



Supplementary Daylight/Sunlight and Overshadowing Report

Strategic Housing Development at White Heather, South Circular Road, Dublin 8

March 2022

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For and on behalf of Avison Young

1. Introduction

- 1.1** Avison Young ('AY') were appointed by U and I (White Heather) Limited, the Applicant, to act as specialist Daylight/Sunlight and Overshadowing (DSO) consultants with regard the proposed Strategic Housing Development at the White Heather Industrial Estate, South Circular Road, Dolphins Barn, Dublin 8 (the 'Proposed Development').
- 1.2** Avison Young are members of the Royal Institution of Chartered Surveyors and have over 35 years of experience specialising in DSO matters in Ireland and the UK.
- 1.3** Further to the 'Daylight, Sunlight, and Overshadowing' EIAR chapter submitted in support of the Proposed Development, Avison Young have prepared this accompanying document to provide further context regarding the significance of the DSO alterations within neighbouring properties by reference to the 2011 BRE Guidelines (the 'Guidelines'). This document should therefore be read as supplementary to the EIAR chapter.
- 1.4** The focus of this supplementary report is on the impact of the Proposed Development upon the daylight amenity within existing buildings, particularly by reference to the Vertical Sky Component (VSC) assessment methodology.
- 1.5** VSC is generally recommended as the appropriate parameter to use when assessing the impact of natural light amenity in neighbouring properties, because it depends only on obstruction, and is therefore a measure of the daylit environment as a whole. However, we also consider daylight distribution, sunlight, and overshadowing (sun hours on ground).
- 1.6** In contrast to the simply numerical approach that is adopted in the EIAR Chapter, this report also examines other material factors which need to be considered to fully assess the overall significance of the daylight/sunlight losses. These include national, regional, and local planning policy relating to daylight/sunlight amenity; a review of existing levels of daylight in the area and the application of alternative target values by reference to Appendix F of the BRE Guidelines.

2. Executive Summary

- 2.1** U and I (White Heather) Limited, the Applicant, is submitting this application to An Bord Pleanála (the Board) under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 (hereafter “the 2016 Act”) in relation to the proposed Strategic Housing Development at the White Heather Industrial Estate, South Circular Road, Dolphins Barn, Dublin 8; No. 307/307a South Circular Road, Dublin 8; and 12a St James Terrace, Dublin 8. The c. 1.443 ha site is bounded by the Grand Canal to the south; Our Lady of Dolour’s Church and residential dwellings on the South Circular Road to the north; Priestfield Cottages to the east; and residential dwellings at St James’s Terrace to the west.
- 2.2** Avison Young were instructed by the Applicant to undertake a series of detailed daylight/sunlight and overshadowing (‘time in sun’) studies throughout the design evolution of the Proposed Development, to identify neighbouring properties which may be sensitive to daylight, sunlight and overshadowing impacts arising from the Proposed Development, and to minimize any impact to these properties and their occupants, whilst also ensuring the Site can be developed in accordance with the 2016 Act, guidelines set out under the Urban Development and Building Heights: Guidelines for Planning Authorities (2018), the Dublin City Development Plan 2016-2022 and the recommendations set out in the Building Research Establishment (‘BRE’) guidelines (*‘Site Layout Planning for Daylight and Sunlight, A guide to good practice’* - 2011), which is based upon British Standard BS 8206-2: 2008.
- 2.3** This is a supplementary Daylight/Sunlight/Overshadowing (‘DSO’) report and supports a DSO chapter which forms part of the submitted EIAR.
- 2.4** When considering development in urban locations that involves an increase in height or bulk that exceeds the existing townscape of the area being developed, particularly one which is overlooked by existing housing, it is normal for alterations in daylight and sunlight to occur which breach the recommendations set out in the BRE Guidelines.
- 2.5** Where a proposed scheme may cause alterations in daylight amenity which are considered adverse in nature, it is important to better understand the significance of these losses, not simply in percentage terms, but also in relation to the types of spaces affected and any contributing factors which influence the numerical percentage changes.
- 2.6** Perhaps most important of all is the appropriateness of the development being considered for the local and wider area and the need for new housing.

- 2.7** Local authorities must therefore consider the overall benefits of the proposed scheme to determine whether or not they outweigh changes in townscape or daylight/sunlight/overshadowing amenity to an isolated number of neighbouring windows, rooms, and gardens. Without taking a balanced and contextual approach when assessing the pros and cons of development, much urban development would not be possible.
- 2.8** Our analysis has found that whilst there are incidents of neighbouring windows and rooms falling below the BRE's target criteria, the majority (89%) will meet the suggested BRE target criteria; with those that do not, experiencing alterations in light that we consider to be minor to moderate adverse in nature.
- 2.9** When the scheme is assessed against an alternative target criterion (determined in consideration of the guidance set out in BRE Appendix F), 362 (**98.4%**) of the 368 neighbouring windows assessed, were found to either meet the BRE criteria, or retain a VSC of at least 18% (i.e., the suggested alternative target criteria). The remaining six windows were found to have a minor or moderate change in skylight.
- 2.10** In terms of sunlight, **92%** of windows were found to meet the BRE criteria for both winter and annual sunlight; with **99%** meeting the Annual APSH test.
- 2.11** And in terms of overshadowing (or sun hours on ground), a number of neighbouring gardens were found to fall below the 21st of March test, albeit all gardens were found to achieve at least 2hrs of direct sunlight by the 21st of April.
- 2.12** Therefore, whilst there are isolated reductions in light amenity within adjoining properties, overall, a high level of compliance was found. The deviations must be balanced against all of the improvements that the Proposed Development will bring, including much needed new housing and the provision of new areas of public amenity.

3. Policy and Guidance

- 3.1** Policy context is important in establishing acceptable levels of DSO amenity, and when contextualising the significance of alterations in DSO resulting from a Proposed Development.
- 3.2** The appropriateness of the Proposed Development, in DSO terms has therefore been considered against key documents at national, regional and local level. These include:
- Sustainable Urban Housing: Design Standards for New Apartments (2020);
 - Urban Development and Building Heights: Guidelines for Planning Authorities (2018);
 - Dublin City Development Plan 2016-2022;
 - Draft Dublin City Development Plan 2022-2028;
 - BRE Guidelines (2011) - BR 209.
- 3.3** For the purposes of this supplementary note, we have not reviewed the European Standard (EN 17037) or British Standard (BS EN 17037) analysis, as both are focused on the daylight performance of light within the Proposed Development, whilst the principle focus of this note is on the impact of DSO on existing neighbouring properties.

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

- 3.4** The Department of Housing, Local Government and Heritage issued the '*Sustainable Urban Housing: Design Standards for New Apartments*' Guidelines in December 2020.
- 3.5** This document provides 'ministerial guidance, setting out standards for apartment development' for planning authorities in Ireland, and was issued under Section 28 of the Planning and Development Act 2000.

Sections 6.5 to 6.7 of this report state that:

The provision of acceptable levels of natural light in new apartment developments is an important planning consideration as it contributes to the livability and amenity enjoyed by apartment residents. In assessing development proposals, planning authorities must however weigh up the overall quality of the design and layout of the scheme and the measures proposed to maximise daylight provision with the location of the site and the need to ensure an appropriate scale of urban residential development.

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

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

Indeed, in this context, the High Court has established that this means:

"What is required is appropriate and reasonable regard, and if the standards identified are not being complied with, it must be clear why."

- 3.6** It is important to note that the 2011 BRE Guidelines (which originate from BS 8206) have not been withdrawn (as of March 21st 2022).
- 3.7** To our knowledge the BRE Guidelines remain the principal non statutory guide referred to by most local authorities in Ireland and the UK, as the appropriate scientific and empirical method of measuring daylight and sunlight in new buildings, to provide objective data upon which to apply their planning policies.

Urban Development and Building Heights: Guidelines for Planning Authorities (2018)

- 3.8** The Government of Ireland issued 'Urban Development and Building Heights: Guidelines for Planning Authorities' dated December 2018.
- 3.9** This provides new statutory guidelines for planning authorities on urban development and building heights, to secure better and more compact forms of future development.
- 3.10** Under Section 3.0 Building Heights and Development Management Process, point 3.2 states in regard to 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.'*

• ***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.*** (Emphasis in bold added)

- 3.11 Again, what is required is “appropriate and reasonable regard” and, if the standards identified are not being complied with, the reasons must be clear.

National Planning Policy Considerations

- 3.12 In terms of the general planning context, Section 4.5 of the National Planning Framework (Section 4.5) envisages the flexible application of standards. The guidance provided by section 4.5 of the NPF is as follows:

“To enable brownfield development, planning policies and standards need to be flexible, focusing on design led and performance-based outcomes, rather than specifying absolute requirements in all cases. Although sometimes necessary to safeguard against poor quality design, planning standards should be flexibly applied in response to well-designed development proposals that can achieve urban infill and brownfield development objectives in settlements of all sizes. This is in recognition of the fact that many current urban planning standards were devised for application to greenfield development sites and cannot account for the evolved layers of complexity in existing built-up areas.” (Emphasis in bold added)

- 3.13 National Policy Objective 13 of the NPF states as follows:

*"In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. **These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes**, provided public safety is not compromised and the environment is suitably protected."* (Emphasis in bold added)

- 3.14** The Urban Design Manual published by the Department of Energy Heritage and Local Government, 2009, states (at p.43):

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

Dublin City Development Plan 2016-2022

- 3.15** The Dublin City Development Plan (2016-2022) sets out policies and objectives to guide how and where development will take place in the city over the lifetime of the Plan.
- 3.16** Chapter 16, Development Standards: Design, Layout, Mix of Uses and Sustainable Design states under Aspect, Natural Lighting, Ventilation and Sunlight Penetration:

'Development shall be guided by the principles of Site Layout Planning for Daylight and Sunlight, A guide to good practice (Building Research Establishment Report, 2011).

Draft Dublin City Development Plan 2022-2028

- 3.17** Whilst the Board is required to consider the Development Plan currently in force, for the sake of completeness, it should be noted that Dublin City Council is preparing a new Dublin City Development Plan. The Draft Dublin City Development Plan 2022-2028 sets out policies and objectives to guide how and where development will take place in the city over the lifetime of the Plan.
- 3.18** Paragraph 15.9.16.1 Daylight and Sunlight states:

'Good daylight and sunlight contribute to making a building energy efficient; it reduces the need for electric lighting, while winter solar gain can reduce heating requirements. Daylight animates an interior and makes it attractive and interesting, as well as providing light to work

or read by. A daylight and sunlight assessment should be provided to assess the impact of the proposed development on the surrounding properties and amenity areas outside the site boundary and assess the daylight and sunlight received within each individual unit and communal areas of a proposed scheme. A best practice guide for the assessment and methodology of Daylight and Sunlight Assessments is set out in Appendix 16.'

- 3.19** Appendix 16 sets out proposed draft guidance on how to carry out daylight and assessments.

The BRE Guidelines (2011)

- 3.20** In consideration of the *Sustainable Urban Housing: Design Standards for New Apartments*, and the *Urban Development, Building Heights: Guidelines for Planning Authorities*, and the current and draft Dublin City Development Plan documents, Avison Young have concentrated the focus this report on criteria and methodologies set out in the 2011 BRE Guidelines.

- 3.21** The current 2011 BRE Guidelines are intended to be applied and significantly overlap with the now withdrawn British Standard 8206:2008 Lighting for Buildings, Part 2: Code of Practice for Daylight document.

- 3.22** The BRE Guidelines are not fixed standards and should be applied flexibly to take account of the specific circumstances of each case. The Introduction of the Guidelines states:

'The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design ... in certain circumstances the developer or planning authority may wish to use different target values...' (Emphasis in bold added)

- 3.23** It is therefore important that the Guidelines are not incorrectly interpreted at face value, by applying a rigid interpretation of the targets, regardless of context, when assessing new development in urban locations or when assessing new housing schemes which may include areas with higher levels of density where lower levels of daylight are to be expected. This is not a correct or appropriate interpretation of the BRE Guidelines. The 'flexibility' should reflect the specific characteristics of each case being considered.

- 3.24** However, as stated above, the Board is required to have "appropriate and reasonable regard" to the BRE Guidelines and, if the standards identified in those Guidelines are not being complied with, then the reasons for any departure must be clearly stated.

- 3.25** When developing in a more urban environment where existing obstructions may exist which already restrict light from entering into a building or garden, it is entirely appropriate to apply a flexible and contextualised approach to the Guidelines, particularly in cases where the general scale of a proposed development is taller than the existing environment.
- 3.26** In addition, where existing and proposed buildings have specific design features such as projecting balconies (not the case here) or rear extensions near to existing windows that overlook the proposed development, it is valid to apply a degree of flexibility to take account of the effect of these particular design features.
- 3.27** Paragraph 2.2.11 of the BRE Guidelines state:
- 'Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction may result in a large relative impact on the VSC, and on the area receiving direct sunlight...'*
- 3.28** Paragraph 2.2.12 goes on to state:
- 'A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it or is recessed into the building so that it is obstructed on both sides as well as above.'*
- 3.29** This does not mean that the recommendations and targets within the BRE Guidelines can be disregarded but, instead, the 'flexibility' that should be applied should be founded on sound scientific principles that can be supported and justified. This requires a certain level of professional value judgement and experience, but also evidence of the existing/contextual levels of light and/or architectural features which may be material considerations for the design or local authority to consider.
- 3.30** The interpretation of the daylight results should also be considered in terms of the quantum of light lost and retained, not purely upon the percentage change.
- 3.31** In dense urban environments, the percentage change values may well be misleading, particularly where the baseline values are small.
- 3.32** In such circumstances it is common to have large percentage alterations in excess of 40% (i.e. 'major adverse'), when in reality the perceptibility of the loss of daylight potential may in fact be negligible, or 'minor adverse' in nature.

BRE Methodology

- 3.33** Daylight, sunlight and overshadowing technical analysis has been undertaken in accordance with the Building Research Establishment Guidelines: 'Site Layout Planning for Daylight and Sunlight 2011: A Guide to Good Practice' (the 'BRE Guidelines'); and in consideration of the recommendations set out in BS 8206-2: 2008, 'Lighting for Buildings Part 2: Code of Practice for Daylighting' ('BS 8206-2').
- 3.34** To date and at the time of preparing this report (March 2022) neither a revised addendum nor updated edition of the BRE Guidelines has been produced. The assessments undertaken in support of this report have therefore been undertaken in accordance with the existing (2011) BRE Guidelines.
- 3.35** The BRE Guidelines are a well-established non-statutory guide referred to by most local authorities in Ireland and the UK as the scientific and empirical methods of measuring daylight and sunlight in order to provide objective data upon which to apply their planning policies.
- 3.36** The following technical assessments have been undertaken:
- Daylight and sunlight amenity to sensitive existing neighbouring properties: daylight – Vertical Sky Component ('**VSC**') and No-Sky Line ('**NSL**'), and sunlight - Annual Probable Sunlight Hours ('**APSH**') - BRE 2011, to all identified sensitive neighbouring properties;
 - The potential for overshadowing effects to existing neighbouring amenity areas: Sun Hours on Ground ('**SHOG**') and **Transient** overshadowing - BRE 2011.

Daylight – Vertical Sky Component (VSC)

- 3.37** The Vertical Sky Component (VSC) method is described in the BRE Guidelines as the:

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

- 3.38** This ratio is the percentage of the total unobstructed view that is available, once obstructions (e.g. a proposed development), are placed in front of the point of view. The assessment considers an overcast sky (CIE standard) and is calculated from the centre of a window on the outward face and measures the amount of light available on a vertical wall or window following the introduction of visible barriers, such as buildings.

3.39 The VSC has been calculated by using a 'Waldram Diagram'. The Waldram Diagram is effectively a snapshot that is taken from that point of the sky in front of the window, together with all relevant obstructions to it, i.e. the buildings.

3.40 The maximum VSC value is almost 40% for a completely unobstructed vertical wall or window. In terms of assessment criteria, the BRE Guidelines state that:

'If the VSC, with the development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window may appear more gloomy and electric lighting will be needed more of the time.'

3.41 The amount of daylight a room needs depends on what it is being used for. The BRE Guidelines suggest that windows in a façade with an obstruction angle of less than 250 (which would equate to a VSC of circa 27%) will usually provide acceptable levels of daylight to the rooms behind the fenestration when using conventional window design.

3.42 It should be noted that this form of assessment does not take account of window size, room use, room size, window numbers or dual aspect rooms. The assessment also assumes that all obstructions to the sky are 100% non-reflective.

Daylight – No Sky Line (NSL)

3.43 The BRE Guidelines advise that where room layouts are known, the effect on the daylight distribution can be calculated by plotting the NSL. It has not been possible to obtain room layouts for all of the sensitive neighbouring residential properties and therefore layouts have been assumed where information has been unavailable.

3.44 The NSL is a measure of the distribution of daylight at the 'working plane' within a room. The 'working plane' means a horizontal 'desktop' plane 0.85m in height for residential properties. The NSL divides those areas of the working plane which can receive direct sky light from those which cannot. If a significant area of the working plane (normally more than 20%) lies beyond the NSL (i.e. it receives no direct sky light), then the distribution of daylight in the room will look poor and supplementary electric lighting may be required.

3.45 The potential effects of daylight distribution in an existing building can be identified by plotting the NSL in each of the main rooms. The BRE Guidelines identify that if the area of a room that does receive direct sky light is reduced to less than 0.8 times its former value, then this would be noticeable

to its occupants. The BRE therefore implies that NSL of at least 80% would be considered sufficiently lit. Rooms with NSL's of 80% are not always achieved in urban or city centre locations.

Sunlight – Annual Probable Sunlight Hours (APSH)

- 3.46** With regard to sunlight, the same skylight indicator is used as the VSC assessment using the same reference point to calculate APSH, which is expressed as a percentage. The BRE guidelines state:

'Access to sunlight should be checked for the main window of each room which faces within 90 degrees (°) of due south.'

- 3.47** Sunlight is considered important for living rooms and conservatories but is generally viewed as less important in bedrooms and in kitchens. The BRE Guidelines state in Section 3.2.3 that:

'[...] kitchens and bedrooms are less important, although care should be taken not to block too much sun.'

- 3.48** The BRE Guidelines accept site layout (i.e. orientation and overshadowing) as the most important factor affecting the duration of sunlight in buildings and it is appreciated that a site's existing layout and other design constraints may impose orientation or sunlight constraints which may not be possible to overcome. The orientation of a window/room is the main determining factor in relation to the quantum of sunlight that will hit the centre point of a window – i.e. the point of assessment.

- 3.49** This is acknowledged in Paragraph 3.1.6 of the BRE Guidelines which states:

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

- 3.50** Calculations of both summer and winter availability are made with the winter analysis covering the period from the 21st September to 21st March.

- 3.51** Sunlight is measured using a sun indicator which contains 100 spots; each spot represents 1% of the Annual Probable Sunlight Hours (APSH). The maximum number of APSH for the Dublin orientation is 1,438 hours (each spot = 14.38 hours of total APSH).

- 3.52** The BRE Guidelines suggest that a window in an existing dwelling may be adversely affected if APSH to main living rooms is: i) less than 25% annually and 5% during the winter period (21st September to 21st March); ii) reduced to less than 0.8 times its former value during either period; and iii) with a loss

of sunlight over the whole year greater than 4% APSH in real terms. Therefore, if any of these criteria are met, the BRE Guidelines are deemed to have been satisfied for the purposes of this report.

3.53 Access to sunlight can be quantified for the interior of rooms and is based on the Annual Probable Sunlight Hours (APSH) method of assessment. The BRE Guidelines state:

'BS 8206-2 recommends that interiors where the occupants expect sunlight should receive at least one quarter (25%) of APSH, including in the winter months between 21 September and 21 March at least 5% of APSH.'

3.54 Paragraph 3.2.8 of the BRE Guidelines states that:

In certain situations, care needs to be taken in applying these guidelines. For example, if the proposed new development is one of a number of successive extensions to the same building, then the total impact on sunlight due to all the extensions should be assessed. On the other hand, if the existing building stands unusually close to the common boundary with the new development... then a greater reduction in sunlight access may be unavoidable. ***The guidelines are purely advisory. Planning authorities may wish to use different criteria based on the requirements for sunlight in particular types of developments in particular areas.*** (Emphasis in bold added)

Overshadowing – Sun Hours on Ground (SHOG)

3.55 The BRE Guidelines state that the availability of sunlight should be checked for open spaces where it will be required. This would normally include:

- Gardens, usually the main back garden of a house;
- Parks and playing fields;
- Children's playgrounds;
- Outdoor swimming pools and paddling pools;
- Sitting out areas such as those between non-domestic buildings and in public squares; and
- Focal points for views such as a group of monuments or fountains.

3.56 The Sun Hours on Ground (SHOG) overshadowing methodology is set out in the BRE Guidelines in Section 3.3.17 as follows:

'It is recommended that for it to appear adequately sunlit throughout the year, at least half (50%) of a garden or amenity area should receive at least two hours of sunlight on 21st March.'

- 3.57** If as a result of new development, an existing garden or amenity area does not meet the above, and the area which receives two hours of sun on 21st March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.
- 3.58** The Vernal Equinox, 21st March date is chosen as it represents average annual conditions, therefore sunlight amenity within the amenity area is expected to increase after this point, to a maximum on the summer solstice (21st June).
- 3.59** The SHOG assessments have also been carried out on 21st April which is just a month after the BRE's recommended date of assessment and also 21st June as this is the time of year that the balconies are most likely to be in use. These additional SHOG assessments have been undertaken to provide further context to the 21st March results.
- 3.60** Using specialist software, the path of the sun is tracked at one-minute intervals to establish where sunlight falls on the ground and where it is prevented from doing so as a result of surrounding obstructions.

4. Sources of Information, Scope and Assumptions

4.1 In order to undertake the daylight, sunlight and overshadowing technical assessments, a 3D computer model of the site and neighbouring properties has been created using the following sources of information:

- 3D AccuCities model of the existing Site and surrounding context (received 14th September 2020);
- Site visit;
- Google Maps (aerial and street view imagery);
- Desktop search of online planning records for sensitive neighbouring properties;
- Floor plans obtained for some properties located on Priestfield Cottages; and
- 3D model of the Proposed Development and associated drawings provided by O'Mahony Pike Architects (received 7th January 2022 and 1st February 2022).

4.2 The scope of neighbouring properties considered has been determined as a reasonable zone which considers both the scale of the Proposed Development and the proximity of those buildings which surround and face the site.

4.3 Best estimates have been made as to the uses which are carried out legally within the adjoining properties in terms of commercial and residential usage. These have been estimated from external observation from aerial/street view imagery and online planning records where available.

4.4 As is standard practice when assessing daylight and sunlight to adjoining properties, AY have not sought access to any of the adjoining properties. However, full/partial floor plans were obtained from online/public records for some of the sensitive neighbouring properties and these have been incorporated into our 3D model prior to the assessment.

4.5 Where internal layouts have not been acquired, reasonable assumptions as to the internal layouts of the rooms behind the fenestration have been made. Unless the building form dictates otherwise, we have assumed a standard 4.2m deep room for residential properties depending upon the information received.

4.6 Floor levels have been assumed for those adjoining properties where drawing information was not obtained. This dictates the level of the working plane which is relevant for the No-Sky Line assessment.

- 4.7** Internal layouts are only relevant for the NSL (No-Sky Line/daylight distribution) assessment. The daylight (VSC – *Vertical Sky Component*) and sunlight (APSH – *Annual Probable Sunlight Hours*) assessments are calculated at the window face and therefore do not require floor plans.

5. Existing Site Context

- 5.1** The baseline that has been considered for the assessments undertaken is illustrated in Figure 1 below, see also drawings BRE/01-02 located in Appendix 2.
- 5.2** The proposed Strategic Housing Development is located at the White Heather Industrial Estate, South Circular Road, Dolphins Barn, Dublin 8 and No. 307/307a South Circular Road, Dublin 8 and an industrial building at 12a St James Terrace.
- 5.3** The 1.443ha site is bounded by the Grand Canal to the south; Our Lady of Dolour's Church and residential dwellings on the South Circular Road to the north; Priestfield Cottages to the east; and residential dwellings at St James's Terrace to the west.

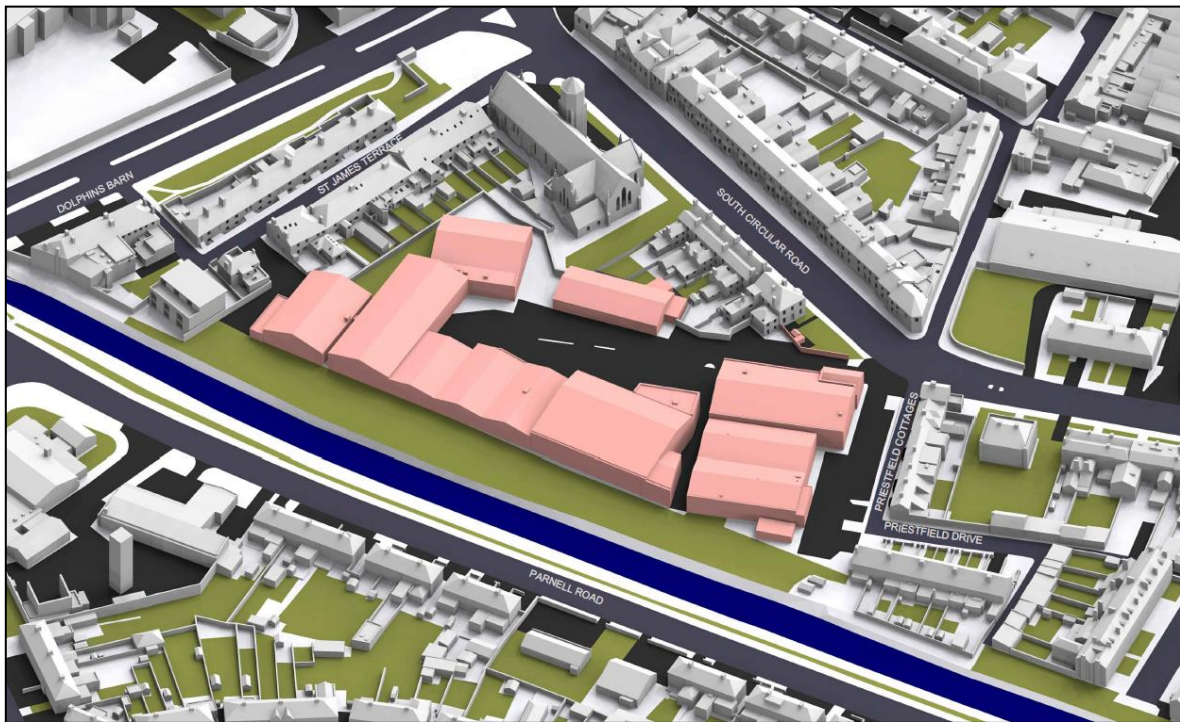


Figure 1: Baseline considered for assessment

6. Characteristics of the Proposed Development

- 6.1** The Proposed Development consists of 7 no. blocks, the residential mix of the proposed 335 no. units includes a combination of studio units, 1-bedroom apartments, 2-bedroom apartments, units and a terrace of 3-bedroom townhouse units. A change of use of an existing residential building at 307/307a South Circular Road to be used as a workspace. The proposed Part V social housing requirement is provided at 10% in 2 no. blocks within the proposed scheme. This Build to Rent scheme will also include 2 no. cafés and a 2-storey creche, while the residents will also have access to residential amenity areas at ground floor level and fifth floor level with access to a roof terrace area overlooking the canal. A landscaped square will be accessible to the public, with private open space and amenity areas for the residents also provided including children's play areas. Building heights range from 2 no. to 10 no. storeys, with finger blocks arranged in a north-south direction and height tapering down from the centre of the site to the boundary.
- 6.2** The Proposed Development is illustrated in green in Figure 2 below, see also drawings BRE/03-04 located in Appendix 2.



Figure 2: Proposed Development illustrated in green

7. Contextual Target Criteria

- 7.1** The BRE recommends that a target value of 27% Vertical Sky Component (VSC) should be obtained to achieve reasonable levels of daylight, which equates to an obstruction angle of circa 25 degrees. To put this in context, the maximum VSC value that can be received for a totally unobstructed vertical window is 40%.
- 7.2** However, this does not reflect many existing or emerging urban environments in Dublin, especially those undergoing changes in height and density, where higher degrees of obstruction and lower levels of VSC are more common and accepted.
- 7.3** Therefore, when developing in urban locations or in town centers, alternative target criteria may be used as part of the assessment methodology, that focuses on the retained levels of daylight to ensure acceptable levels of light are maintained which reflect similar dense developments in the area/city; rather than on the percentage change occurring between the existing and proposed scenarios, or using a lower rise VSC target, which does not reflect the changing built environment being considered.
- 7.4** The application of alternative target criteria is a point accepted by the BRE Guidelines themselves, which in Appendix F, recommends adopting alternative target criteria that draws upon appropriate and relevant precedents. The Summary of the BRE Guidelines state:

*'It is purely advisory, and **the numerical target values within it may be varied to meet the needs of the development and its location.**' (Emphasis in bold added)*

- 7.5** The BRE states that its baseline target guidance may inhibit the regeneration of these opportunity areas if applied across the board. The BRE provides a recommended methodology and Section F1 of Appendix F states:

*'Sections 2.1, 2.2 and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings. **These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location.** Such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylighting needs of the proposed development itself.' (Emphasis in bold added)*

- 7.6** Section 4.5 of the National Planning Framework (Section 4.5) also envisages the flexible application of standards. The guidance provided by section 4.5 of the NPF is as follows:

"To enable brownfield development, planning policies and standards need to be flexible, focusing on design led and performance-based outcomes, rather than specifying absolute requirements in all cases. Although sometimes necessary to safeguard against poor quality design, planning standards should be flexibly applied in response to well-designed development proposals that can achieve urban infill and brownfield development objectives in settlements of all sizes. This is in recognition of the fact that many current urban planning standards were devised for application to greenfield development sites and cannot account for the evolved layers of complexity in existing built-up areas."
(Emphasis in bold added)

7.7 National Policy Objective 13 of the NPF states as follows:

*"In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. **These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes**, provided public safety is not compromised and the environment is suitably protected."* (Emphasis in bold added)

7.8 It is therefore clear that a simple application of the base standard BRE methodology is not always a suitable or appropriate measure when determining the acceptability of a proposed scheme, and that alternative target values that are in accordance with BRE recommendations and local policy should be considered.

VSC Façade Context Analysis

7.9 In consideration of the above and the ambitions of the Proposed Development, a number of historic and contemporary residential properties in Dublin have been examined as a means of determining an alternative daylight (VSC) target against which to benchmark the impact of the Proposed Development.

7.10 VSC (Vertical Sky Component) façade analysis has been undertaken against six existing sites across Dublin (using AY's 3D photogrammetry model of Dublin which is accurate to circa 250mm) as listed below to understand the levels of daylight amenity currently achieved by residential properties.

1. Spencer Dock, Kirkpatrick House/Riverstown House (drawings BRE/01-02 in Appendix 8);
2. North Wall Quay, Castleforbes Square (drawing BRE/04 in Appendix 8);

3. Apartments on Chancery Lane & Guinness Iveagh House Mansion Blocks (drawing BRE/05 in Appendix 8);
4. Iveagh Trust, Kevin Street (drawings BRE/06-07 in Appendix 8);
5. 8 Clanbrassil Terrace, Merchants Quay (drawing BRE/09 in Appendix 8); and
6. Aloft Hotel, Mill Street and Blackpitts (drawing BRE/10 in Appendix 8).

- 7.11** It is our understanding that properties considered in these six sites for the VSC façade assessment are residential in use, with the exception of No. 3: Chancery Lane which we understand has retail use at ground floor level with residential use above.
- 7.12** An extract of two of the sites that have been assessed are illustrated in Figures 3 and 4 below and the full drawings BRE/1-2, 4-7 and 9-10 are located in Appendix 8.
- 7.13** The analysis indicates that at ground floor level a VSC of circa **10-15%** is achieved (areas in dark blue/turquoise) across all six sites.
- 7.14** At first floor level a number of the sites (in particular No's. 1, 3 and 6) still achieve existing VSC levels of circa **10-15%**. The remaining sites (No's 2, 4 and 5) achieve circa **15-20%** VSC at first floor level.
- 7.15** In consideration of the above and Appendix F, paragraph F4, of the BRE Guidelines, an alternative target criterion of **18%** VSC has been used for the purposes of this supplementary report.

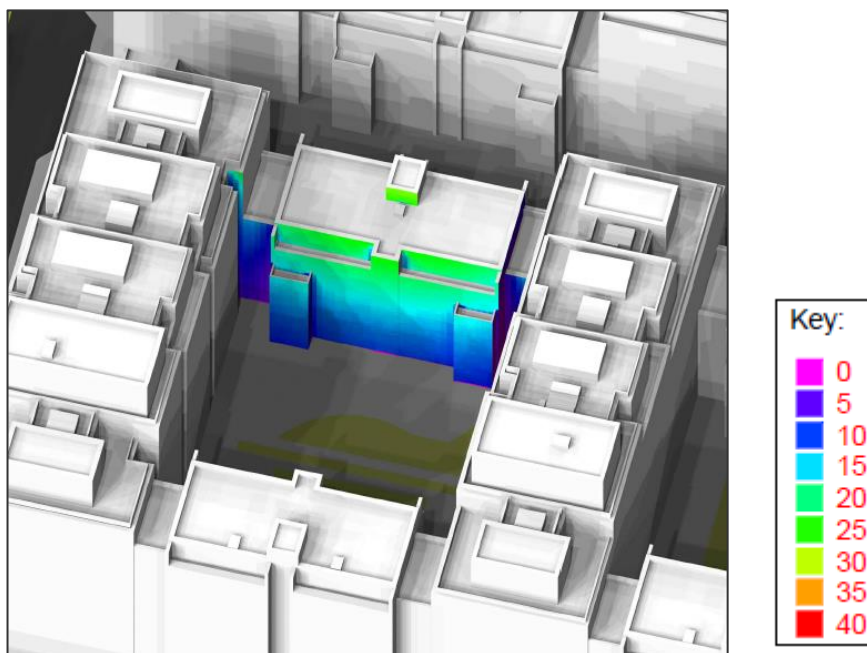


Figure 3 – VSC Façade Assessment for site No.1: Spencer Dock, Kirkpatrick House/Riverstown House

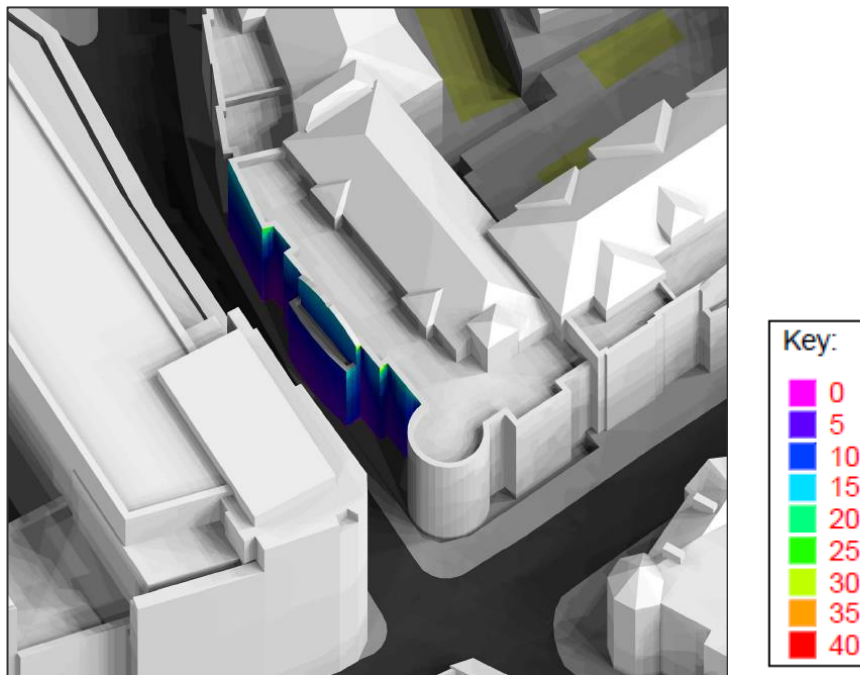


Figure 4 – VSC Façade Assessment Extracts for site No.6: Aloft Hotel, Mill Street and Blackpitts

8. Summary of Daylight, Sunlight, Overshadowing Impact Analysis

- 8.1** In total, all site facing windows identified in **92** properties overlooking the site have been assessed against the BRE guidelines.
- 8.2** Analysis found the **68** of these properties will remain fully BRE compliant, in relation to the VSC, NSL and APSH tests.
- 8.3** Of the remaining **24** properties that do not meet the BRE Guidelines, **19** were found to experience minor changes in light (i.e., percentage changes of less than 29.9% of their former value), whilst **5** were found to experience moderate alterations in light (i.e., percentage changes of less than 39.9% of their former value).
- 8.4** In terms of VSC compliance, of the **368** windows were assessed, 326 (**89%**) were found to be fully BRE compliant (i.e., windows retained a VSC of at least 27%, or where below this did not experience a percentage change in excess of 20%). Most of the remaining windows were found to experience minor alterations, with a small number of isolated windows experiencing moderate changes in sky visibility (VSC).
- 8.5** For a more detailed breakdown of these results, please refer to the EIAR DSO Chapter.

Alternative Target Criteria

- 8.6** If the alternative target criteria of 18% is applied to this site, 362 (**98.4%**) neighbouring windows will either meet the BRE criteria or retain a VSC of at least 18%.
- 8.7** Of the remaining six (6) windows that do not meet the BRE guidelines, or the alternative target criteria of 18% VSC, all will experience an absolute loss of between 20%-30% their existing value, which in our opinion equates to a minor adverse change in sky visibility. These windows are further examined below:

Total No. Windows	No. that meet BRE criteria for VSC	%	Total No. that fall below BRE criteria for VSC	%	Of those that fall below the BRE criteria, no. of windows that remain above 18% VSC (irrespective of % change)	%	Of the remaining windows, no. that experience a >20% - <30% alteration from the baseline	%	Of the remaining windows, no. that experience a >30% - <40% alteration from the baseline	%	Of the remaining windows, no. that experience a >40% alteration from the baseline	%
368	326	88.6%	42	11.4%	36	9.8%	6	1.6%	0	0%	0	0%

Table 1 – Summary of VSC results: Meeting BRE criteria and those over 18% VSC

- **11 St James Terrace** (room R5/120, window, W6/120: see Appendix 4): VSC retained: 15% (however this room is served by mitigating windows/roof lights that retain higher levels of VSC strongly indicating this room will achieve high levels of daylight amenity post development);
- **10 St James Terrace** (room R4/120): VSC retained: 17% (remaining windows in this property will meet BRE criteria for VSC);
- **319 South Circular Road** (room R1/240): VSC retained: 15% (remaining windows in this property will meet BRE criteria for VSC);
- **315 South Circular Road** (room R3/240): VSC retained: 15% (remaining windows in this property will either meet BRE criteria for VSC or retain VSC over 18% (i.e., suggested alternative target);
- **311 South Circular Road** (room R5/240): VSC retained: 13% (Existing VSC is 18%. This equates to a minor 25% change in VSC over the existing level. All remaining windows in this property meet the BRE criteria for VSC).
- **309 South Circular Road** (Room R2/271, window W3/271): 17.6% (this room is served by a mitigating window (W1/271) which retains VSC of over 27%. Remaining windows either meet BRE criteria and/or retain a VSC over 18%).

Daylight Distribution – No Sky Line (NSL)

- 8.8** In relation to daylight distribution **91%** of rooms assessed will fully adhere to the BRE guidelines (i.e., they retain 80% NSL or experience less than a 20% change of below this), with 254 rooms out of the 280 assessed meeting the BRE criteria.
- 8.9** Of the 26 rooms that fall below the BRE criteria, 16 rooms will retain a daylight distribution to at least 50% of the room area (this is below the BRE recommendations, but not uncommon in a more developed urban location).
- 8.10** Five (5) rooms will experience a 30-40% change, and five (5) rooms will experience a greater than 40%+ change. See Table 2 below.

Table 2 –Summary Table of Daylight (NSL) Results using BRE Guidelines for No-Sky Line

Total No. Rooms	No. that meet BRE criteria for NSL	%	Total No. that fall below BRE criteria for NSL	%	Of those that fall below the BRE criteria, no. of rooms that remain above 50% NSL (irrespective of % change)	%	Of the remaining rooms, no. that experience a >20% - <30% alteration from the baseline	%	Of the remaining rooms, no. that experience a >30% - <40% alteration from the baseline	%	Of the remaining rooms, no. that experience a >40% alteration from the baseline	%
280	254	90.7%	26	9.3%	16	5.7%	0	0%	5	1.8%	5	1.8%

Table 2 – Summary of NSL results: Meeting BRE criteria and those over 50% NSL

Sunlight

- 8.11** In terms of sunlight (Annual/Winter Probable Sunlight Hours – A/WPSH), of the 280 windows relevant for analysis due to their aspect, **92%** will meet the BRE criteria for both winter and annual sunlight.
- 8.12** **99%** of windows will meet the annual APSH criteria.
- 8.13** Just two windows out of 280 assessed will fall below the annual sunlight assessment, seeing a 40%+ change of annual sunlight.
- 8.14** One window serves what appears to be a living room in No. 6 Priestfield Cottages, falling from 33% to 18%. The second is in No. 13 St James Terrace, falling from 43% to 21% (just below the 25% suggested in the BRE).

Table 3 –Summary Table of Sunlight (APSH) Results using BRE Guidelines for Annual Probable Sunlight Hours

	Total No. Windows	No. that meet BRE criteria for both Winter and Annual APSH	%	No. Of Rooms Below The APSH Stated In BRE Guidelines							
				Below Threshold For Winter APSH				Below Threshold For Total APSH			
				20-30%	30-40%	> 40%	Tot.	20- 30%	30-40%	>40%	Tot.
	280	257	91.8%	1	2	19	22	0	0	2	2

Table 3 – Summary of APSH results: Meeting BRE criteria and those falling below

Sun Hours on Ground (SHOG – ‘Overshadowing’)

- 8.15** The Sun Hours on Ground Overshadowing assessment has been undertaken against 19 existing neighbouring amenity areas (Areas 01-19), as illustrated in Figures 5 and 6 below and drawings BRE/04-07 located in Appendix 7.

21st March

- 8.16** In accordance with the BRE Guidelines the assessment has been undertaken on 21st March (equinox).

- 8.17** The assessment demonstrates that 13 of the 19 existing neighbouring amenity areas assessed will retain two or more hours of direct sunlight to over 50% of their areas on 21st March with the Proposed Development in place and thus will comply with the recommended BRE Guidelines.
- 8.18** In addition, Area 2 will fall from 51% in the existing context to 43% in the proposed context and experience a 16% alteration in the area retaining two or more hours of direct sunlight. As such this area will also comply with the BRE Guidelines, as the percentage change is less than 20%.
- 8.19** The remaining five Areas 4, 15, 16, 17 and 19 will fall below the recommended BRE criteria and will retain two or more hours of direct sunlight to between 5% and 37% of their areas on 21st March.
- 8.20** It is clear that existing obstructions, such as boundary walls and outbuildings do have a material bearing on the availability of direct sunlight to the gardens on the 21st of March, as can be seen from the existing 21st March SHOG analysis in Figure 5 below, with many of the areas assessed illustrating large areas of grey zone (i.e., Areas 02, 04, 15 and 16) indicating low existing levels of sun hours on ground, despite the low height on the existing site.

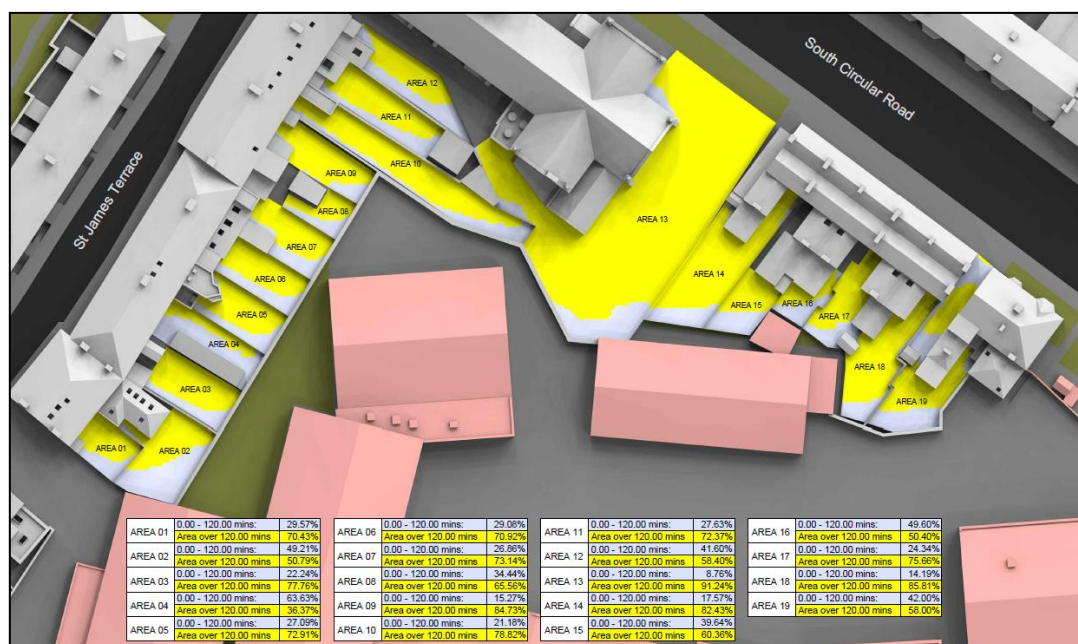


Figure 5: Sun Hours on Ground Overshadowing Assessment for sensitive neighbouring amenity areas in the existing context – 21st March

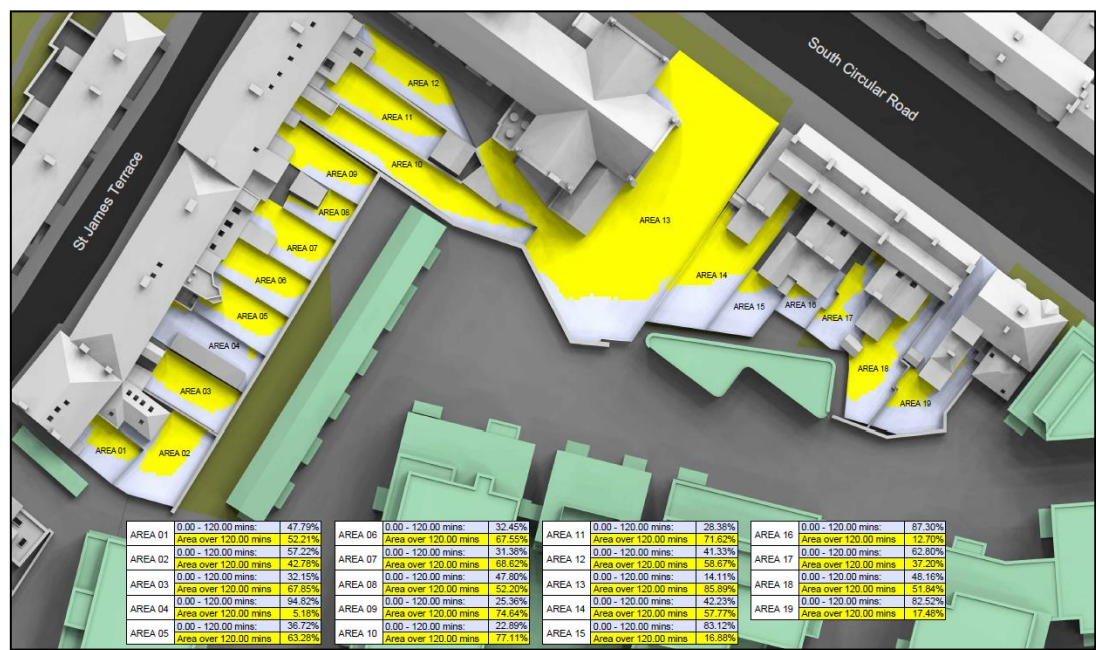


Figure 6: Sun Hours on Ground Overshadowing Assessment for sensitive neighbouring amenity areas in the proposed context– 21st March

21st April

- 8.21 A sun hours on ground assessment has been undertaken on the 21st April, one month after the 21st of March, as suggested by the BRE.
- 8.22 The assessment demonstrates that all 19 (**100%**) amenity areas will achieve two or more hours of direct sunlight to over 50% of their areas by 21st April.

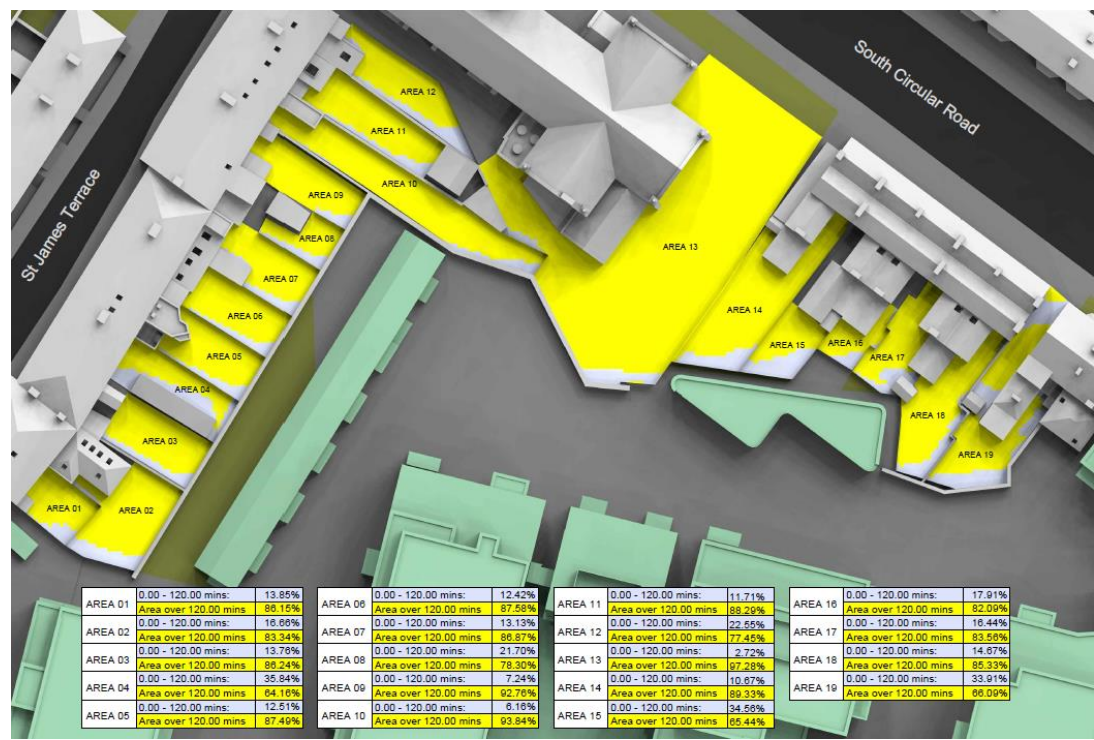


Figure 7: Sun Hours on Ground Overshadowing Assessment for sensitive neighbouring amenity areas in the proposed context- 21st April

21st June

- 8.23 The sun hours on ground assessment has also been undertaken on 21st June (Summer Solstice).
- 8.24 The assessment indicates that all (**100%**) 19 existing neighbouring amenity areas will retain two or more hours direct sunlight to 83%-99% of their areas on 21st June.

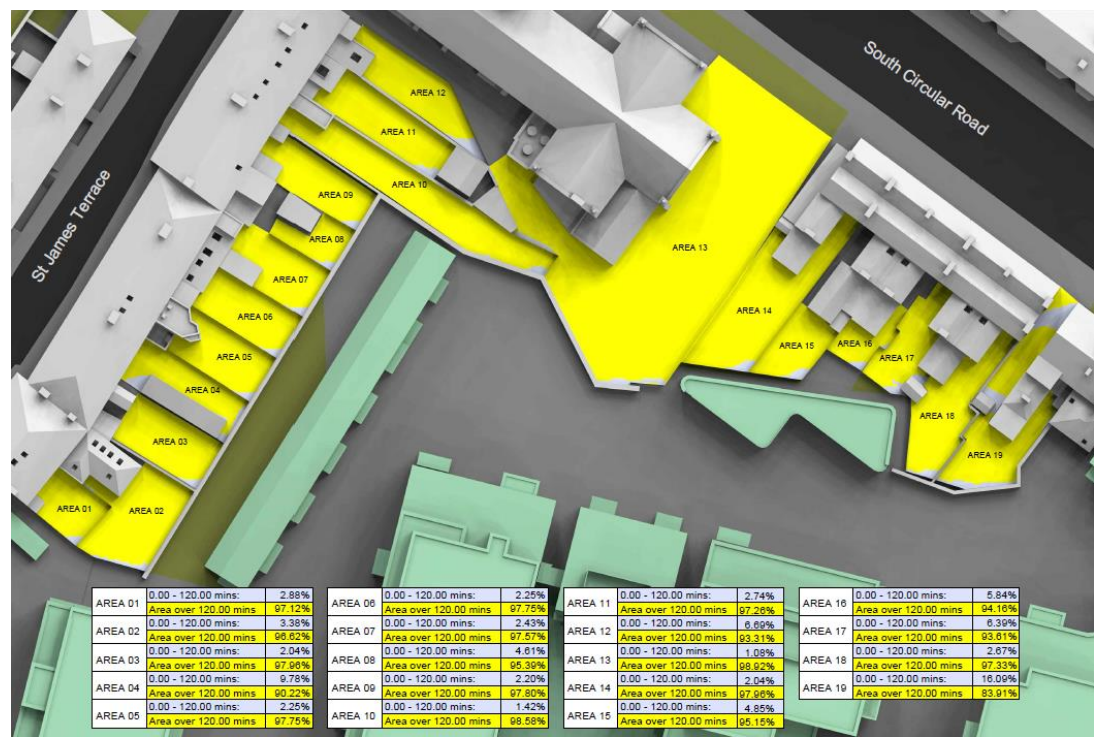


Figure 8: Sun Hours on Ground Overshadowing Assessment for sensitive neighbouring amenity areas in the proposed context– 21st June

- 8.25** Overall, the effect of overshadowing to existing neighbouring amenity areas is considered to be minor adverse (not significant), with isolated moderate adverse impacts. It is clear from the April and June assessments, that for circa five months of the year when gardens in Ireland tend to be used most due to the higher levels of sunlight over the summer months, all areas will achieve over two hours of direct sunlight to over 50% of their amenity areas.
- 8.26** A copy of the supplementary transient overshadowing analysis is located in Appendix 6. This captures the movement of the shadows arising from the Proposed Development on the 21st March, 21st April and 21st June in hourly time stamps, over the existing and neighbouring site.

9. Summary

- 9.1** The appropriateness of new development needs to be considered against the desire to optimise a certain type of development based upon local, regional, or national requirements. This may be a need for more housing; key commercial or industrial development; cultural buildings; or essential infrastructure.
- 9.2** Such new development can alter the character, form and townscape of the local area due to the bulk and massing which is required to ensure scheme viability and deliver the identified needs. This often comes at the expense of other considerations, such as a permanent change in townscape from low rise to mid-rise; an impact upon an areas-built heritage; or indeed alterations in the daylight or sunlight amenity within existing residential properties.
- 9.3** Therefore, the overall benefits of the proposed scheme need to be carefully considered with regard to not just what a scheme may take away, but the broader benefits that it will provide to the local and regional area, in terms of the environmental, social and economic betterment.
- 9.4** The numerical targets within the BRE Guidelines reflect a typical low density suburban housing context, which is not reflective of an urban site undergoing a material change in scale and massing.
- 9.5** It is therefore entirely appropriate and sensible to apply a more contextual approach when dealing with proposed schemes in an urban environment where the general scale of development is greater than that described in the Guidelines.
- 9.6** Consideration must too be given to the types of spaces affected; the presence of mitigating windows; and national, regional and local planning policy. Helpfully, the BRE does acknowledge that flexibility of the BRE criteria may be necessary, when building in urban locations to higher levels of density, and suggests how to set alternative target values in its Appendix F.
- 9.7** In consideration of this, as part of this supplementary DSO report, Avison Young have undertaken a number of contextual/comparison daylight assessments against existing streetscapes in Dublin to determine existing levels of daylight (Vertical Sky Component – VSC) and benchmarked the performance of the Proposed Development against a suggested alternative criterion, set out below. These studies have been run on conjunction with the baseline BRE target criteria.
- 9.8** Our analysis found that whilst there are incidents of neighbouring windows and rooms falling below the BRE's target criteria, the majority (**89%**) will meet the suggested BRE target criteria; with those that do not, experiencing alterations in light that we consider to be minor to moderate adverse in nature.

- 9.9** When the scheme is assessed against a proposed alternative target criterion (determined in consideration of the guidance set out in BRE Appendix F), 362 (**98.4%**) of the 368 neighbouring windows assessed, were found to either meet the BRE criteria, or retain a VSC of at least 18% (i.e., the suggested alternative target criteria adopted in this case). The remaining six windows were found to have a minor or moderate change in skylight.
- 9.10** In terms of sunlight, **92%** of windows were found to meet the BRE criteria for both winter and annual sunlight; with **99%** meeting the Annual APSH test.
- 9.11** In relation to overshadowing (or sun hours on ground), a small number of neighbouring gardens were found to fall below the 21st of March test, albeit all gardens were found to achieve at least 2hrs of direct sunlight by the 21st of April.

Compensatory Design Measures

- 9.12** Avison Young worked closely with the design team from the early design stages to understand the DSO implications of the Proposed Development upon existing sensitive receptors.
- 9.13** Where any concentrated and significant alterations in light were identified, the design team made alterations in massing to reduce the burden and to increase the quantum of light to neighbouring receptors.
- 9.14** One example of this, was the reduction in proposed massing is opposite Priestfield Cottages, where early analysis indicated significant changes in VSC may occur. In response the scheme was reduced in scale and bulk to ensure the residual levels of sky visibility (VSC) were circa 18% VSC, with the percentage changes falling into a minor/moderate category.
- 9.15** The scheme will also ensure high levels of sunlight amenity within the shared areas of the scheme, which can be enjoyed by future occupants and members of the public.

Appendix 1

Daylight & Sunlight Principles

Daylight & Sunlight Principles

The BRE Guidelines – Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice are well established and are adopted by most Local Authorities as the appropriate scientific and empirical methods of measuring daylight and sunlight in order to provide objective data upon which to apply their planning policies. The Guidelines are not fixed standards but should be applied flexibly to take account of the specific circumstances of each case.

The Introduction of the Guidelines states:

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."

The 'flexibility' recommended in the Guidelines should reflect the specific characteristics of each case being considered. For example, as the numerical targets within the Guidelines have been derived on the basis of a low density suburban housing model, it is entirely appropriate to apply a more flexible approach when dealing with higher rise developments in a denser urban environment where the general scale of development is greater. In addition, where existing and proposed buildings have specific design features such as projecting balconies, deep recesses, bay windows etc., it is also equally valid to apply a degree of flexibility to take account of the effect of these particular design features. This does not mean that the recommendations and targets within the Guidelines can be disregarded but, instead, the 'flexibility' that should be applied should be founded on sound scientific principles that can be supported and justified. This requires a certain level of professional value judgement and experience.

Daylighting

In respect of daylighting, the BRE Guidelines adopt different methods of measurement depending on whether the assessment is for the impact on existing neighbouring premises or for measuring the adequacy of proposed new dwellings. For safeguarding the daylight received by existing neighbouring residential buildings around a proposed development, the relevant recommendations are set out in Section 2.2 of the Guidelines.

The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. First, it is necessary to measure the Vertical Sky Component (VSC) followed by the measurement of internal Daylight Distribution by plotting the position of the 'existing' and 'proposed' no sky line contour.

VSC is measured at the mid-point on the external face of the window serving a habitable room. For the purpose of the Guidelines, a "habitable" room is defined as a Kitchen, Living Room or Bedroom. Bathrooms, hallways and circulation space are excluded from this definition. In addition, many Local Authorities make a further distinction in respect of small kitchens. Where the internal area of a small kitchen limits the use to food preparation and is not of sufficient size to accommodate some other form of "habitable" use such as dining, the kitchen need not be classed as a "habitable" room in its own right.

VSC is a 'spot' measurement taken on the face of the window and is a measure of the availability of light from the sky from over the "existing" and "proposed" obstruction caused by buildings or structures in front of the window. As it is measured on the outside face of the window, one of the inevitable shortcomings is that it does not take account of the size of the window or the size or use of the room served by the window. For this reason, the BRE Guidelines require internal Daylight Distribution to be measured in addition to VSC.

The 'No Sky Line' contour plotted for the purpose of measuring internal Daylight Distribution identifies those areas within the room usually measured on a horizontal working plane set at table top level, where there is direct sky visibility. This therefore represents those parts within the room where the sky can be seen through the window. This second measure therefore takes account of the size of the window and the size of the room but is only more reliable than VSC when the actual room uses, layouts and dimensions are known. When interpreted in conjunction with the VSC value, the likely internal lighting conditions, and hence the quality of lighting within the room, can be assessed.

For VSC, the Guidelines states that:

"If this Vertical Sky Component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the Vertical Sky Component with the new development in place is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight."

To put this in context, the maximum VSC value that can be received for a totally unobstructed vertical window is 40%. There are however circumstances where the VSC value is already below 27%. In such circumstances, it is permissible to reduce the existing VSC value by a factor of 0.2 (i.e. 20%) so that the value on the 'proposed' conditions remains more than 0.8 times its former value. The scientific reasoning for this permissible margin of reduction is that existing daylight (and sunlight) levels can be reduced by a factor of 20% before the loss becomes materially noticeable. This factor of reduction applies to VSC, daylight distribution, sunlight and overshadowing.

By contrast, the adequacy of daylight for proposed 'New-Build' dwellings is measured using the standards in the British Standard Code of Practice for Daylighting, BS8206 Part 2.

The British Standard relies upon the use of Average Daylight Factors (ADF) rather than VSC and Daylight Distribution. The use of ADF is referred to in the BRE Guidelines (Appendix C) but its use is usually limited as a supplementary 'check' of internal lighting conditions once the VSC and Daylight Distribution tests have been completed.

ADF is sometimes seen as a more accurate and representative measure of internal lighting conditions as it comprises a greater number of design factors and input variables/coefficients. That is, the value of ADF is derived from:

- The actual amount of daylight received by the window(s) serving the room expressed as the "angle of visible sky" which is derived from the VSC value and therefore represents the amount of light striking the face of the window.
- The loss of transmittance through the glazing.
- The size of the window (net area of glazing).
- The size of the room served by the window(s) (net internal surface area of the room).
- The internal reflectance values of the internal finishes within the room.
- The specific use of the room.

One of the main reasons why ADF is more appropriate for New-Build dwellings is that any of the above input variables can be changed during the course of the design process in order to achieve the required internal lighting values. The ability to make such changes is not usually available when dealing with existing neighbouring buildings.

Unlike the application of VSC and daylight distribution, the British Standard differentiates between different room uses. It places the highest ADF standard on Family Kitchens where the minimum target value is 2% df. Living Rooms should achieve 1.5% df, and Bedrooms 1.0% df.

Sunlighting

The requirements for protecting sunlight to existing residential buildings are set out in section 3.2 of the BRE Guidelines.

The availability of sunlight varies throughout the year with the maximum amount of sunlight being available on the summer solstice and the minimum on the winter solstice. In view of this, the internationally accepted test date for measuring sunlight is the spring equinox (21 March), on which day the United Kingdom has equal periods of daylight and darkness and sunlight is available from approximately 08:30hrs to 17:30hrs. In addition, on that date, sunlight received perpendicular to the face of a window would only be received where that window faces within 90° of due south. The BRE Guidelines therefore limit the extent of testing for sunlight where a window faces within 90° of due south.

The sunlight standards are normally applied to the principal Living Room within each dwelling rather than to kitchens and bedrooms.

The recommendation for sunlight is:

"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 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. If the availability of sunlight hours are both less than the amounts given and less than 0.8 times their former value, either over the whole year or just during the winter months, then the occupants of the existing building will notice the loss of sunlight."

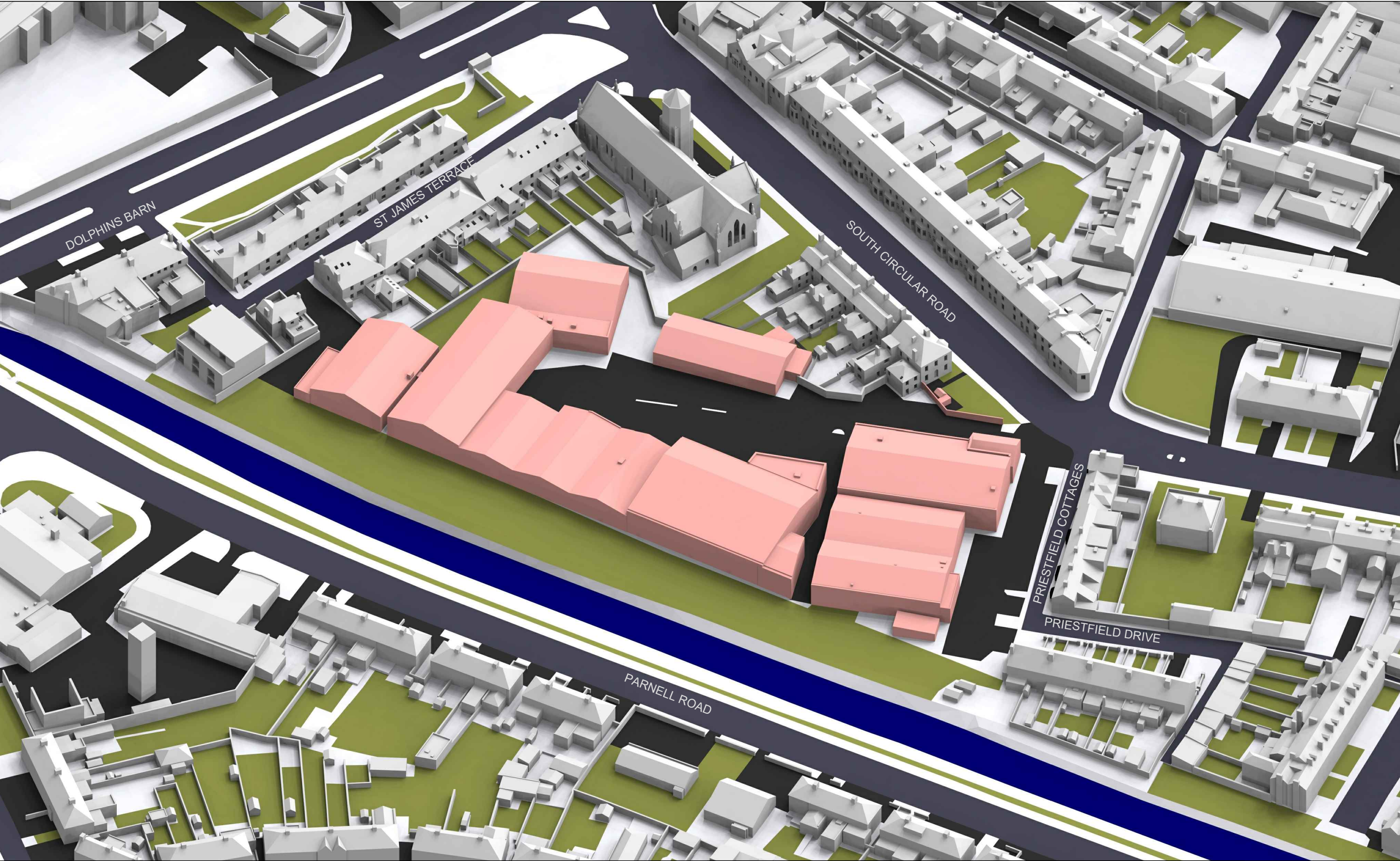
A good level of sunlight will therefore be achieved where a window achieves more than 25% APSH, of which 5% should be in the winter months. Where sunlight levels fall below this suggested recommendation, a comparison with the existing condition should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable.

Appendix 2

Existing Site Plan and 3D Views



<div>Key:</div> <div><div> Existing</div><div> Proposed</div><div> Consented</div><div> Surrounding Context</div></div>	<div>Sources of information</div> <div><div><div>Existing building</div><div>Accucities wide area massing model received 14 Sepetmber 2020</div><div>001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div><div><div>Surrounding buildings</div><div>Accucities wide area massing model received 14 Sepetmber 2020</div><div>001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div><div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022</div><div>20016-OMP-ZZ-ZZ-M3-A-0001.dwg</div><div>29. REVISED FLAT CHANGES 01 FEB 2022</div><div>Revised floor layouts</div></div><div><div>Consented</div><div>N/A</div></div></div>				<div>Project Name</div> <div>White Heather Industrial Estate, Dublin</div> <div>Drawing Title</div> <div>EXISTING</div> <div>PLAN VIEW</div>	<div>Drawn By</div> <div>CC</div> <div>Project No.</div> <div>WH46_21</div>	<div>Scale @ A3</div> <div>1/1000</div> <div>Drawing No.</div> <div>BRE_01</div>	<div>Date</div> <div>10 JAN 2022</div> <div>Revision</div> <div>-</div>	<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ</div><div>08449 02 03 04 www.avisonyoung.co.uk</div></div>
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<div>Key:</div> <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>	Sources of information			Project Name	Drawn By	Scale @ A3	Date	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>			
	<div>Existing building</div> <div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div>			<div>Surrounding buildings</div> <div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div>	<div>Proposed building</div> <div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div>	<div>Consented</div> <div>N/A</div>	White Heather Industrial Estate, Dublin		CC	NTS	10 JAN 2022
				Drawing Title							
				EXISTING							
				3D VIEW							
				Project No.	Drawing No.	Revision					
				WH46_21	BRE_02						

Proposed Site Plan and 3D Views



<div>Key:</div> <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>	Sources of information			Project Name	Drawn By	Scale @ A3	Date	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>			
	<div>Existing building</div> <div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div>			<div>Surrounding buildings</div> <div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div>	<div>Proposed building</div> <div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div>	<div>Consented</div> <div>N/A</div>	White Heather Industrial Estate, Dublin		CC	NTS	10 JAN 2022
				Drawing Title							
				PROPOSED							
				3D VIEW	Project No.	Drawing No.	Revision				
					WH46_21	BRE_04	-				

Appendix 3

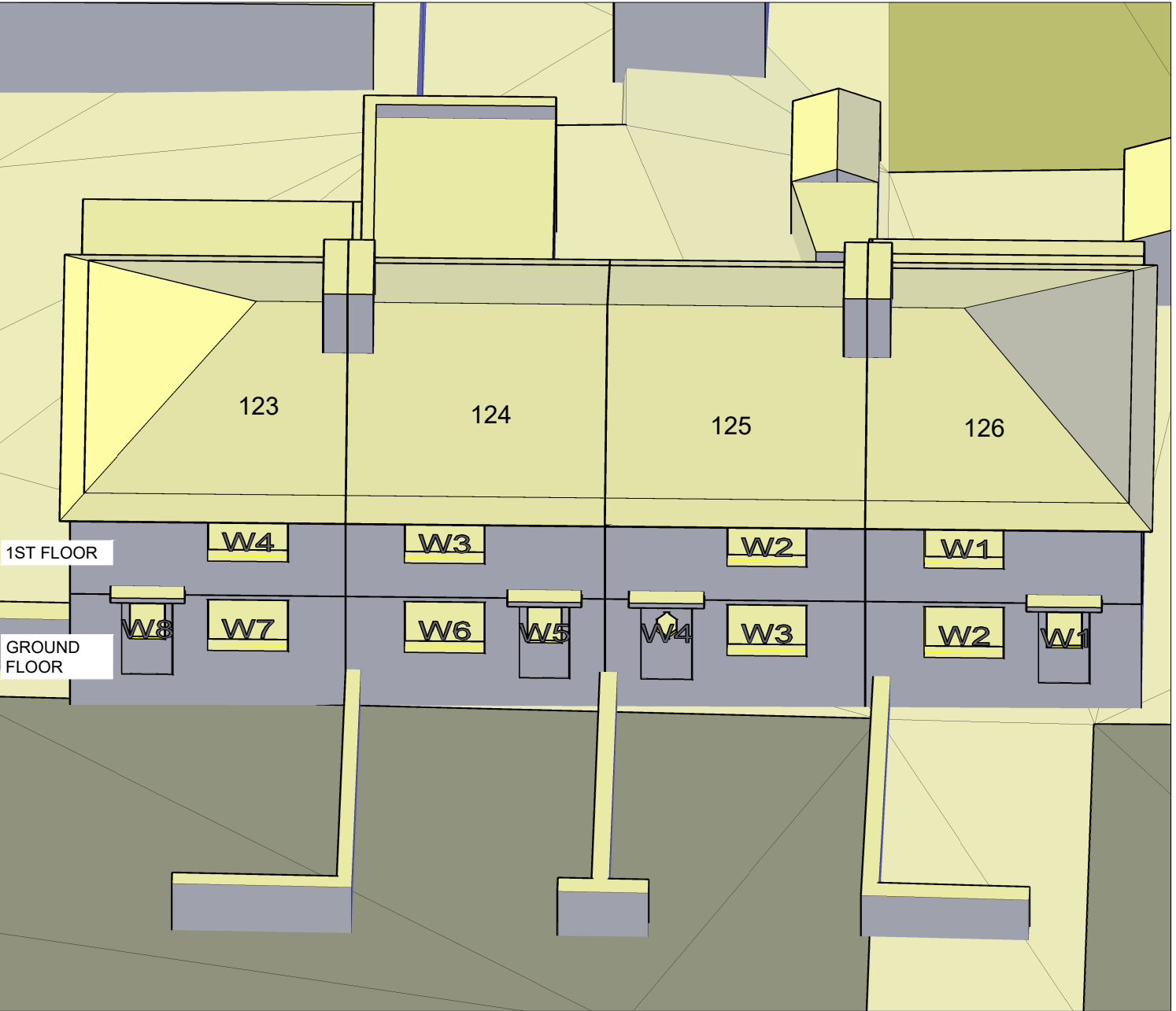
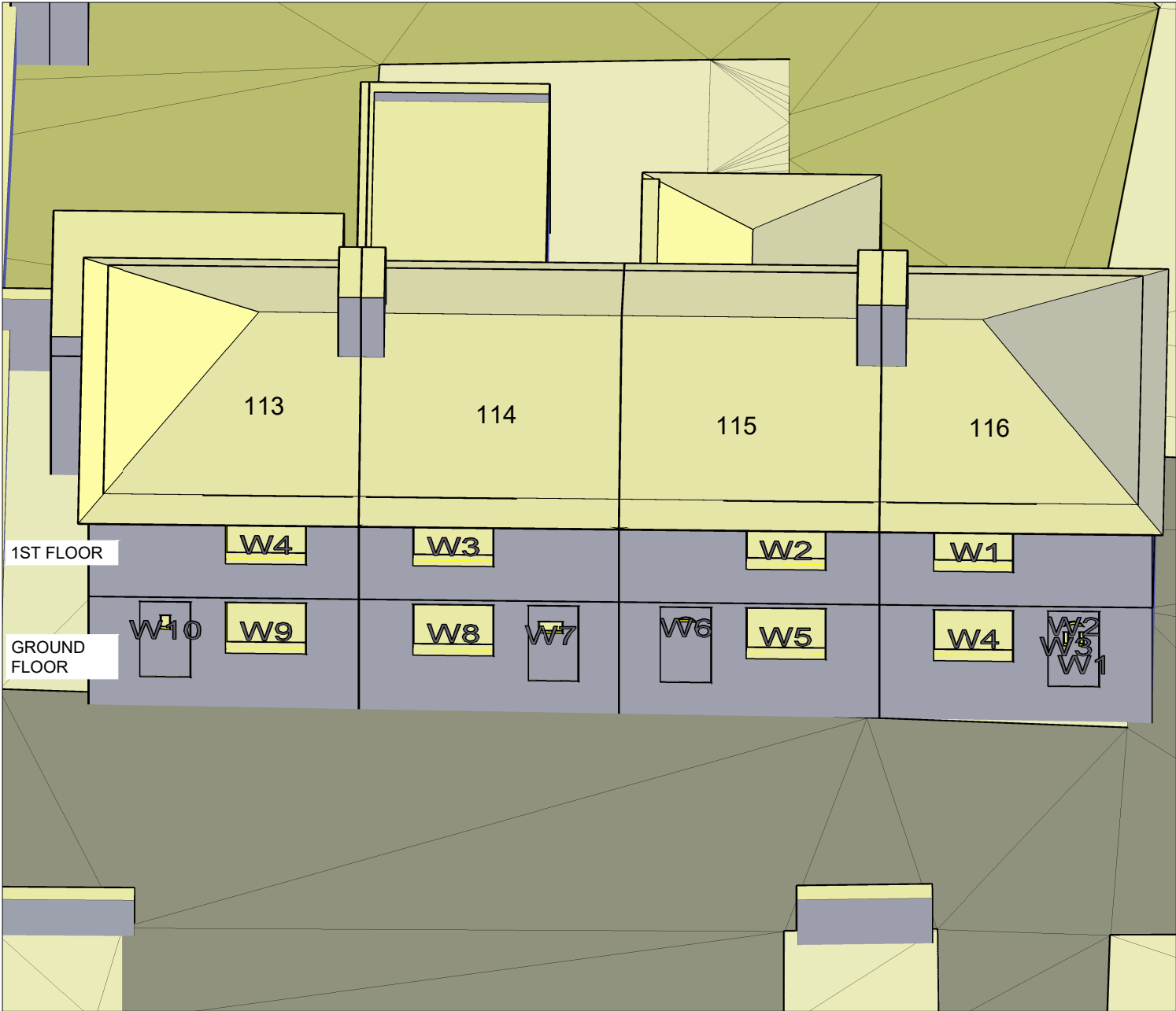
Window Maps



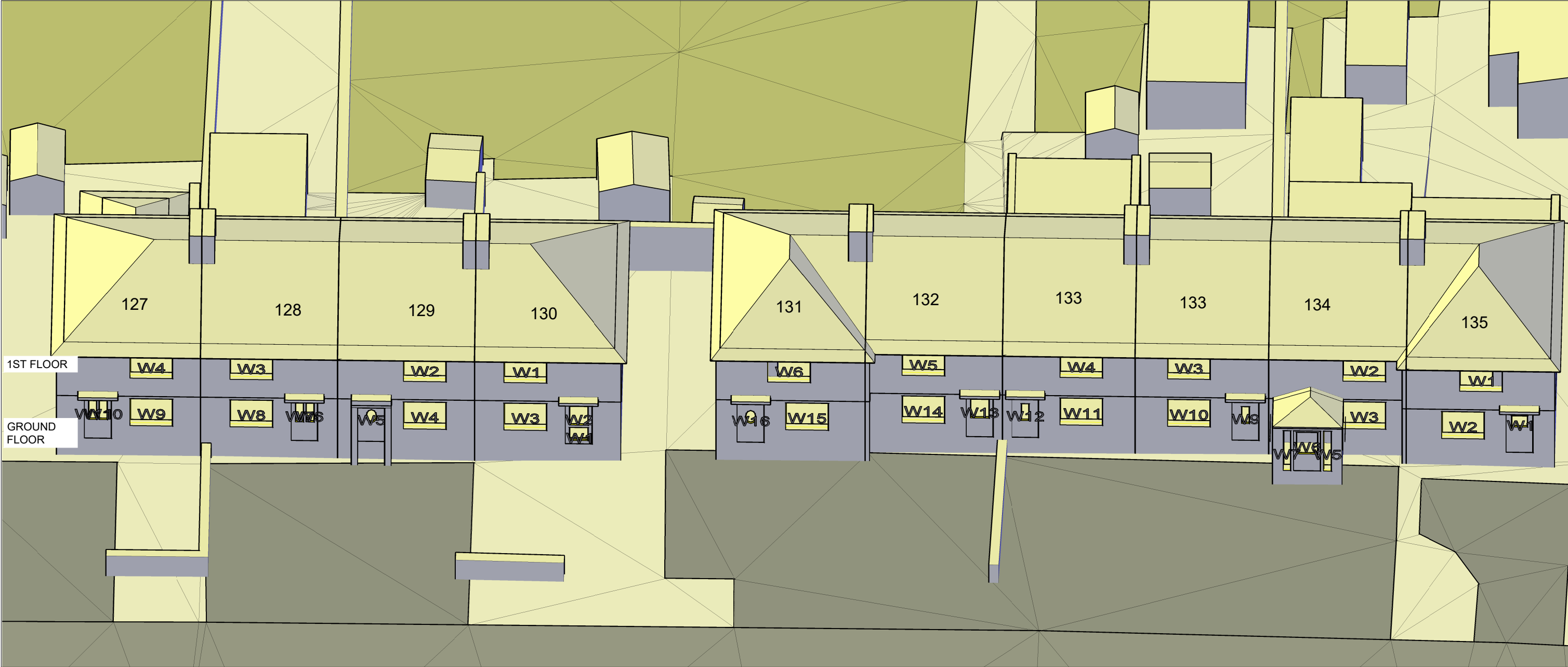
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<div>Sources of information</div> <div><div>Existing building</div><div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Surrounding buildings</div><div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div></div> <div><div>Consented</div><div>N/A</div></div>	<div>Project Name</div> <div>White Heather Industrial Estate, Dublin</div>	<div>Drawn By</div> <div>CC</div>	<div>Scale @ A3</div> <div>NTS</div>	<div>Date</div> <div>17 MARCH 2022</div>	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>
	<div>Drawing Title</div> <div>WINDOW MAP</div>	<div>Project No.</div> <div>WH46_39</div>	<div>Drawing No.</div> <div>BRE_06</div>	<div>Revision</div> <div>-</div>	
	<div>PRIESTFIELD DRIVE</div>				



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Sources of information

Existing building

Accucities wide area massing model received
14 Sepetmber 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings

Accucities wide area massing model received
14 Sepetmber 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

WINDOW MAP

PARNELL ROAD

Drawn By

CC

Scale @ A3

NTS

Date

17 MARCH 2022

Project No.

WH46_39

Drawing No.

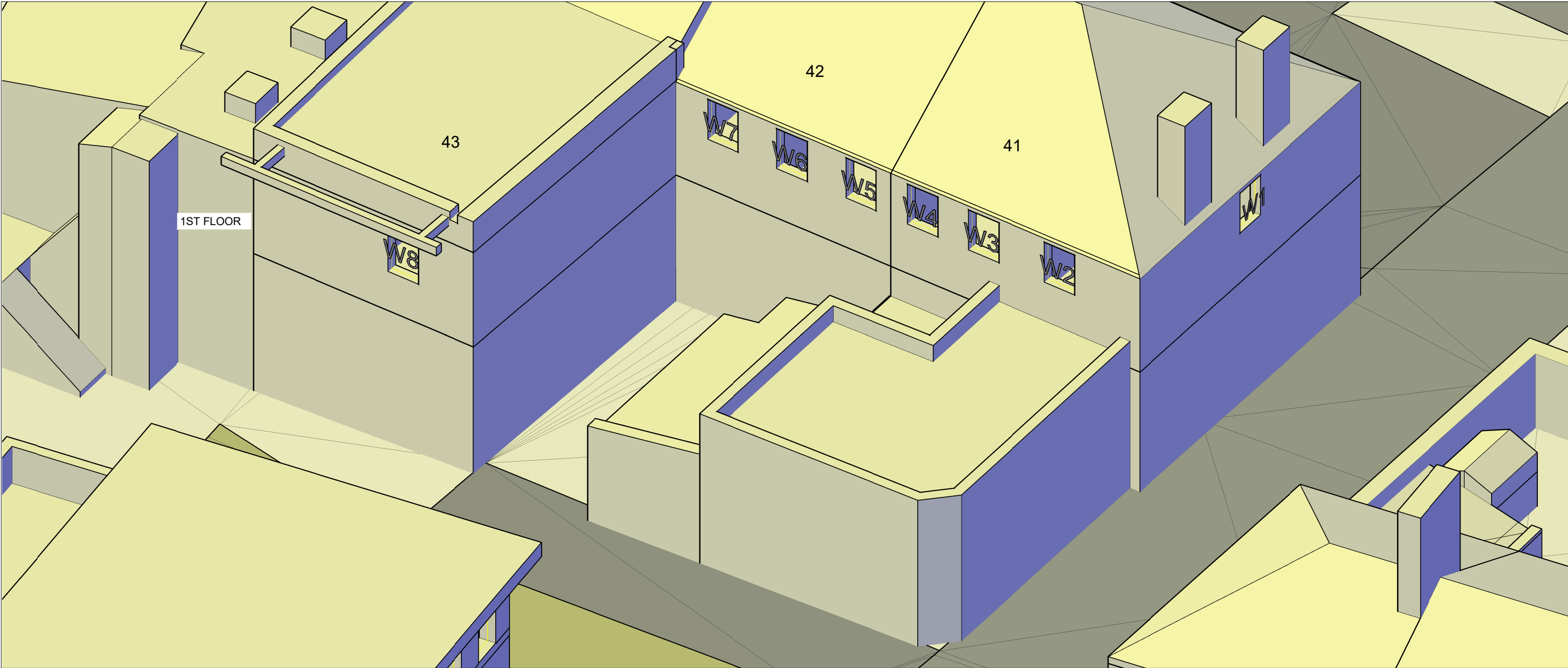
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Revision

-

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Sources of information

Existing building Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg	Surrounding buildings Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg	Proposed building 3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts	Consented N/A
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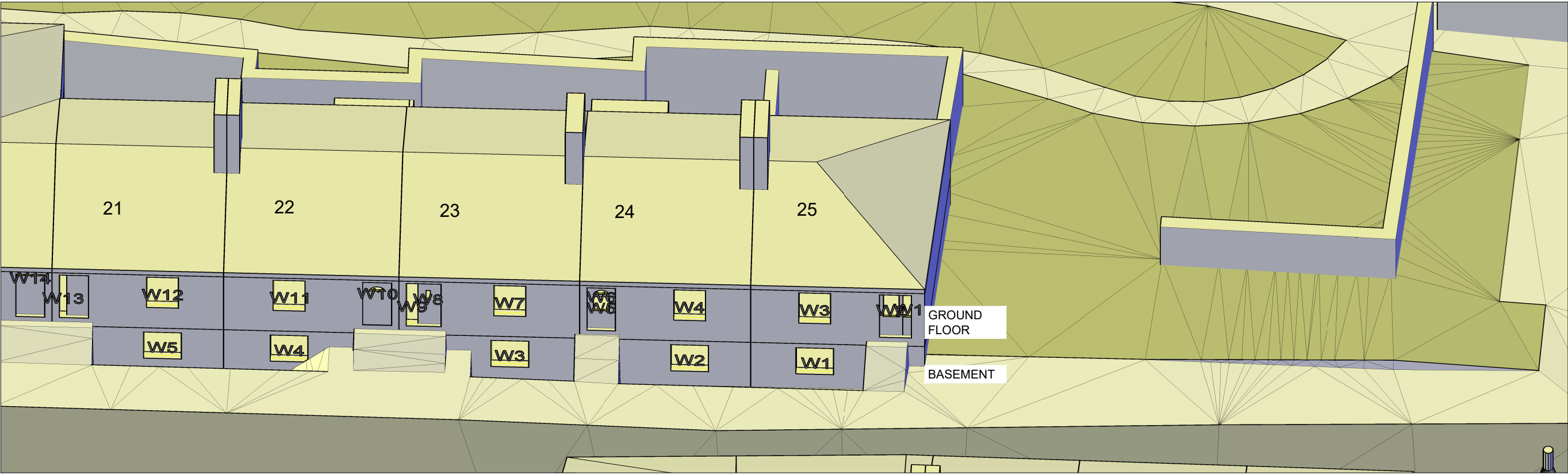
Project Name
White Heather Industrial Estate, Dublin

Drawing Title
WINDOW MAP
DOLPHINS BARN

Drawn By CC	Scale @ A3 NTS	Date 17 MARCH 2022
Project No. WH46_39	Drawing No. BRE_09	Revision -

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Sources of information

Existing building

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

WINDOW MAP

ST JAMES TERRACE

Drawn By

CC

Scale @ A3

NTS

Date

17 MARCH 2022

Project No.

WH46_39

Drawing No.

BRE_10

Revision

-

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Sources of information

Existing building Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg	Surrounding buildings Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg	Proposed building 3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts	Consented N/A
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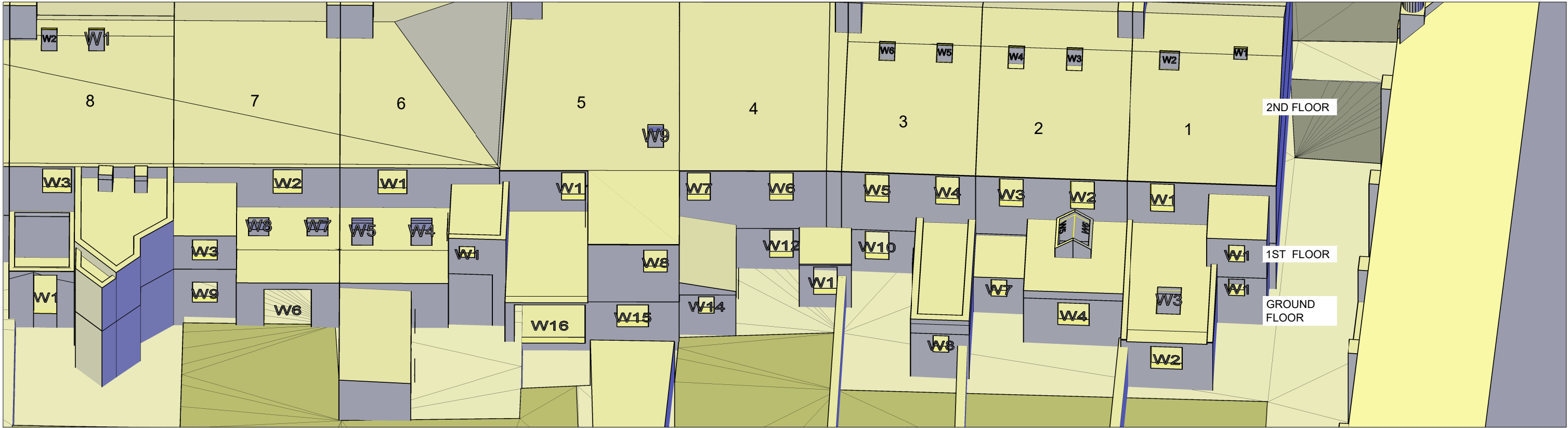
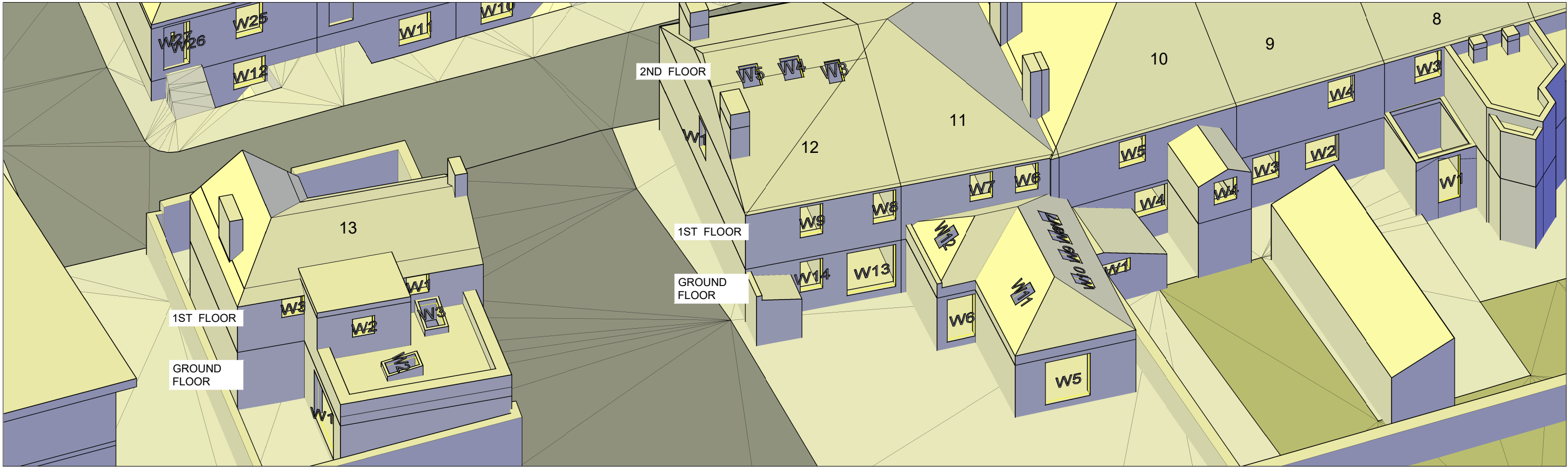
Project Name
White Heather Industrial Estate, Dublin

Drawing Title
WINDOW MAP
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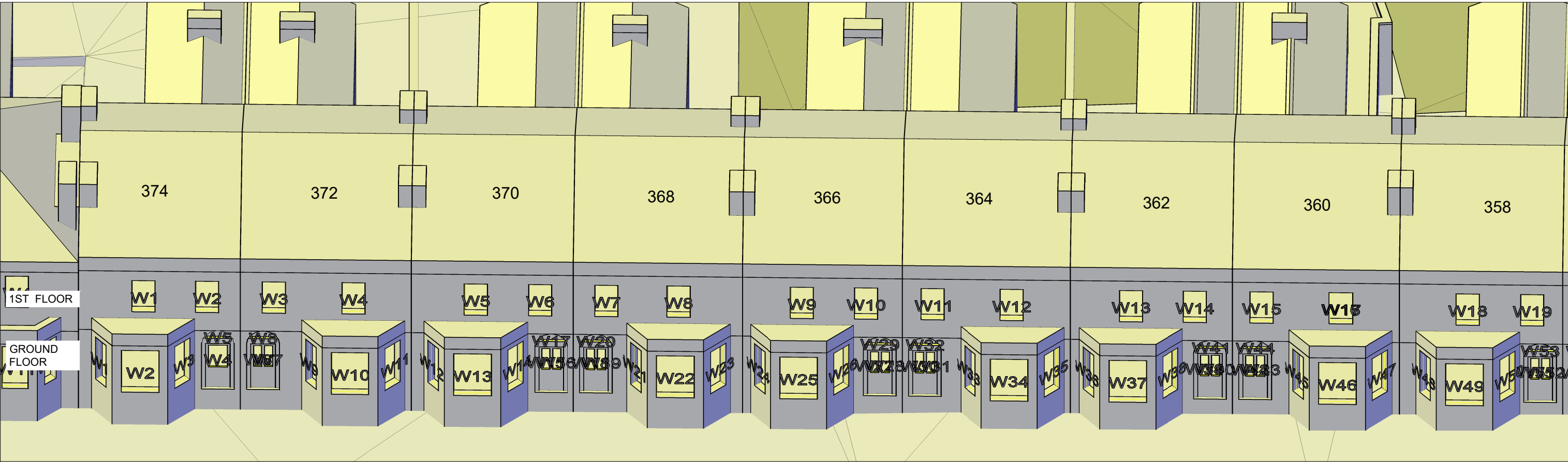
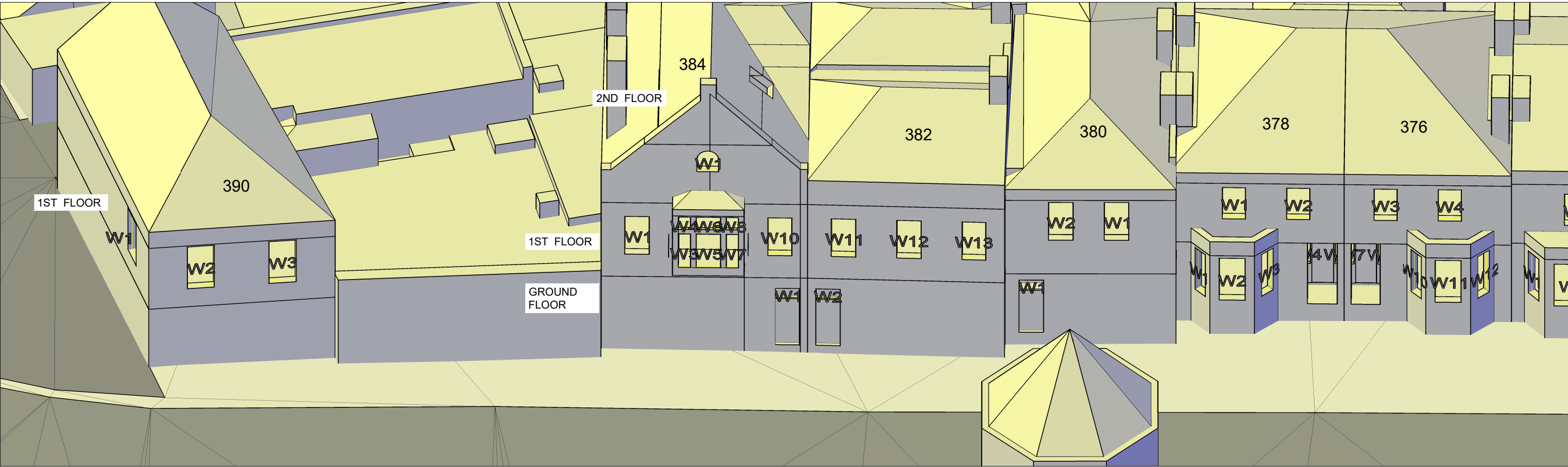
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Project No. WH46_39	Drawing No. BRE_11	Revision -

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YOUNG**

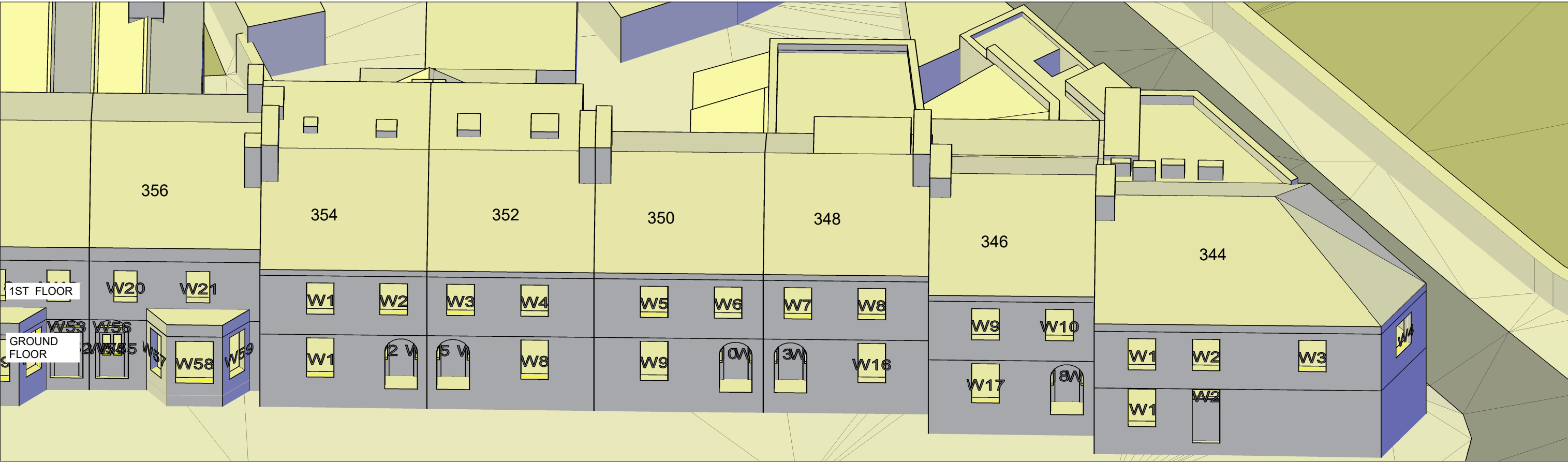
65 Gresham Street, London, EC2V 7NQ
08449 02 03 04 www.avisonyoung.co.uk



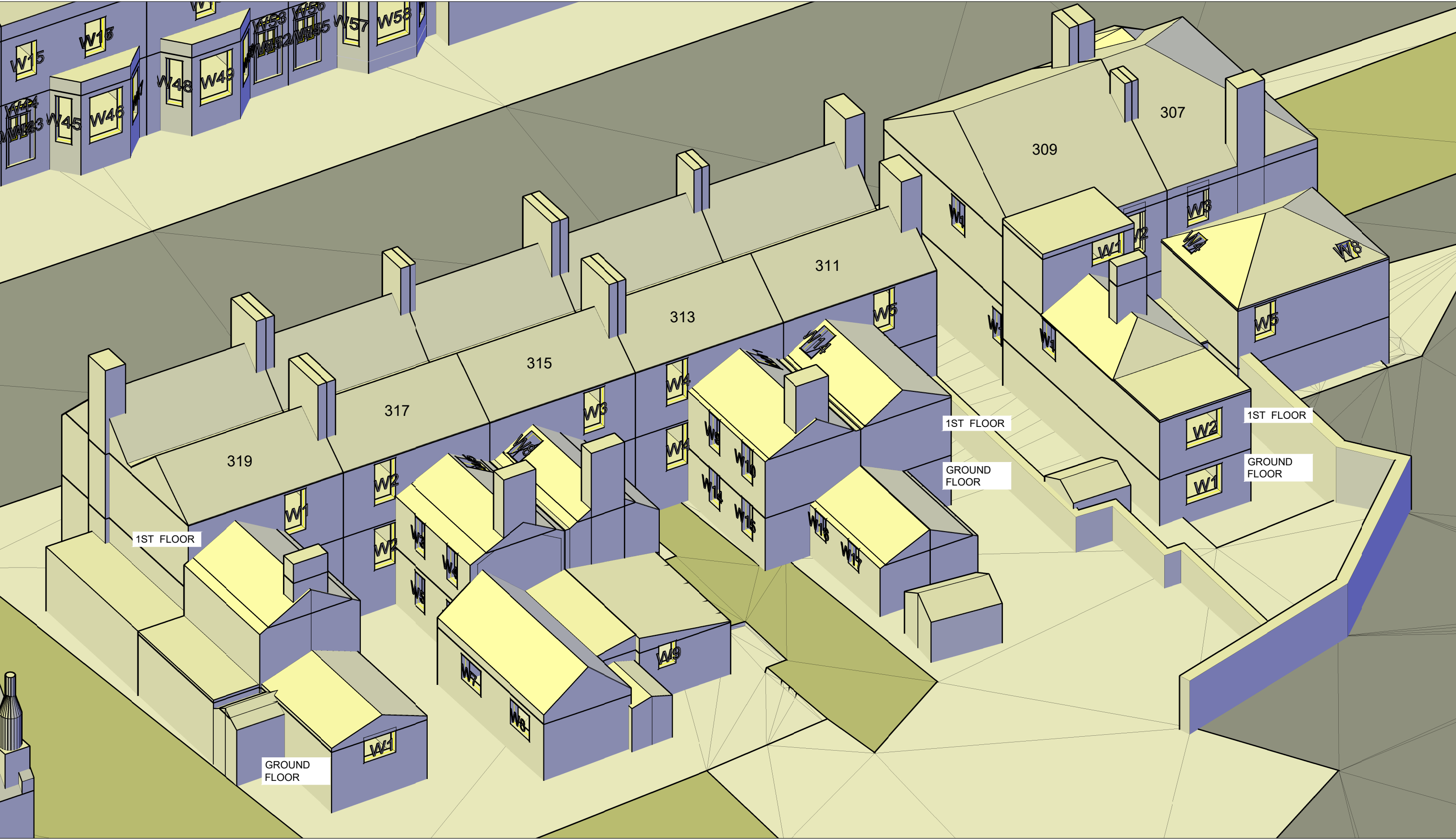
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	<div>Drawing Title</div> <div>WINDOW MAP</div>	<div>Project No.</div> <div>WH46_39</div>	<div>Drawing No.</div> <div>BRE_12</div>	<div>Revision</div> <div>-</div>	
	<div>ST JAMES TERRACE</div>				



<div>Sources of information</div> <div><div>Existing building</div><div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg</div></div> <div><div>Surrounding buildings</div><div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg</div></div> <div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div></div> <div><div>Consented</div><div>N/A</div></div>				<div>Project Name</div> <div>White Heather Industrial Estate, Dublin</div> <div>Drawing Title</div> <div>WINDOW MAP</div> <div>SOUTH CIRCULAR ROAD</div>		<div>Drawn By</div> <div>CC</div> <div>Project No.</div> <div>WH46_39</div>	<div>Scale @ A3</div> <div>NTS</div> <div>Drawing No.</div> <div>BRE_13</div>	<div>Date</div> <div>17 MARCH 2022</div> <div>Revision</div> <div>-</div>	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>	
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Sources of information

Existing building

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

WINDOW MAP
SOUTH CIRCULAR ROAD

Drawn By

CC

Scale @ A3

NTS

Date

17 MARCH 2022

Project No.

WH46_39

Drawing No.

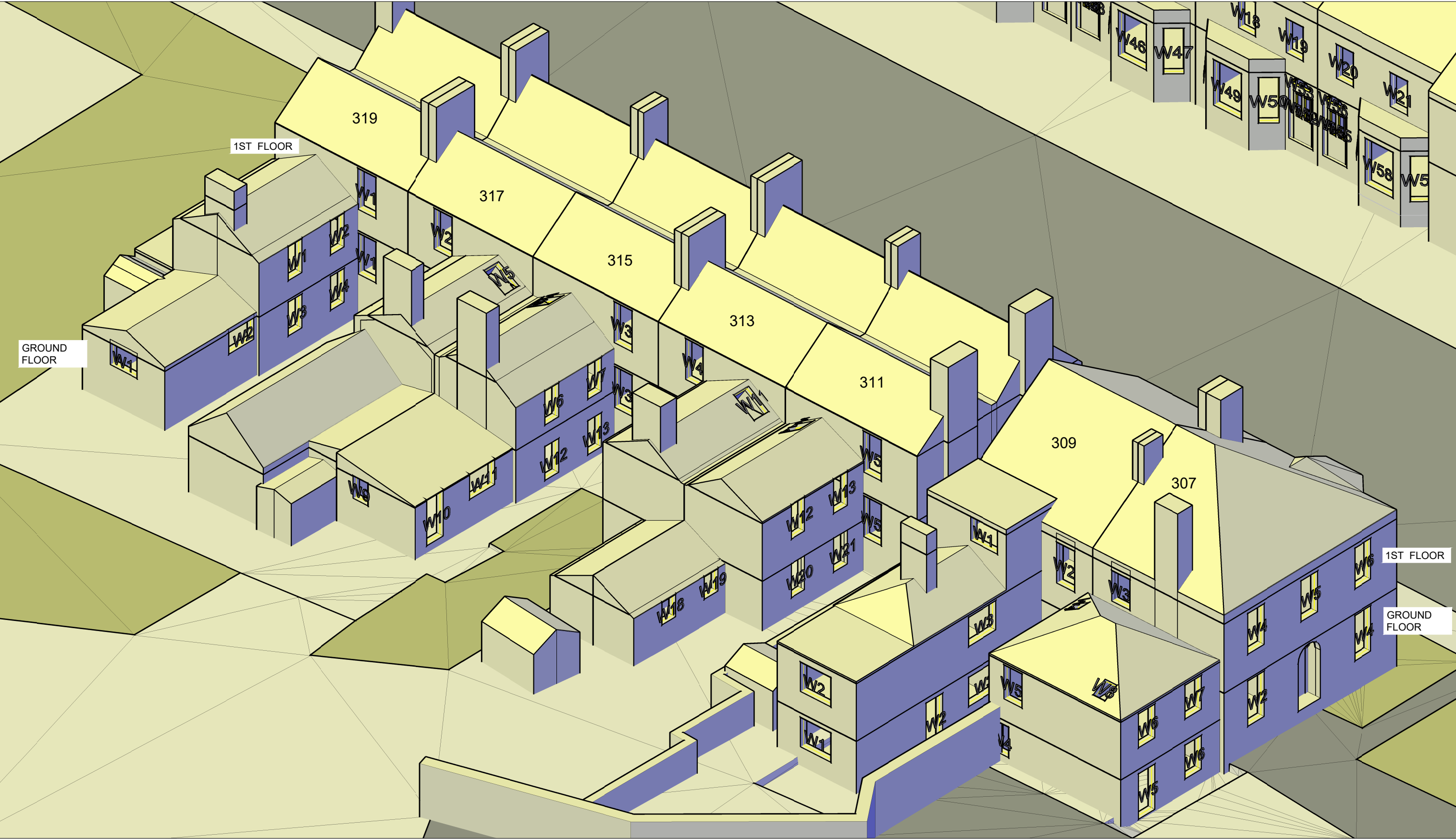
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Revision

-

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Sources of information

Existing building	Surrounding buildings	Proposed building	Consented
Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg	Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg	3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts	N/A

Project Name
White Heather Industrial Estate, Dublin

Drawing Title
WINDOW MAP
SOUTH CIRCULAR ROAD

Drawn By CC	Scale @ A3 NTS	Date 17 MARCH 2022
Project No. WH46_39	Drawing No. BRE_16	Revision -

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Appendix 4

VSC and NSL Tabular Results

WHITE HEATHER DUBLIN
10-Jan-22
JOB 21 - DAYLIGHT RESULTS

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
289 South Circular Road														
Gnd Floor														
R1/10	UNKOWN	W1/10	32.36	26.31	18.70%	1.24	1.05	15.14%	105.4	101.6	96.39%	84.1	79.79%	17.22%
R2/10	UNKOWN	W2/10	31.39	24.43	22.17%	1.20	0.98	18.35%	105.4	101.6	96.39%	77.5	73.53%	23.72%
1st Floor														
R2/11	UNKOWN	W1/11	34.84	27.82	>27	1.34	1.11	17.16%	105.4	101.6	96.39%	84.9	80.55%	16.44%
1 Priesfield Cottages														
Gnd Floor														
R1/20	LIVINGROOM	W1/20	29.95	23.17	22.64%	0.90	0.73	19.62%	115.6	96	83.04%	62.9	54.41%	34.48%
1st Floor														
R1/21	BEDROOM	W1/21	33.43	26.30	21.33%	1.23	1.00	18.83%	88.3	83.9	95.02%	62.1	70.33%	25.98%
R2/21	BEDROOM	W2/21	33.05	25.95	21.48%	1.05	0.85	19.09%	98.4	88.7	90.14%	45.6	46.34%	48.59%
2 Priesfield Cottages														
Gnd Floor														
R2/20	LIVINGROOM	W2/20	29.71	22.69	23.63%	0.87	0.69	20.44%	122.1	102.1	83.62%	66.5	54.46%	34.87%
1st Floor														
R3/21	BEDROOM	W3/21	32.87	25.67	21.90%	0.96	0.77	19.46%	113.2	101.1	89.31%	53.4	47.17%	47.18%
R4/21	BEDROOM	W4/21	32.87	25.68	21.87%	1.29	1.04	19.47%	80.2	76.6	95.51%	62.3	77.68%	18.67%
3 Priesfield Cottages														
Gnd Floor														
R1/30	LIVINGROOM	W1/30	29.05	21.85	24.78%	1.07	0.85	20.15%	124.9	98	78.46%	60.7	48.60%	38.06%
1st Floor														
R1/31	BEDROOM	W1/31	33.25	25.90	22.11%	1.05	0.86	18.54%	146.1	141.5	96.85%	92.5	63.31%	34.63%
R2/31	BEDROOM	W2/31	34.31	26.62	22.41%	1.32	1.07	19.11%	110.8	106.7	96.30%	103.1	93.05%	3.37%
4 Priesfield Cottages														
Gnd Floor														
R4/30	LIVINGROOM	W7/30	31.49	22.72	27.85%	1.09	0.84	23.33%	126	120.7	95.79%	74.6	59.21%	38.19%
1st Floor														
R3/31	BEDROOM	W3/31	34.71	26.60	23.37%	1.30	1.04	19.95%	110.6	106.1	95.93%	101	91.32%	4.81%
R4/31	BEDROOM	W4/31	35.09	26.51	24.45%	1.11	0.88	21.01%	140.3	136.6	97.36%	116.2	82.82%	14.93%
5 Priesfield Cottages														
Gnd Floor														
R5/30	LIVINGROOM	W8/30	31.84	22.81	28.36%	1.24	0.94	24.13%	112.2	108.7	96.88%	74.6	66.49%	31.37%
1st Floor														
R5/31	BEDROOM	W5/31	35.37	26.43	25.28%	1.16	0.91	21.90%	135.7	131.8	97.13%	116.8	86.07%	11.38%
R6/31	BEDROOM	W6/31	35.68	26.17	26.65%	1.37	1.05	23.17%	105.3	100.1	95.06%	91.3	86.70%	8.79%
6 Priesfield Cottages														
Gnd Floor														
R8/30	LIVINGROOM	W14/30	29.00	18.95	34.66%	1.17	0.85	27.58%	109.3	104.3	95.43%	50	45.75%	52.06%
1st Floor														
R7/31	BEDROOM	W7/31	35.87	25.87	27.88%	1.43	1.08	24.40%	101.2	96.7	95.55%	85.2	84.19%	11.89%
R8/31	BEDROOM	W8/31	36.02	25.59	28.96%	1.18	0.88	25.45%	129.8	124.9	96.22%	78.4	60.40%	37.23%
7 Priesfield Cottages														
Gnd Floor														
R10/30	LIVINGROOM	W19/30	33.51	21.44	36.02%	1.25	0.85	32.24%	114	108.9	95.53%	50.1	43.95%	53.99%
1st Floor														
R9/31	BEDROOM	W9/31	36.15	25.42	29.68%	1.46	1.08	26.16%	98.1	93.6	95.41%	75.1	76.55%	19.76%
R10/31	BEDROOM	W10/31	36.30	25.46	29.86%	1.20	0.89	26.35%	130.8	126.3	96.56%	73.2	55.96%	42.04%
1 Priesfield Drive														
Gnd Floor														
R1/40	UNKNOWN	W1/40	35.70	31.85	>27	2.06	1.88	8.41%	111.6	108.3	97.04%	108.3	97.04%	0.00%
1st Floor														
R1/41	UNKNOWN	W1/41	37.57	34.39	>27	1.74	1.63	6.42%	111.6	108.3	97.04%	108.3	97.04%	0.00%
R2/41	UNKNOWN	W2/41	37.70	35.09	>27	2.02	1.93	4.65%	61.4	58.8	95.77%	58.8	95.77%	0.00%
2 Priesfield Drive														
Gnd Floor														
R4/40	UNKNOWN	W5/40	36.02	33.83	>27	2.02	1.92	4.66%	116.7	113.3	97.09%	113.3	97.09%	0.00%
1st Floor														
R3/41	UNKNOWN	W3/41	37.82	35.62	>27	2.03	1.95	3.94%	61.4	59.4	96.74%	59.4	96.74%	0.00%
R4/41	UNKNOWN	W4/41	37.87	35.94	>27	1.71	1.65	3.80%	116.7	112.9	96.74%	112.9	96.74%	0.00%
3 Priesfield Drive														
Gnd Floor														
R5/40	UNKNOWN	W6/40	36.14	34.36	>27	2.02	1.94	3.76%	116.7	113.3	97.09%	113.3	97.09%	0.00%
1st Floor														
R5/41	UNKNOWN	W5/41	37.86	36.24	>27	1.71	1.66	3.10%	116.7	113.1	96.92%	113.1	96.92%	0.00%
R6/41	UNKNOWN	W6/41	37.87	36.43	>27	2.07	2.02	2.37%	59.5	57	95.80%	57	95.80%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
4 Priestfield Drive														
Gnd Floor														
R8/40	UNKNOWN	W10/40	36.39	35.29	>27	2.16	2.11	2.22%	106	101.7	95.94%	101.7	95.94%	0.00%
1st Floor														
R7/41	UNKNOWN	W7/41	37.92	36.64	>27	2.07	2.03	2.03%	59.5	57	95.80%	57	95.80%	0.00%
R8/41	UNKNOWN	W8/41	37.97	36.86	>27	1.82	1.78	2.04%	106	101.6	95.85%	101.6	95.85%	0.00%
5 Priestfield Drive														
Gnd Floor														
R9/40	UNKNOWN	W11/40	36.48	35.54	>27	2.17	2.12	1.89%	106	101.7	95.94%	101.7	95.94%	0.00%
1st Floor														
R9/41	UNKNOWN	W9/41	38.01	37.03	>27	1.82	1.79	1.81%	106	101.7	95.94%	101.7	95.94%	0.00%
R10/41	UNKNOWN	W10/41	38.03	37.15	>27	2.03	2.01	1.28%	61.7	59.1	95.79%	59.1	95.79%	0.00%
6 Priestfield Drive														
Gnd Floor														
R12/40	UNKNOWN	W15/40	36.49	35.81	>27	2.06	2.03	1.31%	115.3	112.1	97.22%	112.1	97.22%	0.00%
1st Floor														
R11/41	UNKNOWN	W11/41	38.05	37.23	>27	2.03	2.01	1.13%	61.7	59.1	95.79%	59.1	95.79%	0.00%
R12/41	UNKNOWN	W12/41	38.07	37.31	>27	1.73	1.71	1.27%	115.3	111.5	96.70%	111.5	96.70%	0.00%
7 Priestfield Drive														
Gnd Floor														
R13/40	UNKNOWN	W16/40	36.50	35.88	>27	2.06	2.03	1.17%	115.3	111.9	97.05%	111.9	97.05%	0.00%
1st Floor														
R13/41	UNKNOWN	W13/41	38.10	37.41	>27	1.73	1.71	1.15%	115.3	111.7	96.88%	111.7	96.88%	0.00%
R14/41	UNKNOWN	W14/41	38.09	37.44	>27	2.18	2.16	0.78%	54.7	52.6	96.16%	52.6	96.16%	0.00%
8 Priestfield Drive														
Gnd Floor														
R15/40	UNKNOWN	W18/40	36.19	35.67	>27	2.84	2.81	0.92%	122.8	120	97.72%	120	97.72%	0.00%
1st Floor														
R15/41	UNKNOWN	W15/41	38.08	37.47	>27	2.18	2.17	0.78%	54.7	52.5	95.98%	52.5	95.98%	0.00%
R16/41	UNKNOWN	W16/41	38.07	37.50	>27	1.66	1.65	0.90%	122.8	118.9	96.82%	118.9	96.82%	0.00%
9 Priestfield Drive														
Gnd Floor														
R16/40	UNKNOWN	W19/40	36.54	36.05	>27	1.98	1.96	0.91%	122.8	119.3	97.15%	119.3	97.15%	0.00%
1st Floor														
R17/41	UNKNOWN	W17/41	38.06	37.53	>27	1.66	1.65	0.78%	122.8	119	96.91%	119	96.91%	0.00%
R18/41	UNKNOWN	W18/41	38.02	37.52	>27	2.18	2.17	0.55%	54.7	52.6	96.16%	52.6	96.16%	0.00%
113 Parnell Road														
Gnd Floor														
R7/50	UNKNOWN	W9/50	38.08	36.19	>27	1.98	1.89	4.64%	131	128.2	97.86%	128.2	97.86%	0.00%
1st Floor														
R4/51	UNKNOWN	W4/51	31.89	34.54	>27	1.70	1.41	17.10%	131	128.2	97.86%	128.2	97.86%	0.00%
114 Parnell Road														
Gnd Floor														
R6/50	UNKNOWN	W8/50	38.10	36.04	>27	1.98	1.88	5.09%	131	128	97.71%	128	97.71%	0.00%
1st Floor														
R3/51	UNKNOWN	W3/51	31.90	34.41	>27	1.70	1.40	17.39%	131	128	97.71%	128	97.71%	0.00%
115 Parnell Road														
Gnd Floor														
R3/50	UNKNOWN	W5/50	38.11	35.81	>27	1.99	1.87	5.69%	131	128.2	97.86%	128.2	97.86%	0.00%
1st Floor														
R2/51	UNKNOWN	W2/51	31.90	34.18	>27	1.70	1.39	17.97%	131	128.2	97.86%	128.2	97.86%	0.00%
116 Parnell Road														
Gnd Floor														
R2/50	UNKNOWN	W4/50	38.09	35.63	>27	1.98	1.86	6.05%	131	128	97.71%	128	97.71%	0.00%
1st Floor														
R1/51	UNKNOWN	W1/51	31.88	34.00	>27	1.70	1.39	18.34%	131	128	97.71%	128	97.71%	0.00%
123 Parnell Road														
Gnd Floor														
R7/60	UNKNOWN	W7/60	37.88	33.86	>27	1.93	1.74	9.78%	135.3	132.1	97.63%	132.1	97.63%	0.00%
1st Floor														
R4/61	UNKNOWN	W4/61	36.19	32.41	>27	1.44	1.29	10.14%	135.3	132.1	97.63%	131.8	97.41%	0.23%
124 Parnell Road														
Gnd Floor														
R6/60	UNKNOWN	W6/60	37.87	33.88	>27	1.93	1.75	9.73%	135.3	131.5	97.19%	131.3	97.04%	0.15%
1st Floor														
R3/61	UNKNOWN	W3/61	36.17	32.43	>27	1.44	1.30	10.01%	135.3	131.5	97.19%	131.3	97.04%	0.15%
125 Parnell Road														
Gnd Floor														
R3/60	UNKNOWN	W3/60	37.87	33.81	>27	1.93	1.74	9.88%	135.3	132.1	97.63%	132.1	97.63%	0.00%
1st Floor														
R2/61	UNKNOWN	W2/61	36.17	32.36	>27	1.44	1.29	10.22%	135.3	132.1	97.63%	132.1	97.63%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Room Area sq ft	Existing Area sq ft	Daylight Distribution			
			Exist	Prop	% Loss	Exist	Prop	% Loss			Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
126 Parnell Road														
Gnd Floor														
R2/60	UNKNOWN	W2/60	37.88	33.87	>27	1.93	1.74	9.82%	135.3	131.2	96.97%	131.2	96.97%	0.00%
1st Floor														
R1/61	UNKNOWN	W1/61	36.18	32.40	>27	1.44	1.29	10.14%	135.3	131.2	96.97%	131.2	96.97%	0.00%
127 Parnell Road														
Gnd Floor														
R7/70	UNKNOWN	W9/70	38.00	33.96	>27	1.97	1.78	9.84%	132.1	129.2	97.80%	129.2	97.80%	0.00%
1st Floor														
R4/71	UNKNOWN	W4/71	36.27	32.49	>27	1.47	1.32	10.10%	132.1	129.2	97.80%	129.2	97.80%	0.00%
128 Parnell Road														
Gnd Floor														
R6/70	UNKNOWN	W8/70	37.99	33.95	>27	1.97	1.78	9.89%	132.1	129.1	97.73%	129.1	97.73%	0.00%
1st Floor														
R3/71	UNKNOWN	W3/71	36.28	32.50	>27	1.47	1.32	10.10%	132.1	129.1	97.73%	129.1	97.73%	0.00%
129 Parnell Road														
Gnd Floor														
R3/70	UNKNOWN	W4/70	37.71	33.73	>27	1.95	1.76	9.70%	132.1	129.2	97.80%	129.2	97.80%	0.00%
1st Floor														
R2/71	UNKNOWN	W2/71	36.28	32.58	>27	1.47	1.32	9.88%	132.1	129.2	97.80%	129.2	97.80%	0.00%
130 Parnell Road														
Gnd Floor														
R2/70	UNKNOWN	W3/70	38.03	34.13	>27	1.97	1.79	9.53%	132.1	129.1	97.73%	129.1	97.73%	0.00%
1st Floor														
R1/71	UNKNOWN	W1/71	36.29	32.67	>27	1.47	1.33	9.68%	132.1	129.1	97.73%	129.1	97.73%	0.00%
131 Parnell Road														
Gnd Floor														
R11/80	UNKNOWN	W15/80	38.15	34.39	>27	1.91	1.74	9.10%	139.7	136.3	97.57%	136.3	97.57%	0.00%
1st Floor														
R6/81	UNKNOWN	W6/81	36.35	32.87	>27	1.42	1.29	9.28%	139.7	133.9	95.85%	133.9	95.85%	0.00%
132 Parnell Road														
Gnd Floor														
R10/80	UNKNOWN	W14/80	37.69	34.01	>27	1.91	1.74	8.99%	139.7	135.9	97.28%	135.9	97.28%	0.00%
1st Floor														
R5/81	UNKNOWN	W5/81	36.16	32.77	>27	1.42	1.29	9.01%	139.7	135.9	97.28%	135.9	97.28%	0.00%
133 Parnell Road														
Gnd Floor														
R7/80	UNKNOWN	W11/80	38.10	34.53	>27	1.98	1.81	8.74%	132.9	129.9	97.74%	129.9	97.74%	0.00%
1st Floor														
R4/81	UNKNOWN	W4/81	36.35	33.08	>27	1.47	1.34	8.77%	132.9	129.9	97.74%	129.9	97.74%	0.00%
134 Parnell Road														
Gnd Floor														
R6/80	UNKNOWN	W10/80	37.68	34.22	>27	1.96	1.80	8.45%	132.9	129.7	97.59%	129.7	97.59%	0.00%
1st Floor														
R3/81	UNKNOWN	W3/81	36.34	33.17	>27	1.47	1.35	8.44%	132.9	129.7	97.59%	129.7	97.59%	0.00%
135 Parnell Road														
Gnd Floor														
R3/80	UNKNOWN	W3/80	30.89	28.71	>27	1.68	1.59	5.31%	132.9	129.2	97.22%	129.2	97.22%	0.00%
1st Floor														
R2/81	UNKNOWN	W2/81	35.84	32.81	>27	1.45	1.33	8.21%	132.9	129.3	97.29%	129.3	97.29%	0.00%
136 Parnell Road														
Gnd Floor														
R2/80	UNKNOWN	W2/80	38.15	34.83	>27	1.92	1.76	8.09%	139.7	135.9	97.28%	135.9	97.28%	0.00%
1st Floor														
R1/81	UNKNOWN	W1/81	36.37	33.43	>27	1.42	1.31	7.87%	139.7	134.2	96.06%	134.2	96.06%	0.00%
43 Dolphins Barn														
1st Floor														
R6/91	UNKNOWN	W8/91	33.79	30.91	>27	0.93	0.86	7.43%	146.6	137.2	93.59%	137.2	93.59%	0.00%
42 Dolphins Barn														
1st Floor														
R4/91	UNKNOWN	W5/91	36.99	34.52	>27	1.45	1.36	5.95%	162.4	154.1	94.89%	154.1	94.89%	0.00%
		W6/91	35.39	33.10	>27									
R5/91	UNKNOWN	W7/91	30.01	27.99	>27	0.83	0.78	5.77%	107.9	101	93.61%	101	93.61%	0.00%
41 Dolphins Barn														
1st Floor														
R1/91	UNKNOWN	W1/91	37.91	37.38	>27	1.80	1.79	0.28%	43.9	41	93.39%	41	93.39%	0.00%
R2/91	UNKNOWN	W2/91	37.97	35.17	>27	1.01	0.94	7.04%	106.4	97	91.17%	97	91.17%	0.00%
R3/91	UNKNOWN	W3/91	37.85	35.12	>27	1.51	1.41	6.74%	158.2	150.4	95.07%	150.4	95.07%	0.00%
		W4/91	37.53	34.92	>27									
14 St James Terrace														
Base Floor														
R12/99	UNKNOWN	W12/99	29.22	26.42	9.58%	0.91	0.84	7.60%	189.1	164.2	86.83%	153.8	81.33%	6.33%
Gnd Floor														
R22/100	UNKNOWN	W25/100	33.82	30.21	>27	0.96	0.88	8.75%	189.1	175.5	92.81%	173.8	91.91%	0.97%
15 St James Terrace														

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
Base Floor														
R11/99	UNKNOWN	W11/99	29.50	26.69	9.53%	1.01	0.94	7.14%	163.9	141.4	86.27%	127.5	77.79%	9.83%
Gnd Floor														
R21/100	UNKNOWN	W24/100	33.15	30.26	>27	1.05	0.98	6.87%	163.9	152.2	92.86%	150.8	92.01%	0.92%
16 St James Terrace														
Base Floor														
R10/99	UNKNOWN	W10/99	28.81	26.28	8.78%	0.94	0.88	6.41%	178	154.2	86.63%	138.7	77.92%	10.05%
Gnd Floor														
R20/100	UNKNOWN	W23/100	32.68	30.16	>27	0.98	0.92	6.05%	178	164.5	92.42%	162.3	91.18%	1.34%
17 St James Terrace														
Base Floor														
R9/99	UNKNOWN	W9/99	25.99	25.48	1.96%	0.87	0.85	1.73%	177.7	104.4	58.75%	103.7	58.36%	0.67%
Gnd Floor														
R17/100	UNKNOWN	W20/100	30.90	30.17	>27	0.93	0.92	1.71%	177.7	162.8	91.62%	162.8	91.62%	0.00%
18 St James Terrace														
Base Floor														
R8/99	UNKNOWN	W8/99	25.75	25.57	0.70%	0.95	0.95	0.21%	153	91.1	59.54%	91.1	59.54%	0.00%
Gnd Floor														
R16/100	UNKNOWN	W19/100	30.67	30.43	>27	1.03	1.03	0.39%	153	141.9	92.75%	141.9	92.75%	0.00%
19 St James Terrace														
Base Floor														
R7/99	UNKNOWN	W7/99	25.38	25.38	0.00%	0.77	0.77	0.00%	203.4	125.4	61.65%	125.4	61.65%	0.00%
Gnd Floor														
R13/100	UNKNOWN	W16/100	30.82	30.75	>27	0.84	0.84	0.12%	203.4	187.7	92.28%	187.7	92.28%	0.00%
20 St James Terrace														
Base Floor														
R6/99	UNKNOWN	W6/99	25.88	25.86	0.08%	0.84	0.84	0.00%	185.3	114.2	61.63%	114.2	61.63%	0.00%
Gnd Floor														
R12/100	UNKNOWN	W15/100	30.71	30.58	>27	0.90	0.90	0.22%	185.3	172.3	92.98%	172.3	92.98%	0.00%
21 St James Terrace														
Base Floor														
R5/99	UNKNOWN	W5/99	25.81	25.81	0.00%	0.89	0.89	0.00%	171.1	103.5	60.49%	103.5	60.49%	0.00%
Gnd Floor														
R9/100	UNKNOWN	W12/100	30.44	30.35	>27	0.95	0.95	0.21%	171.1	160.4	93.75%	160.4	93.75%	0.00%
22 St James Terrace														
Base Floor														
R4/99	UNKNOWN	W4/99	25.67	25.65	0.08%	0.88	0.88	0.00%	171.1	103.5	60.49%	103.5	60.49%	0.00%
Gnd Floor														
R8/100	UNKNOWN	W11/100	30.30	30.22	>27	0.95	0.95	0.21%	171.1	160.2	93.63%	160.2	93.63%	0.00%
23 St James Terrace														
Base Floor														
R3/99	UNKNOWN	W3/99	25.05	25.05	0.00%	0.85	0.85	0.00%	177.9	106	59.58%	106	59.58%	0.00%
Gnd Floor														
R5/100	UNKNOWN	W7/100	29.97	29.91	>27	0.91	0.91	0.11%	177.9	165.8	93.20%	165.8	93.20%	0.00%
24 St James Terrace														
Base Floor														
R2/99	UNKNOWN	W2/99	24.78	24.78	0.00%	0.88	0.88	0.00%	165.2	95	57.51%	95	57.51%	0.00%
Gnd Floor														
R3/100	UNKNOWN	W4/100	29.48	29.39	>27	0.95	0.95	0.32%	165.2	151.6	91.77%	151.6	91.77%	0.00%
25 St James Terrace														
Base Floor														
R1/99	UNKNOWN	W1/99	24.22	24.21	0.04%	0.87	0.87	0.00%	165.2	87.5	52.97%	87.5	52.97%	0.00%
Gnd Floor														
R2/100	UNKNOWN	W3/100	29.17	29.14	>27	0.94	0.94	0.11%	165.2	149.4	90.44%	149.4	90.44%	0.00%
13 St James Terrace														
Gnd Floor														
R1/110	UNKNOWN	W1/110	32.37	19.97	38.31%	3.22	2.54	21.25%	325.5	318.9	97.97%	306	94.01%	4.05%
		W2/110	83.56	74.27	>27									
		W3/110	67.86	60.03	>27									
1st Floor														
R1/111	UNKNOWN	W1/111	29.30	19.20	34.47%	0.74	0.51	31.85%	80.9	58.7	72.56%	38.7	47.84%	34.07%
R2/111	UNKNOWN	W2/111	37.43	23.70	36.68%	0.87	0.57	35.02%	81.3	73.6	90.53%	48.4	59.53%	34.24%
R3/111	UNKNOWN	W3/111	26.18	19.11	27.01%	0.66	0.53	20.15%	85.1	62.2	73.09%	37.7	44.30%	39.39%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
12 St James Terrace														
Gnd Floor														
R6/120	UNKNOWN	W13/120	26.38	19.52	26.00%	2.45	1.97	19.52%	122.3	118.1	96.57%	101.5	82.99%	14.06%
R7/120	UNKNOWN	W14/120	31.69	23.24	26.66%	1.21	0.94	22.98%	92.2	83.1	90.13%	79.7	86.44%	4.09%
1st Floor														
R8/121	UNKNOWN	W8/121	36.71	28.16	>27	1.08	0.85	20.78%	122.3	113.2	92.56%	92.5	75.63%	18.29%
R9/121	UNKNOWN	W9/121	36.68	27.45	>27	1.33	1.03	22.75%	92.2	83.1	90.13%	83.1	90.13%	0.00%
R10/121	UNKNOWN	W10/121	36.37	34.21	>27	2.21	2.15	2.67%	43.1	39.3	91.18%	39.3	91.18%	0.00%
2nd Floor														
R2/122	UNKNOWN	W3/122	89.80	85.74	>27	1.36	1.29	5.06%	59.9	49.2	82.14%	49.2	82.14%	0.00%
R3/122	UNKNOWN	W4/122	89.62	85.81	>27	2.23	2.13	4.27%	117.5	89.5	76.17%	89.5	76.17%	0.00%
		W5/122	88.37	85.64	>27									
11 St James Terrace														
Gnd Floor														
R5/120	UNKNOWN	W5/120	29.67	22.92	22.75%	2.92	2.65	9.38%	417.2	408.5	97.91%	375.4	89.98%	8.10%
		W6/120	19.41	14.64	24.57%									
		W7/120	81.95	80.46	>27									
		W8/120	84.33	82.77	>27									
		W9/120	85.53	83.84	>27									
		W10/120	86.37	84.49	>27									
		W11/120	86.25	80.05	>27									
		W12/120	77.71	72.92	>27									
1st Floor														
R6/121	UNKNOWN	W6/121	36.83	29.51	>27	1.49	1.23	17.48%	68.9	65	94.34%	65	94.34%	0.00%
R7/121	UNKNOWN	W7/121	36.85	29.20	>27	0.84	0.68	18.40%	158.4	141.9	89.58%	119.8	75.63%	15.57%
10 St James Terrace														
Gnd Floor														
R4/120	UNKNOWN	W4/120	21.18	16.90	20.21%	0.95	0.80	14.92%	158.2	116.9	73.89%	77.6	49.05%	33.62%
1st Floor														
R5/121	UNKNOWN	W5/121	36.75	30.66	>27	1.18	1.01	14.10%	135.6	129.4	95.43%	112.9	83.26%	12.75%
Gnd Floor														
R1/130	UNKNOWN	W1/130	26.85	22.89	14.75%	0.65	0.54	17.00%	68	54.8	80.59%	54.8	80.59%	0.00%
1st Floor														
R3/131	UNKNOWN	W4/131	35.91	29.74	>27	1.71	1.47	13.97%	44.1	41	92.97%	41	92.97%	0.00%
9 St James Terrace														
Gnd Floor														
R2/120	UNKNOWN	W2/120	27.72	25.56	7.79%	1.13	1.06	5.94%	158.2	150.2	94.94%	124.7	78.82%	16.98%
R3/120	UNKNOWN	W3/120	24.10	22.56	6.39%	1.39	1.31	5.63%	71.4	67.9	95.10%	65.9	92.30%	2.95%
1st Floor														
R4/121	UNKNOWN	W4/121	36.66	31.61	>27	1.18	1.04	11.55%	135.6	129.7	95.65%	113.8	83.92%	12.26%
8 St James Terrace														
Gnd Floor														
R1/120	UNKNOWN	W1/120	22.91	19.90	13.14%	1.61	1.46	9.55%	66.6	60.7	91.14%	59.6	89.49%	1.81%
1st Floor														
R3/121	UNKNOWN	W3/121	29.73	25.35	14.73%	1.02	0.90	11.02%	135.6	129.4	95.43%	118.5	87.39%	8.42%
2nd Floor														
R1/122	UNKNOWN	W1/122	88.39	85.83	>27	1.39	1.34	3.46%	155.2	114.6	73.84%	114.6	73.84%	0.00%
		W2/122	81.15	78.53	>27									
7 St James Terrace														
1st Floor														
R2/121	UNKNOWN	W2/121	36.13	32.09	>27	1.17	1.06	9.75%	135.6	129.7	95.65%	120.6	88.94%	7.02%
Gnd Floor														
R4/130	UNKNOWN	W6/130	29.15	26.12	10.39%	4.47	4.21	5.92%	108.6	104	95.76%	104	95.76%	0.00%
		W7/130	72.03	69.98	>27									
		W8/130	57.98	56.59	>27									
R5/130	UNKNOWN	W9/130	28.72	25.17	12.36%	1.31	1.17	10.39%	56.7	52.2	92.06%	52.2	92.06%	0.00%
1st Floor														
R2/131	UNKNOWN	W3/131	33.44	29.13	>27	1.43	1.27	11.44%	56.7	52.2	92.06%	52.2	92.06%	0.00%
6 St James Terrace														
1st Floor														
R1/121	UNKNOWN	W1/121	36.30	32.21	>27	1.17	1.06	9.64%	135.6	129.4	95.43%	125.9	92.85%	2.70%
Gnd Floor														
R2/130	UNKNOWN	W2/130	21.27	20.52	3.53%	1.73	1.69	2.54%	117	113.7	97.18%	113.7	97.18%	0.00%
		W3/130	27.18	26.17	3.72%									
R3/130	UNKNOWN	W4/130	64.11	62.08	>27	2.62	2.57	2.02%	120.6	86.4	71.64%	86.4	71.64%	0.00%
		W5/130	75.02	72.93	>27									
1st Floor														
R1/131	UNKNOWN	W1/131	35.55	31.13	>27	1.47	1.38	6.31%	51.3	48.3	94.15%	48.3	94.15%	0.00%
		W2/131	27.90	25.94	7.03%									

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
5 St James Terrace														
Gnd Floor														
R10/140	UNKNOWN	W15/140	30.37	28.39	>27	1.16	1.09	6.45%	116.8	110.9	94.95%	110.7	94.78%	0.18%
R11/140	UNKNOWN	W16/140	31.10	27.40	>27	4.25	3.84	9.74%	106.9	104.5	97.75%	104.5	97.75%	0.00%
1st Floor														
R8/141	UNKNOWN	W8/141	35.43	31.65	>27	1.67	1.56	6.82%	111	101.7	91.62%	101.7	91.62%	0.00%
		W10/141	31.72	29.74	>27									
R9/141	UNKNOWN	W9/141	87.72	85.49	>27	1.88	1.83	2.56%	36.4	34.5	94.78%	34.5	94.78%	0.00%
R10/141	UNKNOWN	W11/141	27.20	24.09	11.43%	0.81	0.74	8.68%	151	139.2	92.19%	138.4	91.66%	0.57%
4 St James Terrace														
Gnd Floor														
R7/140	UNKNOWN	W11/140	31.24	28.75	>27	3.02	2.82	6.69%	24.1	22.2	92.12%	22.2	92.12%	0.00%
R8/140	UNKNOWN	W12/140	24.08	22.32	7.31%	0.70	0.66	5.59%	173.5	156.7	90.32%	152.8	88.07%	2.49%
R9/140	UNKNOWN	W13/140	21.47	21.42	0.23%	1.02	0.96	5.52%	60	57.1	95.17%	57.1	95.17%	0.00%
		W14/140	31.93	28.54	>27									
1st Floor														
R6/141	UNKNOWN	W6/141	34.46	31.83	>27	0.85	0.80	6.79%	173.5	162.5	93.66%	161.8	93.26%	0.43%
R7/141	UNKNOWN	W7/141	28.02	26.99	3.68%	1.49	1.44	3.03%	65.4	60.9	93.12%	60.9	93.12%	0.00%
3 St James Terrace														
Gnd Floor														
R5/140	UNKNOWN	W8/140	31.18	28.62	>27	1.26	1.21	4.67%	90.4	84.5	93.47%	84.5	93.47%	0.00%
		W9/140	18.88	17.58	6.89%									
R6/140	UNKNOWN	W10/140	24.43	23.07	5.57%	0.86	0.83	3.85%	128.8	121.8	94.57%	119.1	92.47%	2.22%
1st Floor														
R4/141	UNKNOWN	W4/141	34.20	31.42	>27	1.78	1.66	6.81%	58.4	55.8	95.55%	55.8	95.55%	0.00%
R5/141	UNKNOWN	W5/141	34.62	31.79	>27	1.05	0.98	6.97%	128.8	121.8	94.57%	121.2	94.10%	0.49%
2nd Floor														
R3/142	UNKNOWN	W5/142	87.18	85.44	>27	1.12	1.10	2.14%	161.7	123.3	76.25%	123.3	76.25%	0.00%
		W6/142	85.14	83.35	>27									
2 St James Terrace														
Gnd Floor														
R3/140	UNKNOWN	W4/140	29.20	27.05	>27	3.99	3.89	2.48%	104	99.6	95.77%	99.6	95.77%	0.00%
		W5/140	64.68	63.21	>27									
		W6/140	56.32	56.28	>27									
R4/140	UNKNOWN	W7/140	18.94	18.26	3.59%	0.75	0.73	2.79%	28.3	24.2	85.51%	24.2	85.51%	0.00%
1st Floor														
R2/141	UNKNOWN	W2/141	32.87	30.27	>27	1.43	1.34	6.49%	78.7	74	94.03%	74	94.03%	0.00%
R3/141	UNKNOWN	W3/141	33.66	30.97	>27	1.03	0.96	6.63%	128.8	121.8	94.57%	121.4	94.25%	0.33%
2nd Floor														
R2/142	UNKNOWN	W3/142	85.49	83.90	>27	1.21	1.19	1.99%	190.3	150.3	78.98%	150.3	78.98%	0.00%
		W4/142	86.91	85.26	>27									
1 St James Terrace														
Gnd Floor														
R1/140	UNKNOWN	W1/140	19.21	19.06	0.78%	0.74	0.74	0.54%	28.6	23.6	82.52%	23.6	82.52%	0.00%
R2/140	UNKNOWN	W2/140	26.94	25.31	6.05%	3.24	3.16	2.47%	100.8	99.6	98.81%	99.6	98.81%	0.00%
		W3/140	83.64	82.63	>27									
1st Floor														
R1/141	UNKNOWN	W1/141	31.72	29.25	>27	0.98	0.92	6.31%	128.8	121.8	94.57%	121.8	94.57%	0.00%
2nd Floor														
R1/142	UNKNOWN	W1/142	84.13	82.75	>27	0.88	0.87	1.70%	182.7	129.6	70.94%	129.6	70.94%	0.00%
		W2/142	83.44	81.96	>27									
1st Floor														
R1/151	UNKNOWN	W1/151	29.16	26.81	8.06%	0.68	0.63	7.49%	28.6	23.2	81.12%	23.2	81.12%	0.00%
390 South Circular Road														
1st Floor														
R1/171	UNKNOWN	W1/171	37.48	37.48	>27	2.58	2.58	0.08%	162	158	97.53%	158	97.53%	0.00%
W2/171	35.64	35.51	>27											
R2/171	UNKNOWN	W3/171	35.34	35.18	>27	1.91	1.91	0.26%	87.1	82.4	94.60%	82.4	94.60%	0.00%
384 South Circular Road														
1st Floor														
R1/181	UNKNOWN	W1/181	32.08	31.96	>27	2.70	2.69	0.33%	231.2	225.2	97.40%	225.2	97.40%	0.00%
		W2/181	20.97	20.97	0.00%									
		W3/181	33.51	33.31	>27									
		W4/181	34.33	34.07	>27									
		W5/181	33.33	33.13	>27									
		W6/181	34.15	33.90	>27									
		W7/181	33.18	32.98	>27									
		W8/181	34.03	33.77	>27									
		W9/181	18.70	18.28	2.25%									
R2/181	UNKNOWN	W10/181	31.31	31.07	>27	1.54	1.54	0.26%	64.6	60.7	93.96%	60.7	93.96%	0.00%
2nd Floor														
R1/182	UNKNOWN	W1/182	35.76	35.42	>27	0.41	0.41	0.48%	170.7	153.3	89.81%	153.3	89.81%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
382 South Circular Road														
1st Floor														
R3/181	UNKNOWN	W11/181	32.80	32.55	>27	1.56	1.56	0.26%	64.6	60.8	94.12%	60.8	94.12%	0.00%
R4/181	UNKNOWN	W12/181	32.70	32.41	>27	1.39	1.39	0.50%	215.8	207.3	96.06%	207.3	96.06%	0.00%
		W13/181	32.48	32.15	>27									
380 South Circular Road														
1st Floor														
R1/191	UNKNOWN	W1/191	32.55	31.97	>27	1.10	1.09	1.27%	127.2	119.9	94.26%	119.9	94.26%	0.00%
R2/191	UNKNOWN	W2/191	31.82	31.31	>27	1.12	1.11	0.98%	123.8	116.8	94.35%	116.8	94.35%	0.00%
378 South Circular Road														
Gnd Floor														
R1/200	UNKNOWN	W1/200	12.64	12.63	0.08%	1.66	1.63	1.87%	206.7	201.2	97.34%	201.2	97.34%	0.00%
		W2/200	29.94	29.28	>27									
		W3/200	28.07	26.96	3.95%									
1st Floor														
R1/201	UNKNOWN	W1/201	31.12	30.36	>27	0.85	0.83	1.77%	136.8	128.4	93.86%	128.4	93.86%	0.00%
R2/201	UNKNOWN	W2/201	32.72	31.86	>27	1.23	1.20	2.04%	82.5	76.4	92.61%	76.4	92.61%	0.00%
376 South Circular Road														
Gnd Floor														
R4/200	UNKNOWN	W10/200	26.49	26.43	0.23%	1.80	1.76	2.28%	211.9	207.1	97.73%	207.1	97.73%	0.00%
		W11/200	30.69	29.71	>27									
		W12/200	26.24	24.85	5.30%									
1st Floor														
R3/201	UNKNOWN	W3/201	33.02	32.03	>27	1.18	1.16	2.45%	87.1	80.8	92.77%	80.8	92.77%	0.00%
R4/201	UNKNOWN	W4/201	33.14	32.06	>27	0.90	0.87	2.57%	128.7	118.9	92.39%	118.9	92.39%	0.00%
374 South Circular Road														
Gnd Floor														
R1/210	UNKNOWN	W1/210	24.92	24.85	0.28%	2.49	2.42	2.81%	211.6	207.3	97.97%	207.3	97.97%	0.00%
		W2/210	30.99	29.85	>27									
		W3/210	29.06	27.41	>27									
1st Floor														
R1/211	UNKNOWN	W1/211	33.38	32.11	>27	0.73	0.71	3.28%	149.7	138.7	92.65%	138.7	92.65%	0.00%
R2/211	UNKNOWN	W2/211	33.61	32.24	>27	1.24	1.20	3.47%	70	66.2	94.57%	66.2	94.57%	0.00%
372 South Circular Road														
Gnd Floor														
R4/210	UNKNOWN	W9/210	26.60	26.36	0.90%	2.37	2.29	3.30%	226.6	221.8	97.88%	221.8	97.88%	0.00%
		W10/210	31.75	30.27	>27									
		W11/210	26.76	24.98	6.65%									
1st Floor														
R3/211	UNKNOWN	W3/211	33.82	32.34	>27	1.25	1.20	3.77%	70	66.2	94.57%	66.2	94.57%	0.00%
R4/211	UNKNOWN	W4/211	34.14	32.48	>27	0.70	0.67	4.30%	164.8	153.1	92.90%	153.1	92.90%	0.00%
370 South Circular Road														
Gnd Floor														
R5/210	UNKNOWN	W12/210	23.93	23.51	1.76%	2.52	2.43	3.57%	211.6	207.3	97.97%	207.3	97.97%	0.00%
		W13/210	32.27	30.60	>27									
		W14/210	29.94	28.07	>27									
1st Floor														
R5/211	UNKNOWN	W5/211	34.60	32.71	>27	0.76	0.72	4.89%	149.7	138.7	92.65%	137.3	91.72%	1.01%
R6/211	UNKNOWN	W6/211	34.77	32.76	>27	1.28	1.21	5.08%	70	66.2	94.57%	66.2	94.57%	0.00%
368 South Circular Road														
Gnd Floor														
R8/210	UNKNOWN	W21/210	27.30	26.64	2.42%	2.42	2.34	3.47%	224.6	220.1	98.00%	220.1	98.00%	0.00%
		W22/210	32.69	31.07	>27									
		W23/210	27.28	25.62	6.09%									
1st Floor														
R7/211	UNKNOWN	W7/211	34.89	32.80	>27	1.28	1.22	5.37%	70	65.9	94.14%	65.9	94.14%	0.00%
R8/211	UNKNOWN	W8/211	34.99	32.94	>27	0.73	0.69	5.36%	161.2	149.3	92.62%	149.3	92.62%	0.00%
366 South Circular Road														
Gnd Floor														
R9/210	UNKNOWN	W24/210	24.72	24.04	2.75%	2.61	2.52	3.37%	204.1	199.9	97.94%	199.9	97.94%	0.00%
		W25/210	32.72	31.15	>27									
		W26/210	29.82	28.23	>27									
1st Floor														
R9/211	UNKNOWN	W9/211	35.11	33.01	>27	0.78	0.74	5.25%	146.7	136.9	93.32%	131.4	89.57%	4.02%
R10/211	UNKNOWN	W10/211	35.15	33.11	>27	1.30	1.23	5.15%	70	65.7	93.86%	65.7	93.86%	0.00%
364 South Circular Road														
Gnd Floor														
R12/210	UNKNOWN	W33/210	27.76	27.22	>27	2.48	2.41	2.86%	214.5	210.2	98.00%	210.2	98.00%	0.00%
		W34/210	32.44	31.22	>27									
		W35/210	25.98	24.65	5.12%									
1st Floor														
R11/211	UNKNOWN	W11/211	35.21	33.23	>27	1.30	1.24	4.99%	70	65.7	93.86%	65.7	93.86%	0.00%
R12/211	UNKNOWN	W12/211	35.20	33.29	>27	0.74	0.71	4.60%	160.1	149.4	93.32%	147	91.82%	1.61%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
362 South Circular Road														
Gnd Floor														
R13/210	UNKNOWN	W36/210	24.11	23.82	1.20%	2.58	2.51	2.45%	204.1	199.9	97.94%	199.9	97.94%	0.00%
		W37/210	32.15	31.15	>27									
		W38/210	29.13	27.82	>27									
1st Floor														
R13/211	UNKNOWN	W13/211	35.16	33.33	>27	0.77	0.74	4.42%	150.4	140.4	93.35%	136.4	90.69%	2.85%
R14/211	UNKNOWN	W14/211	35.15	33.38	>27	1.30	1.24	4.23%	70	65.7	93.86%	65.7	93.86%	0.00%
360 South Circular Road														
Gnd Floor														
R16/210	UNKNOWN	W45/210	27.33	27.03	>27	2.48	2.40	2.91%	214.5	210.2	98.00%	210.2	98.00%	0.00%
		W46/210	31.88	30.67	>27									
		W47/210	26.78	25.17	6.01%									
1st Floor														
R15/211	UNKNOWN	W15/211	35.15	33.25	>27	1.30	1.24	4.47%	70	65.7	93.86%	65.7	93.86%	0.00%
R16/211	UNKNOWN	W16/211	35.12	33.08	>27	0.00	0.00	#DIV/0!	158.1	147.6	93.36%	144.8	91.59%	1.90%
		W17/211	35.13	33.08	>27									
358 South Circular Road														
Gnd Floor														
R17/210	UNKNOWN	W48/210	24.74	24.40	1.37%	2.60	2.51	3.53%	201.3	197.1	97.91%	197.1	97.91%	0.00%
		W49/210	31.96	30.52	>27									
		W50/210	28.91	26.99	6.64%									
1st Floor														
R17/211	UNKNOWN	W18/211	35.16	32.98	>27	0.77	0.73	5.34%	151	139.7	92.52%	136.4	90.33%	2.36%
R18/211	UNKNOWN	W19/211	35.23	32.92	>27	1.30	1.23	5.68%	70	65.9	94.14%	65.9	94.14%	0.00%
356 South Circular Road														
Gnd Floor														
R20/210	UNKNOWN	W57/210	27.33	26.89	1.61%	2.38	2.27	4.74%	214.5	210	97.90%	210	97.90%	0.00%
		W58/210	32.21	30.32	>27									
		W59/210	21.07	18.60	11.72%									
1st Floor														
R19/211	UNKNOWN	W20/211	35.22	32.72	>27	1.30	1.22	6.06%	70	66.1	94.43%	66.1	94.43%	0.00%
R20/211	UNKNOWN	W21/211	34.56	31.99	>27	0.73	0.68	6.56%	164.8	153.2	92.96%	150.2	91.14%	1.96%
354 South Circular Road														
Gnd Floor														
R1/220	UNKNOWN	W1/220	32.77	30.17	>27	1.01	0.94	6.82%	184.2	172.5	93.65%	172.1	93.43%	0.23%
1st Floor														
R1/221	UNKNOWN	W1/221	35.59	32.52	>27	1.04	0.96	7.85%	143.5	135.3	94.29%	133.6	93.10%	1.26%
R2/221	UNKNOWN	W2/221	35.70	32.38	>27	1.57	1.43	8.56%	80.7	76.3	94.55%	76.3	94.55%	0.00%
352 South Circular Road														
Gnd Floor														
R4/220	UNKNOWN	W8/220	33.10	29.62	>27	1.02	0.93	9.01%	184.2	172.5	93.65%	171.1	92.89%	0.81%
1st Floor														
R3/221	UNKNOWN	W3/221	35.74	32.28	>27	1.57	1.43	8.92%	80.5	75.6	93.91%	75.6	93.91%	0.00%
R4/221	UNKNOWN	W4/221	35.76	32.09	>27	1.06	0.96	9.37%	142	133.7	94.15%	132.1	93.03%	1.20%
350 South Circular Road														
Gnd Floor														
R5/220	UNKNOWN	W9/220	33.43	29.20	>27	1.03	0.92	10.96%	184.2	172.5	93.65%	162.2	88.06%	5.97%
1st Floor														
R5/221	UNKNOWN	W5/221	35.93	31.81	>27	1.04	0.93	10.39%	146.4	137.9	94.19%	129.1	88.18%	6.38%
R6/221	UNKNOWN	W6/221	36.10	31.42	>27	1.58	1.40	11.69%	80.7	76.2	94.42%	76.2	94.42%	0.00%
348 South Circular Road														
Gnd Floor														
R8/220	UNKNOWN	W16/220	32.55	26.25	19.35%	1.06	0.90	15.88%	179.6	166	92.43%	133.1	74.11%	19.82%
1st Floor														
R7/221	UNKNOWN	W7/221	36.21	30.99	>27	1.59	1.39	12.94%	80.5	75.8	94.16%	75.8	94.16%	0.00%
R8/221	UNKNOWN	W8/221	35.26	29.70	>27	1.08	0.93	13.82%	140.3	132.3	94.30%	121.3	86.46%	8.31%
346 South Circular Road														
Gnd Floor														
R9/220	UNKNOWN	W17/220	34.30	26.95	21.43%	1.07	0.87	18.12%	184.2	172.5	93.65%	132.7	72.04%	23.07%
1st Floor														
R9/221	UNKNOWN	W9/221	36.50	30.21	>27	1.06	0.89	15.50%	146.4	137.9	94.19%	100.2	68.44%	27.34%
R10/221	UNKNOWN	W10/221	34.17	27.68	>27	1.54	1.29	16.16%	80.7	76.4	94.67%	72.6	89.96%	4.97%
344 South Circular Road														
Gnd Floor														
R1/230	UNKNOWN	W1/230	34.91	26.22	24.89%	1.37	1.08	21.27%	132.9	126.8	95.41%	89.9	67.64%	29.10%
1st Floor														
R1/231	UNKNOWN	W1/231	36.57	29.13	>27	1.20	0.98	18.18%	112.6	107.5	95.47%	68.2	60.57%	36.56%
R2/231	UNKNOWN	W2/231	36.66	29.19	>27	1.61	1.31	18.32%	75.6	71.5	94.58%	62.3	82.41%	12.87%
R3/231	UNKNOWN	W3/231	36.75	29.49	>27	1.89	1.69	10.79%	168.5	163.7	97.15%	163.7	97.15%	0.00%
		W4/231	37.18	34.83	>27									

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
319 South Circular Road														
Gnd Floor														
R1/240	UNKNOWN	W1/240	18.87	14.98	20.61%	0.77	0.65	15.01%	144.7	112.8	77.95%	112.8	77.95%	0.00%
1st Floor														
R1/241	UNKNOWN	W1/241	34.92	29.17	>27	1.11	0.96	13.71%	144.7	135.9	93.92%	135.9	93.92%	0.00%
Gnd Floor														
R1/250	UNKNOWN	W1/250	33.79	26.92	20.33%	1.40	1.21	13.18%	167.6	156.4	93.32%	156.2	93.20%	0.13%
		W2/250	24.04	21.98	8.57%									
R2/250	UNKNOWN	W3/250	18.68	17.05	8.73%	0.78	0.77	1.40%	186.9	153	81.86%	152.8	81.75%	0.13%
		W4/250	13.92	12.46	10.49%									
1st Floor														
R1/251	UNKNOWN	W1/251	29.10	25.62	11.96%	1.01	0.96	4.76%	186.9	173.9	93.04%	173.9	93.04%	0.00%
		W2/251	22.44	19.96	11.05%									
317 South Circular Road														
Gnd Floor														
R2/240	UNKNOWN	W2/240	19.24	17.60	8.52%	0.78	0.73	6.16%	144.7	127.1	87.84%	122	84.31%	4.01%
1st Floor														
R2/241	UNKNOWN	W2/241	34.94	30.17	>27	1.10	0.97	11.62%	144.7	136.1	94.06%	129.1	89.22%	5.14%
Gnd Floor														
R3/250	UNKNOWN	W5/250	15.48	15.40	0.52%	0.76	0.76	0.00%	196.9	152.8	77.60%	152.8	77.60%	0.00%
		W6/250	16.74	16.74	0.00%									
R4/250	UNKNOWN	W7/250	24.72	24.32	1.62%	1.21	1.20	0.41%	225.5	213.7	94.77%	213.7	94.77%	0.00%
		W8/250	28.37	27.87	>27									
1st Floor														
R2/251	UNKNOWN	W3/251	24.04	23.61	1.79%	1.86	1.84	1.08%	185.5	178.5	96.23%	178.5	96.23%	0.00%
		W4/251	28.96	28.48	>27									
		W5/251	65.82	63.26	>27									
315 South Circular Road														
Gnd Floor														
R3/240	UNKNOWN	W3/240	19.24	14.86	22.77%	0.78	0.65	16.47%	144.7	130.5	90.19%	114.7	79.27%	12.11%
1st Floor														
R3/241	UNKNOWN	W3/241	35.09	28.48	>27	1.10	0.93	15.53%	144.7	136.1	94.06%	118.7	82.03%	12.78%
Gnd Floor														
R5/250	UNKNOWN	W9/250	32.44	23.87	26.42%	2.15	1.84	14.34%	169.5	165.4	97.58%	164.7	97.17%	0.42%
		W10/250	28.92	23.24	19.64%									
		W11/250	27.74	22.83	17.70%									
R6/250	UNKNOWN	W12/250	17.58	14.86	15.47%	0.62	0.58	5.37%	177.6	109.7	61.77%	76.7	43.19%	30.08%
		W13/250	12.13	10.56	12.94%									
1st Floor														
R3/251	UNKNOWN	W6/251	26.50	23.36	11.85%	1.65	1.61	2.24%	177.6	144	81.08%	132.4	74.55%	8.06%
		W7/251	19.91	18.02	9.49%									
		W8/251	64.43	63.74	>27									
313 South Circular Road														
Gnd Floor														
R4/240	UNKNOWN	W4/240	18.83	16.14	14.29%	0.77	0.69	10.17%	144.7	123.1	85.07%	105.1	72.63%	14.62%
1st Floor														
R4/241	UNKNOWN	W4/241	35.04	28.35	>27	1.11	0.93	16.37%	144.7	136.1	94.06%	117.2	81.00%	13.89%
Gnd Floor														
R7/250	UNKNOWN	W14/250	17.25	16.67	3.36%	0.88	0.88	-0.23%	192.3	175.3	91.16%	175.3	91.16%	0.00%
		W15/250	23.10	22.46	2.77%									
R8/250	UNKNOWN	W16/250	21.64	20.84	3.70%	1.11	1.10	0.72%	79.9	67.4	84.36%	67.4	84.36%	0.00%
		W17/250	28.71	27.61	>27									
1st Floor														
R4/251	UNKNOWN	W9/251	25.79	25.14	2.52%	1.98	1.95	1.57%	192.3	186.2	96.83%	186.2	96.83%	0.00%
		W10/251	30.39	29.63	>27									
		W11/251	67.77	63.79	>27									
311 South Circular Road														
Gnd Floor														
R5/240	UNKNOWN	W5/240	17.98	13.46	25.14%	0.76	0.63	17.21%	144.7	105.7	73.05%	80.4	55.56%	23.94%
1st Floor														
R5/241	UNKNOWN	W5/241	35.62	28.07	>27	1.13	0.92	18.21%	144.7	135.9	93.92%	118	81.55%	13.17%
Gnd Floor														
R9/250	UNKNOWN	W18/250	26.08	21.99	15.68%	1.05	0.94	10.55%	75	60.9	81.20%	60.9	81.20%	0.00%
		W19/250	19.59	16.58	15.36%									
R10/250	UNKNOWN	W20/250	17.59	16.34	7.11%	0.74	0.73	2.02%	182.1	144.3	79.24%	134.2	73.70%	7.00%
		W21/250	12.89	12.05	6.52%									
1st Floor														
R5/251	UNKNOWN	W12/251	27.05	22.94	15.19%	1.98	1.89	4.64%	182.1	169.5	93.08%	165.9	91.10%	2.12%
		W13/251	21.06	18.54	11.97%									
		W14/251	68.55	67.07	>27									

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Daylight Distribution					
			Exist	Prop	% Loss	Exist	Prop	% Loss	Room Area sq ft	Existing Area sq ft	Existing % of Room Area	Proposed Area sq ft	Proposed % of Room Area	% Loss of Existing
309 South Circular Road														
Gnd Floor														
R1/260	UNKNOWN	W1/260	15.45	14.64	5.24%	0.56	0.56	0.00%	43.1	32.5	75.41%	32.5	75.41%	0.00%
1st Floor														
R1/261	UNKNOWN	W1/261	22.01	21.05	4.36%	1.05	1.04	0.86%	59.5	55.3	92.94%	55.3	92.94%	0.00%
R2/261	UNKNOWN	W2/261	29.39	19.93	32.19%	1.45	1.14	21.53%	75	69.5	92.67%	67.9	90.53%	2.30%
Gnd Floor														
R1/270	UNKNOWN	W1/270	33.13	20.91	36.88%	1.85	1.28	30.54%	102.7	98.1	95.52%	89.5	87.15%	8.77%
R2/270	UNKNOWN	W2/270	14.67	12.82	12.61%	1.21	1.05	12.89%	154.4	148	95.85%	73.6	47.67%	50.27%
		W3/270	9.81	8.64	11.93%									
1st Floor														
R1/271	UNKNOWN	W2/271	36.11	23.61	34.62%	1.86	1.31	29.54%	104.4	99.7	95.50%	93.1	89.18%	6.62%
R2/271	UNKNOWN	W1/271	30.31	28.98	>27	1.90	1.63	14.23%	156.9	118.2	75.33%	89.7	57.17%	24.11%
		W3/271	24.57	17.65	28.16%									
2nd Floor														
R1/272	UNKNOWN	W1/272	34.15	27.76	>27	1.55	1.30	16.07%	82.6	73.8	89.35%	73.8	89.35%	0.00%
13A St James Terrace														
1st Floor														
R1/291	BEDROOM	W1/291	34.79	33.38	>27	1.09	1.08	0.37%	111.5	109.2	97.94%	109.2	97.94%	0.00%
R2/291	BEDROOM	W2/291	34.11	32.27	>27	2.66	2.57	3.72%	111.2	110.4	99.28%	110.4	99.28%	0.00%
R3/291	BEDROOM	W3/291	33.40	30.88	>27	1.06	1.03	2.37%	111.5	109.2	97.94%	109.2	97.94%	0.00%
R4/291	BEDROOM	W4/291	33.50	30.26	>27	2.63	2.45	7.03%	111.2	110.4	99.28%	110.4	99.28%	0.00%
R5/291	BEDROOM	W5/291	33.97	29.45	>27	1.07	1.00	6.26%	111.5	109.2	97.94%	109.2	97.94%	0.00%
R6/291	BEDROOM	W6/291	34.49	28.64	>27	2.67	2.32	13.13%	111.2	110.4	99.28%	110.4	99.28%	0.00%
2nd Floor														
R1/292	BEDROOM	W1/292	30.98	29.69	>27	2.12	2.06	2.83%	181.8	179.9	98.95%	179.9	98.95%	0.00%
		W2/292	30.15	28.60	>27									
R2/292	BEDROOM	W3/292	30.11	28.10	>27	2.11	2.00	5.26%	181.8	179.9	98.95%	179.7	98.84%	0.11%
		W4/292	29.99	27.41	>27									
R3/292	BEDROOM	W5/292	29.99	26.35	12.14%	2.11	1.89	10.60%	181.8	179.9	98.95%	179.5	98.73%	0.22%
		W6/292	30.23	25.36	16.11%									

APSH Tabular Results

WHITE HEATHER DUBLIN
10-Jan-22
JOB 21 - SUNLIGHT RESULTS

Available sunlight as a percentage of
annual unobstructed total (1392.0 Hrs)

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
289 South Circular Road										
Gnd Floor										
UNKOWN	W1/10	36.00	11.00	47.00	25.00	8.00	33.00	30.56%	27.27%	29.79%
UNKOWN	W2/10	35.00	12.00	47.00	23.00	8.00	31.00	34.29%	33.33%	34.04%
1st Floor										
UNKOWN	W1/11	38.00	13.00	51.00	25.00	12.00	37.00	34.21%	7.69%	27.45%
1 Priestfield Cottages										
Gnd Floor										
LIVINGROOM	W1/20	31.00	12.00	43.00	22.00	8.00	30.00	29.03%	33.33%	30.23%
1st Floor										
BEDROOM	W1/21	36.00	12.00	48.00	24.00	11.00	35.00	33.33%	8.33%	27.08%
BEDROOM	W2/21	34.00	13.00	47.00	24.00	10.00	34.00	29.41%	23.08%	27.66%
2 Priestfield Cottages										
Gnd Floor										
LIVINGROOM	W2/20	28.00	12.00	40.00	22.00	9.00	31.00	21.43%	25.00%	22.50%
1st Floor										
BEDROOM	W3/21	32.00	14.00	46.00	26.00	11.00	37.00	18.75%	21.43%	19.57%
BEDROOM	W4/21	32.00	14.00	46.00	27.00	11.00	38.00	15.63%	21.43%	17.39%
3 Priestfield Cottages										
Gnd Floor										
LIVINGROOM	W1/30	29.00	10.00	39.00	26.00	5.00	31.00	10.34%	50.00%	20.51%
1st Floor										
BEDROOM	W1/31	34.00	15.00	49.00	27.00	10.00	37.00	20.59%	33.33%	24.49%
BEDROOM	W2/31	34.00	15.00	49.00	28.00	11.00	39.00	17.65%	26.67%	20.41%
4 Priestfield Cottages										
Gnd Floor										
LIVINGROOM	W7/30	33.00	13.00	46.00	26.00	9.00	35.00	21.21%	30.77%	23.91%
1st Floor										
BEDROOM	W3/31	35.00	14.00	49.00	29.00	11.00	40.00	17.14%	21.43%	18.37%
BEDROOM	W4/31	35.00	15.00	50.00	29.00	11.00	40.00	17.14%	26.67%	20.00%
5 Priestfield Cottages										
Gnd Floor										
LIVINGROOM	W8/30	34.00	10.00	44.00	26.00	6.00	32.00	23.53%	40.00%	27.27%
1st Floor										
BEDROOM	W5/31	36.00	16.00	52.00	28.00	11.00	39.00	22.22%	31.25%	25.00%
BEDROOM	W6/31	37.00	16.00	53.00	26.00	11.00	37.00	29.73%	31.25%	30.19%
6 Priestfield Cottages										
Gnd Floor										
LIVINGROOM	W14/30	30.00	3.00	33.00	18.00	0.00	18.00	40.00%	100.00%	45.45%
1st Floor										
BEDROOM	W7/31	37.00	16.00	53.00	25.00	11.00	36.00	32.43%	31.25%	32.08%
BEDROOM	W8/31	37.00	16.00	53.00	25.00	11.00	36.00	32.43%	31.25%	32.08%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
7 Priestfield Cottages										
Gnd Floor										
LIVINGROOM	W19/30	34.00	13.00	47.00	22.00	8.00	30.00	35.29%	38.46%	36.17%
1st Floor										
BEDROOM	W9/31	37.00	16.00	53.00	25.00	11.00	36.00	32.43%	31.25%	32.08%
BEDROOM	W10/31	37.00	15.00	52.00	24.00	10.00	34.00	35.14%	33.33%	34.62%
43 Dolphins Barn										
1st Floor										
UNKNOWN	W8/91	41.00	19.00	60.00	41.00	19.00	60.00	0.00%	0.00%	0.00%
42 Dolphins Barn										
1st Floor										
UNKNOWN	W5/91	48.00	21.00	69.00	47.00	20.00	67.00	2.08%	4.76%	2.90%
UNKNOWN	W6/91	48.00	15.00	63.00	46.00	14.00	60.00	4.17%	6.67%	4.76%
UNKNOWN	W7/91	41.00	5.00	46.00	40.00	5.00	45.00	2.44%	0.00%	2.17%
41 Dolphins Barn										
1st Floor										
UNKNOWN	W2/91	47.00	24.00	71.00	46.00	22.00	68.00	2.13%	8.33%	4.23%
UNKNOWN	W3/91	47.00	23.00	70.00	46.00	22.00	68.00	2.13%	4.35%	2.86%
UNKNOWN	W4/91	47.00	23.00	70.00	46.00	22.00	68.00	2.13%	4.35%	2.86%
14 St James Terrace										
Base Floor										
UNKNOWN	W12/99	38.00	7.00	45.00	38.00	7.00	45.00	0.00%	0.00%	0.00%
Gnd Floor										
UNKNOWN	W25/100	42.00	15.00	57.00	42.00	13.00	55.00	0.00%	13.33%	3.51%
15 St James Terrace										
Base Floor										
UNKNOWN	W11/99	38.00	14.00	52.00	38.00	12.00	50.00	0.00%	14.29%	3.85%
Gnd Floor										
UNKNOWN	W24/100	41.00	20.00	61.00	41.00	17.00	58.00	0.00%	15.00%	4.92%
16 St James Terrace										
Base Floor										
UNKNOWN	W10/99	36.00	16.00	52.00	36.00	13.00	49.00	0.00%	18.75%	5.77%
Gnd Floor										
UNKNOWN	W23/100	41.00	21.00	62.00	41.00	19.00	60.00	0.00%	9.52%	3.23%
17 St James Terrace										
Base Floor										
UNKNOWN	W9/99	37.00	14.00	51.00	37.00	12.00	49.00	0.00%	14.29%	3.92%
Gnd Floor										
UNKNOWN	W20/100	42.00	17.00	59.00	42.00	15.00	57.00	0.00%	11.76%	3.39%
18 St James Terrace										
Base Floor										
UNKNOWN	W8/99	37.00	12.00	49.00	37.00	12.00	49.00	0.00%	0.00%	0.00%
Gnd Floor										
UNKNOWN	W19/100	42.00	15.00	57.00	42.00	15.00	57.00	0.00%	0.00%	0.00%
19 St James Terrace										
Base Floor										
UNKNOWN	W7/99	37.00	6.00	43.00	37.00	6.00	43.00	0.00%	0.00%	0.00%
Gnd Floor										
UNKNOWN	W16/100	41.00	16.00	57.00	41.00	16.00	57.00	0.00%	0.00%	0.00%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
20 St James Terrace										
Base Floor										
UNKNOWN	W6/99	37.00	12.00	49.00	37.00	12.00	49.00	0.00%	0.00%	0.00%
Gnd Floor										
UNKNOWN	W15/100	42.00	16.00	58.00	42.00	16.00	58.00	0.00%	0.00%	0.00%
21 St James Terrace										
Base Floor										
UNKNOWN	W5/99	37.00	9.00	46.00	37.00	9.00	46.00	0.00%	0.00%	0.00%
Gnd Floor										
UNKNOWN	W12/100	42.00	16.00	58.00	42.00	16.00	58.00	0.00%	0.00%	0.00%
22 St James Terrace										
Base Floor										
UNKNOWN	W4/99	37.00	12.00	49.00	37.00	12.00	49.00	0.00%	0.00%	0.00%
Gnd Floor										
UNKNOWN	W11/100	41.00	16.00	57.00	41.00	16.00	57.00	0.00%	0.00%	0.00%
23 St James Terrace										
Base Floor										
UNKNOWN	W3/99	37.00	10.00	47.00	37.00	10.00	47.00	0.00%	0.00%	0.00%
Gnd Floor										
UNKNOWN	W7/100	40.00	17.00	57.00	40.00	17.00	57.00	0.00%	0.00%	0.00%
24 St James Terrace										
Base Floor										
UNKNOWN	W2/99	35.00	14.00	49.00	35.00	14.00	49.00	0.00%	0.00%	0.00%
Gnd Floor										
UNKNOWN	W4/100	40.00	17.00	57.00	40.00	17.00	57.00	0.00%	0.00%	0.00%
25 St James Terrace										
Base Floor										
UNKNOWN	W1/99	36.00	12.00	48.00	36.00	12.00	48.00	0.00%	0.00%	0.00%
Gnd Floor										
UNKNOWN	W3/100	40.00	16.00	56.00	40.00	16.00	56.00	0.00%	0.00%	0.00%
13 St James Terrace										
Gnd Floor										
UNKNOWN	W1/110	38.00	15.00	53.00	34.00	10.00	44.00	10.53%	33.33%	16.98%
UNKNOWN	W2/110	54.00	21.00	75.00	35.00	12.00	47.00	35.19%	42.86%	37.33%
UNKNOWN	W3/110	32.00	11.00	43.00	19.00	2.00	21.00	40.63%	81.82%	51.16%
1st Floor										
UNKNOWN	W1/111	37.00	5.00	42.00	29.00	0.00	29.00	21.62%	100.00%	30.95%
UNKNOWN	W2/111	48.00	20.00	68.00	33.00	13.00	46.00	31.25%	35.00%	32.35%
UNKNOWN	W3/111	36.00	18.00	54.00	33.00	13.00	46.00	8.33%	27.78%	14.81%
12 St James Terrace										
Gnd Floor										
UNKNOWN	W13/120	36.00	19.00	55.00	34.00	6.00	40.00	5.56%	68.42%	27.27%
UNKNOWN	W14/120	42.00	19.00	61.00	39.00	4.00	43.00	7.14%	78.95%	29.51%
1st Floor										
UNKNOWN	W8/121	46.00	24.00	70.00	44.00	9.00	53.00	4.35%	62.50%	24.29%
UNKNOWN	W9/121	46.00	23.00	69.00	44.00	8.00	52.00	4.35%	65.22%	24.64%
UNKNOWN	W10/121	52.00	22.00	74.00	52.00	16.00	68.00	0.00%	27.27%	8.11%
2nd Floor										
UNKNOWN	W3/122	62.00	29.00	91.00	61.00	24.00	85.00	1.61%	17.24%	6.59%
UNKNOWN	W4/122	62.00	29.00	91.00	61.00	23.00	84.00	1.61%	20.69%	7.69%
UNKNOWN	W5/122	62.00	26.00	88.00	61.00	23.00	84.00	1.61%	11.54%	4.55%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
11 St James Terrace										
Gnd Floor										
UNKNOWN	W5/120	42.00	12.00	54.00	34.00	3.00	37.00	19.05%	75.00%	31.48%
UNKNOWN	W6/120	32.00	15.00	47.00	31.00	6.00	37.00	3.13%	60.00%	21.28%
UNKNOWN	W7/120	59.00	10.00	69.00	57.00	6.00	63.00	3.39%	40.00%	8.70%
UNKNOWN	W8/120	60.00	10.00	70.00	57.00	5.00	62.00	5.00%	50.00%	11.43%
UNKNOWN	W9/120	62.00	10.00	72.00	58.00	5.00	63.00	6.45%	50.00%	12.50%
UNKNOWN	W10/120	61.00	10.00	71.00	58.00	5.00	63.00	4.92%	50.00%	11.27%
UNKNOWN	W11/120	60.00	23.00	83.00	58.00	9.00	67.00	3.33%	60.87%	19.28%
UNKNOWN	W12/120	51.00	23.00	74.00	50.00	11.00	61.00	1.96%	52.17%	17.57%
1st Floor										
UNKNOWN	W6/121	45.00	23.00	68.00	44.00	12.00	56.00	2.22%	47.83%	17.65%
UNKNOWN	W7/121	45.00	24.00	69.00	44.00	12.00	56.00	2.22%	50.00%	18.84%
10 St James Terrace										
Gnd Floor										
UNKNOWN	W4/120	32.00	13.00	45.00	31.00	7.00	38.00	3.13%	46.15%	15.56%
1st Floor										
UNKNOWN	W5/121	43.00	22.00	65.00	42.00	11.00	53.00	2.33%	50.00%	18.46%
Gnd Floor										
UNKNOWN	W1/130	31.00	3.00	34.00	30.00	1.00	31.00	3.23%	66.67%	8.82%
1st Floor										
UNKNOWN	W4/131	42.00	21.00	63.00	40.00	12.00	52.00	4.76%	42.86%	17.46%
9 St James Terrace										
Gnd Floor										
UNKNOWN	W2/120	40.00	6.00	46.00	40.00	5.00	45.00	0.00%	16.67%	2.17%
UNKNOWN	W3/120	27.00	3.00	30.00	27.00	2.00	29.00	0.00%	33.33%	3.33%
1st Floor										
UNKNOWN	W4/121	43.00	22.00	65.00	42.00	16.00	58.00	2.33%	27.27%	10.77%
8 St James Terrace										
Gnd Floor										
UNKNOWN	W1/120	36.00	11.00	47.00	36.00	7.00	43.00	0.00%	36.36%	8.51%
1st Floor										
UNKNOWN	W3/121	36.00	21.00	57.00	36.00	16.00	52.00	0.00%	23.81%	8.77%
2nd Floor										
UNKNOWN	W1/122	59.00	24.00	83.00	59.00	21.00	80.00	0.00%	12.50%	3.61%
UNKNOWN	W2/122	44.00	23.00	67.00	44.00	20.00	64.00	0.00%	13.04%	4.48%
7 St James Terrace										
1st Floor										
UNKNOWN	W2/121	43.00	21.00	64.00	42.00	16.00	58.00	2.33%	23.81%	9.38%
Gnd Floor										
UNKNOWN	W6/130	38.00	14.00	52.00	38.00	7.00	45.00	0.00%	50.00%	13.46%
UNKNOWN	W7/130	49.00	15.00	64.00	47.00	10.00	57.00	4.08%	33.33%	10.94%
UNKNOWN	W8/130	27.00	4.00	31.00	25.00	1.00	26.00	7.41%	75.00%	16.13%
UNKNOWN	W9/130	31.00	8.00	39.00	30.00	4.00	34.00	3.23%	50.00%	12.82%
1st Floor										
UNKNOWN	W3/131	41.00	11.00	52.00	39.00	6.00	45.00	4.88%	45.45%	13.46%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
6 St James Terrace										
1st Floor										
UNKNOWN	W1/121	43.00	22.00	65.00	42.00	18.00	60.00	2.33%	18.18%	7.69%
Gnd Floor										
UNKNOWN	W4/130	43.00	21.00	64.00	43.00	14.00	57.00	0.00%	33.33%	10.94%
UNKNOWN	W5/130	50.00	19.00	69.00	48.00	13.00	61.00	4.00%	31.58%	11.59%
1st Floor										
UNKNOWN	W1/131	44.00	22.00	66.00	43.00	15.00	58.00	2.27%	31.82%	12.12%
UNKNOWN	W2/131	37.00	22.00	59.00	37.00	16.00	53.00	0.00%	27.27%	10.17%
5 St James Terrace										
Gnd Floor										
UNKNOWN	W15/140	39.00	18.00	57.00	39.00	14.00	53.00	0.00%	22.22%	7.02%
UNKNOWN	W16/140	38.00	20.00	58.00	38.00	14.00	52.00	0.00%	30.00%	10.34%
1st Floor										
UNKNOWN	W8/141	40.00	22.00	62.00	40.00	17.00	57.00	0.00%	22.73%	8.06%
UNKNOWN	W10/141	43.00	22.00	65.00	43.00	17.00	60.00	0.00%	22.73%	7.69%
UNKNOWN	W9/141	58.00	26.00	84.00	58.00	21.00	79.00	0.00%	19.23%	5.95%
UNKNOWN	W11/141	34.00	21.00	55.00	34.00	16.00	50.00	0.00%	23.81%	9.09%
4 St James Terrace										
Gnd Floor										
UNKNOWN	W11/140	38.00	15.00	53.00	38.00	11.00	49.00	0.00%	26.67%	7.55%
UNKNOWN	W12/140	32.00	8.00	40.00	32.00	5.00	37.00	0.00%	37.50%	7.50%
UNKNOWN	W13/140	12.00	2.00	14.00	12.00	0.00	12.00	0.00%	100.00%	14.29%
UNKNOWN	W14/140	33.00	16.00	49.00	33.00	11.00	44.00	0.00%	31.25%	10.20%
1st Floor										
UNKNOWN	W6/141	40.00	23.00	63.00	40.00	17.00	57.00	0.00%	26.09%	9.52%
UNKNOWN	W7/141	33.00	5.00	38.00	33.00	3.00	36.00	0.00%	40.00%	5.26%
3 St James Terrace										
Gnd Floor										
UNKNOWN	W8/140	38.00	22.00	60.00	38.00	17.00	55.00	0.00%	22.73%	8.33%
UNKNOWN	W9/140	31.00	19.00	50.00	31.00	14.00	45.00	0.00%	26.32%	10.00%
UNKNOWN	W10/140	35.00	7.00	42.00	35.00	5.00	40.00	0.00%	28.57%	4.76%
1st Floor										
UNKNOWN	W4/141	41.00	23.00	64.00	41.00	19.00	60.00	0.00%	17.39%	6.25%
UNKNOWN	W5/141	41.00	23.00	64.00	41.00	18.00	59.00	0.00%	21.74%	7.81%
2nd Floor										
UNKNOWN	W5/142	58.00	24.00	82.00	58.00	21.00	79.00	0.00%	12.50%	3.66%
UNKNOWN	W6/142	48.00	25.00	73.00	48.00	23.00	71.00	0.00%	8.00%	2.74%
2 St James Terrace										
Gnd Floor										
UNKNOWN	W4/140	38.00	17.00	55.00	38.00	13.00	51.00	0.00%	23.53%	7.27%
UNKNOWN	W5/140	47.00	24.00	71.00	47.00	19.00	66.00	0.00%	20.83%	7.04%
UNKNOWN	W6/140	46.00	8.00	54.00	46.00	6.00	52.00	0.00%	25.00%	3.70%
UNKNOWN	W7/140	22.00	3.00	25.00	22.00	2.00	24.00	0.00%	33.33%	4.00%
1st Floor										
UNKNOWN	W2/141	39.00	22.00	61.00	39.00	19.00	58.00	0.00%	13.64%	4.92%
UNKNOWN	W3/141	39.00	22.00	61.00	39.00	18.00	57.00	0.00%	18.18%	6.56%
2nd Floor										
UNKNOWN	W3/142	57.00	25.00	82.00	57.00	24.00	81.00	0.00%	4.00%	1.22%
UNKNOWN	W4/142	57.00	25.00	82.00	57.00	23.00	80.00	0.00%	8.00%	2.44%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
1 St James Terrace										
Gnd Floor										
UNKNOWN	W1/140	24.00	2.00	26.00	24.00	2.00	26.00	0.00%	0.00%	0.00%
UNKNOWN	W2/140	37.00	15.00	52.00	37.00	13.00	50.00	0.00%	13.33%	3.85%
UNKNOWN	W3/140	53.00	22.00	75.00	53.00	19.00	72.00	0.00%	13.64%	4.00%
1st Floor										
UNKNOWN	W1/141	39.00	22.00	61.00	39.00	19.00	58.00	0.00%	13.64%	4.92%
2nd Floor										
UNKNOWN	W1/142	54.00	22.00	76.00	54.00	22.00	76.00	0.00%	0.00%	0.00%
UNKNOWN	W2/142	46.00	24.00	70.00	46.00	23.00	69.00	0.00%	4.17%	1.43%
1st Floor										
UNKNOWN	W1/151	37.00	21.00	58.00	37.00	19.00	56.00	0.00%	9.52%	3.45%
390 South Circular Road										
1st Floor										
UNKNOWN	W1/171	31.00	10.00	41.00	31.00	10.00	41.00	0.00%	0.00%	0.00%
UNKNOWN	W2/171	54.00	24.00	78.00	54.00	24.00	78.00	0.00%	0.00%	0.00%
UNKNOWN	W3/171	54.00	23.00	77.00	54.00	23.00	77.00	0.00%	0.00%	0.00%
384 South Circular Road										
1st Floor										
UNKNOWN	W1/181	46.00	16.00	62.00	46.00	15.00	61.00	0.00%	6.25%	1.61%
UNKNOWN	W2/181	26.00	3.00	29.00	26.00	3.00	29.00	0.00%	0.00%	0.00%
UNKNOWN	W3/181	53.00	21.00	74.00	53.00	20.00	73.00	0.00%	4.76%	1.35%
UNKNOWN	W4/181	53.00	21.00	74.00	53.00	20.00	73.00	0.00%	4.76%	1.35%
UNKNOWN	W5/181	53.00	22.00	75.00	53.00	21.00	74.00	0.00%	4.55%	1.33%
UNKNOWN	W6/181	53.00	22.00	75.00	53.00	21.00	74.00	0.00%	4.55%	1.33%
UNKNOWN	W7/181	53.00	20.00	73.00	53.00	19.00	72.00	0.00%	5.00%	1.37%
UNKNOWN	W8/181	53.00	21.00	74.00	53.00	20.00	73.00	0.00%	4.76%	1.35%
UNKNOWN	W9/181	28.00	19.00	47.00	28.00	18.00	46.00	0.00%	5.26%	2.13%
UNKNOWN	W10/181	48.00	19.00	67.00	48.00	19.00	67.00	0.00%	0.00%	0.00%
2nd Floor										
UNKNOWN	W1/182	53.00	23.00	76.00	53.00	22.00	75.00	0.00%	4.35%	1.32%
382 South Circular Road										
1st Floor										
UNKNOWN	W11/181	52.00	18.00	70.00	52.00	18.00	70.00	0.00%	0.00%	0.00%
UNKNOWN	W12/181	52.00	18.00	70.00	52.00	17.00	69.00	0.00%	5.56%	1.43%
UNKNOWN	W13/181	52.00	19.00	71.00	52.00	18.00	70.00	0.00%	5.26%	1.41%
380 South Circular Road										
1st Floor										
UNKNOWN	W1/191	52.00	21.00	73.00	52.00	20.00	72.00	0.00%	4.76%	1.37%
UNKNOWN	W2/191	50.00	22.00	72.00	50.00	21.00	71.00	0.00%	4.55%	1.39%
378 South Circular Road										
Gnd Floor										
UNKNOWN	W1/200	26.00	7.00	33.00	26.00	7.00	33.00	0.00%	0.00%	0.00%
UNKNOWN	W2/200	52.00	18.00	70.00	52.00	18.00	70.00	0.00%	0.00%	0.00%
UNKNOWN	W3/200	43.00	17.00	60.00	43.00	17.00	60.00	0.00%	0.00%	0.00%
1st Floor										
UNKNOWN	W1/201	47.00	20.00	67.00	47.00	20.00	67.00	0.00%	0.00%	0.00%
UNKNOWN	W2/201	52.00	22.00	74.00	52.00	22.00	74.00	0.00%	0.00%	0.00%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
376 South Circular Road										
Gnd Floor										
UNKNOWN	W10/200	37.00	9.00	46.00	37.00	8.00	45.00	0.00%	11.11%	2.17%
UNKNOWN	W11/200	51.00	18.00	69.00	51.00	17.00	68.00	0.00%	5.56%	1.45%
UNKNOWN	W12/200	38.00	18.00	56.00	38.00	17.00	55.00	0.00%	5.56%	1.79%
1st Floor										
UNKNOWN	W3/201	52.00	21.00	73.00	52.00	21.00	73.00	0.00%	0.00%	0.00%
UNKNOWN	W4/201	52.00	20.00	72.00	52.00	19.00	71.00	0.00%	5.00%	1.39%
374 South Circular Road										
Gnd Floor										
UNKNOWN	W1/210	37.00	9.00	46.00	37.00	8.00	45.00	0.00%	11.11%	2.17%
UNKNOWN	W2/210	52.00	20.00	72.00	52.00	18.00	70.00	0.00%	10.00%	2.78%
UNKNOWN	W3/210	42.00	19.00	61.00	42.00	17.00	59.00	0.00%	10.53%	3.28%
1st Floor										
UNKNOWN	W1/211	53.00	22.00	75.00	53.00	21.00	74.00	0.00%	4.55%	1.33%
UNKNOWN	W2/211	53.00	22.00	75.00	53.00	20.00	73.00	0.00%	9.09%	2.67%
372 South Circular Road										
Gnd Floor										
UNKNOWN	W9/210	36.00	12.00	48.00	36.00	9.00	45.00	0.00%	25.00%	6.25%
UNKNOWN	W10/210	51.00	21.00	72.00	51.00	18.00	69.00	0.00%	14.29%	4.17%
UNKNOWN	W11/210	37.00	20.00	57.00	37.00	17.00	54.00	0.00%	15.00%	5.26%
1st Floor										
UNKNOWN	W3/211	52.00	22.00	74.00	52.00	20.00	72.00	0.00%	9.09%	2.70%
UNKNOWN	W4/211	51.00	23.00	74.00	51.00	21.00	72.00	0.00%	8.70%	2.70%
370 South Circular Road										
Gnd Floor										
UNKNOWN	W12/210	35.00	13.00	48.00	35.00	10.00	45.00	0.00%	23.08%	6.25%
UNKNOWN	W13/210	51.00	21.00	72.00	51.00	18.00	69.00	0.00%	14.29%	4.17%
UNKNOWN	W14/210	42.00	20.00	62.00	42.00	17.00	59.00	0.00%	15.00%	4.84%
1st Floor										
UNKNOWN	W5/211	51.00	23.00	74.00	51.00	21.00	72.00	0.00%	8.70%	2.70%
UNKNOWN	W6/211	52.00	23.00	75.00	52.00	21.00	73.00	0.00%	8.70%	2.67%
368 South Circular Road										
Gnd Floor										
UNKNOWN	W21/210	37.00	14.00	51.00	37.00	10.00	47.00	0.00%	28.57%	7.84%
UNKNOWN	W22/210	52.00	20.00	72.00	52.00	18.00	70.00	0.00%	10.00%	2.78%
UNKNOWN	W23/210	40.00	22.00	62.00	40.00	20.00	60.00	0.00%	9.09%	3.23%
1st Floor										
UNKNOWN	W7/211	52.00	23.00	75.00	52.00	21.00	73.00	0.00%	8.70%	2.67%
UNKNOWN	W8/211	52.00	24.00	76.00	52.00	21.00	73.00	0.00%	12.50%	3.95%
366 South Circular Road										
Gnd Floor										
UNKNOWN	W24/210	35.00	13.00	48.00	35.00	11.00	46.00	0.00%	15.38%	4.17%
UNKNOWN	W25/210	51.00	22.00	73.00	51.00	20.00	71.00	0.00%	9.09%	2.74%
UNKNOWN	W26/210	42.00	24.00	66.00	42.00	20.00	62.00	0.00%	16.67%	6.06%
1st Floor										
UNKNOWN	W9/211	53.00	25.00	78.00	53.00	23.00	76.00	0.00%	8.00%	2.56%
UNKNOWN	W10/211	53.00	26.00	79.00	53.00	22.00	75.00	0.00%	15.38%	5.06%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
364 South Circular Road										
Gnd Floor										
UNKNOWN	W33/210	37.00	15.00	52.00	37.00	12.00	49.00	0.00%	20.00%	5.77%
UNKNOWN	W34/210	52.00	21.00	73.00	52.00	19.00	71.00	0.00%	9.52%	2.74%
UNKNOWN	W35/210	38.00	21.00	59.00	38.00	19.00	57.00	0.00%	9.52%	3.39%
1st Floor										
UNKNOWN	W11/211	53.00	26.00	79.00	53.00	22.00	75.00	0.00%	15.38%	5.06%
UNKNOWN	W12/211	53.00	25.00	78.00	53.00	22.00	75.00	0.00%	12.00%	3.85%
362 South Circular Road										
Gnd Floor										
UNKNOWN	W36/210	37.00	12.00	49.00	37.00	10.00	47.00	0.00%	16.67%	4.08%
UNKNOWN	W37/210	53.00	20.00	73.00	53.00	19.00	72.00	0.00%	5.00%	1.37%
UNKNOWN	W38/210	43.00	20.00	63.00	43.00	16.00	59.00	0.00%	20.00%	6.35%
1st Floor										
UNKNOWN	W13/211	53.00	23.00	76.00	53.00	21.00	74.00	0.00%	8.70%	2.63%
UNKNOWN	W14/211	53.00	24.00	77.00	53.00	21.00	74.00	0.00%	12.50%	3.90%
360 South Circular Road										
Gnd Floor										
UNKNOWN	W45/210	37.00	11.00	48.00	37.00	9.00	46.00	0.00%	18.18%	4.17%
UNKNOWN	W46/210	50.00	20.00	70.00	50.00	16.00	66.00	0.00%	20.00%	5.71%
UNKNOWN	W47/210	40.00	21.00	61.00	40.00	15.00	55.00	0.00%	28.57%	9.84%
1st Floor										
UNKNOWN	W15/211	53.00	24.00	77.00	53.00	20.00	73.00	0.00%	16.67%	5.19%
UNKNOWN	W16/211	53.00	24.00	77.00	53.00	18.00	71.00	0.00%	25.00%	7.79%
UNKNOWN	W17/211	53.00	24.00	77.00	53.00	18.00	71.00	0.00%	25.00%	7.79%
358 South Circular Road										
Gnd Floor										
UNKNOWN	W48/210	36.00	11.00	47.00	36.00	8.00	44.00	0.00%	27.27%	6.38%
UNKNOWN	W49/210	52.00	20.00	72.00	52.00	15.00	67.00	0.00%	25.00%	6.94%
UNKNOWN	W50/210	43.00	20.00	63.00	43.00	14.00	57.00	0.00%	30.00%	9.52%
1st Floor										
UNKNOWN	W18/211	53.00	24.00	77.00	53.00	17.00	70.00	0.00%	29.17%	9.09%
UNKNOWN	W19/211	53.00	24.00	77.00	53.00	17.00	70.00	0.00%	29.17%	9.09%
356 South Circular Road										
Gnd Floor										
UNKNOWN	W57/210	37.00	10.00	47.00	37.00	8.00	45.00	0.00%	20.00%	4.26%
UNKNOWN	W58/210	52.00	22.00	74.00	52.00	17.00	69.00	0.00%	22.73%	6.76%
UNKNOWN	W59/210	35.00	15.00	50.00	35.00	10.00	45.00	0.00%	33.33%	10.00%
1st Floor										
UNKNOWN	W20/211	52.00	23.00	75.00	52.00	17.00	69.00	0.00%	26.09%	8.00%
UNKNOWN	W21/211	49.00	20.00	69.00	49.00	15.00	64.00	0.00%	25.00%	7.25%
354 South Circular Road										
Gnd Floor										
UNKNOWN	W1/220	52.00	21.00	73.00	52.00	16.00	68.00	0.00%	23.81%	6.85%
1st Floor										
UNKNOWN	W1/221	52.00	23.00	75.00	52.00	19.00	71.00	0.00%	17.39%	5.33%
UNKNOWN	W2/221	52.00	24.00	76.00	52.00	20.00	72.00	0.00%	16.67%	5.26%

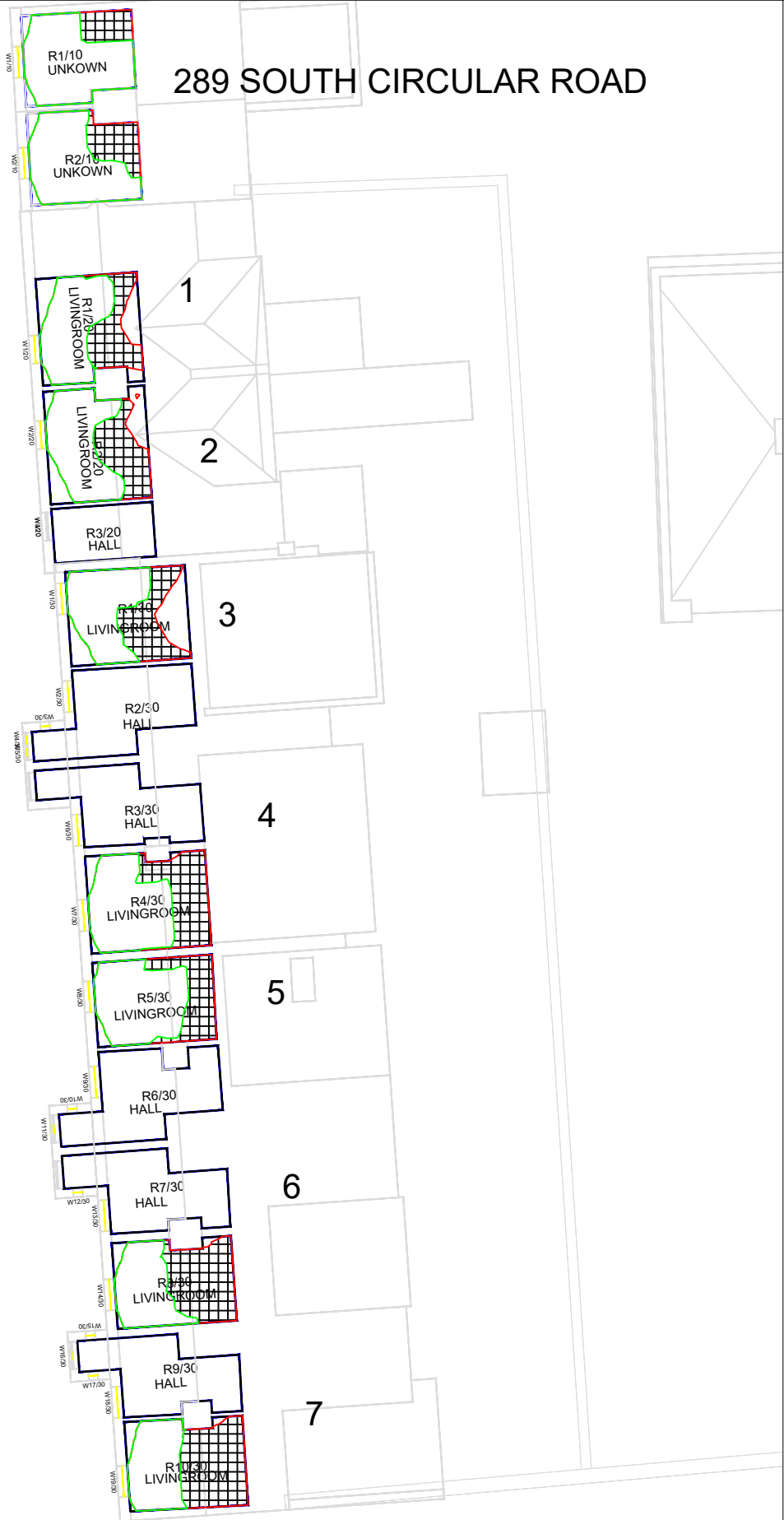
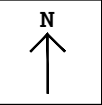
		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
352 South Circular Road										
Gnd Floor										
UNKNOWN	W8/220	52.00	22.00	74.00	52.00	14.00	66.00	0.00%	36.36%	10.81%
1st Floor										
UNKNOWN	W3/221	52.00	24.00	76.00	52.00	18.00	70.00	0.00%	25.00%	7.89%
UNKNOWN	W4/221	52.00	24.00	76.00	52.00	17.00	69.00	0.00%	29.17%	9.21%
350 South Circular Road										
Gnd Floor										
UNKNOWN	W9/220	52.00	21.00	73.00	52.00	13.00	65.00	0.00%	38.10%	10.96%
1st Floor										
UNKNOWN	W5/221	52.00	23.00	75.00	52.00	17.00	69.00	0.00%	26.09%	8.00%
UNKNOWN	W6/221	52.00	23.00	75.00	52.00	17.00	69.00	0.00%	26.09%	8.00%
348 South Circular Road										
Gnd Floor										
UNKNOWN	W16/220	44.00	19.00	63.00	44.00	8.00	52.00	0.00%	57.89%	17.46%
1st Floor										
UNKNOWN	W7/221	52.00	23.00	75.00	52.00	15.00	67.00	0.00%	34.78%	10.67%
UNKNOWN	W8/221	49.00	22.00	71.00	49.00	13.00	62.00	0.00%	40.91%	12.68%
346 South Circular Road										
Gnd Floor										
UNKNOWN	W17/220	48.00	25.00	73.00	48.00	12.00	60.00	0.00%	52.00%	17.81%
1st Floor										
UNKNOWN	W9/221	52.00	25.00	77.00	52.00	16.00	68.00	0.00%	36.00%	11.69%
UNKNOWN	W10/221	47.00	18.00	65.00	47.00	9.00	56.00	0.00%	50.00%	13.85%
344 South Circular Road										
Gnd Floor										
UNKNOWN	W1/230	52.00	25.00	77.00	50.00	13.00	63.00	3.85%	48.00%	18.18%
1st Floor										
UNKNOWN	W1/231	52.00	26.00	78.00	52.00	15.00	67.00	0.00%	42.31%	14.10%
UNKNOWN	W2/231	52.00	25.00	77.00	51.00	16.00	67.00	1.92%	36.00%	12.99%
UNKNOWN	W3/231	52.00	25.00	77.00	50.00	17.00	67.00	3.85%	32.00%	12.99%
UNKNOWN	W4/231	55.00	28.00	83.00	54.00	21.00	75.00	1.82%	25.00%	9.64%
319 South Circular Road										
Gnd Floor										
UNKNOWN	W1/240	32.00	12.00	44.00	32.00	5.00	37.00	0.00%	58.33%	15.91%
1st Floor										
UNKNOWN	W1/241	49.00	24.00	73.00	49.00	14.00	63.00	0.00%	41.67%	13.70%
Gnd Floor										
UNKNOWN	W1/250	50.00	22.00	72.00	50.00	8.00	58.00	0.00%	63.64%	19.44%
UNKNOWN	W2/250	35.00	15.00	50.00	35.00	7.00	42.00	0.00%	53.33%	16.00%
UNKNOWN	W3/250	29.00	10.00	39.00	29.00	6.00	35.00	0.00%	40.00%	10.26%
UNKNOWN	W4/250	28.00	10.00	38.00	28.00	5.00	33.00	0.00%	50.00%	13.16%
1st Floor										
UNKNOWN	W1/251	38.00	20.00	58.00	38.00	12.00	50.00	0.00%	40.00%	13.79%
UNKNOWN	W2/251	33.00	18.00	51.00	33.00	10.00	43.00	0.00%	44.44%	15.69%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
317 South Circular Road										
Gnd Floor										
UNKNOWN	W2/240	19.00	5.00	24.00	19.00	3.00	22.00	0.00%	40.00%	8.33%
1st Floor										
UNKNOWN	W2/241	50.00	22.00	72.00	50.00	14.00	64.00	0.00%	36.36%	11.11%
UNKNOWN	W3/251	21.00	5.00	26.00	21.00	2.00	23.00	0.00%	60.00%	11.54%
UNKNOWN	W4/251	22.00	5.00	27.00	22.00	2.00	24.00	0.00%	60.00%	11.11%
UNKNOWN	W5/251	51.00	19.00	70.00	51.00	11.00	62.00	0.00%	42.11%	11.43%
315 South Circular Road										
Gnd Floor										
UNKNOWN	W3/240	33.00	11.00	44.00	33.00	6.00	39.00	0.00%	45.45%	11.36%
1st Floor										
UNKNOWN	W3/241	51.00	24.00	75.00	51.00	14.00	65.00	0.00%	41.67%	13.33%
Gnd Floor										
UNKNOWN	W9/250	49.00	20.00	69.00	47.00	5.00	52.00	4.08%	75.00%	24.64%
UNKNOWN	W10/250	37.00	18.00	55.00	35.00	4.00	39.00	5.41%	77.78%	29.09%
UNKNOWN	W11/250	34.00	20.00	54.00	33.00	4.00	37.00	2.94%	80.00%	31.48%
UNKNOWN	W12/250	25.00	14.00	39.00	25.00	6.00	31.00	0.00%	57.14%	20.51%
UNKNOWN	W13/250	24.00	10.00	34.00	24.00	5.00	29.00	0.00%	50.00%	14.71%
1st Floor										
UNKNOWN	W6/251	38.00	17.00	55.00	38.00	8.00	46.00	0.00%	52.94%	16.36%
UNKNOWN	W7/251	32.00	14.00	46.00	32.00	8.00	40.00	0.00%	42.86%	13.04%
UNKNOWN	W8/251	54.00	11.00	65.00	54.00	5.00	59.00	0.00%	54.55%	9.23%
313 South Circular Road										
Gnd Floor										
UNKNOWN	W4/240	18.00	4.00	22.00	18.00	3.00	21.00	0.00%	25.00%	4.55%
1st Floor										
UNKNOWN	W4/241	51.00	24.00	75.00	51.00	13.00	64.00	0.00%	45.83%	14.67%
UNKNOWN	W9/251	21.00	4.00	25.00	21.00	2.00	23.00	0.00%	50.00%	8.00%
UNKNOWN	W10/251	25.00	4.00	29.00	25.00	2.00	27.00	0.00%	50.00%	6.90%
UNKNOWN	W11/251	50.00	23.00	73.00	50.00	12.00	62.00	0.00%	47.83%	15.07%
311 South Circular Road										
Gnd Floor										
UNKNOWN	W5/240	26.00	13.00	39.00	25.00	3.00	28.00	3.85%	76.92%	28.21%
1st Floor										
UNKNOWN	W5/241	51.00	22.00	73.00	51.00	10.00	61.00	0.00%	54.55%	16.44%
Gnd Floor										
UNKNOWN	W18/250	36.00	19.00	55.00	33.00	9.00	42.00	8.33%	52.63%	23.64%
UNKNOWN	W19/250	32.00	18.00	50.00	31.00	9.00	40.00	3.13%	50.00%	20.00%
UNKNOWN	W20/250	28.00	12.00	40.00	28.00	6.00	34.00	0.00%	50.00%	15.00%
UNKNOWN	W21/250	24.00	11.00	35.00	24.00	5.00	29.00	0.00%	54.55%	17.14%
1st Floor										
UNKNOWN	W12/251	35.00	20.00	55.00	35.00	8.00	43.00	0.00%	60.00%	21.82%
UNKNOWN	W13/251	31.00	19.00	50.00	31.00	7.00	38.00	0.00%	63.16%	24.00%
UNKNOWN	W14/251	54.00	15.00	69.00	54.00	6.00	60.00	0.00%	60.00%	13.04%

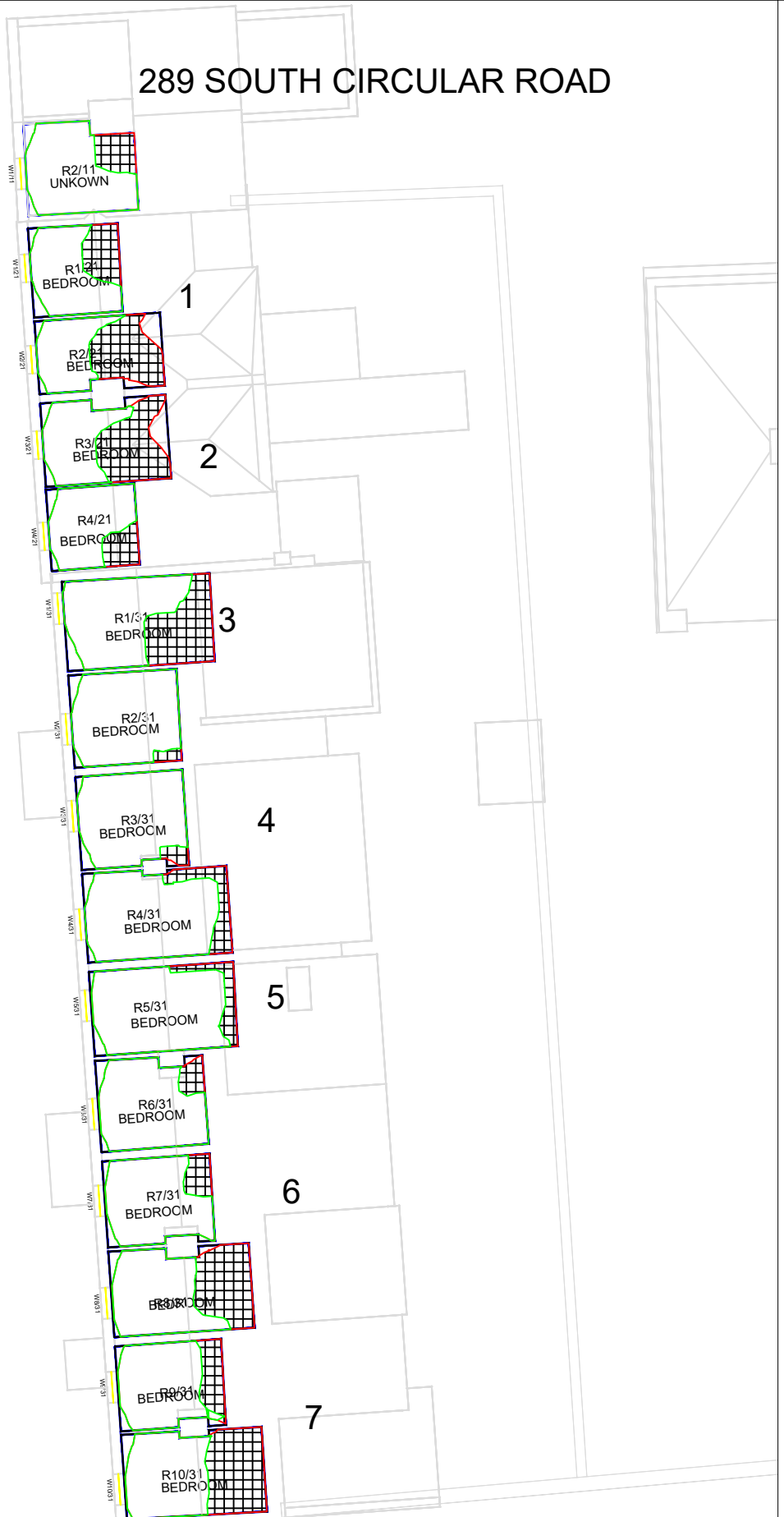
		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
309 South Circular Road										
1st Floor										
UNKNOWN	W2/261	38.00	27.00	65.00	34.00	7.00	41.00	10.53%	74.07%	36.92%
Gnd Floor										
UNKNOWN	W1/270	51.00	21.00	72.00	43.00	5.00	48.00	15.69%	76.19%	33.33%
UNKNOWN	W2/270	28.00	8.00	36.00	25.00	6.00	31.00	10.71%	25.00%	13.89%
UNKNOWN	W3/270	16.00	8.00	24.00	16.00	5.00	21.00	0.00%	37.50%	12.50%
1st Floor										
UNKNOWN	W2/271	53.00	25.00	78.00	48.00	7.00	55.00	9.43%	72.00%	29.49%
UNKNOWN	W1/271	21.00	5.00	26.00	21.00	1.00	22.00	0.00%	80.00%	15.38%
UNKNOWN	W3/271	36.00	15.00	51.00	27.00	7.00	34.00	25.00%	53.33%	33.33%
2nd Floor										
UNKNOWN	W1/272	52.00	22.00	74.00	50.00	11.00	61.00	3.85%	50.00%	17.57%

Appendix 5

NSL Contour Plots

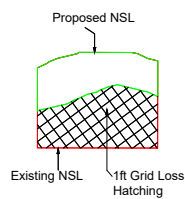


GROUND



FIRST

Key:



Sources of information

Existing building

Accutities wide area massing model received
14 Sepetmber 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings

Accutities wide area massing model received
14 Sepetmber 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

NO SKYLINE CONTOURS
PRIESTFIELD COTTAGES

Drawn By

CC

Scale @ A3

1/200

Date

10 JAN 2022

Project No.

WH46_21

Drawing No.

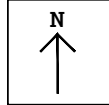
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Revision

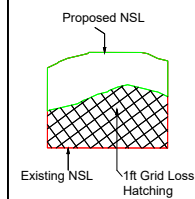
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Key:



Sources of information

Existing building

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

NO SKYLINE CONTOURS
1-9 PRIESTFIELD DRIVE

Drawn By

CC

Scale @ A3

1/150

Date

10 JAN 2022

Project No.

WH46_21

Drawing No.

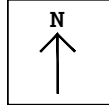
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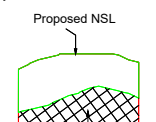
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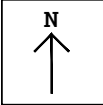
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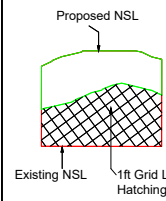
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<div>Key:</div> <div></div>	<div>Sources of information</div> <div><div>Existing building</div><div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Surrounding buildings</div><div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div></div> <div><div>Consented</div><div>N/A</div></div>	<div>Project Name</div> <div>White Heather Industrial Estate, Dublin</div> <div>Drawing Title</div> <div>NO SKYLINE CONTOURS</div> <div>113-116 PARNELL ROAD</div>	<div>Drawn By</div> <div>CC</div> <div>Project No.</div> <div>WH46_21</div>	<div>Scale @ A3</div> <div>1/100</div> <div>Drawing No.</div> <div>BRE_07</div>	<div>Date</div> <div>10 JAN 2022</div> <div>Revision</div> <div>-</div>	<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div></div>
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Key:



Sources of information

Existing building

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

NO SKYLINE CONTOURS
123-130 PARNELL ROAD

Drawn By

CC

Scale @ A3

1/150

Date

10 JAN 2022

Project No.

WH46_21

Drawing No.

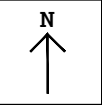
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Revision

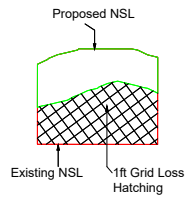
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Key:



Sources of information

Existing building

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

NO SKYLINE CONTOURS

131-136 PARNELL ROAD

Drawn By

CC

Scale @ A3

1/100

Date

10 JAN 2022

Project No.

WH46_21

Drawing No.

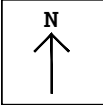
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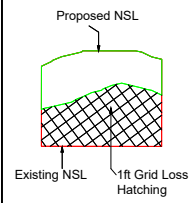
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Key:



Sources of information

Existing building

Accucities wide area massing model received
14 Sepetmber 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings

Accucities wide area massing model received
14 Sepetmber 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

NO SKYLINE CONTOURS
41-43 DOLPHINS BARN

Drawn By

CC

Scale @ A3

1/100

Date

10 JAN 2022

Project No.

WH46_21

Drawing No.

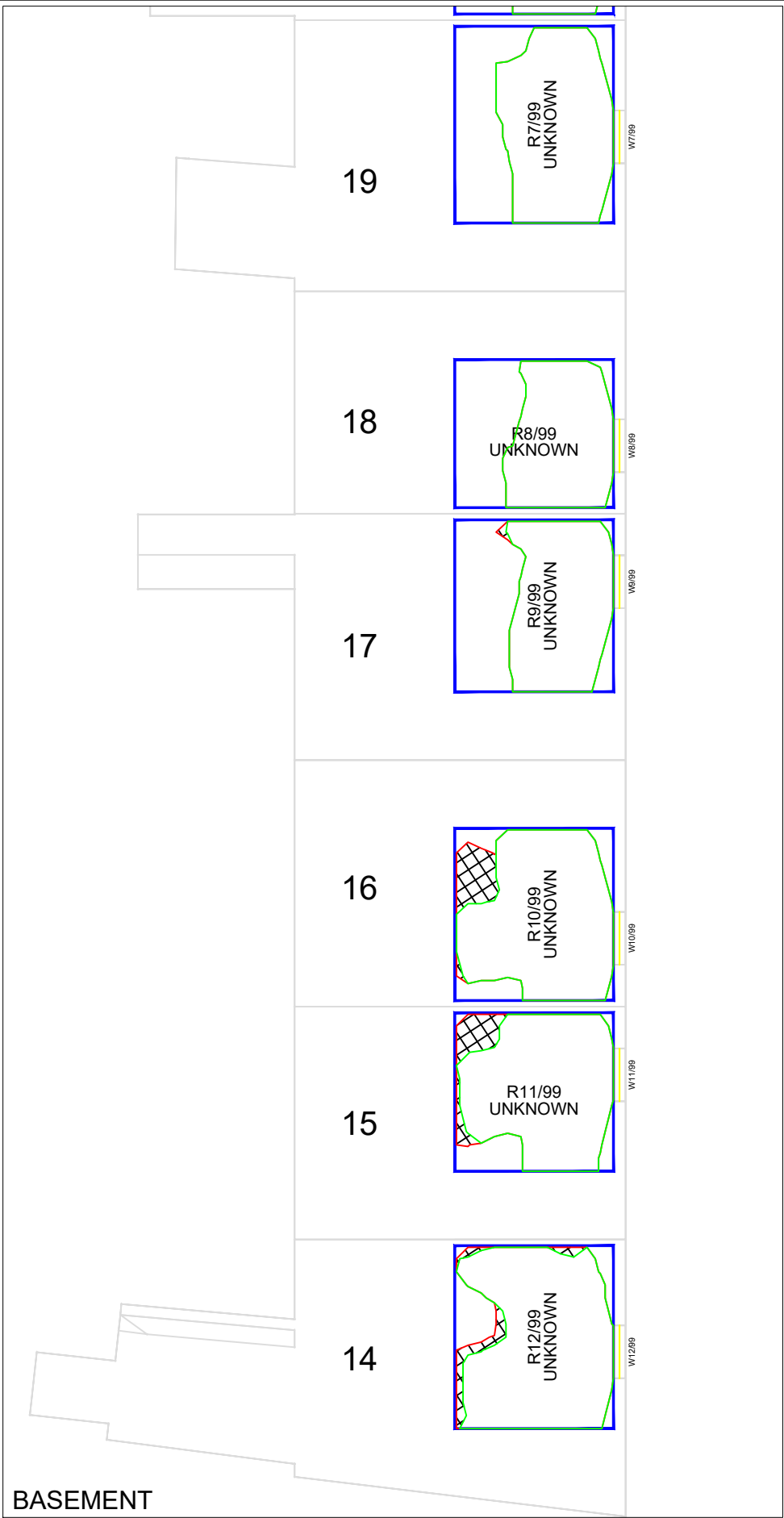
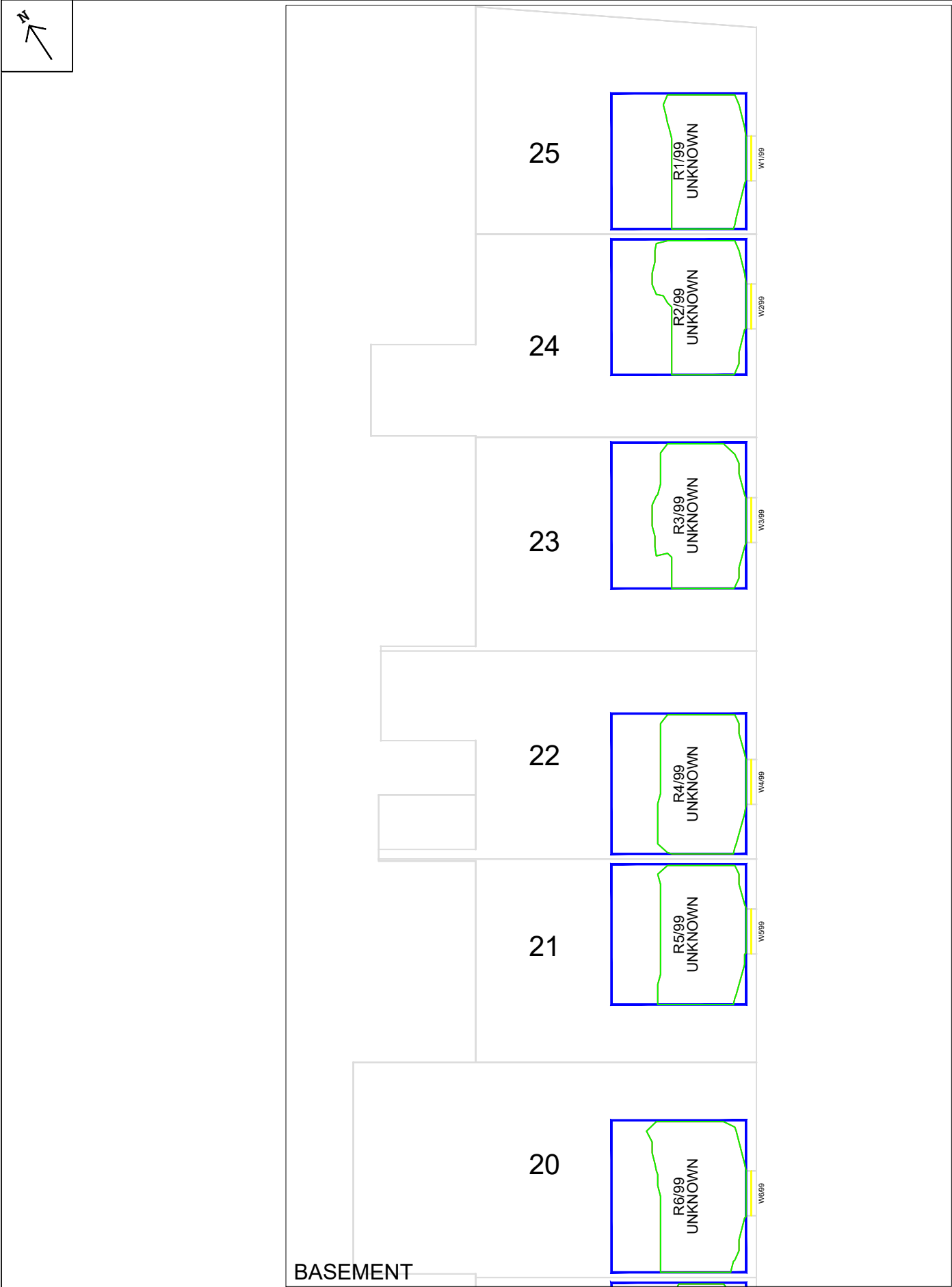
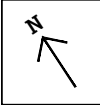
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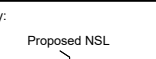
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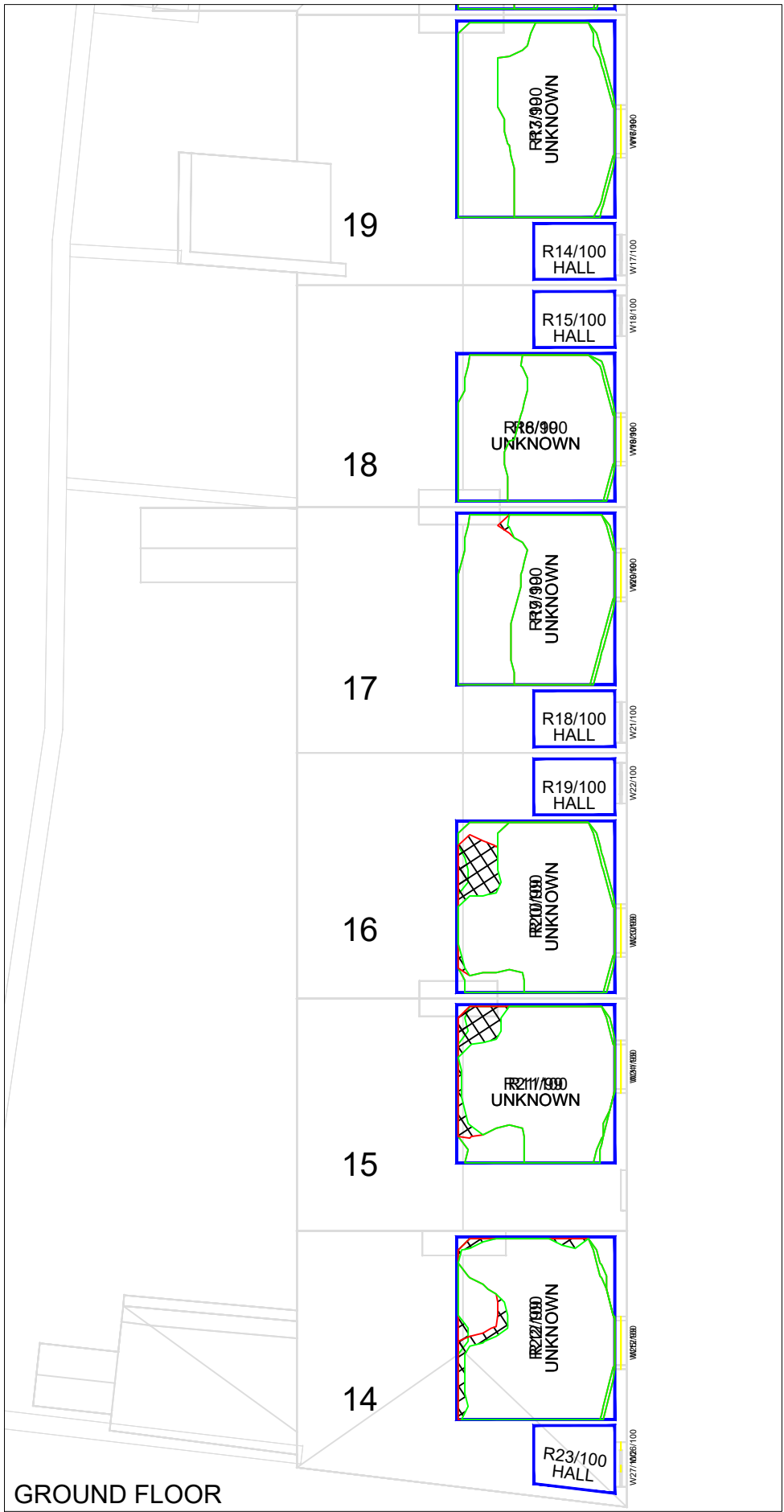
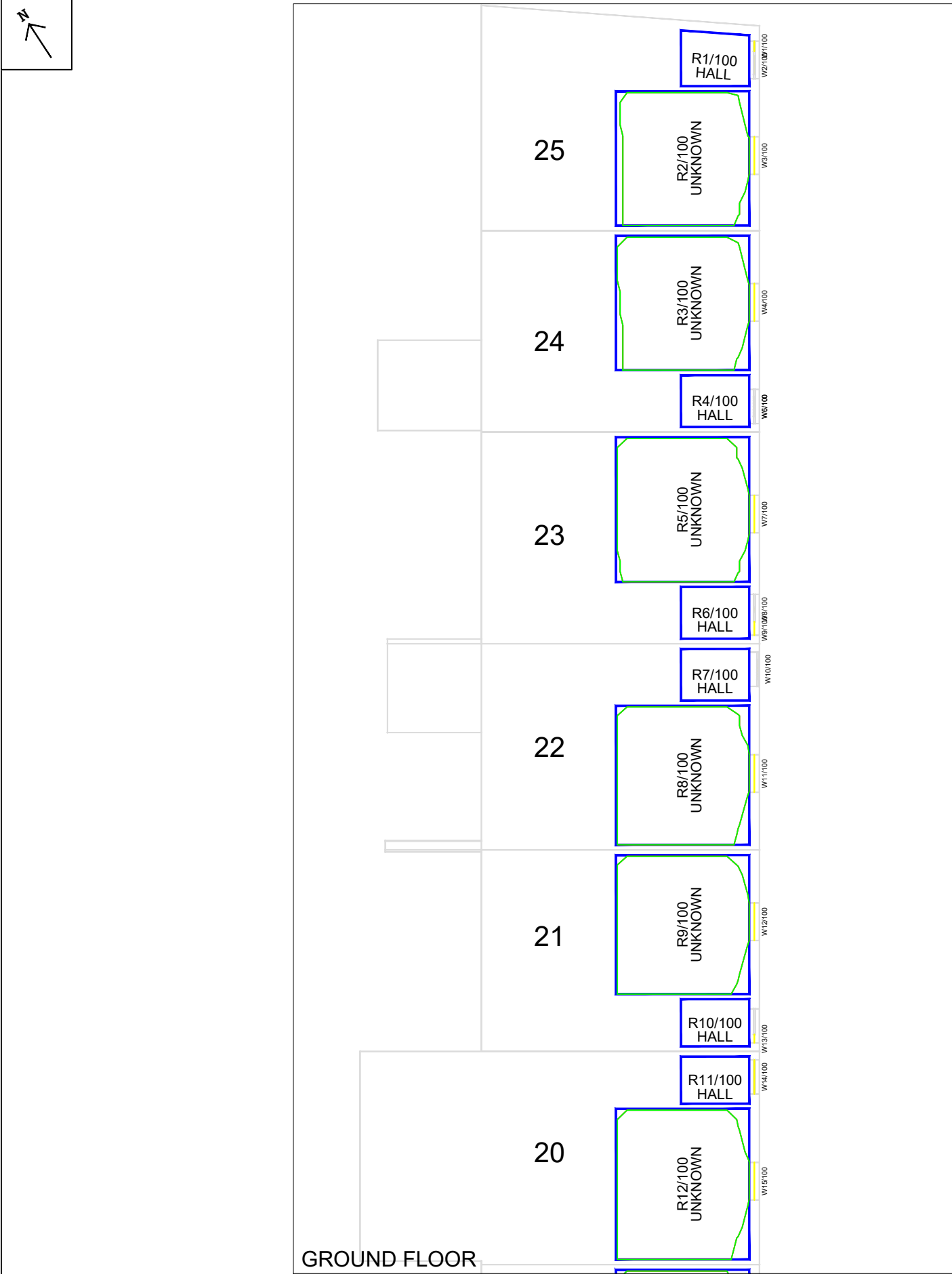
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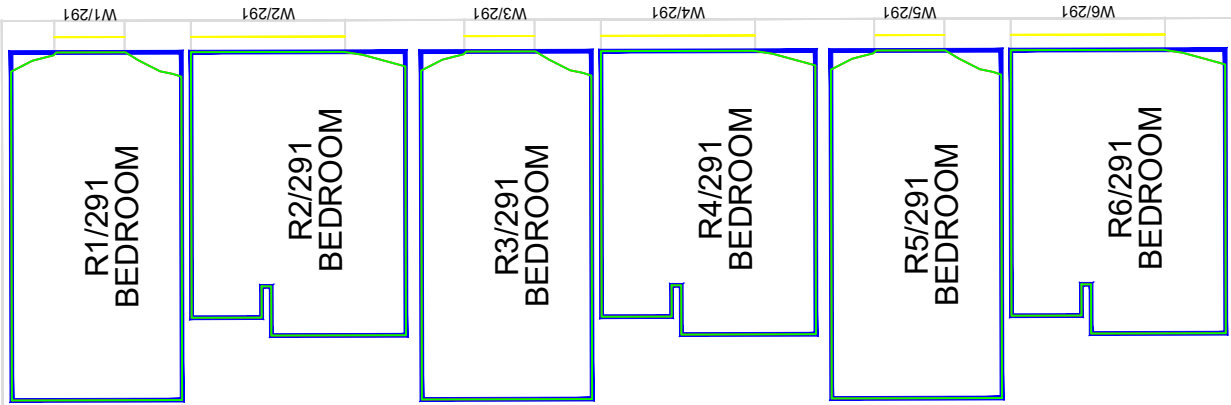
<div>Key:</div> <div></div>	<div>Sources of information</div> <div><div>Existing building</div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Surrounding buildings</div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div></div> <div><div>Consented</div><div>N/A</div></div>	<div>Project Name</div> <div>White Heather Industrial Estate, Dublin</div> <div>Drawing Title</div> <div>NO SKYLINE CONTOURS</div> <div>14-25 ST JAMES TERRACE</div>	<div>Drawn By</div> <div>CC</div> <div>Project No.</div> <div>WH46_21</div> <div>Scale @ A3</div> <div>1/150</div> <div>Drawing No.</div> <div>BRE_11</div> <div>Date</div> <div>10 JAN 2022</div> <div>Revision</div> <div>-</div>	<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div></div>
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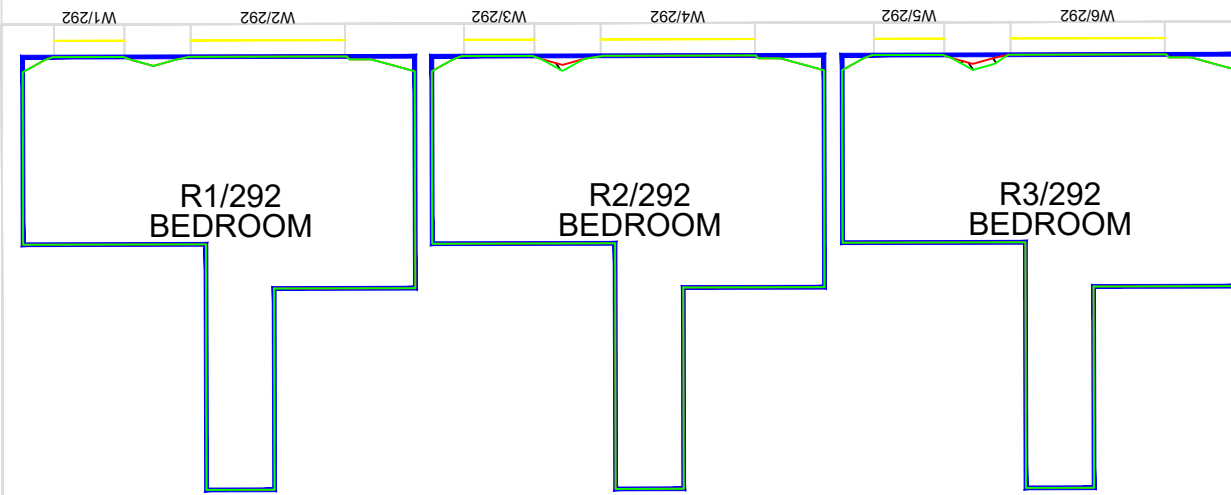
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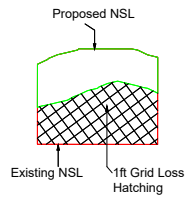
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SECOND



Key:



Sources of information

Existing building

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_Master.dwg

Surrounding buildings

Accucities wide area massing model received
14 Sepetmber 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

NO SKYLINE CONTOURS

13A ST JAMES TERRACE

Drawn By

CC

Scale @ A3

1/100

Date

10 JAN 2022

Project No.

WH46_21

Drawing No.

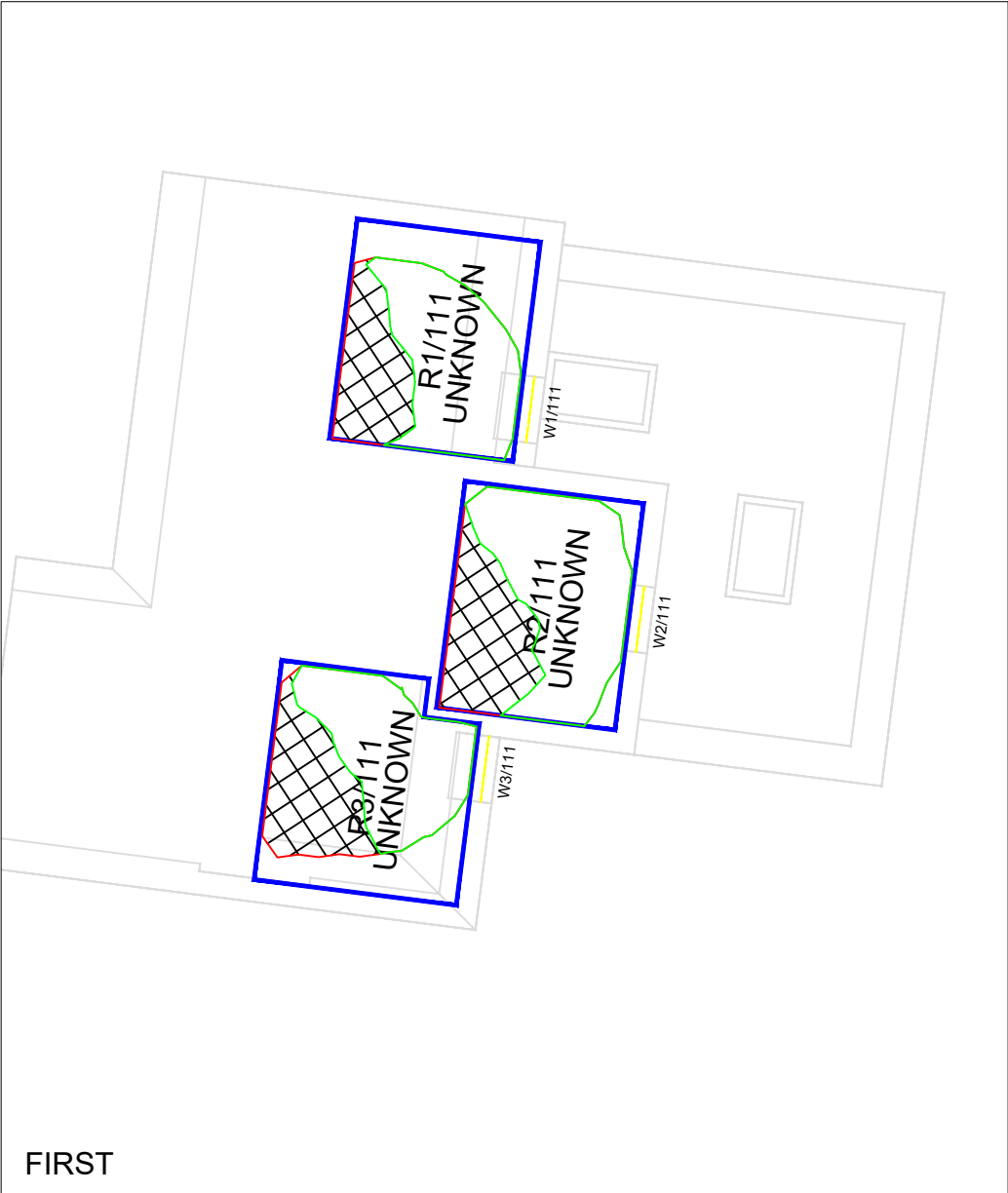
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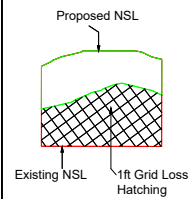
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08449 02 03 04 www.avisonyoung.co.uk



Key:



Sources of information

Existing building

Accucities wide area massing model received
14 Sepetmber 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings

Accucities wide area massing model received
14 Sepetmber 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

NO SKYLINE CONTOURS
13 ST JAMES TERRACE

Drawn By

CC

Scale @ A3

1/100

Date

10 JAN 2022

Project No.

WH46_21

Drawing No.

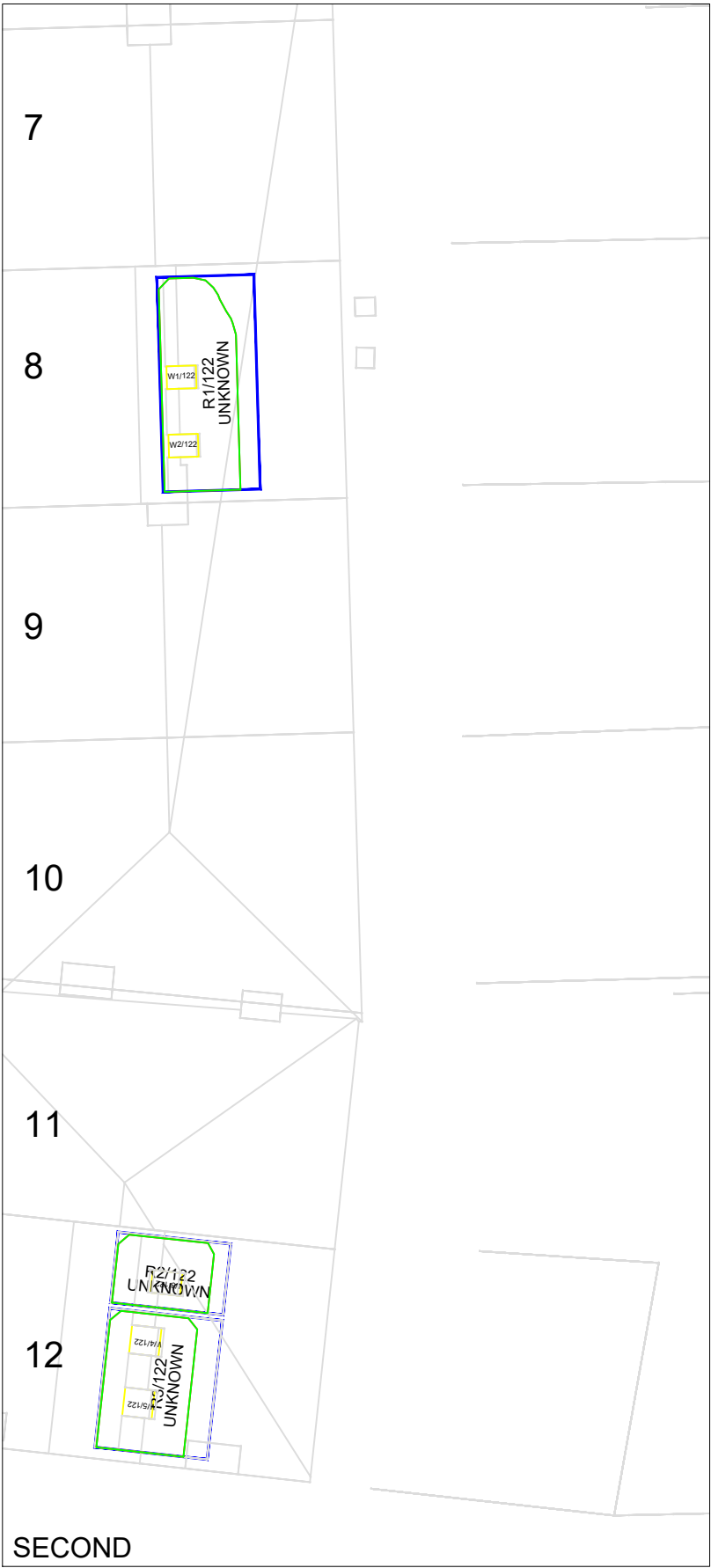
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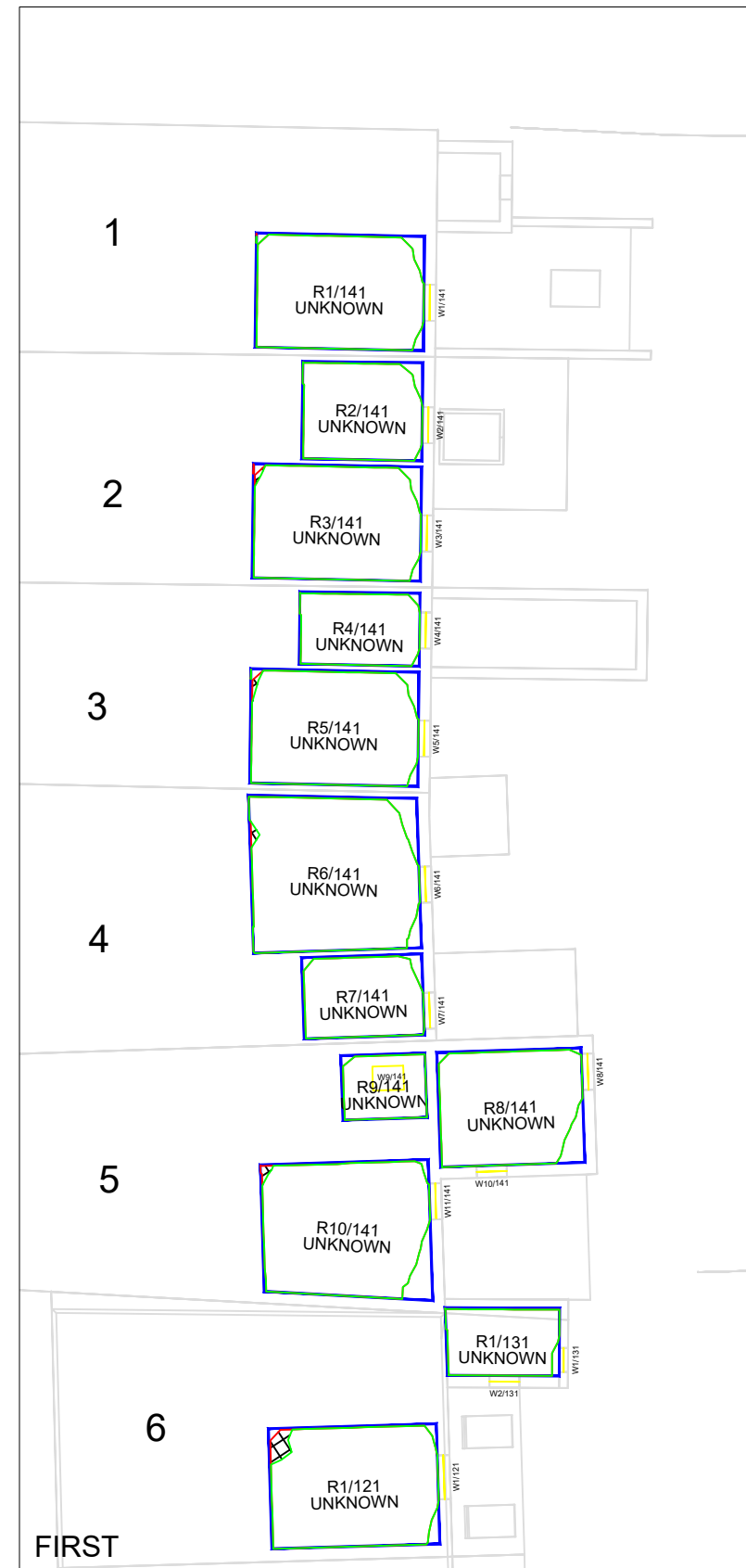
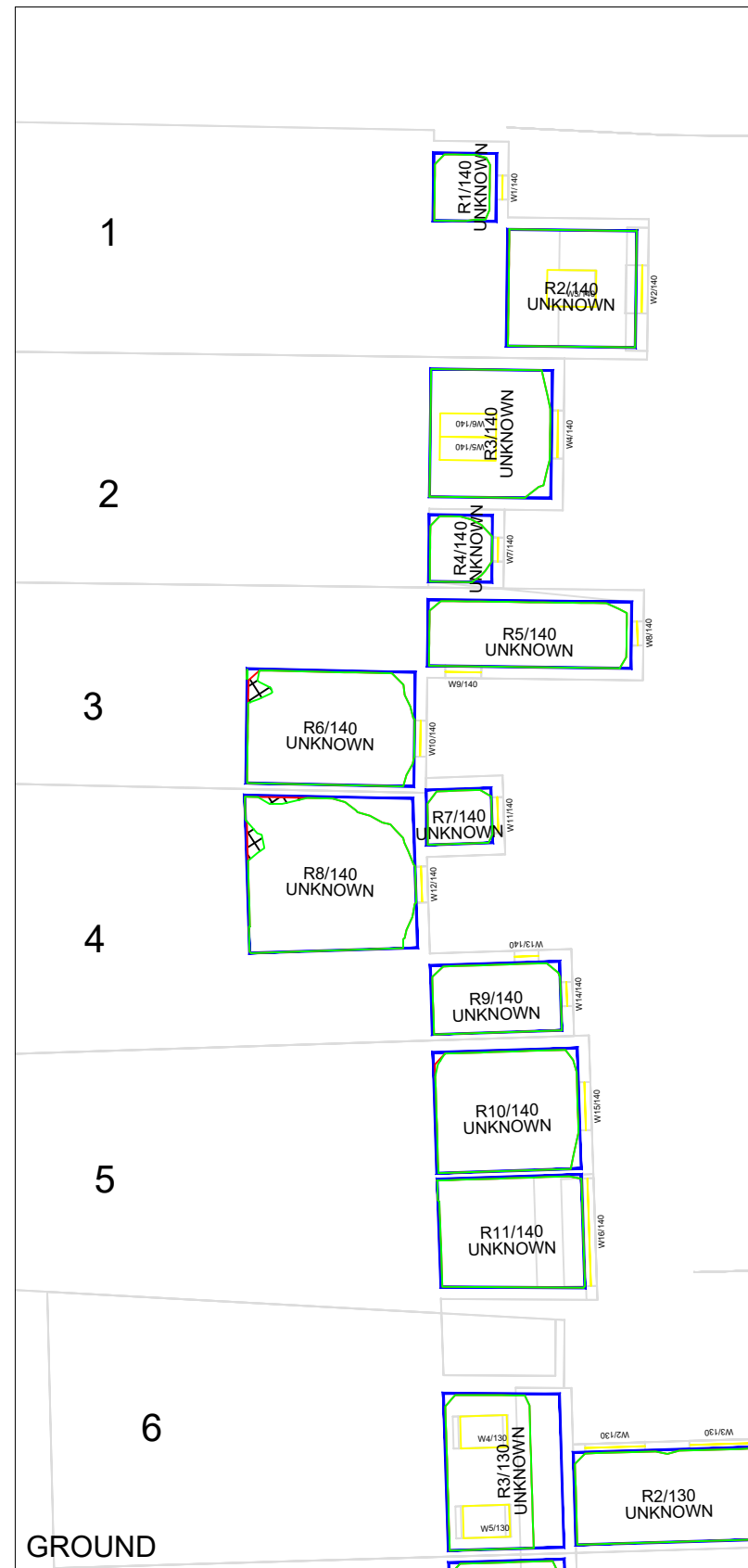
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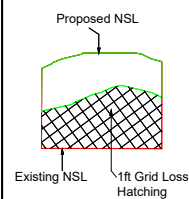
65 Gresham Street, London, EC2V 7NQ
08449 02 03 04 www.avisonyoung.co.uk



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Key:



Sources of information

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14 September 2020
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_Master.dwg

Surrounding buildings
Accutities wide area massing model received
14 Setptmber 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building
3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented
N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

NO SKYLINE CONTOURS

1-6 ST JAMES TERRACE

Drawn By

CC

Scale @ A3

1/175

Date _____

10 JAN 2022

Project No.

WH46_21

Drawing No.

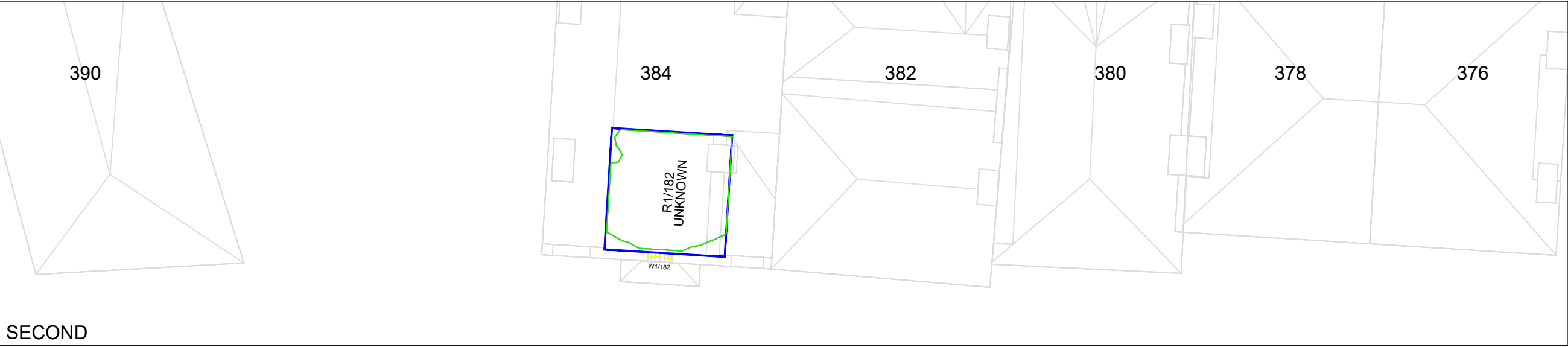
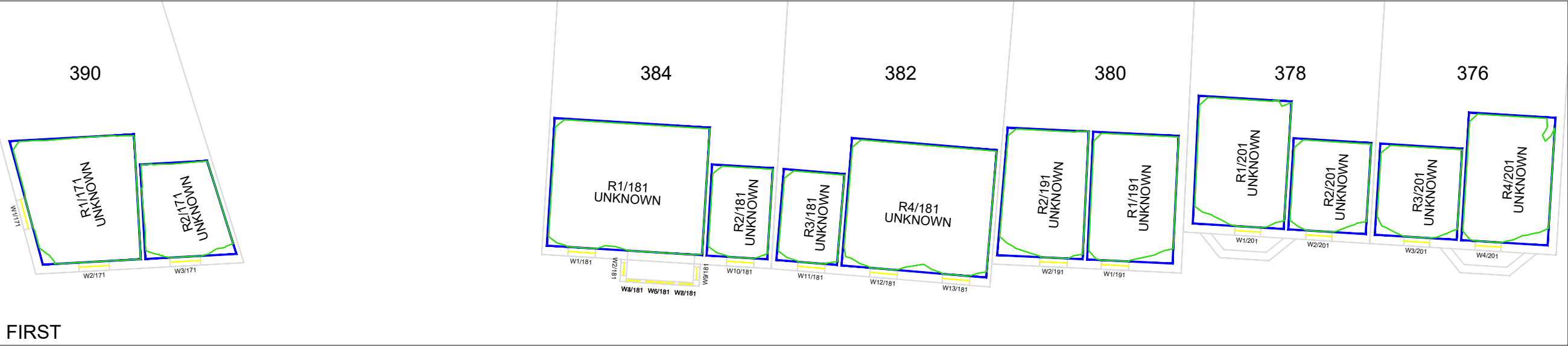
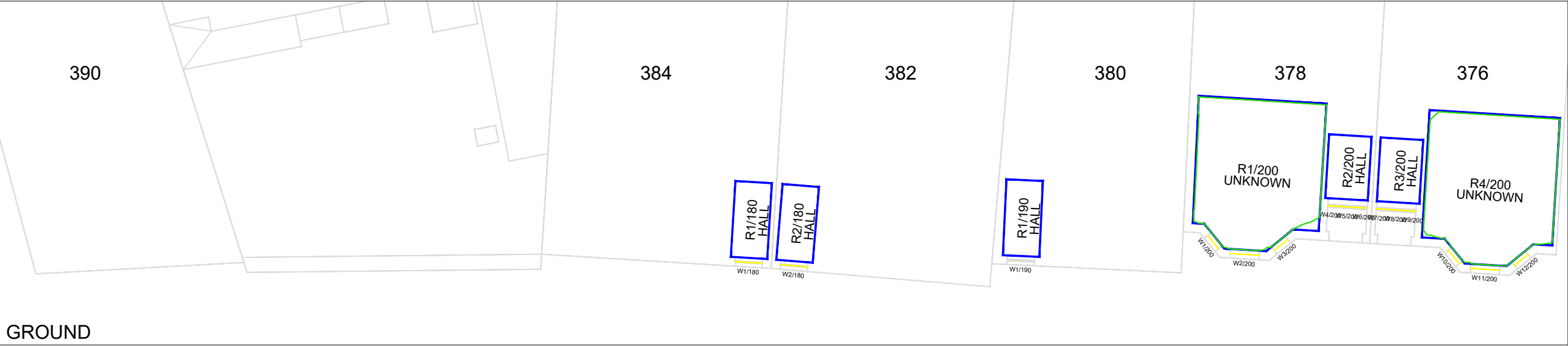
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Revision

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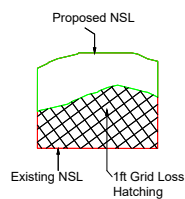
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	<div>Drawing Title</div> <div>NO SKYLINE CONTOURS 376-390 SOUTH CIRCULAR ROAD</div>	<div>Project No.</div> <div>WH46_21</div>	<div>Drawing No.</div> <div>ROL_17</div>	<div>Revision</div> <div>-</div>					



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Sources of information

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001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

NO SKYLINE CONTOURS

360-374 SOUTH CIRCULAR ROAD

Drawn By

CC

Scale @ A3

1/150

Date

10 JAN 2022

Project No.

WH46_21

Drawing No.

BRE_18

Revision

-

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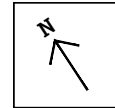


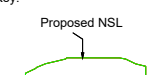
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N/A

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08449 02 03 04 www.avisonyoung.co.uk



<div>Key:</div> <div><div><div>Proposed NSL</div><div></div><div>Existing NSL</div><div>1ft Grid Loss Hatching</div></div></div>	<div>Sources of information</div> <div><div>Existing building</div><div>Accuties wide area massing model received 14 September 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Surrounding buildings</div><div>Accuties wide area massing model received 14 September 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div></div> <div><div>Consented</div><div>N/A</div></div>	<div>Project Name</div> <div>White Heather Industrial Estate, Dublin</div> <div>Drawing Title</div> <div>NO SKYLINE CONTOURS</div> <div>309-319 SOUTH CIRCULAR ROAD</div>	<div>Drawn By</div> <div>CC</div> <div>Scale @ A3</div> <div>1/150</div> <div>Date</div> <div>10 JAN 2022</div> <div>Project No.</div> <div>WH46_21</div> <div>Drawing No.</div> <div>BRE_21</div> <div>Revision</div> <div>-</div>	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>
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Appendix 6

Transient Overshadowing Analysis Plots

07:00 EXISTING



07:00 PROPOSED



<div>Key:</div> <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>	Sources of information				Project Name	Drawn By	Scale @ A3	Date	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>	
	Existing building		Surrounding buildings		Proposed building	Consented	CC	NTS		19 JAN 2022
	Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg		Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg		3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts	N/A				
					Drawing Title	Project No.	Drawing No.	Revision		
				TRANSIENT SHADOW ANALYSIS MAR 21	WH46_22	BRE_01	-			
				EXISTING V PROPOSED						





08:00 EXISTING



08:00 PROPOSED



Key:

-  Existing
-  Proposed
-  Consented
-  Surrounding Context

Sources of information

Existing building

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

TRANSIENT SHADOW ANALYSIS MAR 21
EXISTING V PROPOSED

Drawn By

CC

Scale @ A3

NTS

Date

19 JAN 2022

Project No.

WH46_22

Drawing No.

BRE_02

Revision

-

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09:00 EXISTING



09:00 PROPOSED



<div>Key:</div> <div><div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div></div>	Sources of information			Project Name	Drawn By	Scale @ A3	Date	<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div></div>
	<div><div>Existing building</div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Surrounding buildings</div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div><div>Consented</div><div>N/A</div></div>			White Heather Industrial Estate, Dublin	CC	NTS	19 JAN 2022	
				Drawing Title	Project No.	Drawing No.	Revision	
				TRANSIENT SHADOW ANALYSIS MAR 21	WH46_22	BRE_03	-	
				EXISTING V PROPOSED				





10:00 EXISTING



10:00 PROPOSED



Key:

-  Existing
-  Proposed
-  Consented
-  Surrounding Context

Sources of information

Existing building
Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings
Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building
3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented
N/A

Project Name
White Heather Industrial Estate, Dublin

Drawing Title
TRANSIENT SHADOW ANALYSIS MAR 21
EXISTING V PROPOSED

Drawn By CC	Scale @ A3 NTS	Date 19 JAN 2022
Project No. WH46_22	Drawing No. BRE_04	Revision -

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11:00 EXISTING



11:00 PROPOSED



Key:

-  Existing
-  Proposed
-  Consented
-  Surrounding Context

Sources of information

Existing building

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
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Surrounding buildings

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

TRANSIENT SHADOW ANALYSIS MAR 21
EXISTING V PROPOSED

Drawn By

CC

Scale @ A3

NTS

Date

19 JAN 2022

Project No.

WH46_22

Drawing No.

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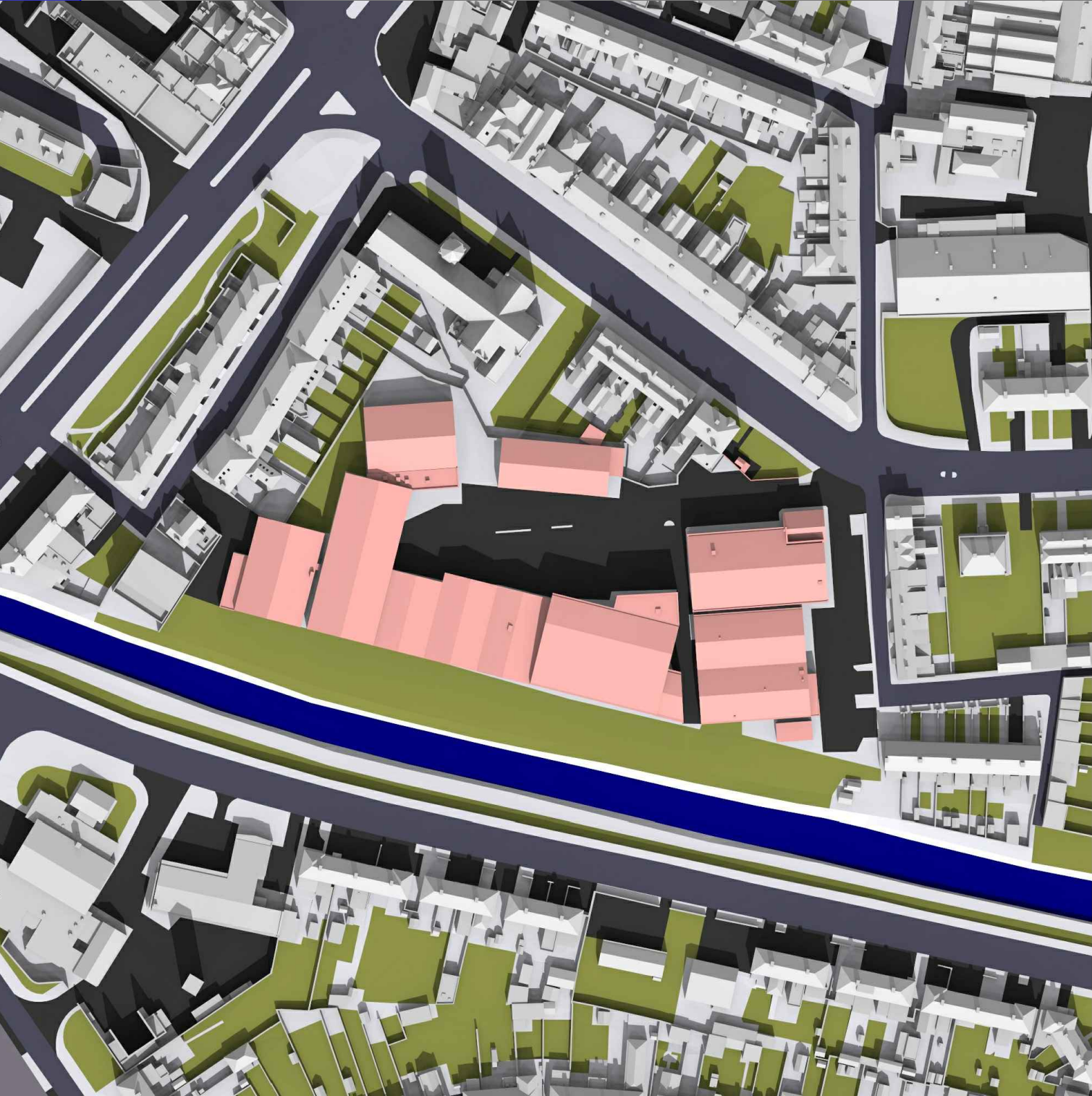
Revision

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12:00 EXISTING



12:00 PROPOSED



Key:

-  Existing
-  Proposed
-  Consented
-  Surrounding Context

Sources of information

Existing building

Accucities wide area massing model received
14 September 2020
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Surrounding buildings

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

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20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

TRANSIENT SHADOW ANALYSIS MAR 21
EXISTING V PROPOSED

Drawn By

CC

Scale @ A3

NTS

Date

19 JAN 2022

Project No.

WH46_22

Drawing No.

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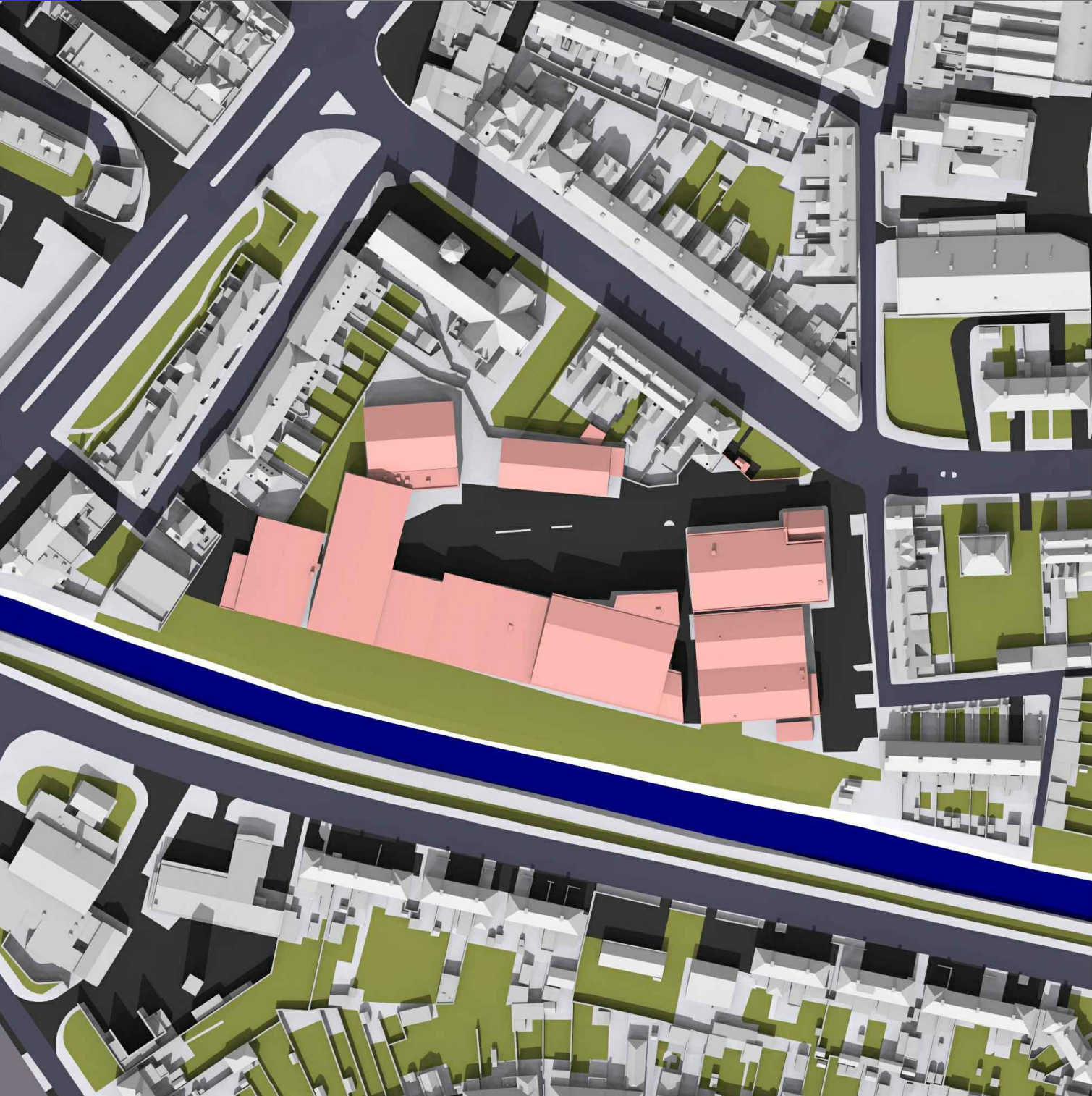
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13:00 EXISTING



13:00 PROPOSED



Key:

- Existing
- Proposed
- Consented
- Surrounding Context

Sources of information

Existing building

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
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Surrounding buildings

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
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Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
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29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

TRANSIENT SHADOW ANALYSIS MAR 21
EXISTING V PROPOSED

Drawn By

CC

Scale @ A3

NTS

Date

19 JAN 2022

Project No.

WH46_22

Drawing No.

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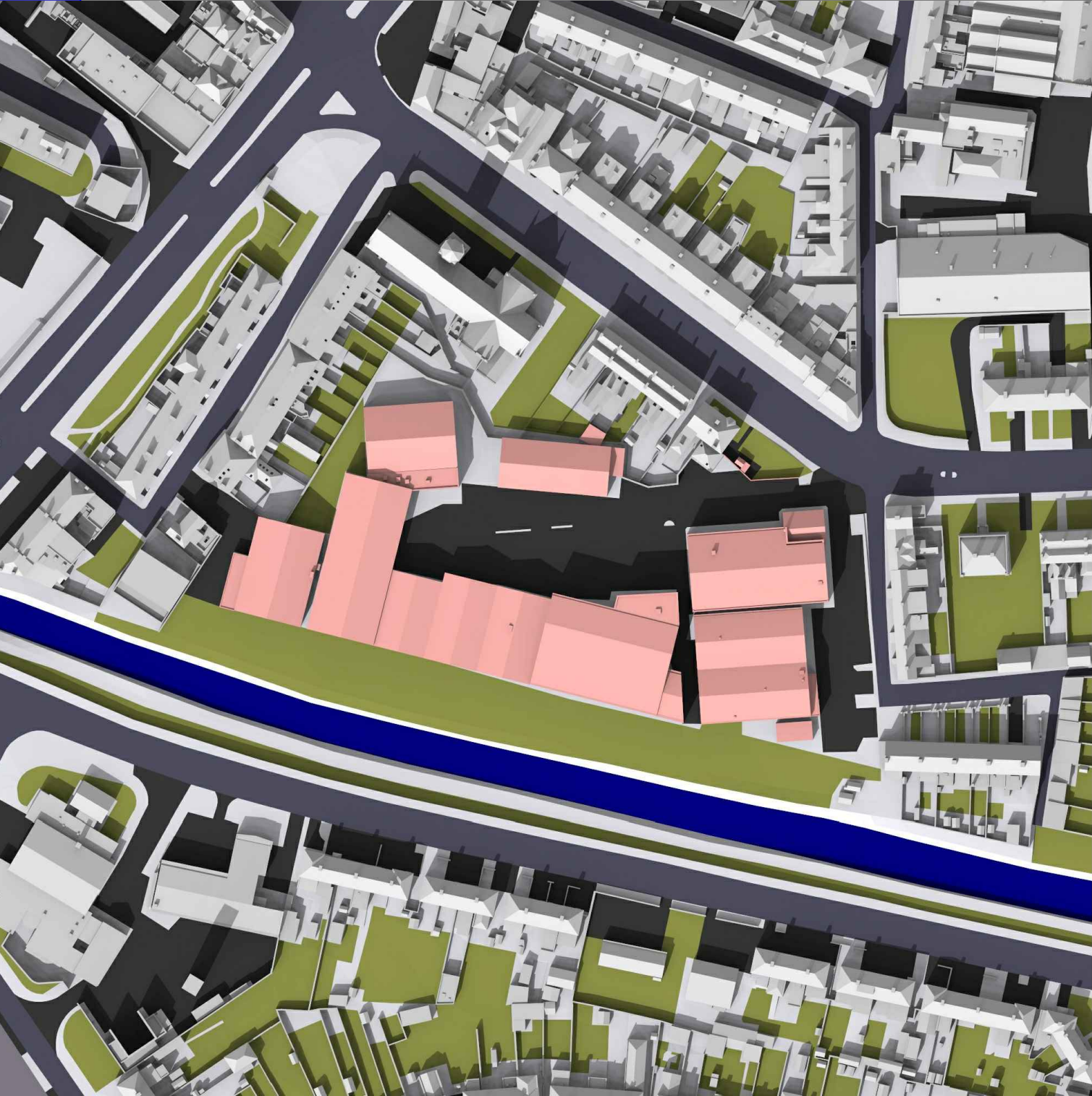
Revision

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14:00 EXISTING



14:00 PROPOSED



<div>Key:</div> <div><div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div></div>	Sources of information				Project Name	Drawn By	Scale @ A3	Date	<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div></div>
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15:00 EXISTING



15:00 PROPOSED

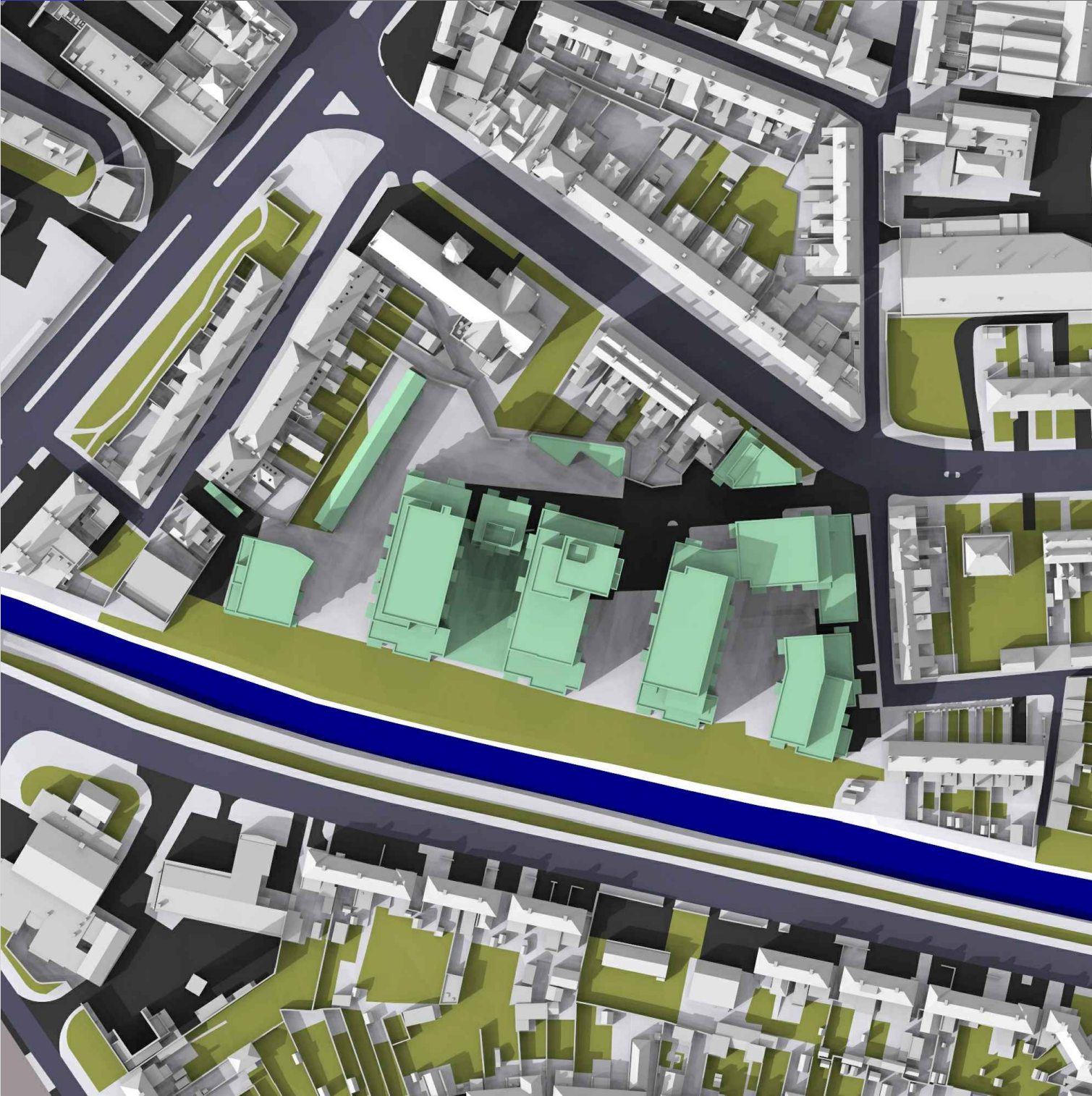


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	Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg		Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg		3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts	N/A				
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					EXISTING V PROPOSED					

16:00 EXISTING



16:00 PROPOSED



<div>Key:</div> <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>	Sources of information				Project Name	Drawn By	Scale @ A3	Date	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>			
	<div>Existing building</div> <div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div>				<div>Surrounding buildings</div> <div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div>	<div>Proposed building</div> <div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div>	<div>Consented</div> <div>N/A</div>	White Heather Industrial Estate, Dublin		CC	NTS	19 JAN 2022
					Drawing Title							
					TRANSIENT SHADOW ANALYSIS MAR 21							
				EXISTING V PROPOSED	Project No.	Drawing No.	Revision					
					WH46_22	BRE_10	-					

17:00 EXISTING



17:00 PROPOSED



Key: <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>		Sources of information <div><div>Existing building</div><div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Surrounding buildings</div><div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div></div> <div><div>Consented</div><div>N/A</div></div>		<div><div>Project Name</div><div>White Heather Industrial Estate, Dublin</div></div> <div><div>Drawing Title</div><div>TRANSIENT SHADOW ANALYSIS MAR 21 EXISTING V PROPOSED</div></div>			<div><div>Drawn By</div><div>CC</div></div> <div><div>Scale @ A3</div><div>NTS</div></div> <div><div>Date</div><div>19 JAN 2022</div></div> <div><div>Project No.</div><div>WH46_22</div></div> <div><div>Drawing No.</div><div>BRE_11</div></div> <div><div>Revision</div><div>-</div></div>			<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div></div>	
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06:00 EXISTING



06:00 PROPOSED



<div>Key:</div> <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>	Sources of information				Project Name	Drawn By	Scale @ A3	Date	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>
	<div><div>Existing building</div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg</div></div> <div><div>Surrounding buildings</div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg</div></div> <div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div></div> <div><div>Consented</div><div>N/A</div></div>				White Heather Industrial Estate, Dublin	CC	NTS	19 JAN 2022	
					Drawing Title	Project No.	Drawing No.	Revision	
					TRANSIENT SHADOW ANALYSIS JUNE 21 EXISTING V PROPOSED	WH46_22	BRE_12	-	

07:00 EXISTING



07:00 PROPOSED



<div>Key:</div> <div><div><div></div>Existing</div><div><div></div>Proposed</div><div><div></div>Consented</div><div><div></div>Surrounding Context</div></div>	Sources of information				Project Name		Drawn By		Scale @ A3		Date		<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div></div>									
	<div>Existing building</div> <div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div>				<div>Surrounding buildings</div> <div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div>				<div>Proposed building</div> <div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div>		<div>Consented</div> <div>N/A</div>			White Heather Industrial Estate, Dublin		CC		NTS		19 JAN 2022		
															Drawing Title		Project No.		Drawing No.		Revision	
															TRANSIENT SHADOW ANALYSIS JUNE21		WH46_22		BRE_13		-	
															EXISTING V PROPOSED							

08:00 EXISTING



08:00 PROPOSED



<div>Key:</div> <div><div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div></div>	Sources of information			Project Name	Drawn By	Scale @ A3	Date	<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div></div>
	<div><div>Existing building</div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Surrounding buildings</div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div><div><div>Consented</div><div>N/A</div></div></div>			White Heather Industrial Estate, Dublin	CC	NTS	19 JAN 2022	
				Drawing Title	Project No.	Drawing No.	Revision	
				TRANSIENT SHADOW ANALYSIS JUNE 21	WH46_22	BRE_14	-	
				EXISTING V PROPOSED				

09:00 EXISTING



09:00 PROPOSED



<div>Key:</div> <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>	Sources of information			Project Name	Drawn By	Scale @ A3	Date	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>
	<div>Existing building</div> <div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div> <div>Surrounding buildings</div> <div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div> <div>Proposed building</div> <div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div> <div>Consented</div> <div>N/A</div>			White Heather Industrial Estate, Dublin	CC	NTS	19 JAN 2022	
				Drawing Title	Project No.	Drawing No.	Revision	
				TRANSIENT SHADOW ANALYSIS JUNE 21	WH46_22	BRE_15	-	
				EXISTING V PROPOSED				

10:00 EXISTING

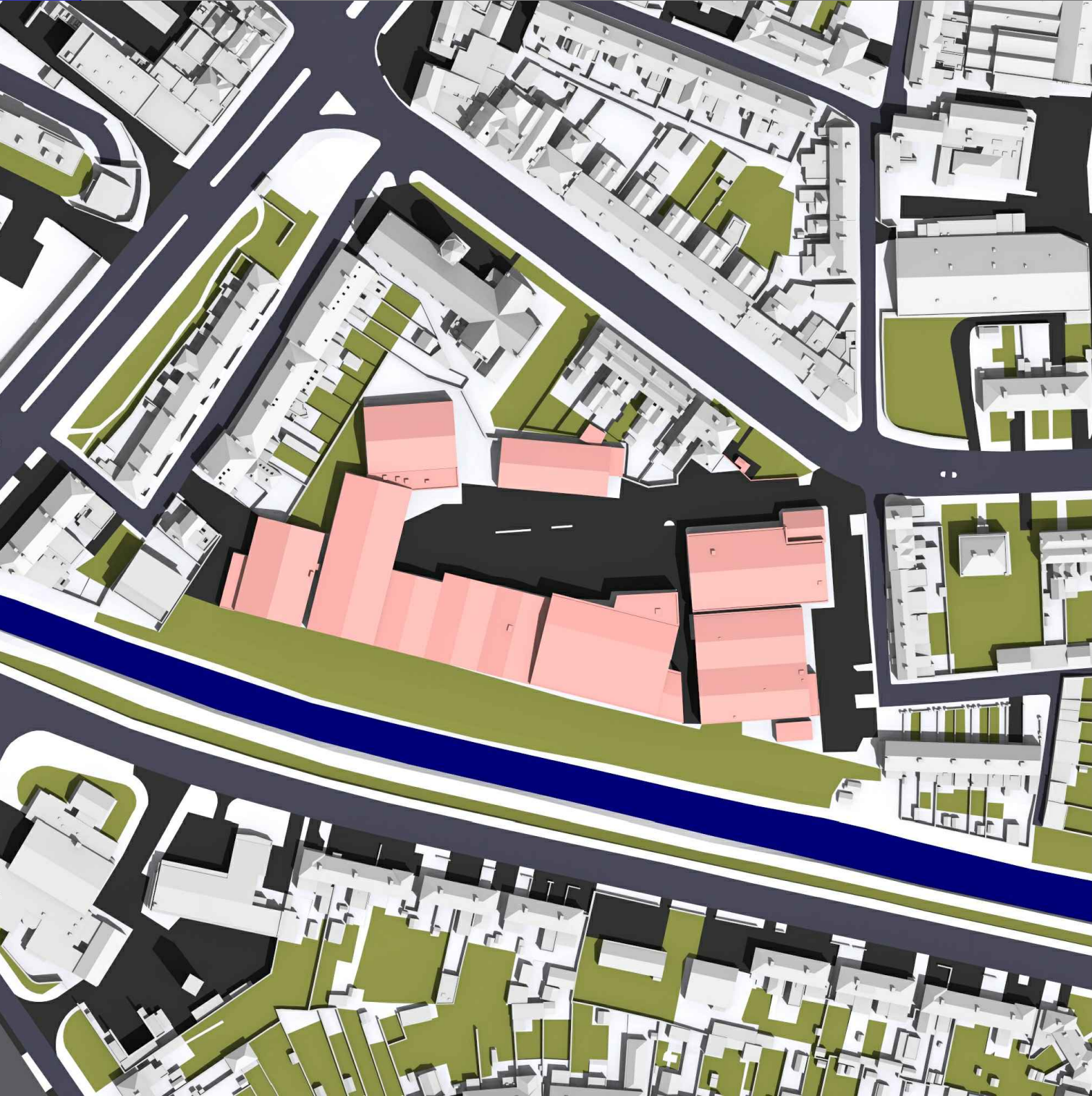


10:00 PROPOSED



<div>Key:</div> <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>	Sources of information				Project Name	Drawn By	Scale @ A3	Date	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>		
	Existing building		Surrounding buildings		Proposed building	Consented	White Heather Industrial Estate, Dublin	CC		NTS	19 JAN 2022
	Accucities wide area massing model received 14 Sepetmber 2020		Accucities wide area massing model received 14 Sepetmber 2020		3D MODEL DWG PLAN & PDF 07 JANUARY 2022		N/A				
	001412_White Heather Industrial Estate_Dublin_Master.dwg		001412_White Heather Industrial Estate_Dublin_Master.dwg		20016-OMP-ZZ-ZZ-M3-A-0001.dwg						
					29. REVISED FLAT CHANGES 01 FEB 2022						
					Revised floor layouts	Drawing Title	Project No.	Drawing No.	Revision		
						TRANSIENT SHADOW ANALYSIS JUNE 21	WH46_22	BRE_16	-		
						EXISTING V PROPOSED					

11:00 EXISTING

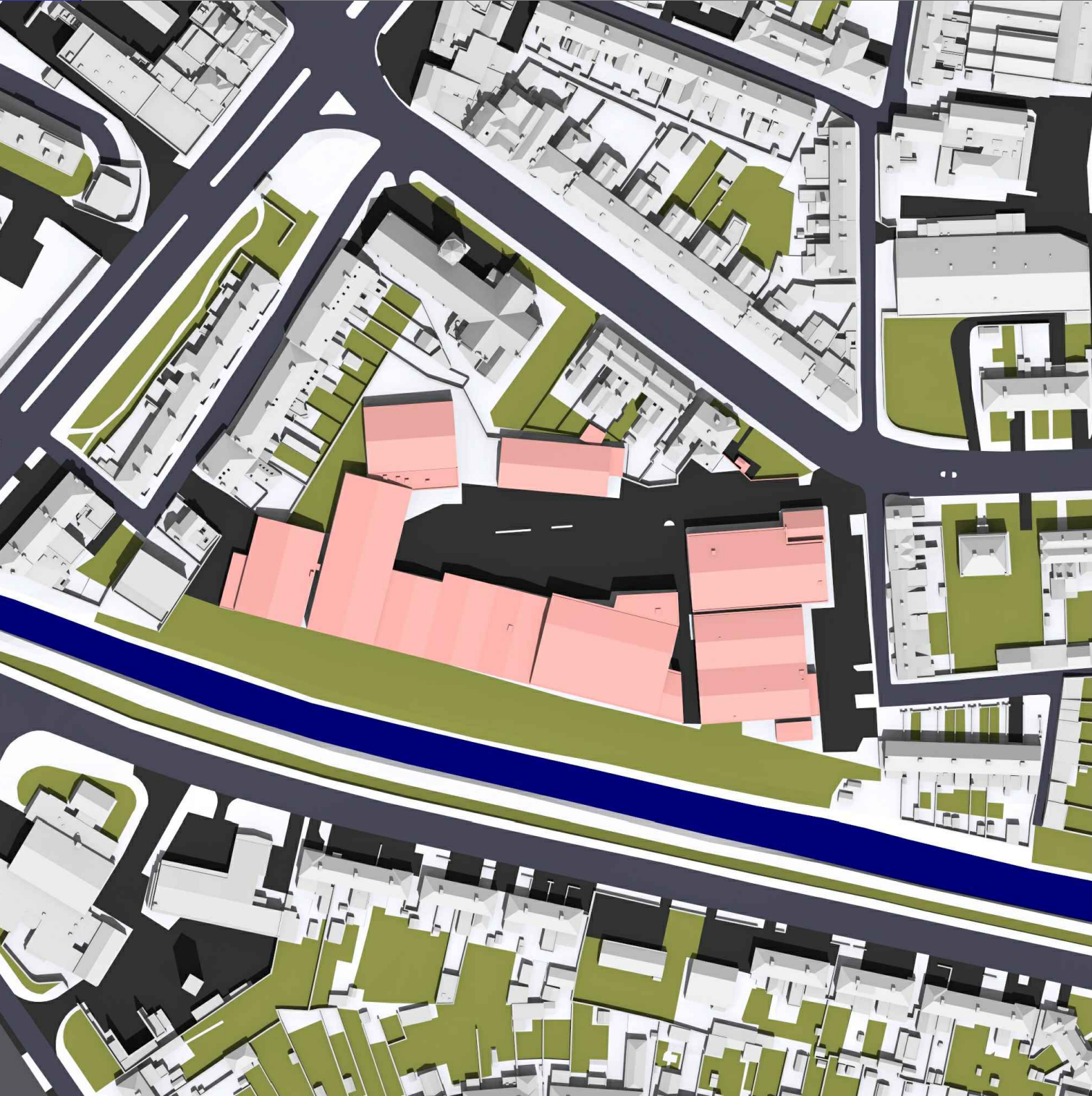


11:00 PROPOSED



<div>Key:</div> <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>	Sources of information				Project Name	Drawn By	Scale @ A3	Date	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>			
	<div>Existing building</div> <div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div>				<div>Surrounding buildings</div> <div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div>	<div>Proposed building</div> <div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div>	<div>Consented</div> <div>N/A</div>	White Heather Industrial Estate, Dublin		CC	NTS	19 JAN 2022
					Drawing Title							
					TRANSIENT SHADOW ANALYSIS JUNE 21	Project No.	Drawing No.	Revision				
					EXISTING V PROPOSED	WH46_22	BRE_17	-				

12:00 EXISTING



12:00 PROPOSED



<div>Key:</div> <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>	Sources of information			Project Name	Drawn By	Scale @ A3	Date	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>			
	<div>Existing building</div> <div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div>			<div>Surrounding buildings</div> <div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div>	<div>Proposed building</div> <div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div>	<div>Consented</div> <div>N/A</div>	White Heather Industrial Estate, Dublin		CC	NTS	19 JAN 2022
					Drawing Title						
					TRANSIENT SHADOW ANALYSIS JUNE 21						
					EXISTING V PROPOSED	Project No. WH46_22	Drawing No. BRE_18		Revision -		

13:00 EXISTING



13:00 PROPOSED



<div>Key:</div> <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>	Sources of information				Project Name	Drawn By	Scale @ A3	Date	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>		
	Existing building		Surrounding buildings		Proposed building	Consented	White Heather Industrial Estate, Dublin	CC		NTS	19 JAN 2022
	Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg		Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg		3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts		N/A				
					Drawing Title						
					TRANSIENT SHADOW ANALYSIS JUNE 21						
				EXISTING V PROPOSED	Project No.	Drawing No.	Revision				
					WH46_22	BRE_19	-				

14:00 EXISTING

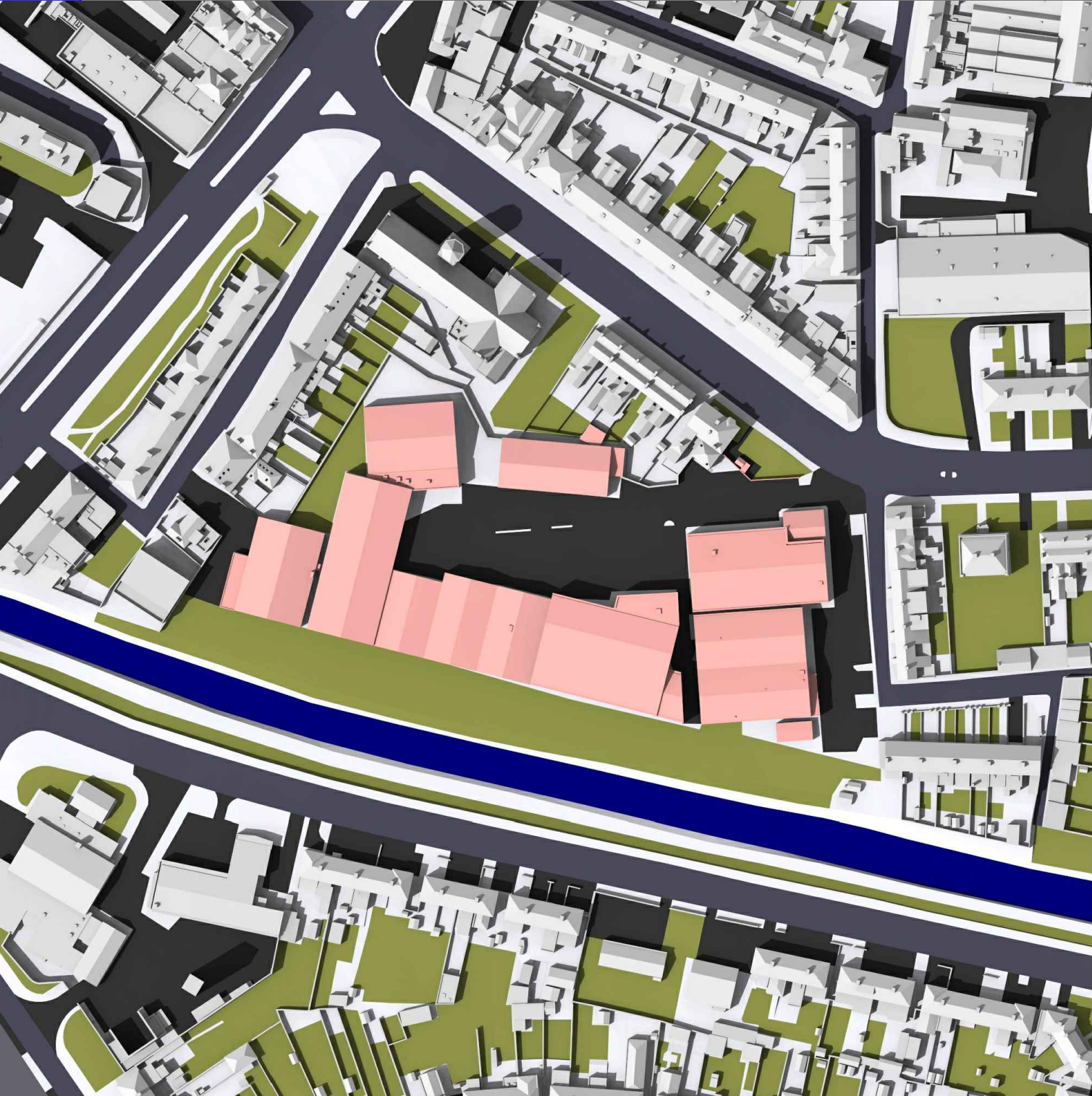


14:00 PROPOSED



<div>Key:</div> <div><div><div></div><div>Existing</div></div><div><div></div><div>Proposed</div></div><div><div></div><div>Consented</div></div><div><div></div><div>Surrounding Context</div></div></div>	Sources of information			Project Name	Drawn By	Scale @ A3	Date	<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div></div>			
	<div><div>Existing building</div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div>			<div><div>Surrounding buildings</div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div>	<div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div></div>	<div>Consented</div> <div>N/A</div>	White Heather Industrial Estate, Dublin		CC	NTS	19 JAN 2022
				Drawing Title							
				TRANSIENT SHADOW ANALYSIS JUNE 21							
				EXISTING V PROPOSED	Project No.	Drawing No.	Revision				
					WH46_22	BRE_20	-				

15:00 EXISTING



15:00 PROPOSED



<div>Key:</div> <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>	Sources of information				Project Name	Drawn By	Scale @ A3	Date	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>
	<div><div>Existing building</div><div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg</div></div> <div><div>Surrounding buildings</div><div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg</div></div> <div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div><div><div>Consented</div><div>N/A</div></div></div>				White Heather Industrial Estate, Dublin	CC	NTS	19 JAN 2022	
					Drawing Title	Project No.	Drawing No.	Revision	
					TRANSIENT SHADOW ANALYSIS JUNE 21	WH46_22	BRE_21	-	
					EXISTING V PROPOSED				

16:00 EXISTING



16:00 PROPOSED



<div>Key:</div> <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>	Sources of information			Project Name	Drawn By	Scale @ A3	Date	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>
	<div>Existing building</div> <div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg</div> <div>Surrounding buildings</div> <div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg</div> <div>Proposed building</div> <div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div> <div>Consented</div> <div>N/A</div>			White Heather Industrial Estate, Dublin	CC	NTS	19 JAN 2022	
				Drawing Title	Project No.	Drawing No.	Revision	
				TRANSIENT SHADOW ANALYSIS JUNE 21	WH46_22	BRE_22	-	
				EXISTING V PROPOSED				

17:00 EXISTING



17:00 PROPOSED



<div>Key:</div> <div><div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div></div>	Sources of information				Project Name	Drawn By	Scale @ A3	Date	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>
	<div><div>Existing building</div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg</div></div> <div><div>Surrounding buildings</div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg</div></div> <div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div><div><div>Consented</div><div>N/A</div></div></div>				White Heather Industrial Estate, Dublin	CC	NTS	19 JAN 2022	
					Drawing Title	Project No.	Drawing No.	Revision	
					TRANSIENT SHADOW ANALYSIS JUNE 21	WH46_22	BRE_23	-	
					EXISTING V PROPOSED				





18:00 EXISTING



18:00 PROPOSED



Key:

-  Existing
-  Proposed
-  Consented
-  Surrounding Context

Sources of information

Existing building

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

TRANSIENT SHADOW ANALYSIS JUNE 21
EXISTING V PROPOSED

Drawn By

CC

Scale @ A3

NTS

Date

19 JAN 2022

Project No.

WH46_22

Drawing No.

BRE_24

Revision

-

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YOUNG**

65 Gresham Street, London, EC2V 7NQ
08449 02 03 04 www.avisonyoung.co.uk

19:00 EXISTING



19:00 PROPOSED



Key:

- Existing
- Proposed
- Consented
- Surrounding Context

Sources of information

Existing building
Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings
Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building
3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented
N/A

Project Name
White Heather Industrial Estate, Dublin

Drawing Title
TRANSIENT SHADOW ANALYSIS JUNE 21
EXISTING V PROPOSED

Drawn By CC	Scale @ A3 NTS	Date 19 JAN 2022
Project No. WH46_22	Drawing No. BRE_25	Revision -

**AVISON
YOUNG**

65 Gresham Street, London, EC2V 7NQ
08449 02 03 04 www.avisonyoung.co.uk





20:00 EXISTING



20:00 PROPOSED



Key:

-  Existing
-  Proposed
-  Consented
-  Surrounding Context

Sources of information

Existing building

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings

Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

TRANSIENT SHADOW ANALYSIS JUNE 21
EXISTING V PROPOSED

Drawn By

CC

Scale @ A3

NTS

Date

19 JAN 2022

Project No.

WH46_22

Drawing No.

BRE_26

Revision

-

**AVISON
YOUNG**

65 Gresham Street, London, EC2V 7NQ
08449 02 03 04 www.avisonyoung.co.uk

08:00 EXISTING



08:00 PROPOSED



<div>Key:</div> <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>	Sources of information				Project Name	Drawn By	Scale @ A3	Date	<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div></div>			
	<div>Existing building</div> <div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg</div>				<div>Surrounding buildings</div> <div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg</div>	<div>Proposed building</div> <div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div>	<div>Consented</div> <div>N/A</div>	White Heather Industrial Estate, Dublin		CC	NTS	19 JAN 2022
					Drawing Title							
					TRANSIENT SHADOW ANALYSIS DEC 21							
					EXISTING V PROPOSED							
					Project No.	Drawing No.	Revision					
					WH46_22	BRE_127	-					

09:00 EXISTING



09:00 PROPOSED



<div>Key:</div> <div><div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div></div>	<div>Sources of information</div> <div><div><div>Existing building</div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div><div><div>Surrounding buildings</div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div><div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div></div><div><div>Consented</div><div>N/A</div></div></div>				<div>Project Name</div> <div>White Heather Industrial Estate, Dublin</div>	<div>Drawn By</div> <div>CC</div>	<div>Scale @ A3</div> <div>NTS</div>	<div>Date</div> <div>19 JAN 2022</div>	<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div></div>
	<div>Drawing Title</div> <div>TRANSIENT SHADOW ANALYSIS DEC 21 EXISTING V PROPOSED</div>	<div>Project No.</div> <div>WH46_22</div>	<div>Drawing No.</div> <div>BRE_28</div>	<div>Revision</div> <div>-</div>					

10:00 EXISTING



10:00 PROPOSED



<div>Key:</div> <div><div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div></div>	Sources of information				Project Name	Drawn By	Scale @ A3	Date	<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div></div>
	<div><div>Existing building</div><div>Surrounding buildings</div><div>Proposed building</div><div>Consented</div></div>				White Heather Industrial Estate, Dublin	CC	NTS	19 JAN 2022	
	<div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div><div>Accutities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div><div>N/A</div></div>				Drawing Title	Project No.	Drawing No.	Revision	
					TRANSIENT SHADOW ANALYSIS DEC 21 EXISTING V PROPOSED	WH46_22	BRE_29	-	

11:00 EXISTING



11:00 PROPOSED







<div>Key:</div> <div><div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div></div>	Sources of information				Project Name	Drawn By	Scale @ A3	Date	<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div></div>
	<div><div>Existing building</div><div>Accucities wide area massing model received 14 Septetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Surrounding buildings</div><div>Accucities wide area massing model received 14 Septetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div></div> <div><div>Consented</div><div>N/A</div></div>				White Heather Industrial Estate, Dublin	CC	NTS	19 JAN 2022	
					Drawing Title	Project No.	Drawing No.	Revision	
					TRANSIENT SHADOW ANALYSIS DEC 21 EXISTING V PROPOSED	WH46_22	BRE_30	-	

12:00 EXISTING



12:00 PROPOSED



Key:			
	Existing		
	Proposed		
	Consented		
	Surrounding Context		

Sources of information			
Existing building		Surrounding buildings	
Accucities wide area massing model received		Accucities wide area massing model received	
14 September 2020		14 September 2020	
001412_White Heather Industrial Estate_Dublin		001412_White Heather Industrial Estate_Dublin	
_Master.dwg		_Master.dwg	

Proposed building
3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented
N/A

Project Name
White Heather Industrial Estate, Dublin

Drawing Title
TRANSIENT SHADOW ANALYSIS DEC 21
EXISTING V PROPOSED

Drawn By CC	Scale @ A3 NTS	Date 19 JAN 2022
Project No. WH46_22	Drawing No. BRE_31	Revision -

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13:00 EXISTING



13:00 PROPOSED



<div>Key:</div> <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>	Sources of information				Project Name	Drawn By	Scale @ A3	Date	<div>AVISON YOUNG</div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>	
	Existing building		Surrounding buildings		Proposed building	Consented	CC	NTS		19 JAN 2022
	Accutities wide area massing model received 14 Sepetmber 2020		Accutities wide area massing model received 14 Sepetmber 2020		3D MODEL DWG PLAN & PDF 07 JANUARY 2022	N/A				
	001412_White Heather Industrial Estate_Dublin_Master.dwg		001412_White Heather Industrial Estate_Dublin_Master.dwg		20016-OMP-ZZ-ZZ-M3-A-0001.dwg					
					29. REVISED FLAT CHANGES 01 FEB 2022					
				Revised floor layouts	Drawing Title	Project No.	Drawing No.	Revision		
					TRANSIENT SHADOW ANALYSIS DEC 21	WH46_22	BRE_32	-		
					EXISTING V PROPOSED					

14:00 EXISTING



14:00 PROPOSED



Key: <div><div>Existing</div><div>Proposed</div><div>Consented</div><div>Surrounding Context</div></div>	Sources of information <div><div>Existing building</div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg</div> <div><div>Surrounding buildings</div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin _Master.dwg</div> <div><div>Proposed building</div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div> <div><div>Consented</div>N/A</div>
--	--





15:00 EXISTING



15:00 PROPOSED



Key:

-  Existing
-  Proposed
-  Consented
-  Surrounding Context

Sources of information

Existing building
Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings
Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building
3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented
N/A

Project Name
White Heather Industrial Estate, Dublin

Drawing Title
TRANSIENT SHADOW ANALYSIS DEC 21
EXISTING V PROPOSED

Drawn By CC	Scale @ A3 NTS	Date 19 JAN 2022
Project No. WH46_22	Drawing No. BRE_34	Revision -

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16:00 EXISTING



16:00 PROPOSED



Key:

-  Existing
-  Proposed
-  Consented
-  Surrounding Context

Sources of information

Existing building
Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings
Accucities wide area massing model received
14 September 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building
3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented
N/A

Project Name
White Heather Industrial Estate, Dublin

Drawing Title
TRANSIENT SHADOW ANALYSIS DEC 21
EXISTING V PROPOSED

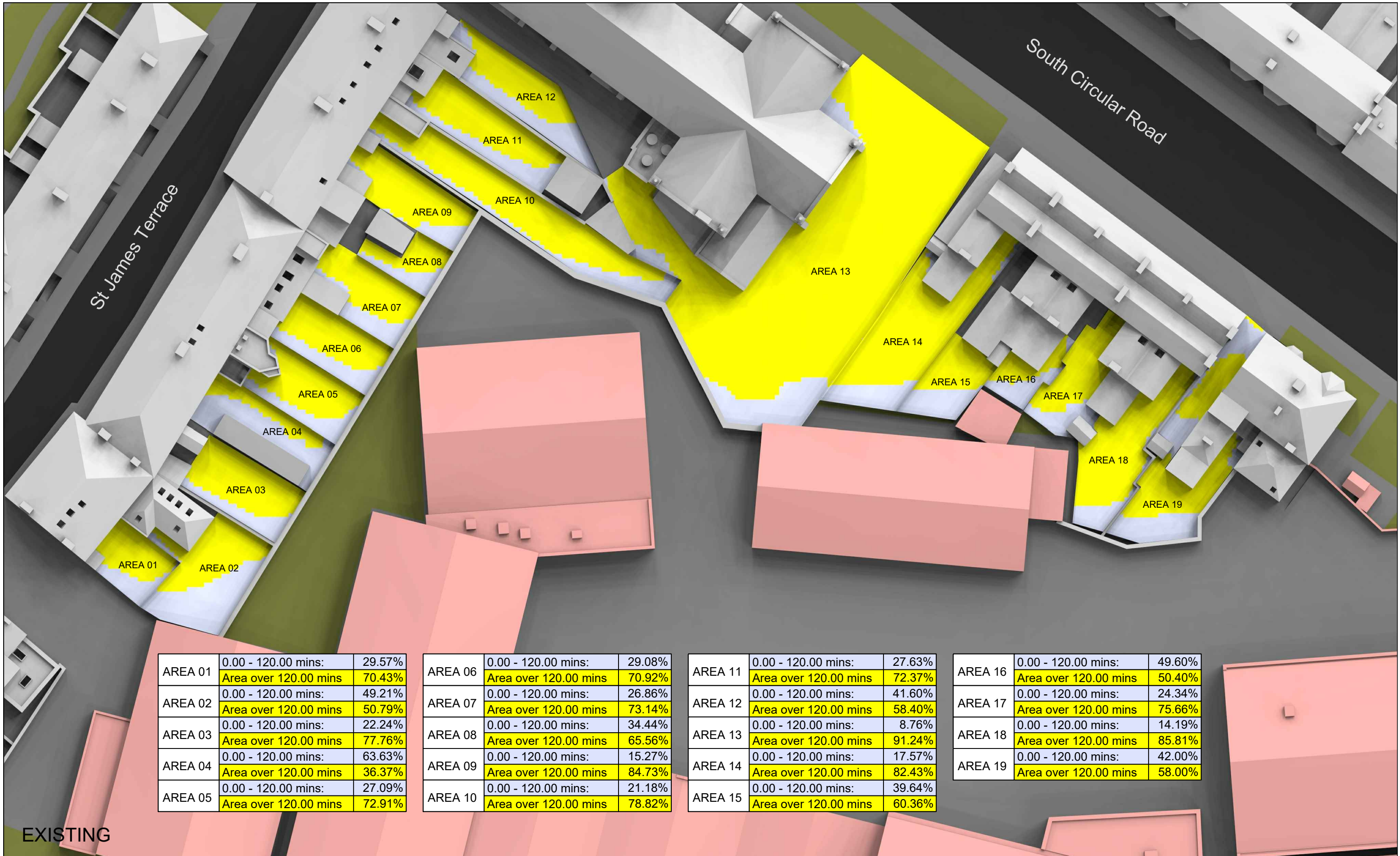
Drawn By CC	Scale @ A3 NTS	Date 19 JAN 2022
Project No. WH46_22	Drawing No. BRE_35	Revision -

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Appendix 7

Sun Hours on Ground Analysis Plots to Neighbouring Amenity Spaces



EXISTING

AREA 01	0.00 - 120.00 mins:	29.57%
	Area over 120.00 mins	70.43%
AREA 02	0.00 - 120.00 mins:	49.21%
	Area over 120.00 mins	50.79%
AREA 03	0.00 - 120.00 mins:	22.24%
	Area over 120.00 mins	77.76%
AREA 04	0.00 - 120.00 mins:	63.63%
	Area over 120.00 mins	36.37%
AREA 05	0.00 - 120.00 mins:	27.09%
	Area over 120.00 mins	72.91%

AREA 06	0.00 - 120.00 mins:	29.08%
	Area over 120.00 mins	70.92%
AREA 07	0.00 - 120.00 mins:	26.86%
	Area over 120.00 mins	73.14%
AREA 08	0.00 - 120.00 mins:	34.44%
	Area over 120.00 mins	65.56%
AREA 09	0.00 - 120.00 mins:	15.27%
	Area over 120.00 mins	84.73%
AREA 10	0.00 - 120.00 mins:	21.18%
	Area over 120.00 mins	78.82%

AREA 11	0.00 - 120.00 mins:	27.63%
	Area over 120.00 mins	72.37%
AREA 12	0.00 - 120.00 mins:	41.60%
	Area over 120.00 mins	58.40%
AREA 13	0.00 - 120.00 mins:	8.76%
	Area over 120.00 mins	91.24%
AREA 14	0.00 - 120.00 mins:	17.57%
	Area over 120.00 mins	82.43%
AREA 15	0.00 - 120.00 mins:	39.64%
	Area over 120.00 mins	60.36%

AREA 16	0.00 - 120.00 mins:	49.60%
	Area over 120.00 mins	50.40%
AREA 17	0.00 - 120.00 mins:	24.34%
	Area over 120.00 mins	75.66%
AREA 18	0.00 - 120.00 mins:	14.19%
	Area over 120.00 mins	85.81%
AREA 19	0.00 - 120.00 mins:	42.00%
	Area over 120.00 mins	58.00%

Key:

Area Above 2Hrs of Sun

Area Below 2Hrs of Sun

Sources of information

Existing building
Accucities wide area massing model received
14 Sepetmber 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings
Accucities wide area massing model received
14 Sepetmber 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building
3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented
N/A

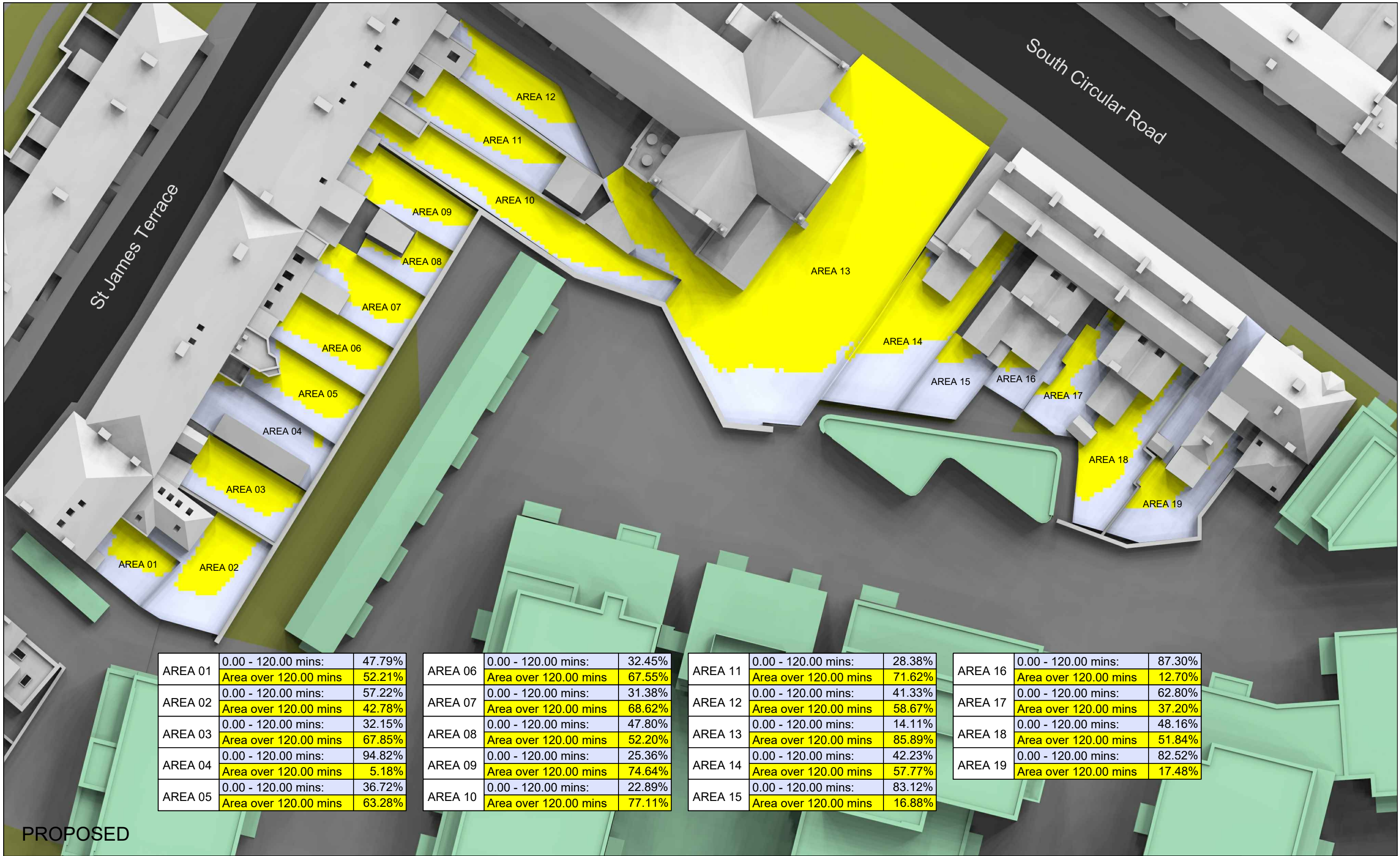
Project Name
White Heather Industrial Estate, Dublin

Drawing Title
**SHOG - 21 MARCH 06:00 - 18:00
EXISTING**

Drawn By CC	Scale @ A3 -	Date 11 JAN 2022
Project No. WH46_23	Drawing No. BRE_01	Revision -

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AREA 01	0.00 - 120.00 mins:	47.79%
	Area over 120.00 mins	52.21%
AREA 02	0.00 - 120.00 mins:	57.22%
	Area over 120.00 mins	42.78%
AREA 03	0.00 - 120.00 mins:	32.15%
	Area over 120.00 mins	67.85%
AREA 04	0.00 - 120.00 mins:	94.82%
	Area over 120.00 mins	5.18%
AREA 05	0.00 - 120.00 mins:	36.72%
	Area over 120.00 mins	63.28%

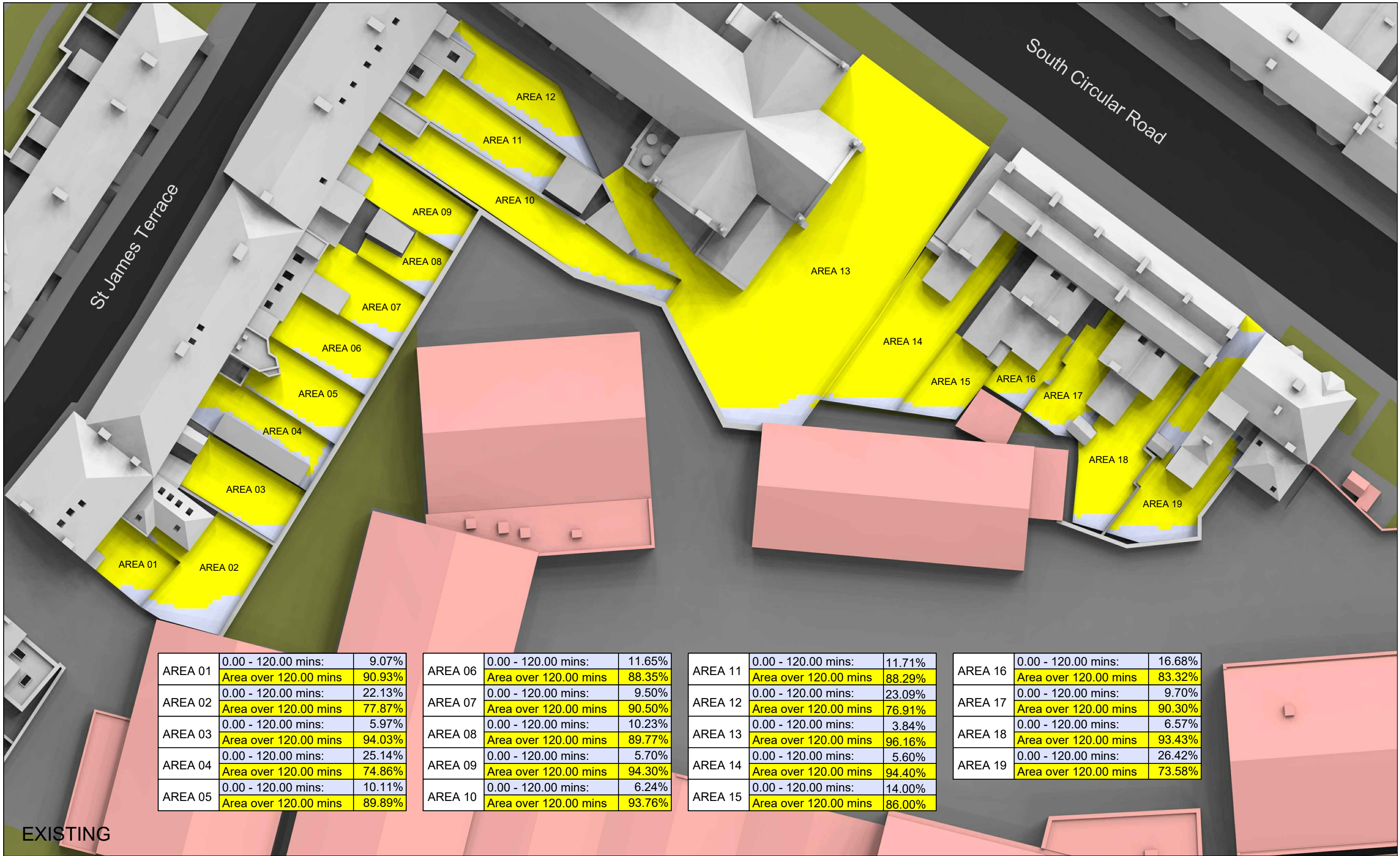
AREA 06	0.00 - 120.00 mins:	32.45%
	Area over 120.00 mins	67.55%
AREA 07	0.00 - 120.00 mins:	31.38%
	Area over 120.00 mins	68.62%
AREA 08	0.00 - 120.00 mins:	47.80%
	Area over 120.00 mins	52.20%
AREA 09	0.00 - 120.00 mins:	25.36%
	Area over 120.00 mins	74.64%
AREA 10	0.00 - 120.00 mins:	22.89%
	Area over 120.00 mins	77.11%

AREA 11	0.00 - 120.00 mins:	28.38%
	Area over 120.00 mins	71.62%
AREA 12	0.00 - 120.00 mins:	41.33%
	Area over 120.00 mins	58.67%
AREA 13	0.00 - 120.00 mins:	14.11%
	Area over 120.00 mins	85.89%
AREA 14	0.00 - 120.00 mins:	42.23%
	Area over 120.00 mins	57.77%
AREA 15	0.00 - 120.00 mins:	83.12%
	Area over 120.00 mins	16.88%

AREA 16	0.00 - 120.00 mins:	87.30%
	Area over 120.00 mins	12.70%
AREA 17	0.00 - 120.00 mins:	62.80%
	Area over 120.00 mins	37.20%
AREA 18	0.00 - 120.00 mins:	48.16%
	Area over 120.00 mins	51.84%
AREA 19	0.00 - 120.00 mins:	82.52%
	Area over 120.00 mins	17.48%

PROPOSED

<div>Key:</div> <div><div>Area Above 2Hrs of Sun</div><div></div><div>Area Below 2Hrs of Sun</div></div>	<div>Sources of information</div> <div><div>Existing building</div><div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Surrounding buildings</div><div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg 29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div></div> <div><div>Consented</div><div>N/A</div></div>				<div>Project Name</div> <div>White Heather Industrial Estate, Dublin</div>		<div>Drawn By</div> <div>CC</div>	<div>Scale @ A3</div> <div>-</div>	<div>Date</div> <div>11 JAN 2022</div>	<div></div> <div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div>
	<div><div>Drawing Title</div><div>SHOG - 21 MARCH 06:00 - 18:00</div><div>PROPOSED</div></div>				<div>Project No.</div> <div>WH46_23</div>	<div>Drawing No.</div> <div>BRE_02</div>	<div>Revision</div> <div>-</div>			



EXISTING

AREA 01	0.00 - 120.00 mins:	9.07%
	Area over 120.00 mins	90.93%
AREA 02	0.00 - 120.00 mins:	22.13%
	Area over 120.00 mins	77.87%
AREA 03	0.00 - 120.00 mins:	5.97%
	Area over 120.00 mins	94.03%
AREA 04	0.00 - 120.00 mins:	25.14%
	Area over 120.00 mins	74.86%
AREA 05	0.00 - 120.00 mins:	10.11%
	Area over 120.00 mins	89.89%

AREA 06	0.00 - 120.00 mins:	11.65%
	Area over 120.00 mins	88.35%
AREA 07	0.00 - 120.00 mins:	9.50%
	Area over 120.00 mins	90.50%
AREA 08	0.00 - 120.00 mins:	10.23%
	Area over 120.00 mins	89.77%
AREA 09	0.00 - 120.00 mins:	5.70%
	Area over 120.00 mins	94.30%
AREA 10	0.00 - 120.00 mins:	6.24%
	Area over 120.00 mins	93.76%

AREA 11	0.00 - 120.00 mins:	11.71%
	Area over 120.00 mins	88.29%
AREA 12	0.00 - 120.00 mins:	23.09%
	Area over 120.00 mins	76.91%
AREA 13	0.00 - 120.00 mins:	3.84%
	Area over 120.00 mins	96.16%
AREA 14	0.00 - 120.00 mins:	5.60%
	Area over 120.00 mins	94.40%
AREA 15	0.00 - 120.00 mins:	14.00%
	Area over 120.00 mins	86.00%

AREA 16	0.00 - 120.00 mins:	16.68%
	Area over 120.00 mins	83.32%
AREA 17	0.00 - 120.00 mins:	9.70%
	Area over 120.00 mins	90.30%
AREA 18	0.00 - 120.00 mins:	6.57%
	Area over 120.00 mins	93.43%
AREA 19	0.00 - 120.00 mins:	26.42%
	Area over 120.00 mins	73.58%

Key:

Area Above 2Hrs of Sun

Area Below 2Hrs of Sun

Sources of information

Existing building
Accucities wide area massing model received
14 Septmber 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Surrounding buildings
Accucities wide area massing model received
14 Septmber 2020
001412_White Heather Industrial Estate_Dublin
_Master.dwg

Proposed building
3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented
N/A

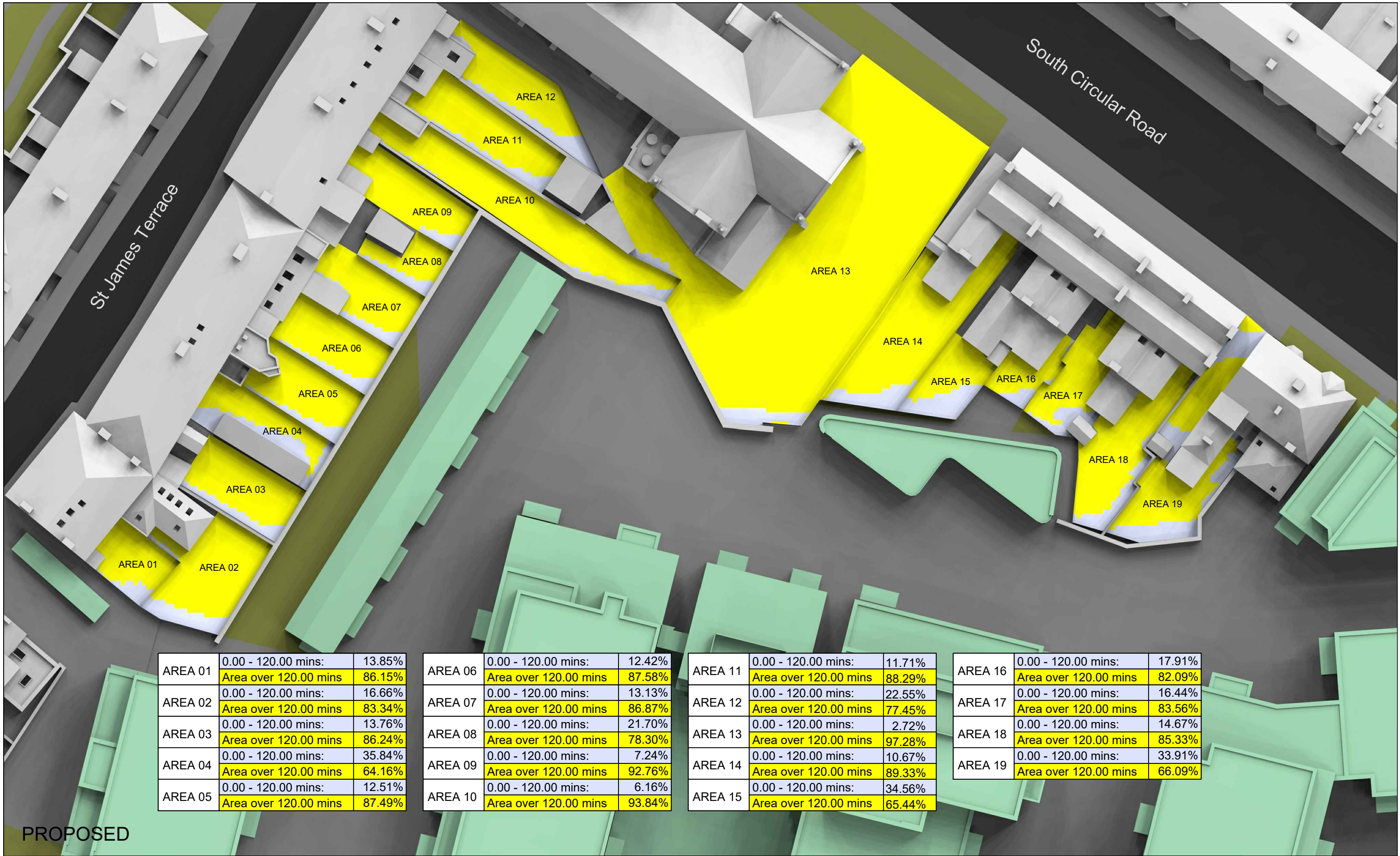
Project Name
White Heather Industrial Estate, Dublin

Drawing Title
SHOG - 21 APRIL 06:00 - 18:00
EXISTING

Drawn By CC	Scale @ A3 -	Date 11 JAN 2022
Project No. WH46_23	Drawing No. BRE_03	Revision -

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AREA 01	0.00 - 120.00 mins:	13.85%
	Area over 120.00 mins	86.15%
AREA 02	0.00 - 120.00 mins:	16.66%
	Area over 120.00 mins	83.34%
AREA 03	0.00 - 120.00 mins:	13.76%
	Area over 120.00 mins	86.24%
AREA 04	0.00 - 120.00 mins:	35.84%
	Area over 120.00 mins	64.16%
AREA 05	0.00 - 120.00 mins:	12.51%
	Area over 120.00 mins	87.49%

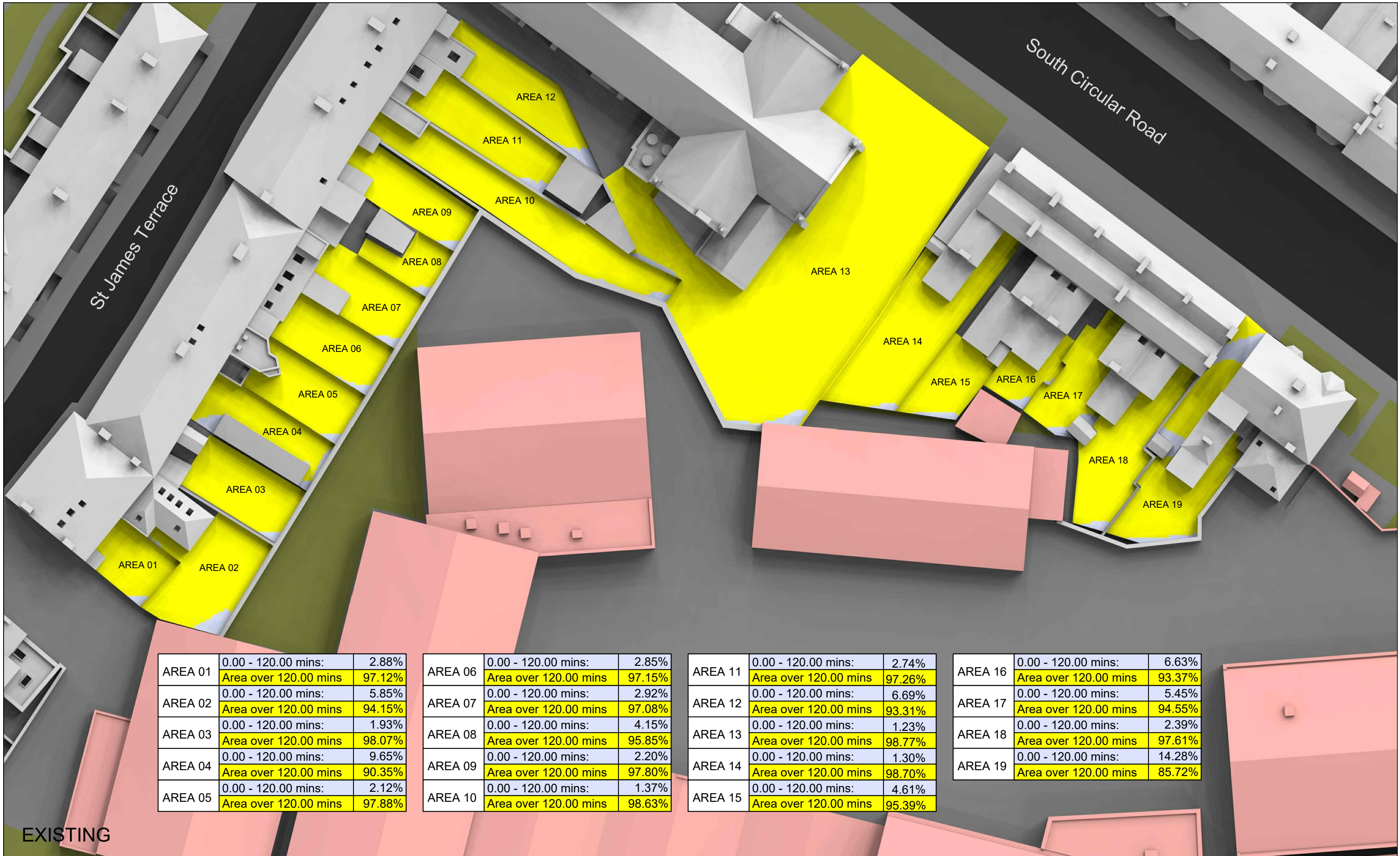
AREA 06	0.00 - 120.00 mins:	12.42%
	Area over 120.00 mins	87.58%
AREA 07	0.00 - 120.00 mins:	13.13%
	Area over 120.00 mins	86.87%
AREA 08	0.00 - 120.00 mins:	21.70%
	Area over 120.00 mins	78.30%
AREA 09	0.00 - 120.00 mins:	7.24%
	Area over 120.00 mins	92.76%
AREA 10	0.00 - 120.00 mins:	6.16%
	Area over 120.00 mins	93.84%

AREA 11	0.00 - 120.00 mins:	11.71%
	Area over 120.00 mins	88.29%
AREA 12	0.00 - 120.00 mins:	22.55%
	Area over 120.00 mins	77.45%
AREA 13	0.00 - 120.00 mins:	2.72%
	Area over 120.00 mins	97.28%
AREA 14	0.00 - 120.00 mins:	10.67%
	Area over 120.00 mins	89.33%
AREA 15	0.00 - 120.00 mins:	34.56%
	Area over 120.00 mins	65.44%

AREA 16	0.00 - 120.00 mins:	17.91%
	Area over 120.00 mins	82.09%
AREA 17	0.00 - 120.00 mins:	16.44%
	Area over 120.00 mins	83.56%
AREA 18	0.00 - 120.00 mins:	14.67%
	Area over 120.00 mins	85.33%
AREA 19	0.00 - 120.00 mins:	33.91%
	Area over 120.00 mins	66.09%

PROPOSED

Key: <div><div>Area Above 2Hrs of Sun</div><div>Area Below 2Hrs of Sun</div></div>				Sources of information <div><div>Existing building</div><div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Surrounding buildings</div><div>Accucities wide area massing model received 14 Sepetmber 2020 001412_White Heather Industrial Estate_Dublin_Master.dwg</div></div> <div><div>Proposed building</div><div>3D MODEL DWG PLAN & PDF 07 JANUARY 2022 20016-OMP-ZZ-ZZ-M3-A-0001.dwg</div><div>29. REVISED FLAT CHANGES 01 FEB 2022 Revised floor layouts</div></div> <div><div>Consented</div><div>N/A</div></div>			Project Name White Heather Industrial Estate, Dublin Drawing Title SHOG - 21 APRIL 06:00 - 18:00 PROPOSED		Drawn By CC Project No. WH46_23		Scale @ A3 - Drawing No. BRE_04		Date 11 JAN 2022 Revision -		<div><div>AVISON YOUNG</div><div>65 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk</div></div>	
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EXISTING

AREA 01	0.00 - 120.00 mins:	2.88%
	Area over 120.00 mins	97.12%
AREA 02	0.00 - 120.00 mins:	5.85%
	Area over 120.00 mins	94.15%
AREA 03	0.00 - 120.00 mins:	1.93%
	Area over 120.00 mins	98.07%
AREA 04	0.00 - 120.00 mins:	9.65%
	Area over 120.00 mins	90.35%
AREA 05	0.00 - 120.00 mins:	2.12%
	Area over 120.00 mins	97.88%

AREA 06	0.00 - 120.00 mins:	2.85%
	Area over 120.00 mins	97.15%
AREA 07	0.00 - 120.00 mins:	2.92%
	Area over 120.00 mins	97.08%
AREA 08	0.00 - 120.00 mins:	4.15%
	Area over 120.00 mins	95.85%
AREA 09	0.00 - 120.00 mins:	2.20%
	Area over 120.00 mins	97.80%
AREA 10	0.00 - 120.00 mins:	1.37%
	Area over 120.00 mins	98.63%

AREA 11	0.00 - 120.00 mins:	2.74%
	Area over 120.00 mins	97.26%
AREA 12	0.00 - 120.00 mins:	6.69%
	Area over 120.00 mins	93.31%
AREA 13	0.00 - 120.00 mins:	1.23%
	Area over 120.00 mins	98.77%
AREA 14	0.00 - 120.00 mins:	1.30%
	Area over 120.00 mins	98.70%
AREA 15	0.00 - 120.00 mins:	4.61%
	Area over 120.00 mins	95.39%

AREA 16	0.00 - 120.00 mins:	6.63%
	Area over 120.00 mins	93.37%
AREA 17	0.00 - 120.00 mins:	5.45%
	Area over 120.00 mins	94.55%
AREA 18	0.00 - 120.00 mins:	2.39%
	Area over 120.00 mins	97.61%
AREA 19	0.00 - 120.00 mins:	14.28%
	Area over 120.00 mins	85.72%

Key:

Area Above 2Hrs of Sun

Area Below 2Hrs of Sun

Sources of information

Existing building

Accucities wide area massing model received 14 September 2020
001412_White Heather Industrial Estate_Dublin_Master.dwg

Surrounding buildings

Accucities wide area massing model received 14 September 2020
001412_White Heather Industrial Estate_Dublin_Master.dwg

Proposed building

3D MODEL DWG PLAN & PDF 07 JANUARY 2022
20016-OMP-ZZ-ZZ-M3-A-0001.dwg
29. REVISED FLAT CHANGES 01 FEB 2022
Revised floor layouts

Consented

N/A

Project Name

White Heather Industrial Estate, Dublin

Drawing Title

SHOG - 21 JUNE 06:00 - 18:00

EXISTING

Drawn By

CC

Project No.

WH46_23

Scale @ A3

-

Drawing No.

BRE_05

Date

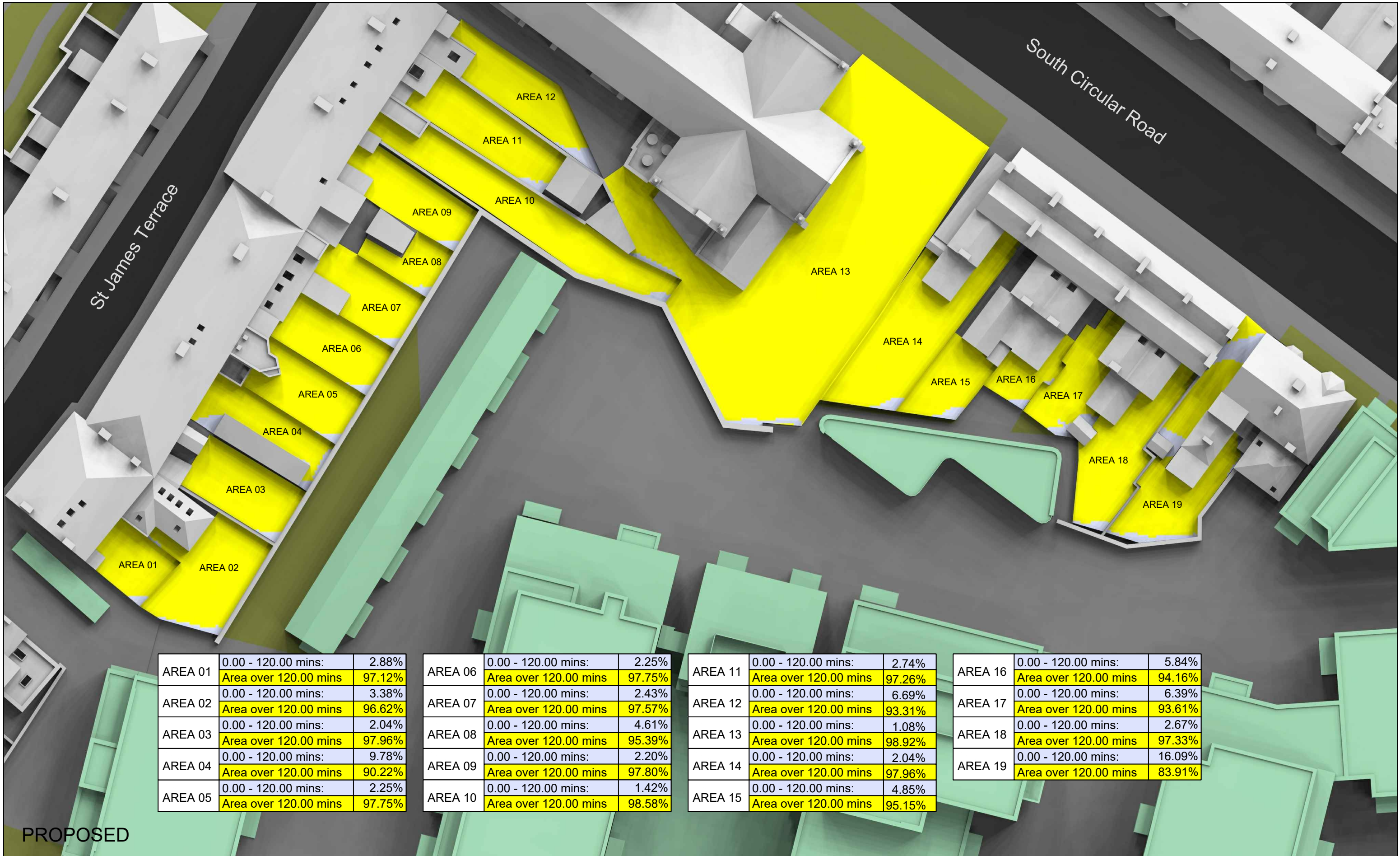
11 JAN 2022

Revision

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AREA 01	0.00 - 120.00 mins:	2.88%
	Area over 120.00 mins	97.12%
AREA 02	0.00 - 120.00 mins:	3.38%
	Area over 120.00 mins	96.62%
AREA 03	0.00 - 120.00 mins:	2.04%
	Area over 120.00 mins	97.96%
AREA 04	0.00 - 120.00 mins:	9.78%
	Area over 120.00 mins	90.22%
AREA 05	0.00 - 120.00 mins:	2.25%
	Area over 120.00 mins	97.75%

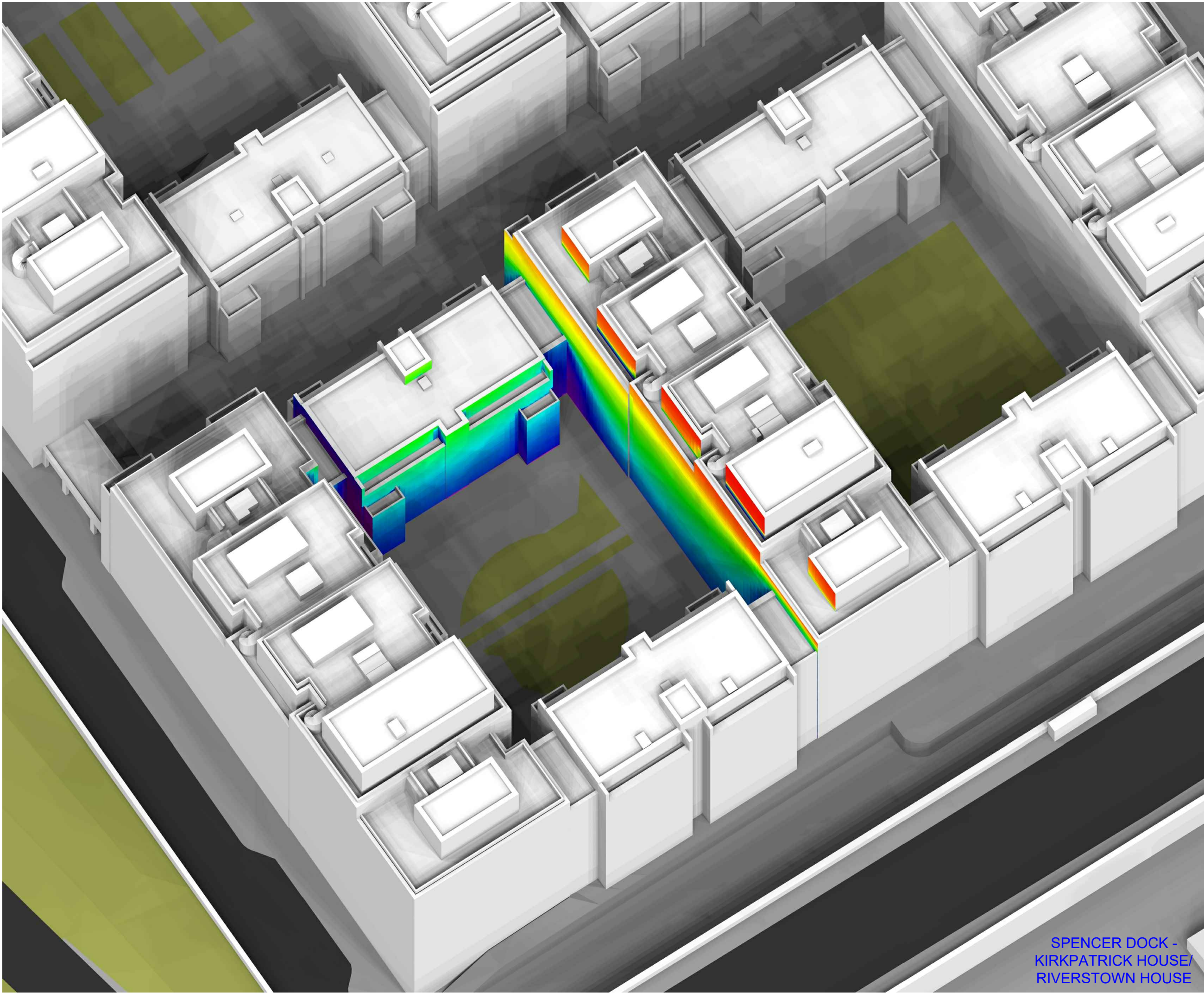
AREA 06	0.00 - 120.00 mins:	2.25%
	Area over 120.00 mins	97.75%
AREA 07	0.00 - 120.00 mins:	2.43%
	Area over 120.00 mins	97.57%
AREA 08	0.00 - 120.00 mins:	4.61%
	Area over 120.00 mins	95.39%
AREA 09	0.00 - 120.00 mins:	2.20%
	Area over 120.00 mins	97.80%
AREA 10	0.00 - 120.00 mins:	1.42%
	Area over 120.00 mins	98.58%

AREA 11	0.00 - 120.00 mins:	2.74%
	Area over 120.00 mins	97.26%
AREA 12	0.00 - 120.00 mins:	6.69%
	Area over 120.00 mins	93.31%
AREA 13	0.00 - 120.00 mins:	1.08%
	Area over 120.00 mins	98.92%
AREA 14	0.00 - 120.00 mins:	2.04%
	Area over 120.00 mins	97.96%
AREA 15	0.00 - 120.00 mins:	4.85%
	Area over 120.00 mins	95.15%

AREA 16	0.00 - 120.00 mins:	5.84%
	Area over 120.00 mins	94.16%
AREA 17	0.00 - 120.00 mins:	6.39%
	Area over 120.00 mins	93.61%
AREA 18	0.00 - 120.00 mins:	2.67%
	Area over 120.00 mins	97.33%
AREA 19	0.00 - 120.00 mins:	16.09%
	Area over 120.00 mins	83.91%

Appendix 8

Contextual VSC Façade Assessments



SPENCER DOCK -
KIRKPATRICK HOUSE/
RIVERSTOWN HOUSE

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Sources of Information

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N734E717- N733E714



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www.gva.co.uk

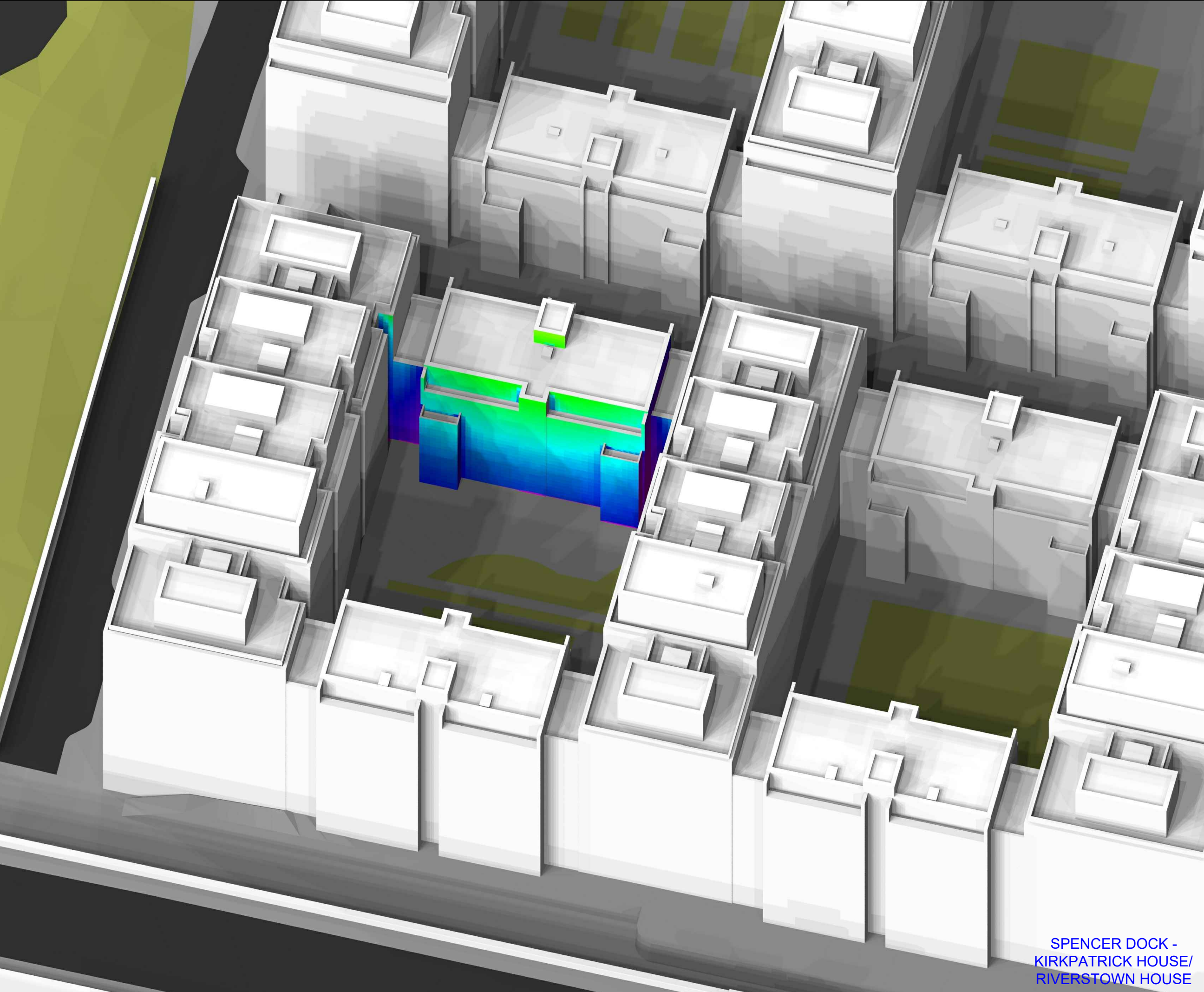
Project Name
Molyneux House, Dublin

Client
BCP Fund Management

Drawing Title
FACADES STUDIES
VIEW 01

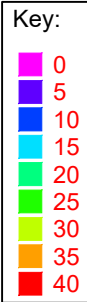
Drawn By RV	Chk'd By	Scale @ A3 NTS	Date 08 JUNE 2020
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SPENCER DOCK -
KIRKPATRICK HOUSE/
RIVERSTOWN HOUSE

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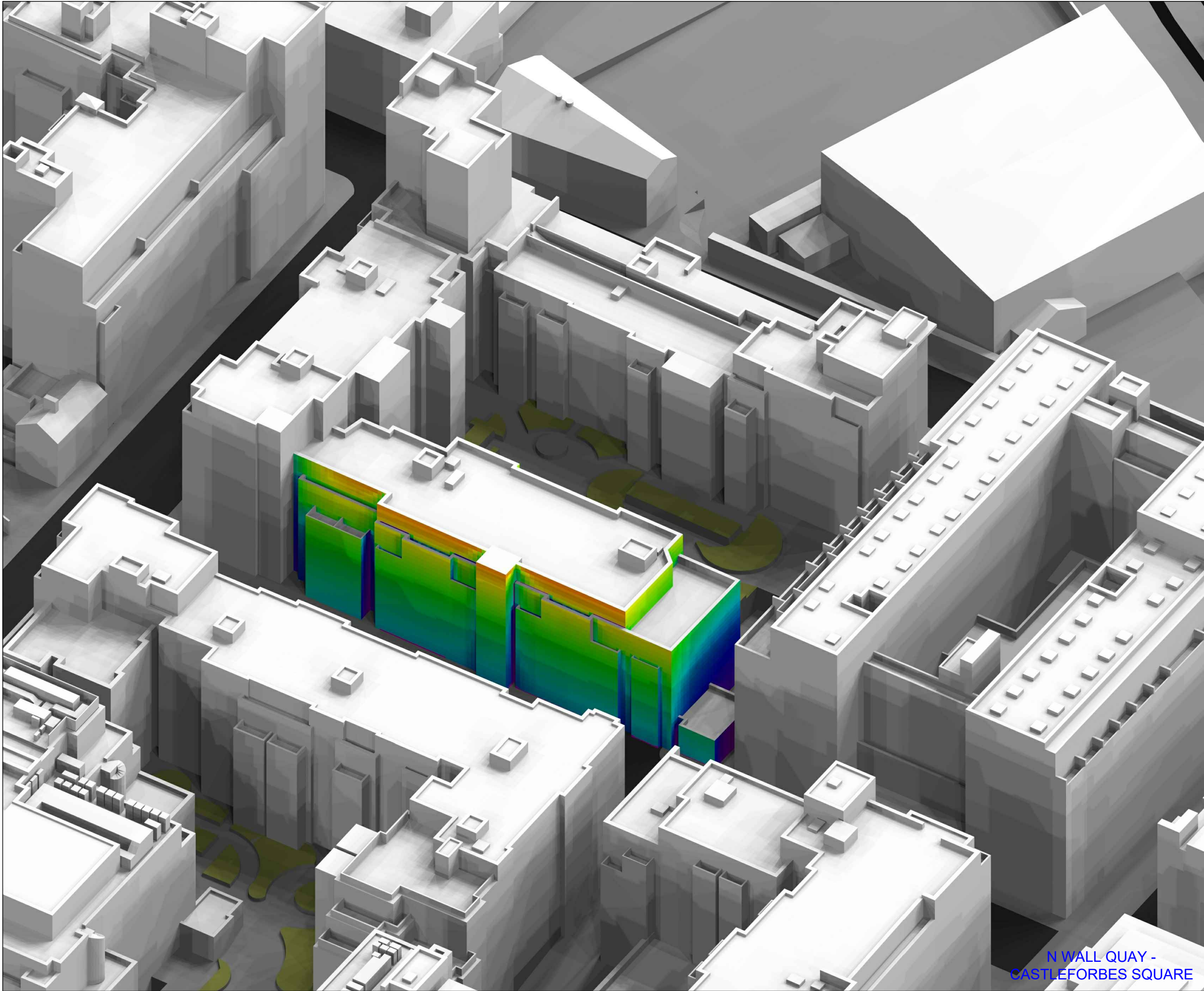
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VIEW 02

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Key:

0
5
10
15
20
25
30
35
40

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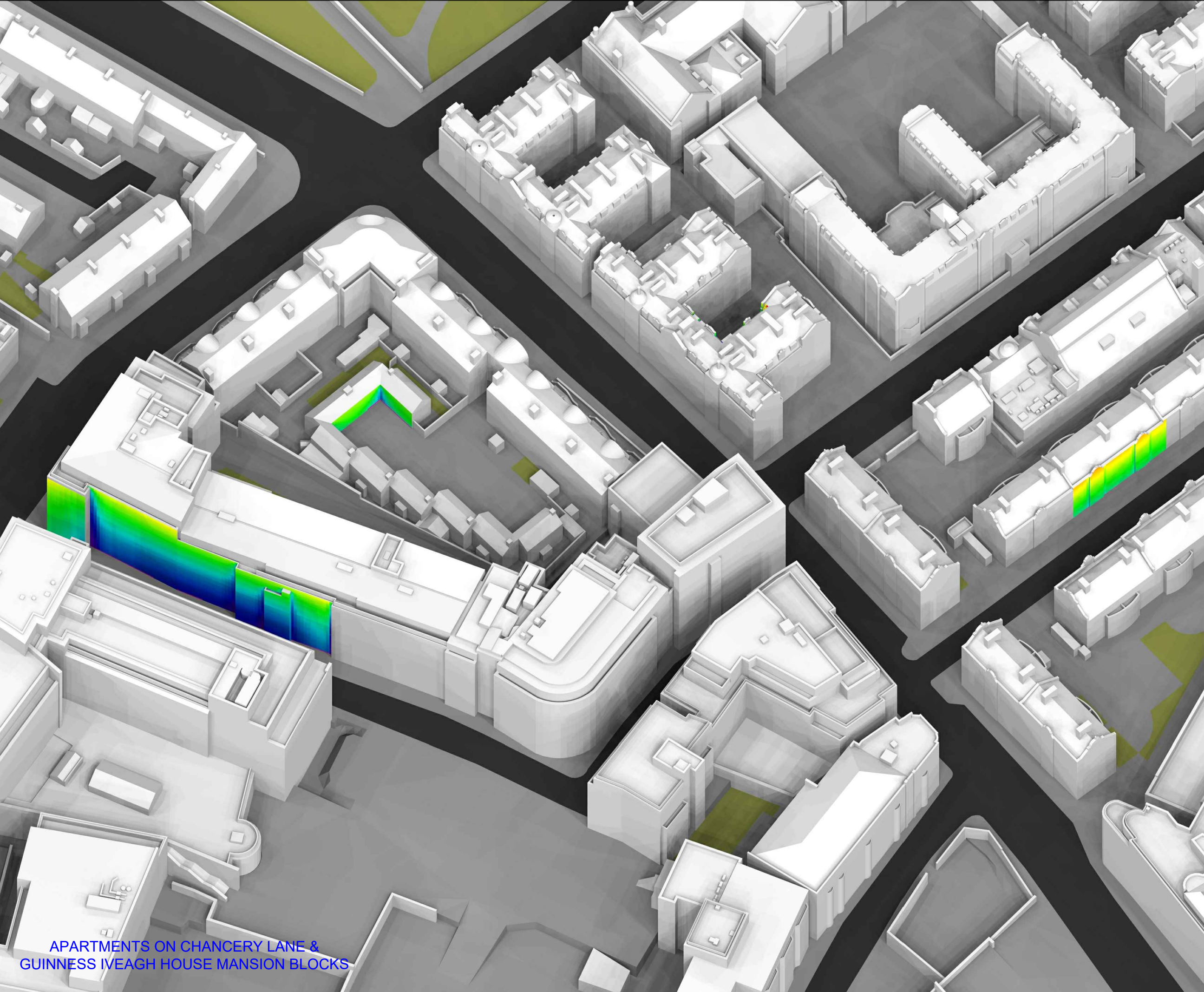
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VIEW 04

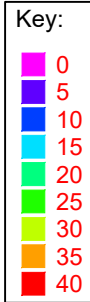
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APARTMENTS ON CHANCERY LANE &
GUINNESS IVEAGH HOUSE MANSION BLOCKS

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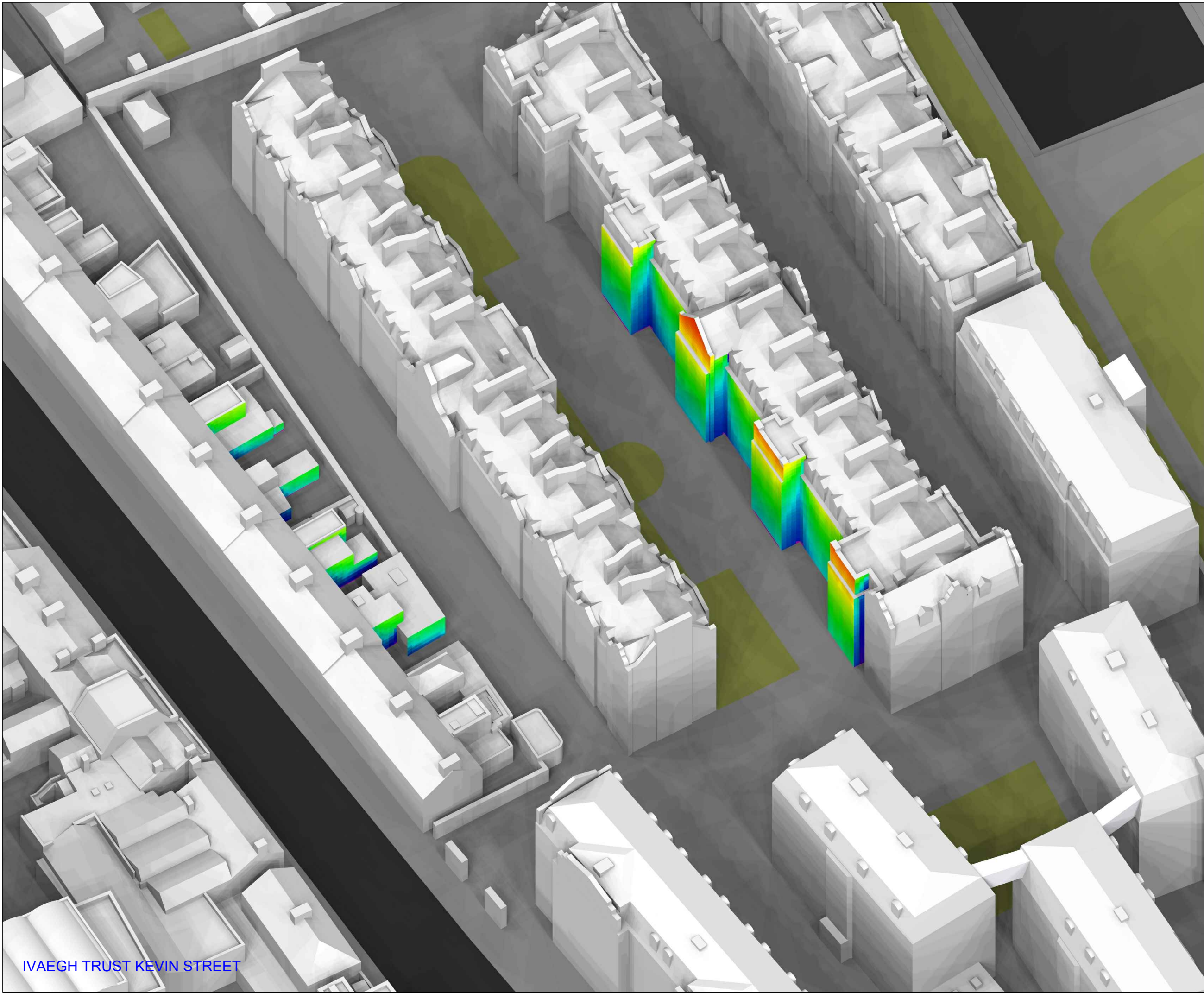
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VIEW 05

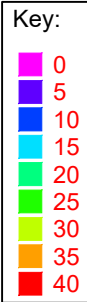
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RV		NTS	08 JUNE 2020

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MO103_18	BRE/05	-



IVAEGH TRUST KEVIN STREET

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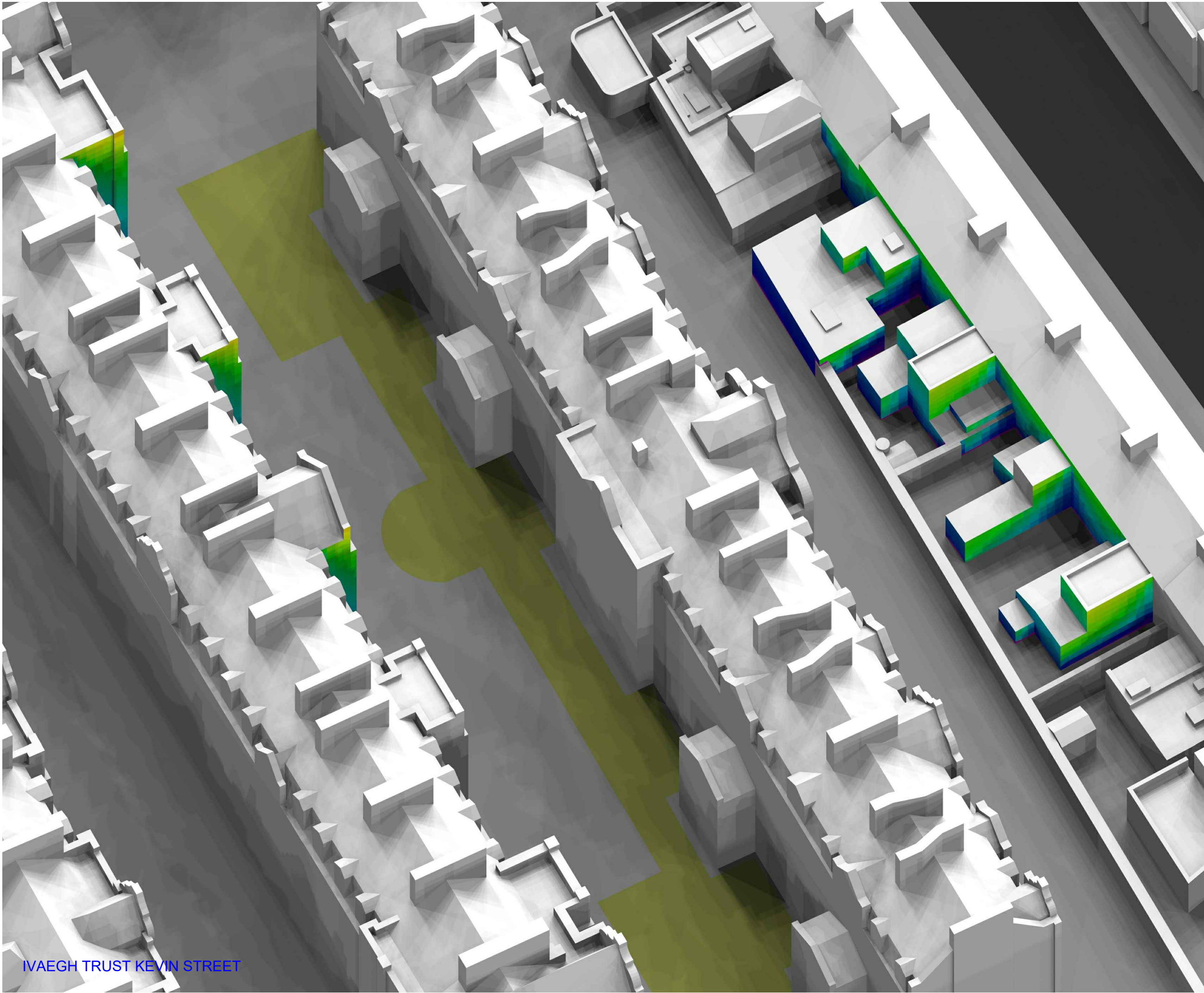
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FACADES STUDIES
VIEW 06

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**AVISON
YOUNG**

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Scale @ A3

NTS

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BRE/07

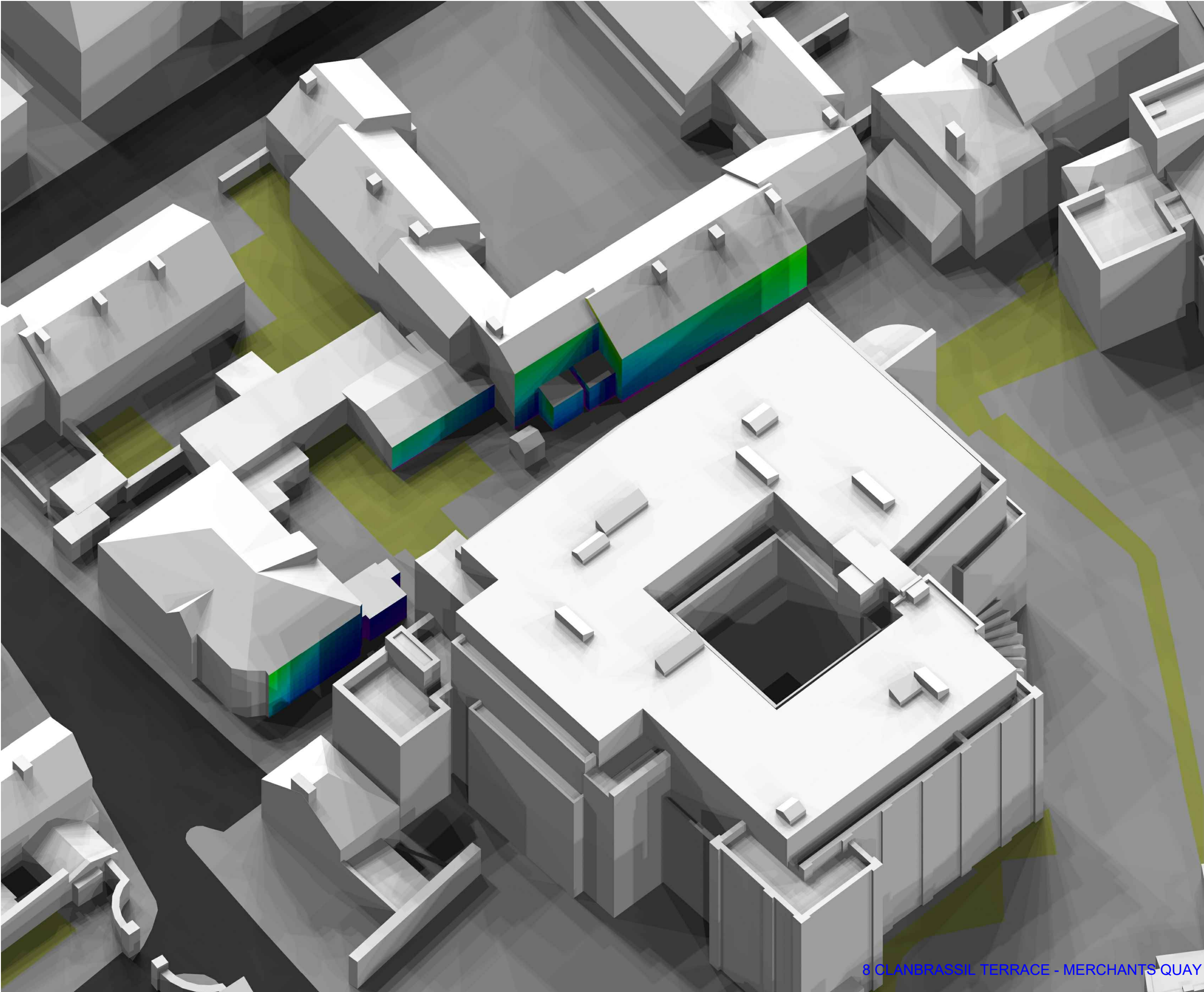
Revision

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IVAEGH TRUST KEVIN STREET

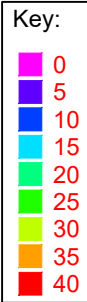
Daylight

A3



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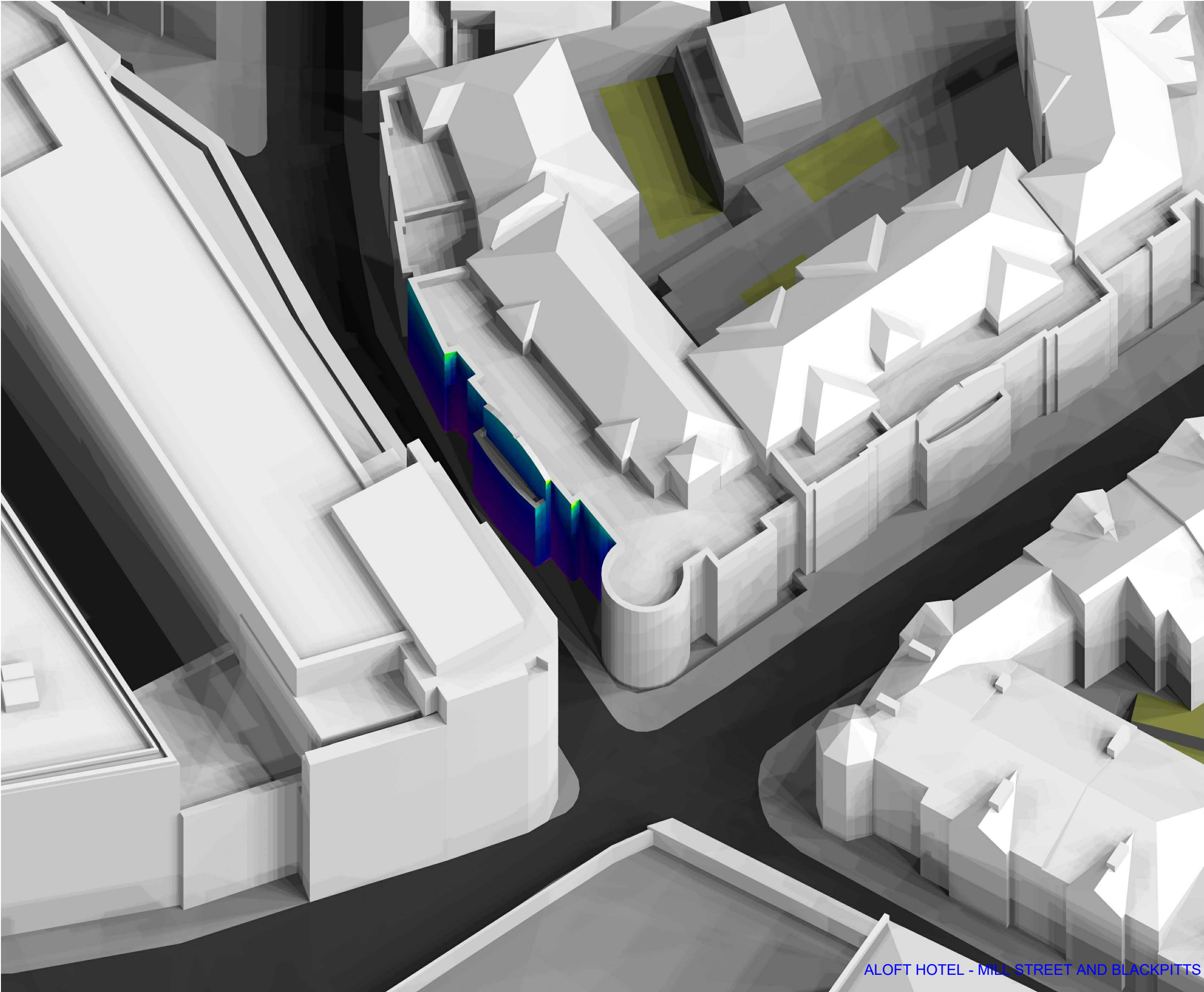
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VIEW 09

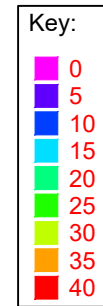
Drawn By	Chk'd By	Scale @ A3	Date
RV		NTS	08 JUNE 2020

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MO103_18	BRE/09	-

8 CLANBRASSIL TERRACE - MERCHANTS QUAY



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FACADES STUDIES
VIEW 10

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ALOFT HOTEL - MILL STREET AND BLACKPITTS