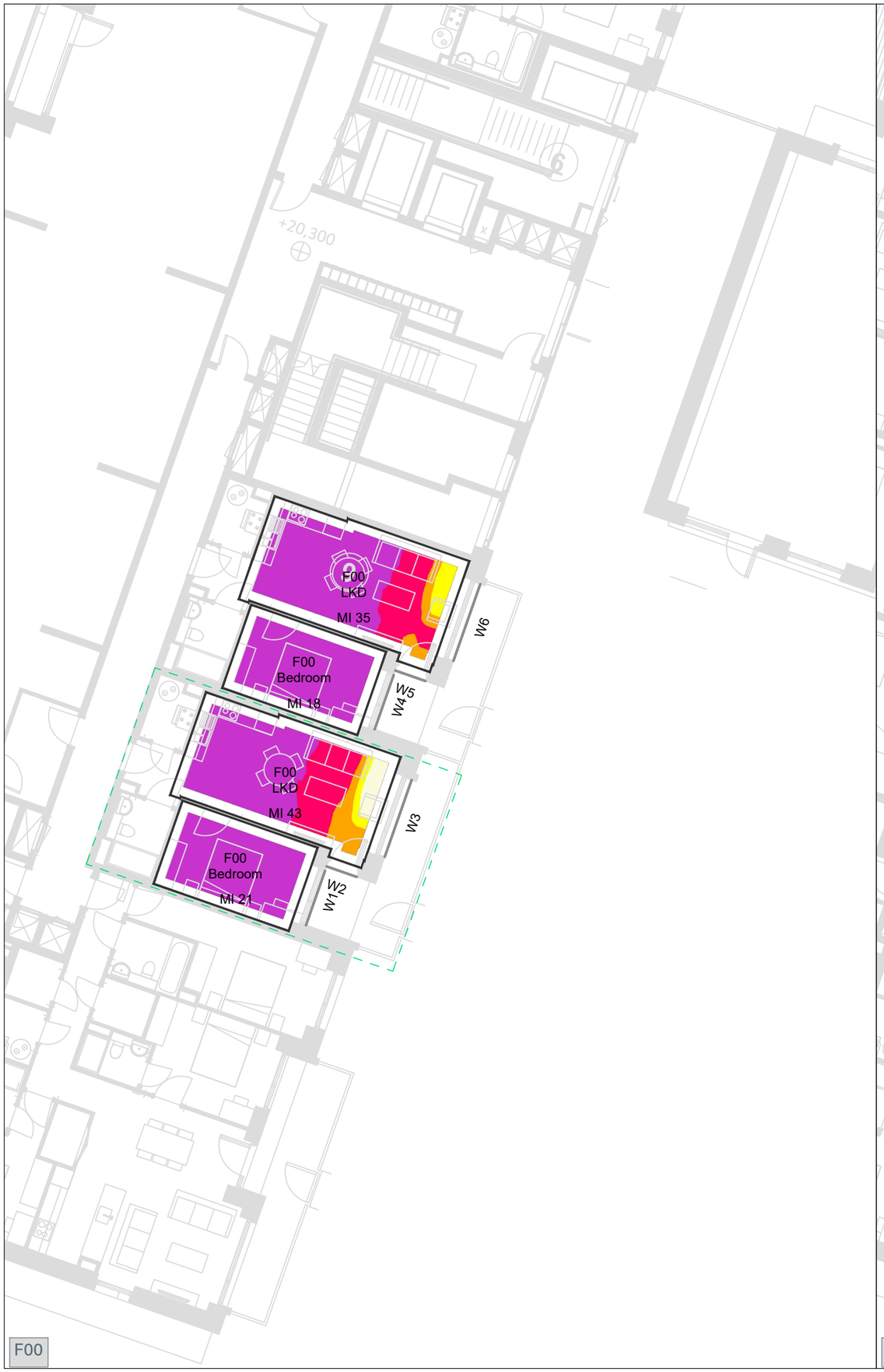
TITLE:

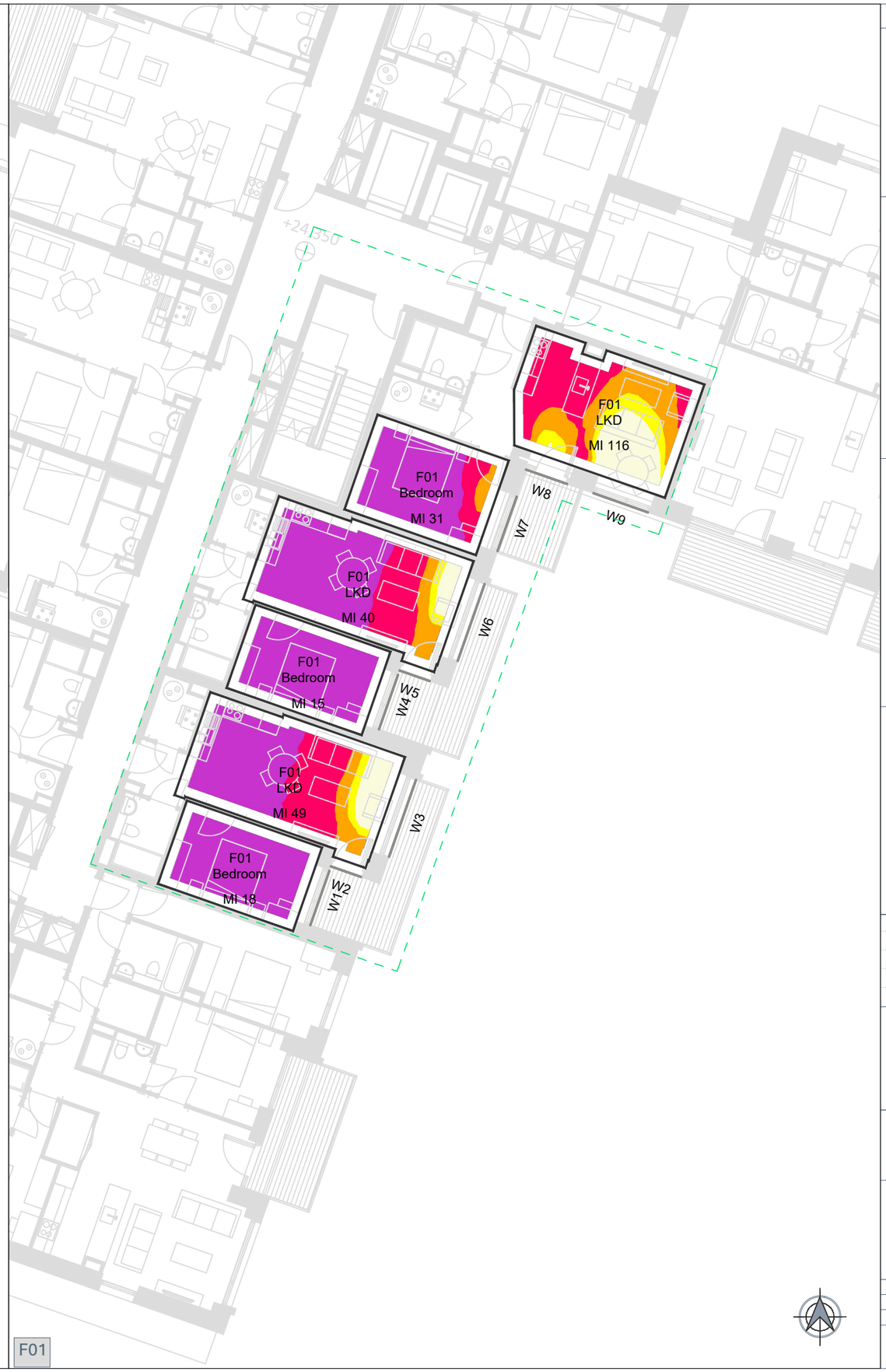
BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

DAYLIGHT ILLUMINANCE STUDY
Daylight and Sunlight
PW 2, Block BC

DRAWN: RT	JOB NBR: 25507
SCALE: 1:200@A3	
DATE: 09.10.2026	
DWG NO: S04-A01-IDS-004(1)	REV:





NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Median illuminance (lux)
BRE 2022

- ≥ 200
- ≥ 150
- ≥ 100
- ≥ 50
- < 50

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
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Point cloud data
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3D measured survey
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Proposed Scheme
HJL Architects
3D Model received 2026.08.28
PW-OMP-PW2-ZZ-M3-A-0001 - 3D View - DPR Export - ROL Assessment_.dwg
Internals 2026.09.30
F15, F16
West Elevation

NOTES:

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SDA presents percentage of area achieves the target illuminance (lux) for at least half of daylight hours.

Permitted Layouts

Reflectance List

Ground Plane	0.20
Surrounding Buildings	0.20
Proposed Building	0.20
Internal Walls	0.70
Internal Floors	0.40
Internal Ceilings	0.80

Rev	Description	Drawn	Date

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TITLE:

BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

DAYLIGHT ILLUMINANCE STUDY
Daylight and Sunlight
PW 2, Block BD

DRAWN: RT	JOB NBR: 25507
SCALE: 1:150@A3	
DATE: 09.10.2026	
DWG NO: S04-A01-IDS-005(1)	REV:

Proposed Amended PW5 Tables and Plots

Property & room attributes					BRE 2022				
					Daylight illuminance			Sun exp.	
Floor	Flat/Unit no.	Room ref.	Property type	Room use	Target (lx)	Result (lx)	% area ≥target	(Hrs)	Flat/unit satisfies?
PW5									
F00	PW50004	R1	Residential	LKD	200	126	14%	0.4	
	PW50004	R2	Residential	Bedroom	100	115	63%	0.0	
	PW50004	R3	Residential	Bedroom	100	113	61%	0.0	
	PW50004	R4	Residential	Bedroom	100	126	70%	0.0	No
	PW50003	R5	Residential	Bedroom	100	83	37%	0.0	
	PW50003	R6	Residential	LKD	200	82	10%	0.6	No
	PW50002	R7	Residential	Bedroom	100	104	54%	0.0	
	PW50002	R8	Residential	LKD	200	80	9%	0.5	No
	PW50001	R9	Residential	Bedroom	100	107	59%	0.0	
	PW50001	R10	Residential	LKD	200	84	6%	0.5	No
F01	PW50104	R1	Residential	LKD	200	219	58%	0.6	
	PW50104	R2	Residential	Bedroom	100	183	100%	0.2	
	PW50104	R3	Residential	Bedroom	100	181	100%	0.2	
	PW50104	R4	Residential	Bedroom	100	180	100%	0.2	No
	PW50103	R5	Residential	Bedroom	100	131	79%	0.0	
	PW50103	R6	Residential	LKD	200	101	17%	0.8	No
	PW50102	R7	Residential	Bedroom	100	141	88%	0.0	
	PW50102	R8	Residential	LKD	200	95	15%	0.8	No
	PW50101	R9	Residential	Bedroom	100	143	100%	0.0	
	PW50101	R10	Residential	LKD	200	99	10%	0.8	No
	PW50106	R11	Residential	LKD	200	318	87%	0.0	
	PW50106	R12	Residential	Bedroom	100	269	100%	0.0	
	PW50106	R13	Residential	Bedroom	100	278	100%	0.0	No
	PW50105	R14	Residential	Bedroom	100	546	100%	4.1	
	PW50105	R15	Residential	LKD	200	245	72%	3.3	Yes
F02	PW50204	R1	Residential	LKD	200	240	67%	0.3	
	PW50204	R2	Residential	Bedroom	100	210	100%	0.5	
	PW50204	R3	Residential	Bedroom	100	211	100%	0.5	
	PW50204	R4	Residential	Bedroom	100	210	100%	0.5	No
	PW50203	R5	Residential	Bedroom	100	154	100%	0.0	
	PW50203	R6	Residential	LKD	200	126	26%	1.2	No
	PW50202	R7	Residential	Bedroom	100	169	100%	0.2	
	PW50202	R8	Residential	LKD	200	120	23%	1.1	No
	PW50201	R9	Residential	Bedroom	100	169	100%	0.2	
	PW50201	R10	Residential	LKD	200	118	19%	1.1	No
	PW50206	R11	Residential	LKD	200	381	95%	0.2	
	PW50206	R12	Residential	Bedroom	100	354	100%	0.0	
	PW50206	R13	Residential	Bedroom	100	337	100%	0.0	No
	PW50205	R14	Residential	Bedroom	100	622	100%	4.4	
	PW50205	R15	Residential	LKD	200	384	100%	3.8	Yes
F03	PW50301	R1	Residential	Bedroom	100	263	100%	0.7	

Orange or Red = Below guidelines (Orange = within 20% of guideline)

Property & room attributes					BRE 2022				
					Daylight illuminance			Sun exp.	
Floor	Flat/Unit no.	Room ref.	Property type	Room use	Target (lx)	Result (lx)	% area ≥target	(Hrs)	Flat/unit satisfies?
	PW50301	R2	Residential	LKD	200	225	55%	1.6	Yes
	PW50302	R3	Residential	Bedroom	100	242	100%	0.6	
	PW50302	R4	Residential	LKD	200	208	51%	1.6	Yes
	PW50303	R5	Residential	Bedroom	100	232	100%	0.6	
	PW50303	R6	Residential	LKD	200	227	61%	1.6	Yes
	PW50304	R7	Residential	LKD	200	486	100%	0.6	
	PW50304	R8	Residential	Bedroom	100	514	100%	0.0	
	PW50304	R9	Residential	Bedroom	100	398	100%	0.0	No

Orange or Red = Below guidelines (Orange = within 20% of guideline)



F00



F01

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Median illuminance (lux)
BRE 2022

- ≥ 200
- ≥ 150
- ≥ 100
- ≥ 50
- < 50

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
Apex Surveys
Point cloud data
DPR
3D measured survey
2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

Proposed Scheme
3D Model & 2D Plans received 2026.10.22
PW5-OMP-ZZ-ZZ-M3-A-0001 - 3D View - 3D-FBX Export

NOTES:

Illuminance level calculated in accordance with the BRE guide 2022:
"A space is considered to provide adequate daylight if a target illuminance level is achieved across a 50% of the space for at least half of the daylight hours (4,380) in the year."
SDA presents percentage of area achieves the target illuminance (lux) for at least half of daylight hours.

Rev	Description	Drawn	Date

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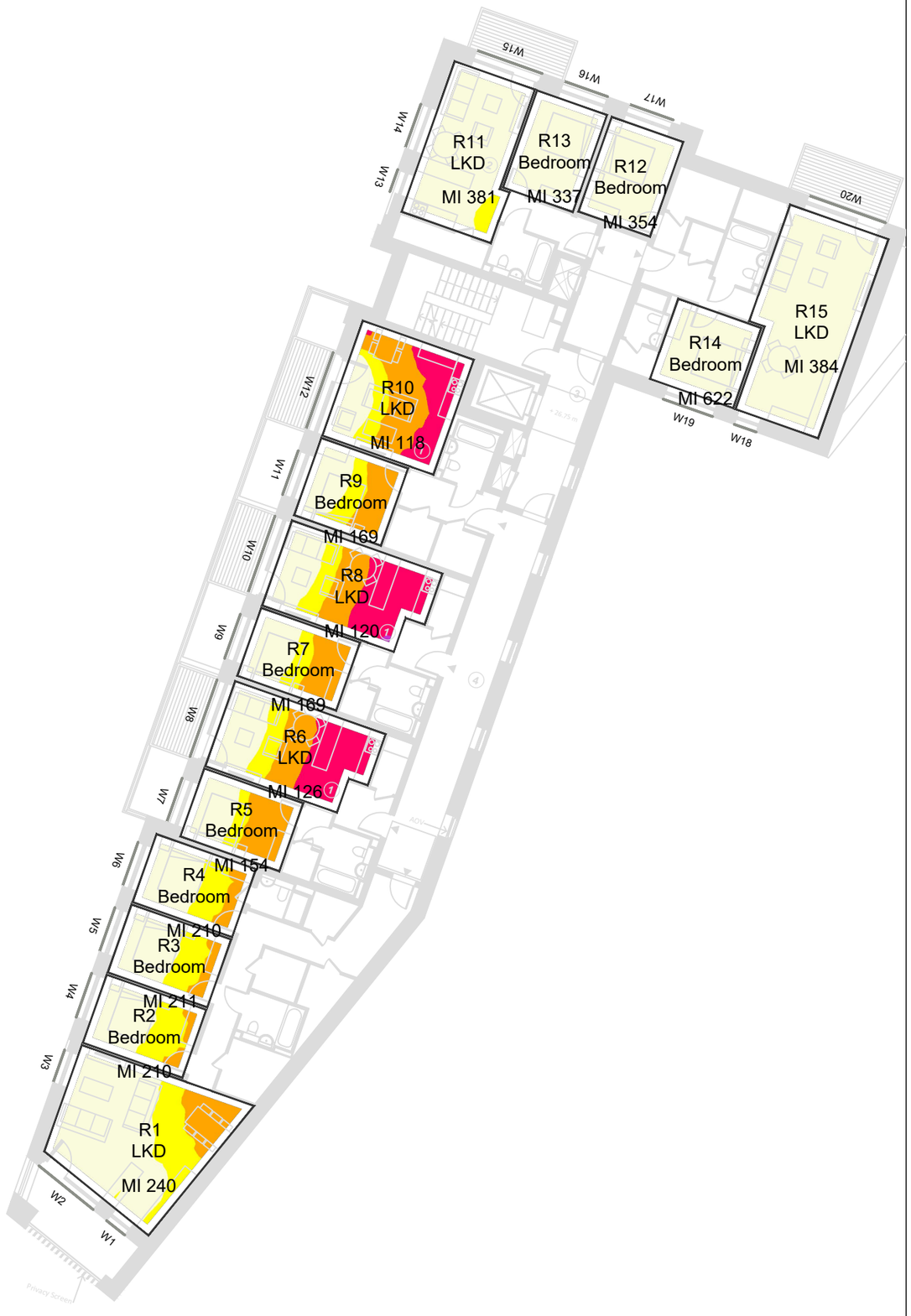
TITLE:

BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

DAYLIGHT ILLUMINANCE STUDY
Daylight and Sunlight
PW 5

DRAWN: RT	JOB NBR: 25507
SCALE: 1:200@A3	
DATE: 23.10.2026	
DWG NO: S05-A01-IDS-001(1)	REV:



F02



F03

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Median illuminance (lux)
BRE 2022

- ≥ 200
- ≥ 150
- ≥ 100
- ≥ 50
- < 50

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
Apex Surveys
Point cloud data
DPR
3D measured survey
2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

Proposed Scheme
3D Model & 2D Plans received 2026.10.22
PW5-OMP-ZZ-ZZ-M3-A-0001 - 3D View - 3D-FBX Export

NOTES:

Illuminance level calculated in accordance with the BRE guide 2022:
"A space is considered to provide adequate daylight if a target illuminance level is achieved across a 50% of the space for at least half of the daylight hours (4,380) in the year."
SDA presents percentage of area achieves the target illuminance (lux) for at least half of daylight hours.

Rev	Description	Drawn	Date

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TITLE:

BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

DAYLIGHT ILLUMINANCE STUDY
Daylight and Sunlight
PW 5

DRAWN: RT	JOB NBR: 25507
SCALE: 1:200@A3	
DATE: 23.10.2026	
DWG NO: S05-A01-IDS-001(2)	REV:

Appendix 5

Permitted Climate Based Daylight Modelling and Sunlight Exposure Results – PW2 and PW5

Permitted tables for units in PW2 (see Appendix 4 for Permitted Plots, which sit alongside Proposed Amended Plots)

Property & room attributes					BRE 2022				
					Daylight illuminance			Sun exp.	
Floor	Flat/Unit no.	Room ref.	Property type	Room use	Target (lx)	Result (lx)	% area ≥target	(Hrs)	Flat/unit satisfies?
PW2 BD									
F00	BD0002	R1	Residential	Bedroom	100	21	0%	0.0	
	BD0002	R2	Residential	LKD	200	43	3%	1.1	No
F01	BD0102	R1	Residential	Bedroom	100	18	0%	0.0	
	BD0102	R2	Residential	LKD	200	49	8%	1.1	No
	BD0101	R3	Residential	Bedroom	100	15	0%	0.0	
	BD0101	R4	Residential	LKD	200	40	3%	1.1	No
	BD0112	R5	Residential	Bedroom	100	31	5%	1.0	
	BD0112	R6	Residential	LKD	200	116	22%	2.6	Yes
PW2 BB									
	BB0101	R1	Residential	Bedroom	100	162	98%	0.5	
	BB0101	R2	Residential	LKD	200	58	0%	0.0	
	BB0101	R3	Residential	Bedroom	100	138	82%	1.0	No
F02	BB0201	R1	Residential	LKD	200	57	0%	0.0	
	BB0201	R2	Residential	Bedroom	100	149	89%	1.0	No
F03	BB0301	R1	Residential	LKD	200	65	1%	0.0	
	BB0301	R2	Residential	Bedroom	100	164	98%	1.0	No
F04	BB0401	R1	Residential	LKD	200	72	3%	0.0	
	BB0401	R2	Residential	Bedroom	100	182	100%	1.0	No
F05	BB0501	R1	Residential	LKD	200	117	26%	0.0	
	BB0501	R2	Residential	Bedroom	100	207	100%	1.0	No
PW2 BA									
F01	BA0109	R4	Residential	Bedroom	100	75	24%	0.9	
	BA0109	R5	Residential	LKD	200	60	15%	0.0	No
F03	BA0301	R1	Residential	LKD	200	277	81%	4.8	
	BA0301	R2	Residential	Bedroom	100	230	100%	0.6	
	BA0301	R3	Residential	Bedroom	100	160	71%	2.0	Yes

Orange or Red = Below guidelines (Orange = within 20% of guideline)

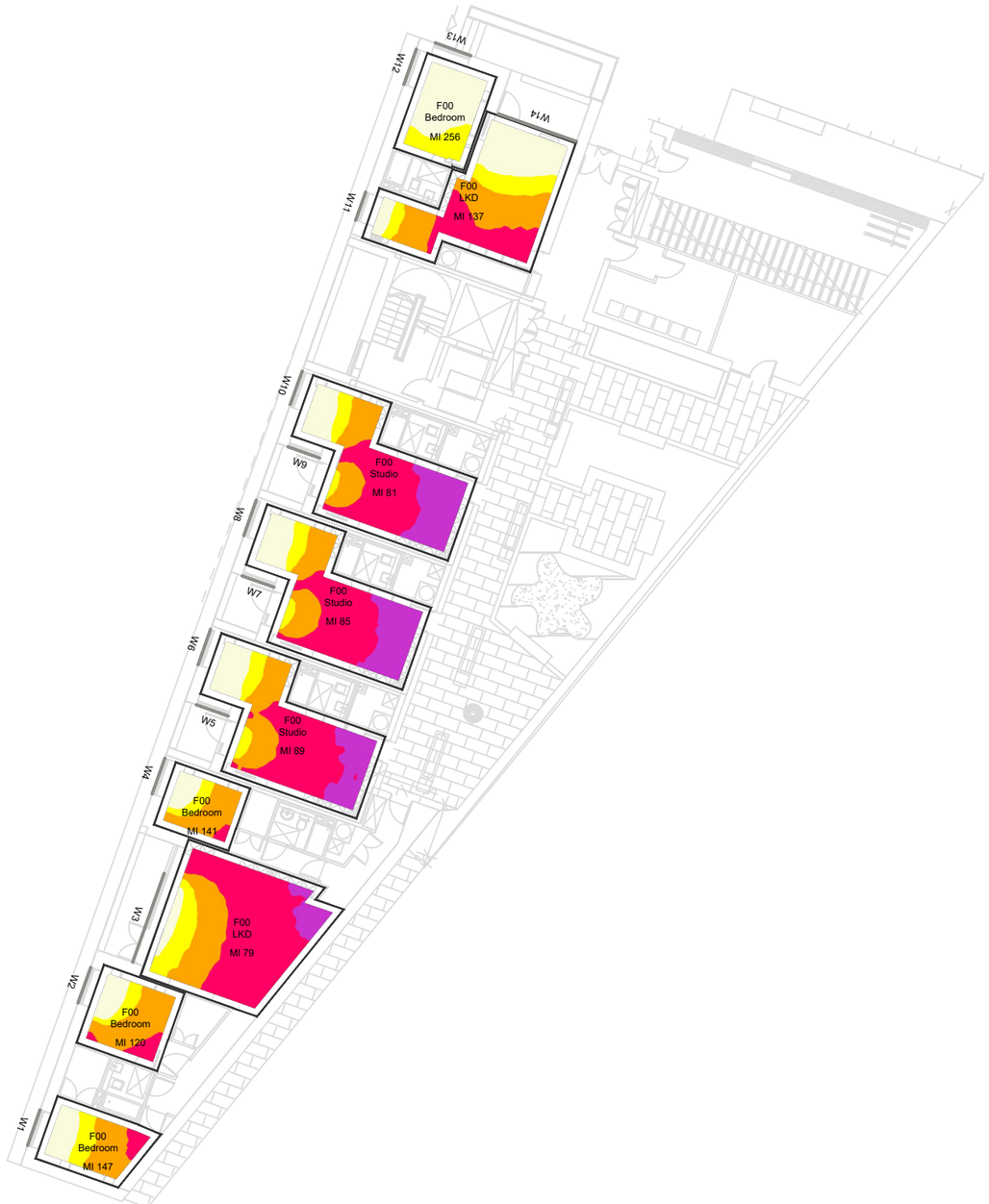
Permitted tables and plots for permitted units in PW5

Property & room attributes					BRE 2022				
					Daylight illuminance			Sun exp.	
Floor	Flat/Unit no.	Room ref.	Property type	Room use	Target (lx)	Result (lx)	% area ≥target	(Hrs)	Flat/unit satisfies?
PW5 Permitted									
F00	PW50005	R1	Residential	Bedroom	100	147	93%	0.2	
	PW50005	R2	Residential	Bedroom	100	120	87%	0.0	
	PW50005	R3	Residential	LKD	200	79	3%	0.0	
	PW50005	R4	Residential	Bedroom	100	141	95%	0.0	No
	PW50004	R5	Residential	Studio	200	89	11%	0.4	No
	PW50003	R6	Residential	Studio	200	85	11%	0.4	No
	PW50002	R7	Residential	Studio	200	81	11%	0.4	No
	PW50001	R8	Residential	LKD	200	137	30%	0.0	
	PW50001	R9	Residential	Bedroom	100	256	100%	0.0	No
F01	PW50105	R1	Residential	Bedroom	100	170	98%	0.4	
	PW50105	R2	Residential	Bedroom	100	146	98%	0.2	
	PW50105	R3	Residential	LKD	200	84	4%	0.0	
	PW50105	R4	Residential	Bedroom	100	168	100%	0.2	No
	PW50104	R5	Residential	Studio	200	97	14%	0.7	No
	PW50103	R6	Residential	Studio	200	92	14%	0.7	No
	PW50102	R7	Residential	Studio	200	87	13%	0.7	No
	PW50101	R8	Residential	LKD	200	161	36%	0.0	
	PW50101	R9	Residential	Bedroom	100	298	100%	0.2	
	PW50101	R10	Residential	Bedroom	100	298	100%	0.0	No
	PW50106	R11	Residential	LKD	200	259	76%	0.0	
	PW50106	R12	Residential	Bedroom	100	191	99%	0.0	
	PW50106	R13	Residential	Bedroom	100	556	100%	5.0	Yes
F02	PW50205	R1	Residential	Bedroom	100	205	100%	0.5	
	PW50205	R2	Residential	Bedroom	100	172	100%	0.5	
	PW50205	R3	Residential	LKD	200	163	37%	0.0	
	PW50205	R4	Residential	Bedroom	100	220	100%	0.5	No
	PW50204	R5	Residential	Studio	200	114	23%	1.0	No
	PW50203	R6	Residential	Studio	200	108	21%	1.0	No
	PW50202	R7	Residential	Studio	200	102	20%	1.0	No
	PW50201	R8	Residential	LKD	200	196	48%	0.1	
	PW50201	R9	Residential	Bedroom	100	336	100%	0.5	
	PW50201	R10	Residential	Bedroom	100	362	100%	0.0	No
	PW50206	R11	Residential	LKD	200	371	100%	0.0	
	PW50206	R12	Residential	Bedroom	100	222	100%	0.0	
	PW50206	R13	Residential	Bedroom	100	628	100%	5.6	Yes

Orange or Red = Below guidelines (Orange = within 20% of guideline)

Property & room attributes					BRE 2022				
					Daylight illuminance			Sun exp.	
Floor	Flat/Unit no.	Room ref.	Property type	Room use	Target (lx)	Result (lx)	% area ≥target	(Hrs)	Flat/unit satisfies?
F03		R1	Residential	Studio	200	618	100%	6.2	
	PW50303	R2	Residential	Studio	200	243	59%	1.5	Yes
	PW50302	R3	Residential	Studio	200	227	57%	1.5	Yes
	PW50301	R4	Residential	LKD	200	293	99%	0.5	
	PW50301	R5	Residential	Bedroom	100	374	100%	0.7	
	PW50301	R6	Residential	Bedroom	100	386	100%	0.0	No

Orange or Red = Below guidelines (Orange = within 20% of guideline)



F00



F01

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Median illuminance (lux)
BRE 2022

- ≥ 200
- ≥ 150
- ≥ 100
- ≥ 50
- < 50

SOURCE DATA:

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F15, F16
West Elevation

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TITLE:

BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

DAYLIGHT ILLUMINANCE STUDY
Daylight and Sunlight
PW 5

DRAWN: RT
SCALE: 1:200@A3
DATE: 09.10.2026
JOB NBR: 25507
DWG NO: S04-A01-IDS-001(1)
REV:



F02



F03



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Median illuminance (lux)
BRE 2022

- ≥ 200
- ≥ 150
- ≥ 100
- ≥ 50
- < 50

SOURCE DATA:

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Internals 2026.09.30
F15, F16
West Elevation

NOTES:

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TITLE:

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SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

DAYLIGHT ILLUMINANCE STUDY
Daylight and Sunlight
PW 5

DRAWN: RT
SCALE: 1:200@A3
DATE: 09.10.2026
JOB NBR: 25507
DWG NO: S04-A01-IDS-001(2)
REV:

Appendix 6

Sun Hours on Ground Analysis

2hr SHOG-Ex v Pr

Property	Floor	Amenity ref.	Area (sq m)	Existing (sq m)	Proposed (sq m)	Existing (%)	Proposed (%)	Pro./Ex. (ratio)	Meets BRE?
16 St Catherine Avenue	F00	A1	280.1	232.4	232.4	83	83	1.00	Yes
15 St Catherine Avenue	F00	A2	80.7	59.8	59.8	74	74	1.00	Yes
14 St Catherine Avenue	F00	A3	93.3	71.8	71.8	77	77	1.00	Yes
274 South Circular Road	F00	A4	60.1	14.7	14.7	24	24	1.00	Yes
272 South Circular Road	F00	A5	54.6	31.2	31.2	57	57	1.00	Yes
		Total	568.8	409.8	409.8	72	72	1.00	Yes



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

- Existing 2-Hr Sunlit Area
- Proposed 2-Hr Sunlit Area
- AXX — Amenity Area Number

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
Apex Surveys
Point cloud data
DPR
3D measured survey
2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

Proposed Scheme
3D Model & 2D Plans received 2026.10.22
PW5-OMP-ZZ-ZZ-M3-A-0001 - 3D View - 3D-FBX Export

NOTES:

TYPE IN YOUR OWN NOTE HERE

Rev	Description	Drawn	Date

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info@dpr.uk.com

TITLE:

BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

TWO-HOURS SUN-ON-GROUND STUDY
Daylight and Sunlight
PW 5

DRAWN: RT	JOB NBR: 25507
SCALE: 1:200@A3	
DATE: 26.10.2026	
DWG NO: S05-A03-SOG-001	REV:

2hr SoG_Proposed						
Property	Floor	Amenity ref.	Area (sq m)	Proposed (sq m)	Proposed (%)	Meets BRE?
PW5	F00	A1	97.3	57.5	59	Yes
		Total	97.3	57.5	59	Yes



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

- Existing
- Consented
- Proposed
- Cumulative
- Proposed 2-Hr Sunlit Area
- AXX Amenity Area / Reference

SOURCE DATA:

Existing and surrounding buildings
AccuCities
3D context model
Apex Surveys
Point cloud data
DPR
3D measured survey
2024-02-05-23642-24050-Dublin-MASTER MODEL.dwg

Proposed Scheme
3D Model & 2D Plans received 2026.10.22
PW5-OMP-ZZ-ZZ-M3-A-0001 - 3D View - 3D-FBX Export

NOTES:

TYPE IN YOUR OWN NOTE HERE

Rev	Description	Drawn	Date

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TITLE:

BAILEY GIBSON & PLAYER WILLS
SOUTH CIRCULAR ROAD
DUBLIN, IRELAND

DRAWING:

TWO-HOURS SUN-ON-GROUND STUDY
Proposed Scheme
March

DRAWN: RT
SCALE: 1:200@A3
DATE: 26.10.2026
JOB NBR: 25507
DWG NO: S05-A09-SOG-001
REV:

Appendix 7

IS-EN17037 Tables

Proposed

Property & room attributes					BRE 2022						
					Daylight illuminance			Minimum			
Floor	Flat/Unit no.	Room ref.	Property type	Room use	Target (lx)	Result (lx)	% area ≥target	Req Lux MIN	Result (lx) MIN	% area ≥target MIN	
PW2 BD											
F00	BD0001	R3	Residential	Bedroom	300	0.00	0%	100	0.00	0%	
	BD0001	R4	Residential	LKD	300	0.00	6%	100	0.91	7%	
PW2 BC											
F14	BC1403	R1	Residential	LKD	300	21.38	9%	100	21.38	100%	
F15	BC1503	R1	Residential	Bedroom	300	3.92	5%	100	3.92	100%	
	BC1503	R2	Residential	Bedroom	300	0.70	0%	100	6.62	100%	
PW2 BB											
F01	BB0116	R4	Residential	Bedroom	300	0.82	14%	100	5.80	98%	
	BB0116	R5	Residential	LKD	300	0.00	0%	100	0.46	2%	
	BB0116	R6	Residential	Bedroom	300	0.00	0%	100	1.51	21%	
F02	BB0211	R3	Residential	Bedroom	300	0.68	11%	100	5.67	92%	
	BB0211	R4	Residential	LKD	300	0.00	0%	100	1.87	10%	
	BB0211	R5	Residential	Bedroom	300	0.68	10%	100	5.00	74%	
F03	BB0311	R3	Residential	Bedroom	300	0.82	14%	100	5.81	98%	
	BB0311	R4	Residential	LKD	300	0.00	0%	100	3.77	20%	
	BB0311	R5	Residential	Bedroom	300	0.80	11%	100	7.13	100%	
	BB0310	R6	Residential	Bedroom	300	0.54	10%	100	5.62	100%	
	BB0310	R7	Residential	LKD	300	7.41	50%	100	14.82	100%	
	BB0310	R8	Residential	Bedroom	300	0.00	0%	100	2.40	38%	
F04	BB0411	R3	Residential	Bedroom	300	1.36	23%	100	5.90	100%	
	BB0411	R4	Residential	LKD	300	0.00	0%	100	4.96	26%	
	BB0411	R5	Residential	Bedroom	300	1.07	15%	100	7.13	100%	
	BB0410	R6	Residential	Bedroom	300	0.62	11%	100	5.62	100%	
	BB0410	R7	Residential	LKD	300	8.13	55%	100	14.82	100%	
	BB0410	R8	Residential	Bedroom	300	0.00	0%	100	3.32	53%	
F05	BB0511	R3	Residential	Bedroom	300	2.00	34%	100	5.90	100%	
	BB0511	R4	Residential	LKD	300	1.10	6%	100	9.74	51%	
	BB0511	R5	Residential	Bedroom	300	1.69	24%	100	7.13	100%	
	BB0510	R6	Residential	Bedroom	300	0.89	16%	100	5.62	100%	
	BB0510	R7	Residential	LKD	300	9.20	62%	100	14.82	100%	
	BB0510	R8	Residential	Bedroom	300	0.18	3%	100	6.27	100%	
PW2 BA											
F00	BA0013	R1	Residential	LKD	300	0.00	0%	100	1.58	9%	
	BA0013	R2	Residential	Bedroom	300	0.00	0%	100	1.16	21%	
	BA0013	R3	Residential	Bedroom	300	0.04	4%	100	1.59	22%	
F01	BA0101	R1	Residential	LKD	300	0.00	0%	100	0.00	0%	
	BA0101	R2	Residential	Bedroom	300	0.10	10%	100	2.59	46%	
	BA0101	R3	Residential	Bedroom	300	0.12	12%	100	2.47	34%	
F15	BA1501	R1	Residential	Bedroom	300	0.83	83%	100	1.66	100%	
	BA1501	R2	Residential	LKD	300	1.00	100%	100	14.99	100%	
	BA1501	R3	Residential	Bedroom	300	1.00	100%	100	5.52	100%	

Property & room attributes					BRE 2022						
					Daylight illuminance			Minimum			
Floor	Flat/Unit no.	Room ref.	Property type	Room use	Target (lx)	Result (lx)	% area ≥target	Req Lux MIN	Result (lx) MIN	% area ≥target MIN	
	BA1503	R4	Residential	Bedroom	300	0.40	40%	100	6.40	100%	
	BA1503	R5	Residential	LKD	300	0.77	77%	100	12.33	100%	
	BA1503	R6	Residential	LKD	300	0.86	86%	100	14.78	100%	
	BA1503	R7	Residential	Bedroom	300	1.00	100%	100	5.94	100%	
F16	BA1601	R1	Residential	Bedroom	300	1.00	100%	100	1.74	100%	
	BA1601	R2	Residential	LKD	300	1.00	100%	100	14.78	100%	
	BA1601	R3	Residential	Bedroom	300	1.00	100%	100	5.60	100%	
	BA1602	R4	Residential	Bedroom	300	0.44	44%	100	6.39	100%	
	BA1602	R5	Residential	LKD	300	0.95	95%	100	12.35	100%	
	BA1603	R6	Residential	LKD	300	0.86	86%	100	14.75	100%	
	BA1603	R7	Residential	Bedroom	300	1.00	100%	100	5.93	100%	
F17	BA1701	R1	Residential	LKD	300	0.99	99%	100	14.75	100%	
	BA1701	R2	Residential	Bedroom	300	1.00	100%	100	5.93	100%	

Property & room attributes					BRE 2022						
					Daylight illuminance			Minimum			
Floor	Flat/Unit no.	Room ref.	Property type	Room use	Target (lx)	Result (lx)	% area ≥target	Req Lux MIN	Result (lx) MIN	% area ≥target MIN	
PW5											
F00	PW50004	R1	Residential	LKD	300	0.56	3%	100	16.45	0.75	
	PW50004	R2	Residential	Bedroom	300	0.46	8%	100	3.72	0.67	
	PW50004	R3	Residential	Bedroom	300	0.46	8%	100	3.91	0.70	
	PW50004	R4	Residential	Bedroom	300	0.56	10%	100	4.37	0.78	
	PW50003	R5	Residential	Bedroom	300	0.00	0%	100	2.12	0.38	
	PW50003	R6	Residential	LKD	300	0.00	0%	100	4.75	0.40	
	PW50002	R7	Residential	Bedroom	300	0.28	5%	100	3.32	0.60	
	PW50002	R8	Residential	LKD	300	0.00	0%	100	4.38	0.37	
	PW50001	R9	Residential	Bedroom	300	0.00	0%	100	3.39	0.60	
	PW50001	R10	Residential	LKD	300	0.00	0%	100	4.45	0.33	
F01	PW50104	R1	Residential	LKD	300	4.11	19%	100	21.87	1.00	
	PW50104	R2	Residential	Bedroom	300	1.30	23%	100	5.58	1.00	
	PW50104	R3	Residential	Bedroom	300	1.39	25%	100	5.58	1.00	
	PW50104	R4	Residential	Bedroom	300	1.30	23%	100	5.58	1.00	
	PW50103	R5	Residential	Bedroom	300	0.74	13%	100	4.98	0.90	
	PW50103	R6	Residential	LKD	300	0.00	0%	100	6.14	0.52	
	PW50102	R7	Residential	Bedroom	300	0.83	15%	100	5.54	1.00	
	PW50102	R8	Residential	LKD	300	0.00	0%	100	5.96	0.50	
	PW50101	R9	Residential	Bedroom	300	0.36	6%	100	5.61	1.00	
	PW50101	R10	Residential	LKD	300	0.00	0%	100	6.67	0.50	
	PW50106	R11	Residential	LKD	300	6.96	56%	100	12.40	1.00	
	PW50106	R12	Residential	Bedroom	300	2.44	43%	100	5.64	1.00	
	PW50106	R13	Residential	Bedroom	300	2.44	43%	100	5.64	1.00	
	PW50105	R14	Residential	Bedroom	300	5.58	100%	100	5.58	1.00	
	PW50105	R15	Residential	LKD	300	6.52	33%	100	19.75	1.00	
F02	PW50204	R1	Residential	LKD	300	6.45	29%	100	21.87	1.00	
	PW50204	R2	Residential	Bedroom	300	1.95	35%	100	5.58	1.00	
	PW50204	R3	Residential	Bedroom	300	2.14	38%	100	5.58	1.00	
	PW50204	R4	Residential	Bedroom	300	2.14	38%	100	5.58	1.00	
	PW50203	R5	Residential	Bedroom	300	1.29	23%	100	5.53	1.00	
	PW50203	R6	Residential	LKD	300	1.21	10%	100	7.73	0.65	
	PW50202	R7	Residential	Bedroom	300	1.38	25%	100	5.54	1.00	
	PW50202	R8	Residential	LKD	300	0.74	6%	100	7.35	0.62	
	PW50201	R9	Residential	Bedroom	300	0.98	17%	100	5.61	1.00	
	PW50201	R10	Residential	LKD	300	0.56	4%	100	10.10	0.76	
	PW50206	R11	Residential	LKD	300	9.27	75%	100	12.40	1.00	
	PW50206	R12	Residential	Bedroom	300	3.76	67%	100	5.64	1.00	
	PW50206	R13	Residential	Bedroom	300	3.29	58%	100	5.64	1.00	
	PW50205	R14	Residential	Bedroom	300	5.58	100%	100	5.58	1.00	
	PW50205	R15	Residential	LKD	300	15.04	76%	100	19.75	1.00	
F03	PW50301	R1	Residential	Bedroom	300	2.58	47%	100	5.53	1.00	
	PW50301	R2	Residential	LKD	300	4.56	38%	100	11.91	1.00	
	PW50302	R3	Residential	Bedroom	300	2.31	42%	100	5.54	1.00	
	PW50302	R4	Residential	LKD	300	4.19	35%	100	11.82	0.99	
	PW50303	R5	Residential	Bedroom	300	1.60	29%	100	5.61	1.00	
	PW50303	R6	Residential	LKD	300	4.36	33%	100	13.34	1.00	

Orange or Red = Below guidelines (Orange = within 20% of guideline)

Property & room attributes					BRE 2022						
					Daylight illuminance			Minimum			
Floor	Flat/Unit no.	Room ref.	Property type	Room use	Target (lx)	Result (lx)	% area ≥target	Req Lux MIN	Result (lx) MIN	% area ≥target MIN	
	PW50304	R7	Residential	LKD	300	13.13	91%	100	14.45	1.00	
	PW50304	R8	Residential	Bedroom	300	3.23	100%	100	3.23	1.00	
	PW50304	R9	Residential	Bedroom	300	4.79	85%	100	5.63	1.00	

Orange or Red = Below guidelines (Orange = within 20% of guideline)

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