Daylight and sunlight report for the proposed development at

St Michael's, Seafront Quarter, Dun Laoghaire, Dublin

Prepared for: Fitzwilliam DL Ltd
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This report has been prepared by Hollis who are specialists in the field of Daylight, Sunlight & Overshadowing, with a dedicated team of surveyors and technicians covering the United Kingdom and Europe.

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1. Executive summary

1.1. Scope

1.1.1. We have been instructed by Fitzwilliam DL Ltd to determine the daylight, sunlight and overshadowing effects of the proposed development at St Michael's, Seafront Quarter, Dun Laoghaire, Dublin in relation to the existing surrounding buildings.

1.1.2. We have also undertaken internal daylight and sunlight assessments to determine whether the proposed building itself will receive sufficient daylight and sunlight. The results and conclusions for the new dwellings are contained within a separate report for clarity.

Development Description

'*The proposed development will consist of the demolition of an existing 2 no. storey house on the site and the construction of 102 no. build-to-rent residential apartments (80 no. 1-bed and 22 no. 2-bed units) across 2 no. buildings (Building 01 and Building 02), along with ancillary residential amenities and a publicly accessible café on a c. 0.42ha site. Building 01 to the north extends to part 5, part 6, part 8 and part 13 no. storeys in height. Building 02 to the south extends to part 8, part 9 no. storeys in height, with setback 9th storey.*

Residential amenity space in the form of a reception, coworking/study space, gym, games area, lounge/kitchen area, and multi-purpose recreational space is provided at ground floor level of Building 01, alongside a reception and postal storage area. External roof terraces are included at storeys 6 and 9 at Building 01, with an enclosed glazed amenity space at 13th storey level, with external terrace. An external roof terrace is provided at 9th storey level at Building 02.

The development includes a vehicle right of way providing access to St. Michael's Hospital along the western perimeter of the site, accessed from Crofton Road. This provides access to 3 no. car parking spaces (including 1 no. disabled space) located between the two buildings. A secondary right of way is provided via a landscaped pedestrian route along the eastern perimeter of the site providing access to St. Michael's Hospital. A total of 150 no. bicycle parking spaces are provided at the ground floor level of Building 02 (alongside a bicycle repair area), 26 no. within the central courtyard and 8 no. adjacent to the café at the northern perimeter.

The development also includes an ESB substation, bin store, services and drainage infrastructure, boundary treatments, access provision at Crofton and all ancillary development works necessary to facilitate the development.'

1.2. Assessment criteria

1.2.1. Daylight and sunlight calculations have been undertaken in accordance with the BRE guide - Site Layout Planning for Daylight and Sunlight – a guide to good practice 2011, 2nd Edition) and BS8206-2: 2008 - Lighting for Buildings – Part 2: Code of Practice for Daylighting to which the BRE guide refers. The standards and tests applied are briefly described in Appendix A.

1.2.2. It should be noted that the BRE guidelines are primarily intended for use with low density suburban developments. They should therefore be applied flexibly when dealing with dense urban sites, a fact recognised by the BRE Report's author Dr Paul Littlefair in the Introduction:

'The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design..... In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.....'

1.2.3. The existing urban site comprises a surface carpark which currently contains no substantial structures. This therefore leads to some artificially elevated levels of daylight and sunlight amenity at the neighbouring properties, as they receive light across the boundaries of the site without obstruction. This is not considered to be a typical reflection of an urban situation at an infill site such as this.

1.2.4. Section 2.3 of the BRE guide sets out ways for developments to protect daylight availability to neighbouring development land. These are based on the ratio of a buildings' height and distance from the boundary. In the case of the proposed development site, it is evident that the neighbouring property at Harbour View Apartments (HVA) did not fully take this guidance into consideration, being an 8-storey development with the majority of its main windows located close to the site boundary.

1.2.5. To address urban situations such as this, Appendix F of the BRE guide includes instructions on setting appropriate alternative targets to be applied. Paragraph F1 states:

"Sections 2.1, 2.2 and 2.3 [of the BRE guide] 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"

1.2.6. Use of alternative targets allows for flexibility in the application of the BRE guidelines in urban areas in particular, in order to avoid the sterilisation of land whereby an existing building is close to a common boundary. Paragraph F5 states:

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

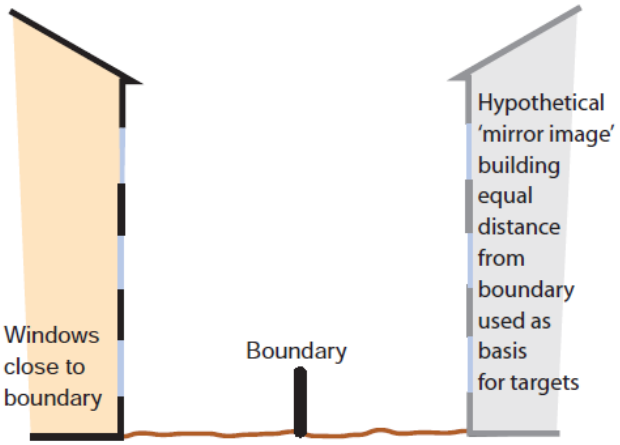


Figure F3: Use of a hypothetical mirror image building to set target daylight values

Alternative Baseline Assessments

1.2.7. Considering the BRE guidance above, we have undertaken a 'mirror image' study in relation to Harbour View Apartments in order to understand the alternative BRE target values that can be set for an urban development site such as this. In line with the BRE guide, the mirror image study only takes into account the property which has been mirrored, so in this instance, the mirror image study is focussed solely on Harbour View Apartments.

1.2.8. We have also reviewed the DLRCC Urban Framework Plan which suggests a 'bookend' style development idea for the site. Based on this framework and Appendix F of the BRE guide, we have undertaken a study using an alternative baseline which includes the DLRCC framework massing. Unlike the mirror image study, an alternative baseline study takes all of the surrounding properties into account.

1.2.9. It is considered that these two alternative baselines present a more realistic view of development on the subject site.

1.2.10. Our methodology for alternative baseline analysis takes the following structure:

- The above noted 'mirror image' methodology has been applied in relation to Harbour View Apartments. This establishes the alternative baseline target values for Harbour View Apartments (based on paragraph F5 of the BRE guide).
- The proposed development scheme has then been reviewed against the mirror-image baseline using the methodology highlighted in Appendix F of the BRE guide.
- A massing derived from the DLRCC Urban Framework Plan has then been inserted into the model in order to ascertain the alternative baseline targets for the existing surrounding properties against the DLRCC framework massing.
- The proposed development scheme has then been reviewed against the DLRCC Framework Massing baseline using the methodology highlighted in Appendix F of the BRE guide.

1.2.11. This process has involved comprehensive collaborative work with the project team and Reddy Architects in response to the comments and feedback received from An Bord Pleanála and Dun Laoghaire-Rathdown County Council during the pre-application consultation stage of the SHD process. This has contributed to a detailed analysis and assessment of the proposals to provide a clearly presented set of results which demonstrate the positive impact of the proposals for the site and its surroundings, having regard to alternative design approaches at the location.

1.3. Summary of Daylight and Sunlight to existing surrounding buildings

Daylight

1.3.1. Vertical Sky Component (VSC) is a measure of the available skylight at the centre point of a window and is purely based on external obstructions.

1.3.2. Daylight Distribution (DD) measures the various points within a room which can see the sky at the working plane height (0.85m above the floor). The Daylight Distribution analysis offers a view of the overall daylighting capabilities of a room, rather than just those noted on the face of the window.

Existing baseline

1.3.3. Of the 271 windows assessed at the surrounding properties, 114 currently achieve the BRE target of 27% VSC. The remaining 157 achieve levels of VSC below the recommended BRE target value (The majority of which are at Harbour View Apartments). This equates to 42% of the surrounding windows meeting the BRE's numerical target values in the existing condition. It should therefore be taken into account that the majority of windows surrounding the site do not currently achieve the BRE's target values, despite them overlooking a surface car park.

1.3.4. These shortfalls are mainly due to the inherent design of Harbour View Apartments, which contains recessed windows located beneath balconies; features which, as highlighted in the BRE guide, impair the potential for good daylighting.

1.3.5. Furthermore, for those that do meet the BRE's numerical values in the existing condition, the flat site creates an artificial baseline for the surrounding properties, allowing them to receive levels of daylight and sunlight that would not usually be achievable in urban areas such as this. Therefore, when reviewing the results for the existing vs proposed assessment, the nature of the site and the inflated levels of light currently experienced should be borne in mind.

1.4. Alternate Baselines

Harbour View Apartments Mirror Image

1.4.1. We have reviewed the proposed development massing against a 'mirror-image' for Harbour View Apartments. This creates a set of alternative baseline targets to aim for, based on a mirror-image of HVA placed on the proposed development site. This is shown in the below image:

Mirror Image of Harbour View Apartments placed on the site

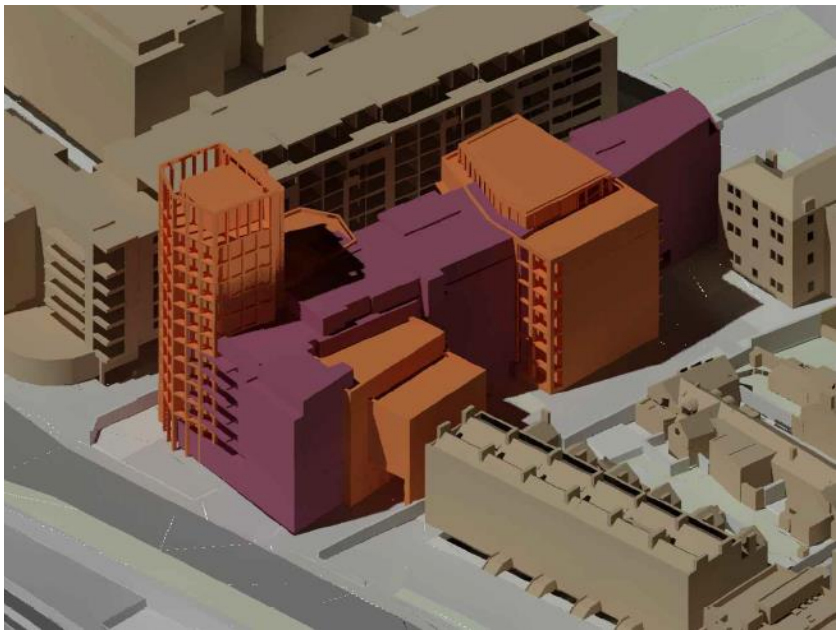
1.4.2. The results for the alternative baseline show that of the 209 windows assessed for VSC within HVA, 43 (21%) would achieve the BRE's recommended target values, while the remaining 166 (79%) would fall short.

1.4.3. This demonstrates that if a building of similar massing, scale and height as HVA was envisaged for the proposed development site, the majority of windows within HVA would not achieve the BRE's target values.

1.4.4. Against the alternative 'mirror-image' baseline targets, the results for the proposed development analysis show that 124 windows (59%) within Harbour View Apartments achieve the same or better VSC results.

1.4.5. This shows that the majority of windows would achieve the same or better levels of VSC with the proposed development in place, when compared to the mirror image of Harbour View Apartments.

1.4.6. It can also be argued that there will be a more even distribution of daylight across the façade of HVA, as the proposed development includes gaps between the blocks. This allows daylight to reach difference areas of the neighbouring building, as opposed to a solid wall as seen in the mirror-image. An overlay of the mirror-image and the proposed development can be seen in the below image:



Overlay of the Mirror-Image massing and the Proposed Development

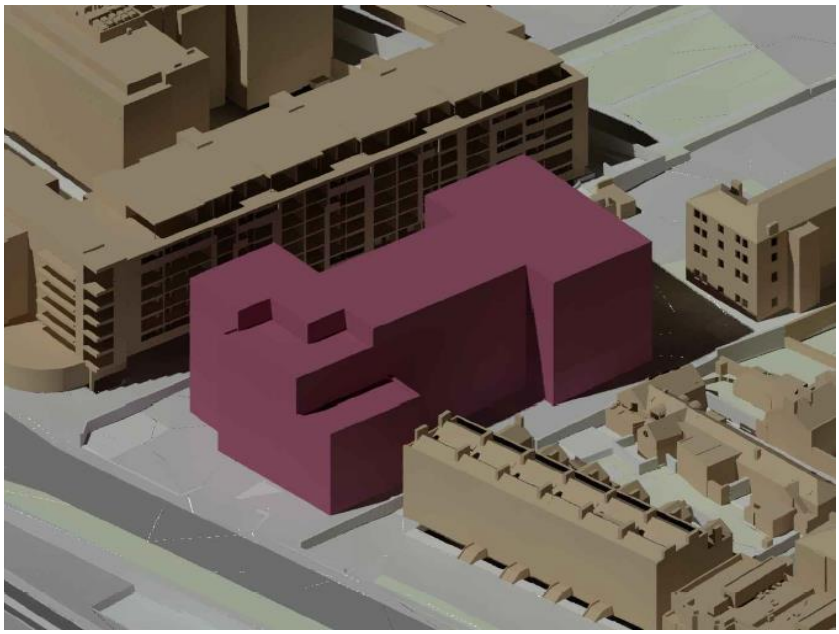
1.4.7. The gaps in the development allow daylight to reach the central and rear sections of Harbour View Apartments, when compared to solid wall of the mirror-image massing.

1.4.8. This is demonstrated in the Daylight Distribution analysis. Overall, 87% of the rooms within HVA achieve the same or better DD results when compared to the 'mirror-image' massing.

1.4.9. This further demonstrates that the proposed development provides an optimum balance between the BRE guidelines and urban design constraints to create a space that will provide adequate levels of daylight amenity for future and existing residents.

DLRCC Framework Massing

1.4.10. We have reviewed the proposed development massing against the DLRCC framework massing. This creates a set of alternative baseline targets to aim for, based on a hypothetical massing placed on the proposed development site. This is shown in the below image:



DLRCC Framework Massing placed on the site

1.4.11. In terms of the massing derived from the DLRCC framework, the alternative baseline study demonstrates that 78 (29%) of the 271 windows assessed would achieve the BRE's recommended levels of daylight, while 193 (71%) would fall short.

1.4.12. These results show that a 'bookend' type massing based on the DLRCC framework would leave the majority of the surrounding windows below the BRE's numerical targets..

1.4.13. When the proposed development is reviewed against the alternative DLRCC Framework Massing baseline targets, the results show that 179 windows (66%) within all the surrounding buildings achieve the same or better VSC results.

1.4.14. This shows that the majority of windows would achieve the same or better levels of VSC with the proposed development in place, when compared to the DLRCC Framework Massing.

1.4.15. Again, the gaps between the blocks of the proposed development allow daylight to reach the surrounding properties when compared to the DLRC Framework Massing. An overlay of the DLRCC Framework Massing and the proposed development is shown below:

Overlay of the DLRCC Framework Massing and the Proposed Development

1.4.16. In terms of Daylight Distribution, 92% of the rooms in all the surrounding properties achieve the same or better DD when compared to the DLRCC framework massing.

1.4.17. This shows that the majority of rooms in the existing surrounding buildings will meet the BRE's numerical targets when compared to the DLRCC Framework Massing.

Alternative baseline conclusions

1.4.18. In both alternative baseline scenarios, it is evident that the majority of windows will achieve the same or better results than those seen in the alternative baselines. The positive impact of the proposed development can be seen when the individual results are reviewed in closer detail, as the windows display results which are much improved when compared to the two alternative baselines.

1.4.19. For example, Flat 27 is on the second floor of Harbour View Apartments, located in the central section of the façade. It's bedroom window would receive 0.04% VSC if a mirror image of HVA was placed on the site. Conversely, this window achieves a VSC of 4.32% when the proposed development massing is on the site - this represents a 10,700% increase.

1.4.20. A similar increase is recorded for the living room of Flat 29, which achieves 0.05% VSC in the mirror-image massing analysis, and 6.09% VSC with the proposed development on the site (12,080% increase). It is therefore clear that these windows will receive much greater levels of daylight with the proposed development in place compared to a mirror-image massing on the site.

1.4.21. The reason for this dramatic increase in results at Harbour View Apartments is attributable to the 'double block' design of the proposed development, which allows light to penetrate through the gap between the 2 blocks and reach the central area of the HVA elevation.

1.4.22. The effects of this key design decision are further highlighted in the results of our Daylight Distribution (DD) analysis. Against the Harbour View Apartments 'mirror-image', the results of the proposed development analysis show that 136 rooms (87%) within Harbour View achieve the same or better DD results.

1.4.23. Against the DLRCC massing, the results of the proposed development analysis show that 162 rooms (89%) within all the surrounding buildings achieve the same or better DD results.

1.4.24. Digging deeper into the individual room analysis, it can again be seen that the proposed development performs well.

1.4.25. For example, Flat 13 is on the first floor of Harbour View Apartments, located in the central section of the façade. The area of the living room would not be adequately lit if a mirror image of HVA was placed on the site. However, the lit area increases from 0% to 99.92% when the proposed development massing is on the site.

1.4.26. A similar increase is recorded for the living room of Flat 34, which achieves 9.40% of daylight distribution in the mirror-image massing analysis, and 100% with the proposed development on site. It is therefore clear that these rooms will receive much greater levels of daylight with the proposed development in place.

1.4.27. The vast majority of rooms within HVA receive more daylight in the proposed development scenario than in the two alternative baseline assessments. Overall, 87% of the rooms within HVA achieve the same or better DD results when compared to the 'mirror-image' massing, and 92% of the rooms in all the surrounding properties achieve the same or better when compared to the DLRCC framework massing.

1.4.28. This further demonstrates that the proposed development provides an optimum balance between the BRE guidelines and urban design constraints to create a space that will provide adequate levels of daylight amenity for future and existing residents.

Overshadowing

1.4.29. We have assessed 11 existing amenity areas surrounding the site for overshadowing effects on the spring equinox (March 21). The results demonstrate that eight amenity areas will meet the recommended values, with three areas falling marginally short.

1.4.30. Having assessed the amenity areas on the summer solstice (June 21), the results are positive with all the amenity areas receiving over two hours of direct sunlight in line with the BRE's numerical targets. It is reasonable to assume that the surrounding amenity spaces are most likely to be used during the summer months and as such we consider that the effects are acceptable.

Existing Baseline vs Proposed Development

1.4.31. We have also assessed the proposed development against the existing baseline (surface car park). The results of this are presented in section 5 of this report.

1.5. Overall Appraisal

1.5.1. Based on the flat nature of the existing site, it is likely that any form of viable development will have effects on the daylight and sunlight amenity of the surrounding buildings.

1.5.2. In this particular scenario, it is evident that the proposed development has been sensitively designed in order to limit any effects to the neighboring windows, rooms and gardens. This is especially true when the proposed development is compared to the two alternative baselines.

1.5.3. The urban design solution proposed will be largely compliant with the aspirational numerical values set out in the BRE guide and importantly offer access to daylight to the central section of Harbour View Apartments. The two-block design of the proposal allows light to reach the central areas of Harbour View Apartments and the rear elevations of Charlemont Terrace, which would not possible with a conventional solid massing design such as that of Harbour View Apartments or the DLRCC framework.

1.5.4. While shortfalls are noted in the surrounding properties, the context of a flat surface car park, and therefore artificially inflated levels of daylight and sunlight for a town centre urban site, must be acknowledged.

1.5.5. As stated in the BRE guide itself, the numerical values are not mandatory and should not be used as instruments of planning policy, but as guidelines to architects and building designers on how to optimize daylight and sunlight through site layout planning and design.

1.5.6. The BRE guide notes that certain sites will have constraints that inhibit access to daylight and sunlight, particularly for large developments of apartments located in urban settings such as this.

1.5.7. Moreover, it should also be acknowledged that the BRE guide at paragraph 2.2.3 states that the numerical target values given are purely advisory. The BRE guide has been drafted primarily for use in low density suburban environments and should therefore be interpreted sensibly and flexibly based on this scenario, as stated at paragraph 2.2.10 of the BRE guide.

2. Introduction

2.1. Scope

2.1.1. We have been instructed by Fitzwilliam DL Ltd to determine the effects upon the daylight and sunlight amenity that may arise from the proposed development of St Michael's, Seafront Quarter, Dun Laoghaire, Dublin in respect of the existing surrounding buildings.

2.1.2. We have also undertaken internal daylight and sunlight tests and an overshadowing assessment to determine whether the proposed building will receive sufficient daylight and sunlight. The internal results and conclusions are contained within a separate report for clarity.

2.2. Planning policy

2.2.1. The Dun Laoghaire-Rathdown Development Plan 2016-2022 – section 8.2.3.1 states:

Quality Residential Design

The objective of Dún Laoghaire-Rathdown County Council is to achieve high standards of design and layout to create and foster high quality, secure and attractive areas for living. The following criteria will be taken into account when assessing applications:

Levels of privacy and amenity, the relationship of buildings to one another, including consideration of overlooking, sunlight/daylight standards and the appropriate use of screening devices.

2.2.2. The Government of Ireland document "Urban Development and Building Heights, Guidelines for Planning Authorities" states at section 3.2:

Development Management Criteria

At 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.

2.2.3. The "Sustainable Urban Housing: Design Standards for New Apartments Guidelines" 2018 states:

6.5 The provision of reasonable levels of natural light in new apartment developments is an important planning consideration as it contributes to the liveability and amenity enjoyed by 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.

6.6 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.

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

2.3. Assessment criteria

2.3.1. To ensure that this assessment can be appropriately evaluated against Dun Laoghaire-Rathdown County Council's planning policy, daylight and sunlight calculations have been undertaken in accordance with the 'BRE guide' and also on BS8206–2: 2008 to which the BRE guide refers. The standards and tests applied are briefly described in Appendix A.

2.3.2. The existing buildings adjacent to the proposed development site are shown on the site plan (see below) and comprise:

Name/address of building	Assumed use	Position in relation to the development
5 Charlemont Terrace	Residential	West
5 The Mews	Residential	West
6 The Mews	Residential	West
1 Charlemont Avenue	Residential	West
Harbour View - Flat 1	Residential	East
Harbour View - Flat 2	Residential	East
Harbour View - Flat 3	Residential	East
Harbour View - Flat 4	Residential	East
Harbour View - Flat 5	Residential	East
Harbour View - Flat 6	Residential	East

Name/address of building	Assumed use	Position in relation to the development
Harbour View - Flat 7	Residential	East
Harbour View - Flat 8	Residential	East
Harbour View - Flat 9	Residential	East
Harbour View - Flat 11	Residential	East
Harbour View - Flat 12	Residential	East
Harbour View - Flat 13	Residential	East
Harbour View - Flat 14	Residential	East
Harbour View - Flat 15	Residential	East
Harbour View - Flat 16	Residential	East
Harbour View - Flat 17	Residential	East
Harbour View - Flat 18	Residential	East
Harbour View - Flat 19	Residential	East
Harbour View - Flat 22	Residential	East
Harbour View - Flat 23	Residential	East
Harbour View - Flat 24	Residential	East
Harbour View - Flat 26	Residential	East
Harbour View - Flat 27	Residential	East
Harbour View - Flat 28	Residential	East
Harbour View - Flat 29	Residential	East
Harbour View - Flat 30	Residential	East
Harbour View - Flat 31	Residential	East
Harbour View - Flat 32	Residential	East
Harbour View - Flat 33	Residential	East
Harbour View - Flat 34	Residential	East
Harbour View - Flat 35	Residential	East
Harbour View - Flat 37	Residential	East
Harbour View - Flat 38	Residential	East
Harbour View - Flat 39	Residential	East
Harbour View - Flat 41	Residential	East
Harbour View - Flat 42	Residential	East
Harbour View - Flat 43	Residential	East
Harbour View - Flat 44	Residential	East
Harbour View - Flat 45	Residential	East
Harbour View - Flat 46	Residential	East
Harbour View - Flat 47	Residential	East
Harbour View - Flat 48	Residential	East

Name/address of building	Assumed use	Position in relation to the development
Harbour View - Flat 49	Residential	East
Harbour View - Flat 50	Residential	East
Harbour View - Flat 52	Residential	East
Harbour View - Flat 53	Residential	East
Harbour View - Flat 54	Residential	East
Harbour View - Flat 56	Residential	East
Harbour View - Flat 57	Residential	East
Harbour View - Flat 58	Residential	East
Harbour View - Flat 59	Residential	East
Harbour View - Flat 60	Residential	East
Harbour View - Flat 61	Residential	East
Harbour View - Flat 62	Residential	East
Harbour View - Flat 63	Residential	East
Harbour View - Flat 64	Residential	East
Harbour View - Flat 65	Residential	East
Harbour View - Flat 67	Residential	East
Harbour View - Flat 68	Residential	East
Harbour View - Flat 69	Residential	East
Harbour View - Flat 71	Residential	East
Harbour View - Flat 72	Residential	East
Harbour View - Flat 73	Residential	East
Harbour View - Flat 74	Residential	East
Harbour View - Flat 75	Residential	East
Harbour View - Flat 76	Residential	East
Harbour View - Flat 77	Residential	East
Harbour View - Flat 78	Residential	East
Harbour View - Flat 79	Residential	East
Harbour View - Flat 80	Residential	East
Harbour View - Flat 82	Residential	East
Harbour View - Flat 83	Residential	East
Harbour View - Flat 84	Residential	East
Harbour View - Flat 86	Residential	East
Harbour View - Flat 87	Residential	East
Harbour View - Flat 88	Residential	East
Harbour View - Flat 89	Residential	East
Harbour View - Flat 90	Residential	East

Name/address of building	Assumed use	Position in relation to the development
Harbour View - Flat 91	Residential	East
Harbour View - Flat 92	Residential	East
Harbour View - Flat 93	Residential	East
Harbour View - Flat 94	Residential	East
Harbour View - Flat 95	Residential	East
Harbour View - Flat 96	Residential	East
Harbour View - Flat 98	Residential	East
Harbour View - Flat 99	Residential	East
Harbour View - Flat 100	Residential	East
Harbour View - Flat 101	Residential	East
Harbour View - Flat 102	Residential	East
Harbour View - Flat 103	Residential	East
Harbour View - Flat 104	Residential	East
Harbour View - Flat 105	Residential	East
St Michaels Hospital	Health Care Institution	South

2.4. Limitations

2.4.1. Our assessment is based on the scheme drawings provided by Reddy Architecture as listed below:

Title	Date
Reddy Architecture	
3582 St Michaels Hospital, Dun Laoghaire - Elevations.dwg	17 August 2020
3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg	17 August 2020
P18-143D-RAU-01-ZZ-DR-A-PL1-31001-P7-Building 01 - Ground, Mezza.dwg	17 August 2020
P18-143D-RAU-01-ZZ-DR-A-PL1-31002-P7-Building 01 - Third, Fourth.dwg	17 August 2020
P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg	17 August 2020
P18-143D-RAU-01-ZZ-DR-A-PL1-31004-P7-Building 01 - Roof Plan.dwg	17 August 2020
P18-143D-RAU-01-ZZ-DR-A-PL1-32010-P7-Building 01 - Elevations 01.dwg	17 August 2020
P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg	17 August 2020
P18-143D-RAU-02-ZZ-DR-A-PL1-31001-P7-Building 02 - Ground, First.dwg	17 August 2020
P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg	17 August 2020
P18-143D-RAU-02-ZZ-DR-A-PL1-31003-P7-Building 02 - Roof Plan.dwg	17 August 2020
P18-143D-RAU-02-ZZ-DR-A-PL1-32010-P7-Building 02 - Elevations 01.dwg	17 August 2020
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-31003-P7-Proposed Site Plan.dwg	17 August 2020
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33001-P7-Sections A-A and B-B.dwg	17 August 2020
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33002-P7-Section C-C and Section D-D.dwg	17 August 2020

Title	Date
Proposed Building 01 - L01 - First Level Floor Plan.dwg	17 August 2020
Proposed Building 01 - L02 - Second Floor Plan.dwg	17 August 2020
Building 02 - L01 - First Floor Plan.dwg	17 August 2020
VU City	
200157_St_Michael's_Seafront_Quarter_Dublin_MASTER.dwg	08 June 2020

2.4.2. A site inspection was also undertaken to record the location of windows within the surrounding buildings. Where no elevation survey data has been provided to us, we have estimated approximate window heights and positions in the surrounding existing properties from data gathered at our site inspection.

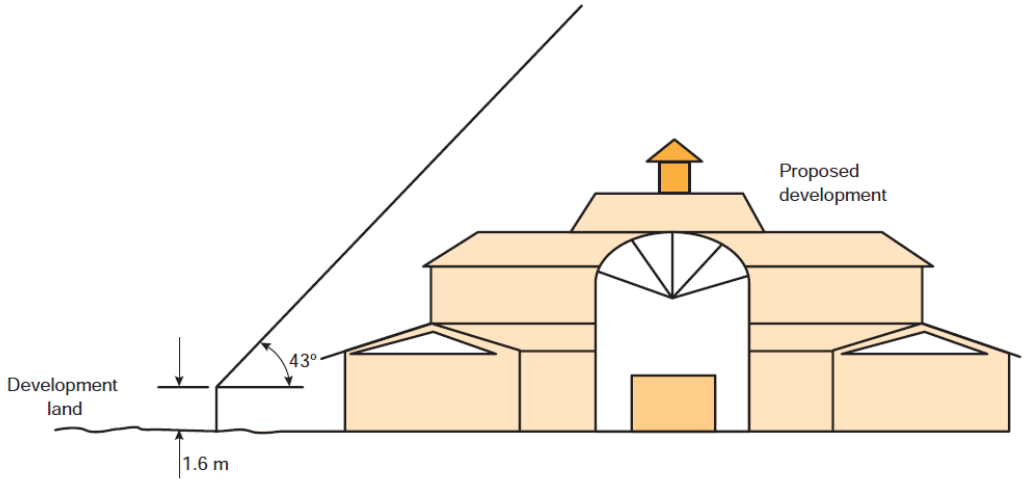
3. Alternative baseline assessment – Mirror Image for Harbour View Apartments

3.1.1. The existing site comprises a surface car park which currently contains no substantial structures. This can lead to artificially elevated levels of daylight and sunlight amenity at the neighbouring properties, as they receive light over the boundaries of the site.

3.1.2. Section 2.3 of the BRE guide sets out ways for developments to protect daylight availability to neighbouring development land:

Paragraph 2.3.1 *"From a daylighting standpoint it is possible to reduce the quality of adjoining development land by building too close to the boundary. A well-designed building will stand a reasonable distance back from the boundaries so as to enable future nearby developments to enjoy similar access to daylight. By doing so it will also keep its own natural light when the adjoining land is developed."*

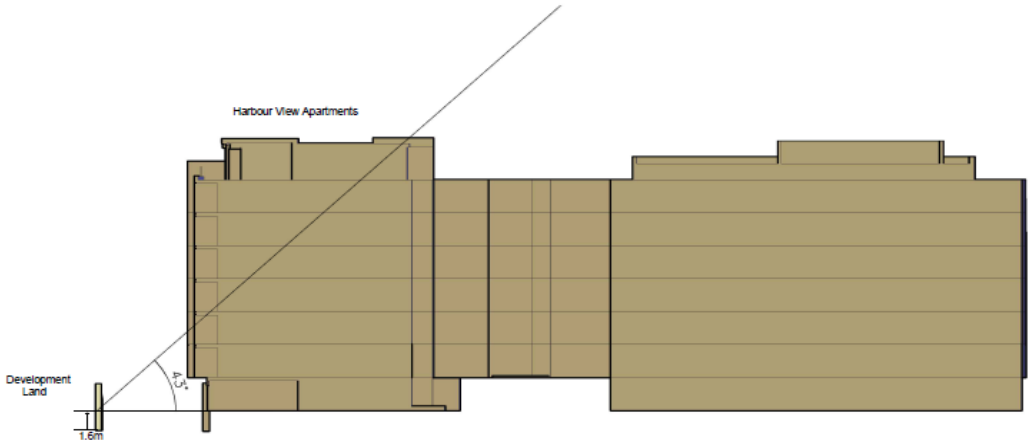
3.1.3. The BRE guide goes on to provide guidance on what it deems a reasonable distance from the site boundary to be, paragraph 2.3.3 states *"The diffuse daylight coming over the boundary may be quantified in the following way. As a first check, draw a section in a plane perpendicular to the boundary…Measure the angle to the horizontal subtended by a point 1.6m above the boundary by the proposed building (figure1). If this angle is less than 43 degrees, then there will normally still be the potential for good daylighting on the adjoining development site…".*



3.1.4. Paragraph 2.3.4 states *"if any new building is taller than this [i.e. taller than the 43 degree line], enough sky light may still reach the development site provided the building is narrow enough to allow adequate light around the sides.".*

3.1.5. Paragraph 2.3.5 states *"Overall the adjoining development site should normally retain the potential for good daylighting if every point 1.6m above the boundary line is within 4m (measured along the boundary) of a point with a VSC of 17% or more. This corresponds to the value for a continuous obstruction subtending the 43 degree angle above".*

3.1.6. Looking at Harbour View Apartments and its relationship with the boundary of the development site, it is evident that the above BRE guidance was not applied when the building was designed. This can be seen in the section drawing below:



Section of Harbour View Apartments Showing 43 Degree Line

3.1.7. Appendix F of the BRE guide sets out methodology for alternative target values in relation to daylight and sunlight. Paragraph F4 of the guide states:

"For example, in a mews in a historic city centre, a typical obstruction angle from ground floor window level might be close to 40 degrees. This would correspond to a VSC of 18%, which could be used as a target value for development in that street if new development is to match the existing layout".

3.1.8. Paragraph F5 continues:

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

3.1.9. Considering the site context and the BRE guidance noted above, we have undertaken a 'mirror image' study in relation to Harbour View Apartments. The below image taken from our 3D model shows how the alternative baseline has been formed:

Alternative Baseline Mirror Image – Harbour View Apartments

3.1.10. The mirror image scenario assumes that a mirror massing of Harbour View Apartments is located on the development site, which creates alternate baseline results (rather than using the flat surface car park into account which is considered to represent an unrealistic baseline for comparison given the site's urban location). The assessment then shows a direct comparison between a mirror image massing and the proposed development.

3.1.11. By placing the mirror image massing on the site, an alternate baseline is created to give a more realistic ratio when comparing the 'existing v proposed' results. This alters the assessment parameters slightly, as there is no longer a 20% reduction allowance afforded – the alternate baseline results are markers to aim for and it would be unfair to apply a 0.8 times former value ratio. Therefore, the results for the proposed development need to be 'the same or better' than the mirror image to meet the BRE's numerical criteria.

3.1.12. The results of the technical analysis for the mirror-image scenario are contained within Appendix G of this report. The below tables are summaries of the results:

Vertical Sky Component (VSC) – Mirror Image

Building Address	No. of Windows Analysed	Number of Windows **'the same or better'** Yes	No	Total Percentage
Harbour View Apartments	209	124	85	59
Totals	209	123	86	59

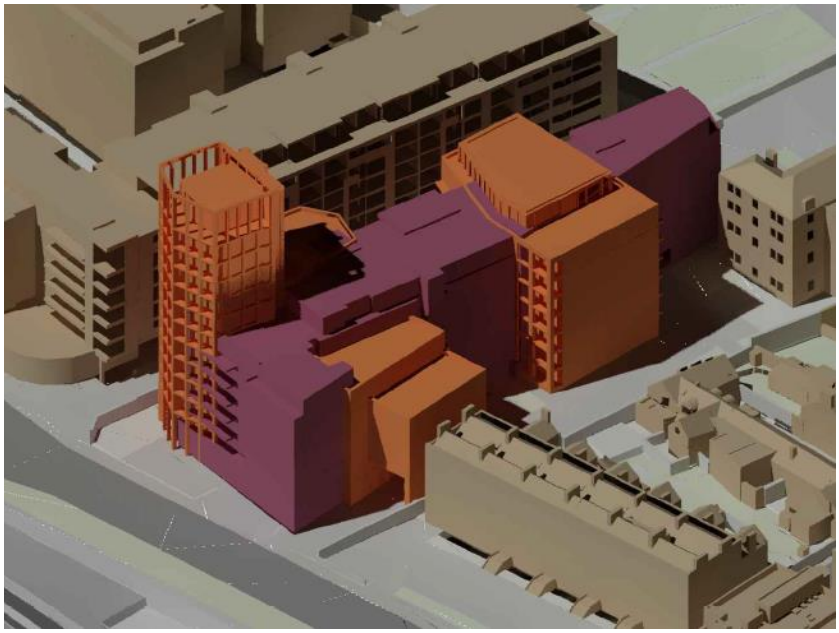
Daylight Distribution (DD) – Mirror Image

Building Address	No. of Rooms Analysed	**Number of Rooms 'the same or better'** Yes	No	Total Percentage
Harbour View Apartments	156	136	20	87
Totals	156	136	20	87

Annual Probable Sunlight Hours (APSH) – Mirror Image

Building Address	No. of Windows Analysed	Number of Windows **'the same or better'** Yes	No	Total Percentage
Harbour View Apartments	14	10	4	71
Totals	14	10	4	71

3.1.13. Comparing the Harbour View Apartments mirror image massing with the proposed development, it is clear where Reddy Architecture have improved upon the premise of a solid block massing that would mimic the adjacent building. The main premise being that the proposed design is broken into two blocks, allowing light to reach the central section of Harbour View Apartments. The below overlay image shows this clearly:



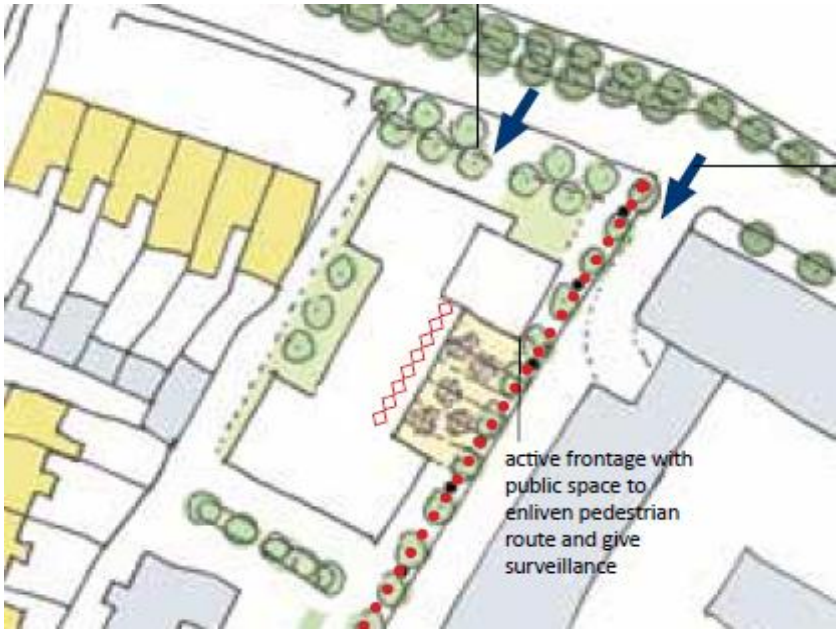
Overlay Image of Mirror Massing and Proposed Development

3.1.14. The tower element towards the front of the site has some effects at Harbour View Apartments, as it is taller than the mirror massing. However, it is noted that the taller section is slimmer and narrower than of the rest of the proposed development, allowing light to come around its sides and into the surrounding windows. The Tower element also offsets the development and allows the space to be created between the two blocks, which is more beneficial overall to the lower floors of Harbour View Apartments.

3.1.15. Overall, the mirror image massing exercise demonstrates the effects of the proposed development in a more realistic baseline scenario, whereby a building of similar height and massing to the neighbouring property is located on the development site. This offers a more practical view of daylight and sunlight in an area which has been earmarked for future development.

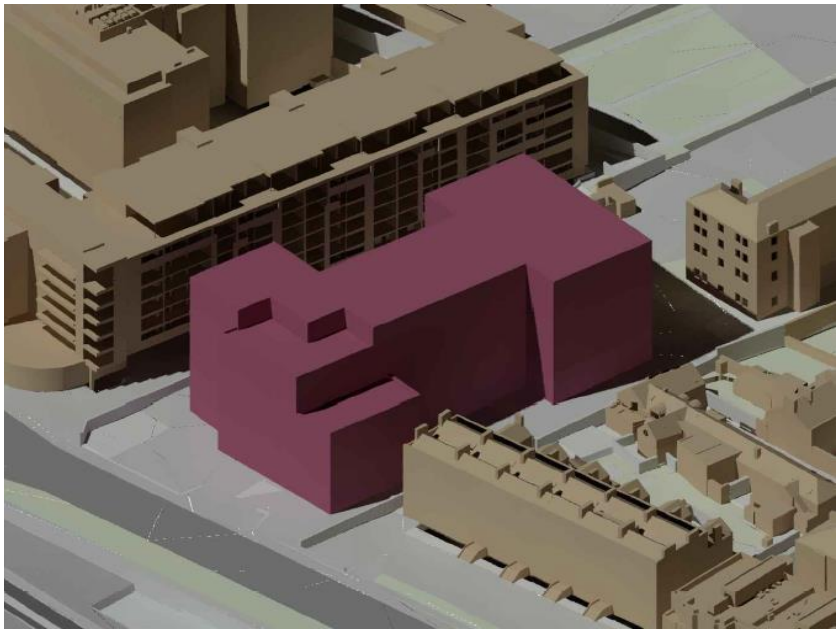
4. Alternative baseline assessment – DLRCC Framework

4.1.1. We have had sight of the DLRCC Urban Framework Plan which suggests a 'bookend' style development idea for the site, as shown in the below extract:



DLRCC Urban Framework Plan – Appendix 12.

4.1.2. We understand that a building up to 7 storeys has been envisaged on this site by DLRCC and as such, in conjunction with Reddy Architecture, we have used a massing which reflects this. A snapshot from the 3D model can be seen below:



DLRCC Urban Framework Massing

4.1.3. Based on this framework and the principles set out in Appendix F of the BRE guide, we have undertaken a study using an alternative baseline which includes the DLRCC framework massing.

4.1.4. This assessment takes all of the surrounding buildings into account, not just Harbour View Apartments. Again, there is no allowance for 20% reductions, and the aim is for the results to be 'the same or better'.

4.1.5. The results of the technical analysis for the DLRCC Framework scenario are contained within Appendix H of this report. The below tables are summaries of the results:

Vertical Sky Component (VSC) – DLRCC Framework

Building Address	No. of Windows Analysed	Number of Windows **'the same or better'** Yes	No	Total Percentage
5 Charlemont Terrace	15	15	0	100
5 The Mews	10	9	1	90
6 The Mews	3	3	0	100
1 Charlemont Avenue	6	6	0	100
Harbour View Apartments	209	118	91	56
St Michaels Hospital	28	28	0	100
Totals	271	179	92	66

Daylight Distribution (DD) - Daylight

Building Address	No. of Rooms Analysed	**Number of Rooms 'the same or better'** Yes	No	Total Percentage
5 Charlemont Terrace	6	6	0	100
5 The Mews	3	3	0	100
6 The Mews	1	1	0	100
1 Charlemont Avenue	5	5	1	100
Harbour View Apartments	156	135	21	92
St Michaels Hospital	12	12	0	100
Totals	183	162	22	89

Annual Probable Sunlight Hours (APSH) - Sunlight

Building Address	No. of Windows Analysed	Number of Windows **'the same or better'** Yes	No	Total Percentage
5 Charlemont Terrace	13	12	1	92
5 The Mews	7	7	0	100
6 The Mews	2	2	0	100
1 Charlemont Avenue	6	6		100
Harbour View Apartments	14	9	5	64
St Michaels Hospital	4	4	0	100
Totals	46	41	6	89

4.1.6. The design created by Reddy Architecture separates the massing which faces Harbour View Apartments and allows light to reach the central section of the elevation. Again, it is clear that separating the two blocks will allow for greater levels of daylight and sunlight to reach the surrounding buildings. The overlay image below shows the two massing forms:

Overlay Image of DLRCC Urban Framework Massing and Proposed Development

4.1.7. This is another important technical exercise to understand how the proposed development performs against a possible alternative massing that has been envisaged for the site. Overall the results are positive with only a handful of effects when compared to the existing surface car park baseline analysis.

4.1.8. As the subject site has been earmarked for development, it is sensible to consider the DLRCC framework as a baseline massing. While the proposed scheme is taller in some areas, the splitting of the blocks allows light to penetrate across the site and creates space along the Harbour View Apartments elevation, changes which are reflected in the results of the analysis.

5. Assessment and results – effects of new development on existing, surrounding buildings (existing baseline)

5.1.1. We have undertaken an 'existing vs proposed' assessment for the development, whereby the existing surface car park is used as a baseline. This scenario presents an unrealistic view of development on the site as it is likely that any viable proposal would demonstrate effects upon the surrounding buildings.

5.1.2. The existing flat site creates an artificial baseline for the surrounding properties, allowing them to receive levels of daylight and sunlight that would not usually be achievable in urban areas such as this. Therefore, when reviewing the results for the existing vs proposed assessment, the nature of the site and the inflated levels of light currently experienced should be borne in mind.

5.2. Daylight

5.2.1. In accordance with the BRE guide (see also Appendix A) and our site inspection the following buildings required assessment:

- 5 Charlemont Terrace.
- 1 Charlemont Avenue.
- 5 The Mews.
- 6 The Mews.
- Harbour View Apartments.
- St Michael's Hospital.

5.2.2. The results of our Vertical Sky Component (VSC) analysis are shown in full in Appendix D. The following table is a summary of our findings:

Building Address	No. of Windows Analysed	Meet BRE Yes	Meet BRE No	Total Percentage
5 Charlemont Terrace	15	12	3	80
5 The Mews	10	6	4	60
6 The Mews	3	2	1	67
1 Charlemont Avenue	6	4	2	67
Harbour View Apartments	209	53	156	25
St Michaels Hospital	28	21	7	75
Totals	271	98	173	36

5.2.3. The results of our Daylight Distribution (DD) analysis are shown in full in Appendix D. The following table is a summary of our findings:

Building Address	No. of Rooms Analysed	Meet BRE Yes	Meet BRE No	Total Percentage
5 Charlemont Terrace	6	6	0	100
5 The Mews	3	3	0	100
6 The Mews	1	1	0	100
1 Charlemont Avenue	5	4	1	80
Harbour View Apartments	156	117	39	75
St Michaels Hospital	12	10	2	83
Totals	183	141	42	77

5 Charlemont Terrace

5.2.4. 5 Charlemont Terrace is located to the west of the proposed development with its rear elevation windows facing the site.

5.2.5. For the VSC assessment, three of the 15 windows assessed will not meet the BRE's numerical criteria. All three windows are located on the ground floor. The windows in question will achieve 0.73, 0.68 and 0.72 times their former values respectively (BRE recommend that windows achieve 0.8 times their former value).

5.2.6. The DD analysis shows that all 6 rooms assessed will retain levels of daylight that accord with the BRE's numerical values, with no material losses identified.

5.2.7. We therefore consider the reductions in VSC are unlikely to be noticeable within the rooms themselves and the property will not be materially affected by the proposed development.

5 The Mews

5.2.8. 5 The Mews is located west of the proposed development with its rear and flank elevation windows facing the site.

5.2.9. Of the 10 windows assessed, all but four will meet the BRE's numerical criteria for VSC; three windows on the ground floor and one on the first floor fall marginally short. These windows achieve close to the recommended 0.8 times the former value, with VSC's between 0.65 and 0.76 in the proposed condition.

5.2.10. The DD analysis shows that all 3 rooms will retain levels of daylight that accord with the BRE's numerical values, with no material losses identified.

5.2.11. The VSC reductions noted above are unlikely to be noticeable within the rooms themselves and therefore, we consider the daylight amenity levels are adequate in this property with the proposed development in place.

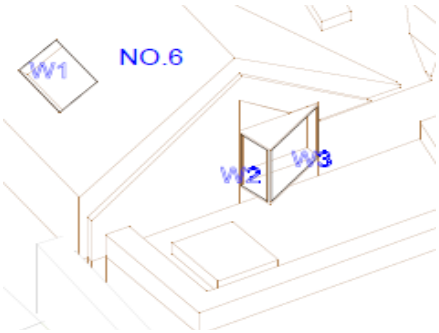
6 The Mews

5.2.12. This property is located west of the proposed development with its rear and flank elevation windows facing the site.

5.2.13. Our VSC analysis shows that only one window located on the first floor falls short of the BRE target value of 0.8 times its former value. The effect at this window is moderate in nature with a VSC of 0.49 times the former value.

5.2.14. The window in question is 'W2' as seen in the below snapshot from the 3D model, with the site photograph image on the right. The window is part of a triangular glazing formation, where the main window is facing away from the site and will not be affected. Therefore, the result is considered to be a technical shortfall rather than a material change to the level of daylight.

5.2.15. Further, it appears that the top of the window is glazed as can be seen in the site photograph below. This will allow additional light to be received which is unlikely to be affected by the proposed development.



6 The Mews Model View


6 The Mews Site Photograph

5.2.16. The DD analysis shows that the room will retain levels of daylight that accord with the BRE's numerical values, with no material losses identified.

5.2.17. Overall, the effects to this property are not considered material due to the mitigating factors noted above.

1 Charlemont Avenue

5.2.18. This property is located to the west of the site and has windows located in the rear elevation.

5.2.19. Our VSC analysis shows that 2 of the six windows assessed will fall marginally short of the BRE's numerical values. These two windows are located on the ground floor and will achieve VSC levels of 0.72 and 0.79 times their former value. Such minor shortfalls are not considered to be material.

5.2.20. Our daylight distribution analysis shows that of the five rooms assessed within this property, only one located on the ground floor falls marginally short of the BRE target criteria, achieving a DD of 28% which is 0.72 times its former value (0.8 times is the BRE target), which in our view is more than adequate given the urban nature of the site.

5.2.21. Overall, the effects to this property are not considered to be material and are therefore in line with the BRE guidance.

Harbour View Apartments

5.2.22. This property is located adjacent to the subject site along the eastern boundary and contains windows in its western elevation facing towards the development site. The VSC results show that out of the 209 windows assessed for this property, 53 will comfortably meet the BRE's numerical values, with 156 windows will falling short. However, there are several mitigating factors to consider.

5.2.23. The windows that fall short of the BRE targets are placed within the western elevation of the building that overlook the boundary. Due to the flat and open nature of the existing surface car park on the site, many of the windows in Harbour View Apartments currently achieve above average levels of VSC in the existing scenario. It should also be noted that the majority of living room windows are recessed in the elevation to allow for balcony space, as seen in the below site photograph.

Harbour View Apartments West Elevation

5.2.24. As noted in the BRE guide at paragraph 2.1.17, 'balconies and overhangs significantly reduce the light entering windows below them'. These windows would receive even more daylight if they were not recessed beneath balconies. The light that these windows receive comes directly across the surface car park on the subject site, rather than from the sky at higher angles. Therefore, any obstruction that is placed on the site will have effects that are exacerbated by the inherent design of Harbour View Apartments.

5.2.25. Moreover, our research illustrates that of the 156 windows which fall short of the BRE numerical criteria, almost half of these serve bedrooms, which the BRE guide considers to have a lower requirement for daylight due to their predominant nocturnal use. As such, the results for these windows are considered less significant.

5.2.26. Taking the above into consideration, the shortfalls are viewed as generally minor and acceptable given the site context. This is further evident when we look at the Daylight Distribution for the rooms.

5.2.27. Only 39 rooms of the 156 rooms assessed within this block of apartments fall short of the BRE's numerical values for DD. Of these 39 rooms, 19 serve bedrooms where the expectation of daylight is lower, due to their predominantly nocturnal use.

5.2.28. The remaining 20 rooms are living/dining rooms, nevertheless the shortfalls for these rooms are relatively marginal in nature achieving between 0.77 and 0.53 times their former value (0.8 times is the BRE target). Moreover, on review of the DD reference plans, it can be seen that the main living-space (where direct view of the sky is most likely to be appreciated by the occupants) within each habitable room will have good access to visible sky.

5.2.29. Overall, it is likely that any kind of viable development on the site would alter the levels of daylight reaching the windows and rooms to Harbour View Apartments. This is due to the location of the main windows facing west over the existing surface car park, and the inherent design of the recessed windows beneath the balconies. Given the overall context of the site, the results are considered to be reasonable.

5.2.30. Alternative baseline studies are explored further in the Mirror Image and DLRCC Framework sections of this report.

St Michaels Hospital

5.2.31. St Michaels Hospital is located to the south of the development site.

5.2.32. Of the 28 windows assessed, only seven will fall short of the BRE's numerical criteria by marginal amounts. The windows in question will all receive VSC values between 21.38% and 26.99% (27% is recommended by the BRE guidelines) and we therefore consider the shortfalls are minor.

5.2.33. In terms of the DD analysis, only two rooms (one on the ground floor and another on the first floor) of the 12 rooms assessed fall marginally short of the BRE criteria. These rooms will retain reasonable levels of daylight, achieving 0.77 and 0.79 times the former value (0.8 times is the BRE target). The results of our assessment are therefore considered to be in line with the BRE guide's recommendations and the property is not materially affected.

Overall

5.2.34. Of the 271 windows assessed for Vertical Sky Component (VSC), 97 will meet the BRE's numerical values (36%), achieving either a VSC above 27% in the proposed scenario or achieve at least 0.8 times their former value.

5.2.35. The majority of the BRE shortfalls seen within this assessment relate to Harbour View Apartments, making up 156 of the 173 windows that fall short of the BRE numerical criteria. The core factor being that Harbour View Apartments is located adjacent to the eastern boundary of the site, with its western elevation windows overlooking the existing surface car park. This creates an artificial baseline whereby Harbour View Apartments achieves unrealistic and above average levels of daylight for a town centre location at an urban infill site.

5.2.36. Harbour View Apartments also contains many living room windows which are recessed within the elevation, located beneath balconies. This hinders access to direct light from the sky and instead means that the majority of the daylight reaching the windows is received across the subject site. Therefore, it is likely that any reasonable obstruction placed on the site will affect the recessed windows.

5.2.37. These factors are compounded when any proposed massing on the subject site is tested, as the contrast appears stark in comparison to the existing scenario.

5.2.38. It is likely that any kind of viable development on the site would alter the levels of daylight reaching these windows, whether this be a massing of equal size to Harbour View Apartments or one based on the DRLCC Framework.

5.2.39. It should be noted that the majority of windows to other properties which face the site are not materially affected and retain reasonable levels of VSC.

5.2.40. We have also assessed the Daylight Distribution (DD) of the rooms in the adjoining properties. Of the 183 rooms assessed, 141 will continue to receive adequate daylight as defined by the BRE guide (77% meet the BRE's numerical values). This demonstrates that the vast majority of rooms will not be materially affected in terms of daylight.

5.3. Sunlight

5.3.1. In accordance with the BRE Guide, our analysis of the plans provided and our observations on site, a number of the surrounding buildings require Annual Probable Sunlight Hours (APSH) analysis – (see Appendix A):

- 5 Charlemont Terrace.
- 5 The Mews.
- 6 The Mews.
- 1 Charlemont Avenue.
- Harbour View Apartments.
- St Michaels Hospital.

5.3.2. The table below shows a summary of the results of the APSH analysis. Full assessment results are contained in Appendix E.

Building Address	No. of Windows Analysed	Meet BRE Yes	No	Total Percentage
5 Charlemont Terrace	13	11	2	85
5 The Mews	7	4	3	57
6 The Mews	2	1	1	50
1 Charlemont Avenue	6	2	4	33
Harbour View Apartments	14	8	6	57
St Michaels Hospital	4	4	0	100
Totals	46	30	16	65

5.3.3. Of the 46 windows assessed, 30 (65%) will meet the target values as set out in the BRE guidelines. Sunlight to each property is discussed below.

5 Charlemont Terrace

5.3.4. Only two windows out of the 13 assessed (located on the ground floor level) will fall short of the BRE's numerical criteria for APSH. The shortfalls occur during the winter months, as both these windows will receive 4% probable sunlight hours against a recommended BRE target of 5%. However, looking at the annual probable sunlight results, these windows receive 51% and 24% respectively against a recommended BRE target of 25%. One window will therefore receive sunlight way in excess of the annual target, while the other falls just marginally short.

5.3.5. The windows will therefore receive reasonable levels of sunlight throughout the year and will not be materially affected by the proposed development.

5 The Mews

5.3.6. Our APSH analysis indicates that three of the seven windows within this property (two located on the ground floor and one on the first floor) fall short of the BRE numerical target.

5.3.7. The two windows on the ground floor are also served by several other south facing windows which are unaffected and will receive reasonable levels of sunlight. The window on the first floor serves a bedroom which is not considered to be important in terms of sunlight.

5.3.8. Therefore, the sunlight results for this property demonstrate that there are no material effects as a result of the proposed development.

6 The Mews

5.3.9. Only one of the two windows assessed for APSH fails to meet the target for both the winter months and the annual sunlight, as set out in the BRE guide.

5.3.10. This window is the small return window of the triangular aperture as noted in the daylight assessment (first floor W2) and it should be noted that in the existing scenario, this window receives low annual probable sunlight hours below the 25% BRE target and also does not meet the 5% of these sunlight hours within the winter months.

5.3.11. Therefore, the effects at this property are not considered to be material.

1 Charlemont Avenue

5.3.12. Four windows, three at ground floor and one on the first floor level, fall short of the BRE's numerical target for APSH.

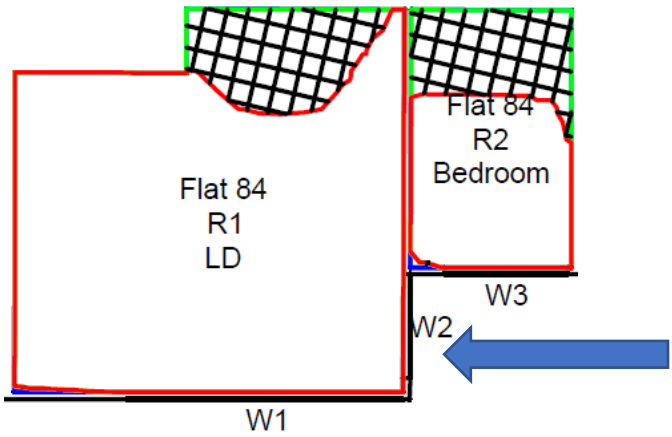
5.3.13. All four windows in question will achieve the same amounts of sunlight during the winter months as they do in the existing scenario, being 0%, 0%, 2% and 1%. Similarly, there are marginal digressions in the results when comparing the existing and proposed scenario for the annual probable sunlight hours. The windows in question will achieve reasonable levels of annual sunlight with 18%, 9% and 20% respectively on the ground floor and 13% on the first floor in the proposed scenario, compared to 26%, 14% and 26% respectively on the ground floor and 21% on the first floor in the existing scenario.

5.3.14. For these reasons, coupled with the fact that the existing site is vacant and open in nature, the effects are viewed as marginal.

Harbour View Apartments

5.3.15. 6 windows out of the 14 assessed fall short of the BRE's numerical criteria for APSH. It should be noted that none of these windows meet the APSH criteria in the existing scenario. The vast majority of the windows in Harbour View Apartments are located within 90 degrees of due north and therefore, in line with the BRE guide, do not require assessment for sunlight.

5.3.16. Those windows that are oriented within 90 degrees of due south mainly form return windows rather than the main window of the living areas, as shown in the below snapshot from the 3D model.



Flat 84 – South Facing Window Highlighted (W2)

5.3.17. Overall, the sunlight results are considered to be reasonable given the site context and orientation of the windows at Harbour View Apartments.

5.4. Overshadowing

5.4.1. In accordance with the BRE guide we have undertaken overshadowing assessments to eleven ground floor areas.

5.4.2. A reference plan and the results of the overshadowing analysis are shown in full in Appendix F. The tables below summarise the results:

Building Ref	Floor Ref	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
(March 21)					
1 Charlemont Terrace	Ground	68.94%	65.47%	0.95	YES
2 Charlemont Terrace	Ground	51.06%	50.45%	0.99	YES
3 Charlemont Terrace	Ground	68.63%	51.51%	0.75	YES
4 Charlemont Terrace	Ground	66.92%	51.46%	0.77	YES
5 Charlemont Terrace	Ground	83.34%	53.38%	0.64	YES
6 Charlemont Terrace	Ground	85.65%	83.28%	0.97	YES
2 The Mews	Ground	50.61%	37.00%	0.73	NO
5 The Mews	Ground	0.23%	0.00%	0	NO
6 The Mews	Ground	54.90%	35.64%	0.65	NO
1 Charlemont Avenue	Ground	46.17%	46.16%	1	YES
2 Charlemont Avenue	Ground	57.39%	57.39%	1	YES

5.4.3. Eight of the eleven amenity areas assessed will meet the BRE overshadowing target criteria on the spring equinox (21 March).

5.4.4. In relation to the three amenity areas that will not meet the BRE target values (as less than 50% of their respective areas will receive at least two hours of direct sunlight throughout the day), it should be considered that the areas in question are small in size and do not receive high levels of sunlight in the existing scenario, particularly 5 The Mews which effectively receives 0% in the current scenario.

5.4.5. Two of the gardens are close to the target 0.8 times former value at 0.73 and 0.65, so the effects here are minor.

5.4.6. Furthermore, we have assessed the amenity areas on the summer solstice (June 21) to further understand the summer scenario. The table below summarises the results:

Building Ref	Floor Ref	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
(June 21)					
1 Charlemont Terrace	Ground	91.35%	91.32%	1	YES
2 Charlemont Terrace	Ground	89.93%	89.87%	1	YES
3 Charlemont Terrace	Ground	95.10%	94.66%	1	YES
4 Charlemont Terrace	Ground	92.57%	92.35%	1	YES
5 Charlemont Terrace	Ground	99.73%	99.47%	1	YES
6 Charlemont Terrace	Ground	93.80%	93.24%	0.99	YES
2 The Mews	Ground	92.36%	92.04%	1	YES
5 The Mews	Ground	56.65%	54.06%	0.95	YES
6 The Mews	Ground	98.81%	98.72%	1	YES
1 Charlemont Avenue	Ground	90.67%	81.72%	0.9	YES
2 Charlemont Avenue	Ground	94.23%	92.11%	0.98	YES

5.4.7. The results on the summer solstice (June 21) demonstrate that all eleven of the amenity areas assessed exceed the BRE overshadowing target.

5.4.8. Overall, it is reasonable to assume that the amenity spaces are most likely to be used during the summer months. Given the urban context a flexible approach needs to be applied where BRE shortfalls are unavoidable, and, as such, we believe that the results are acceptable

Appendix A

Assessments to be applied

Introduction

The main purpose of the guidelines in the Building Research Establishment Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice 2011, 2nd Edition" ("the BRE guide") is to assist in the consideration of the relationship of new and existing buildings to ensure that each retains a potential to achieve good daylighting and sunlighting levels. That is, by following and satisfying the tests contained in the guidelines, new and existing buildings should be sufficiently spaced apart in relation to their relative heights so that both have the potential to achieve good levels of daylight and sunlight. The guidelines have been drafted primarily for use with low density suburban developments and should therefore be used flexibly when dealing with dense urban sites and extensions to existing buildings, a fact recognised by the BRE Report's author in the Introduction where Dr Paul Littlefair says:

'The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design..... In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.....'

In many cases in low-rise housing, meeting the criteria for daylight and sunlight may mean that the BRE criteria for other amenity considerations such as *privacy* and *sense of enclosure* are also satisfied.

The BRE guide states that recommended minimum privacy distances (in cases where windows of habitable rooms face each other in low-rise residential property), as defined by each individual Local Authority's policies, vary widely, from 18-35m[1]. For two-storey properties a spacing within this range would almost certainly also satisfy the BRE guide's daylighting requirements as it complies with the 25^0 rule and will almost certainly satisfy the 'Three times height' test too (as discussed more fully below). However, the specific context of each development will be taken into account and Local Authorities may relax the stated minimum, for instance, in built-up areas where this would lead to an inefficient use of land. Conversely, greater distances may be required between higher buildings, in order to satisfy daylighting and sunlighting requirements. It is important to recognize also that privacy can also be achieved by other means: design, orientation and screening can all play a key role and may also contribute towards reducing the theoretical 'minimum' distance.

A sense of enclosure is also important as the perceived quality of an outdoor space may be reduced if it is too large in the context of the surrounding buildings. In urban settings the BRE guide suggests a spacing-to-height ratio of 2.5:1 would provide a comfortable environment, whilst not obstructing too much natural light: this ratio also approximates the 25^0 rule.

Daylight

The criteria for protecting daylight to existing buildings are contained in Section 2.2 and Appendix C of the BRE guide. There are various methods of measuring and assessing daylight and the choice of test depends on the circumstances of each particular window. For example, greater protection should be afforded to windows which serve habitable dwellings and, in particular, those serving living rooms and family kitchens, with a lower requirement required for bedrooms. The BRE guide states that circulation spaces and bathrooms need not be tested as they are not considered to require good levels of daylight. In addition, for rooms with more than one window, secondary windows do not require assessment if it is established that the room is already sufficiently lit through the principal window.

[1] The commonest minimum privacy distance is 21m (Householder Development Consents Review: Implementation of Recommendations – Department for Communities and Local Government – May 2007)

The tests should also be applied to non-domestic uses such as offices and workplaces where such uses will ordinarily have a reasonable expectation of daylight and where the areas may be considered a principal workplace.

The BRE has developed a series of tests to determine whether daylighting levels within new developments and rooms within existing buildings surrounding new developments will satisfy or continue to satisfy a range of daylighting criteria

Note: Not every single window is assessed separately, only a representative sample, from which conclusions may be drawn regarding other nearby dwellings.

Daylighting Tests

'Three times height' test - If the distance of each part of the new development from the existing windows is three or more times its height above the centre of the existing window then loss of light to the existing windows need not be analysed. If the proposed development is taller or closer than this then the 25^0 test will need to be carried out.

25^0 test – a very simple test that should only be used where the proposed development is of a reasonably uniform profile and is directly opposite the existing building. Its use is most appropriate for low density well-spaced developments such as new sub-urban housing schemes and often it is not a particularly useful tool for assessing urban and in-fill sites. In brief, where the new development subtends to an angle of less than 25^0 to the centre of the lowest window of an existing neighbouring building, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. Equally, the new development itself is also likely to have the potential for good daylighting. If the angle is more than 25^0 then more detailed tests are required, as outlined below.

VSC Test - the VSC is a unit of measurement that represents the amount of available daylight from the sky, received at a particular window. It is measured on the outside face of the window. The 'unit' is expressed as a percentage as it is the ratio between the amount of sky visible at the given reference point compared to the amount of light that would be available from a totally unobstructed hemisphere of sky. To put this unit of measurement into perspective, the maximum percentage value for a window with a completely unobstructed outlook (i.e. with a totally unobstructed view through 90^o in every direction) is 40%.

The target figure for VSC recommended by the BRE is 27%. A VSC of 27% is a relatively good level of daylight and the level we would expect to find for habitable rooms with windows on principal elevations. However, this level is often difficult to achieve on secondary elevations and in built-up urban environments. For comparison, a window receiving 27% VSC is approximately equivalent to a window that would have a continuous obstruction opposite it which subtends an angle of 25^o (i.e. the same results as would be found utilising the 25^0 Test). Where tests show that the new development itself meets the 27% VSC target this is a good indication that the development will enjoy good daylighting and further tests can then be carried out to corroborate this (see under).

Through research the BRE have determined that in existing buildings daylight (and sunlight levels) can be reduced by approximately 20% of their original value before the loss is materially noticeable. It is for this reason that they consider that a 20% reduction is permissible in circumstances where the existing VSC value is below the 27% threshold. For existing buildings once this has been established it is then necessary to determine whether the distribution of daylight inside each room meets the required standards (see under).

Daylight Distribution (DD) Test – This test looks at the position of the "No-Sky Line" (NSL) – that is, the line that divides the points on the working plane (0.7m from floor level in offices and 0.85m in dwellings and industrial spaces) which can and cannot see the sky. The BRE guide suggests that areas beyond the NSL may look dark and gloomy compared with the rest of the room and BS8206 states that electric lighting is likely to be needed if a significant part of the working plane (normally no more than 20%) lies beyond it.

In new developments no more than 20% of a room's area should be beyond the NSL. For existing buildings, the BRE guide states that if, following the construction of a new development, the NSL moves so that the area beyond the NSL increases by more than 20%, then daylighting is likely to be seriously affected.

The guide suggests that in houses, living rooms, dining rooms and kitchens should be tested: bedrooms are deemed less important, although should nevertheless be analysed. In other buildings each main room where daylight is expected should be investigated.

ADF Test –The ADF (Average Daylight Factor) test takes account of the interior dimensions and surface reflectance within the room being tested as well as the amount of sky visible from the window. For this reason, it is considered a more detailed and representative measure of the adequacy of light. The minimum ADF values recommended in BS8206 Part 2 are: 2% for family kitchens (and rooms containing kitchens); 1.5% for living rooms; and 1% for bedrooms. This is a test used in assessing new developments, although, in certain circumstances, it may be used as a supplementary test in the assessment of daylighting in existing buildings, particularly where more than one window serves a room.

Room depth ratio test - This is a test for new developments looking at the relative dimensions of each room (principally its depth) and its window(s) to ensure that the rear half of a room will receive sufficient daylight so as not to appear gloomy.

Sunlight

Sunlight is an important 'amenity' in both domestic and non-domestic settings. The way in which a building's windows are orientated and the overall position of a building on a site will have an impact on the sunlight it receives but, importantly, will also have an effect on the sunlight neighbouring buildings receive. Unlike daylight, which is non-directional and assumes that light from the sky is uniform, the availability of sunlight is dependent on direction. That is, as the Ireland is in the northern hemisphere, we receive virtually all of our sunlight from the south. The availability of sunlight is therefore dependent on the orientation of the window or area of ground being assessed relative to the position of due south.

In new developments the BRE guide suggests that dwellings should aim to have at least one main living room which faces the southern or western parts of the sky so as to ensure that it receives a reasonable amount of sunlight. Where groups of dwellings are planned the Guide states that site layout design should aim to maximise the number of dwellings with a main living room that meet sunlight criteria. Where a window wall faces within 90^0 of due south and no obstruction subtends to angle of more than 25^0 to the horizontal or where the window wall faces within 20^0 of due south and the reference point has a VSC of at least 27% then sunlighting will meet the required standards: failing that the Annual Probable Sunlight Hours (APSH) need to be analysed. APSH means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloud for the location in question. If the APSH tests reveal that the new development will receive at least one quarter of the available APSH, including at least 5% of APSH during the winter months (from 21 September to 21 March), then the requirements are satisfied. It should be noted that if a room has two windows on opposite walls, the APSH due to each can be added together.

The availability of sunlight is also an important factor when looking at the impact of a proposed development on the existing surrounding buildings. APSH tests will be required where one or more of the following are true:

- The 'Three times height' test is failed (see 'Daylight' above);
- The proposed development is situated within 90^0 of due south of an existing building's main window wall and the new building subtends to angle of more than 25^0 to the horizontal;
- The window wall faces within 20^0 of due south and a point at the centre of the window on the outside face of the window wall (the reference point) has a VSC of less than 27%.

Where one or more of the above points apply, APSH testing will be required. APSH tests are similar to those undertaken for the proposed development. That is to say that compliance will be demonstrated where a room receives:

- At least 25% of the APSH (including at least 5% in the winter months), or
- At least 0.8 times its former sunlight hours during either period, or
- A reduction of no more than 4% APSH over the year.

The Guide stresses that the target values it gives are purely advisory, especially in circumstances such as: the presence of balconies (which can overhang windows, obstructing light); when an existing building stands unusually close to the common boundary with the new development and; where the new development needs to match the height and proportion of existing nearby buildings. In circumstances like these a larger reduction in sunlight may be necessary.

The sunlight criteria in the BRE guide primarily apply to windows serving living rooms of an existing dwelling. This is in contrast to the daylight criteria which apply to kitchens and bedrooms as well as living rooms. Having said that, the guide goes on to say that care should be taken not to block too much sun from kitchens and bedrooms. Non-domestic buildings which are deemed to have a requirement for sunlight should also be checked.

Sunlight – Gardens and Open Spaces

As well as ensuring buildings receive a good level of sunlight to their interior spaces, it is also important to ensure that the open spaces between buildings are suitably lit. The recommendations as set out in the BRE guide are meant to ensure that spaces between buildings are not permanently in shade for a large part of the year. Trees and fences over 1.5m tall are also factored into the calculations.

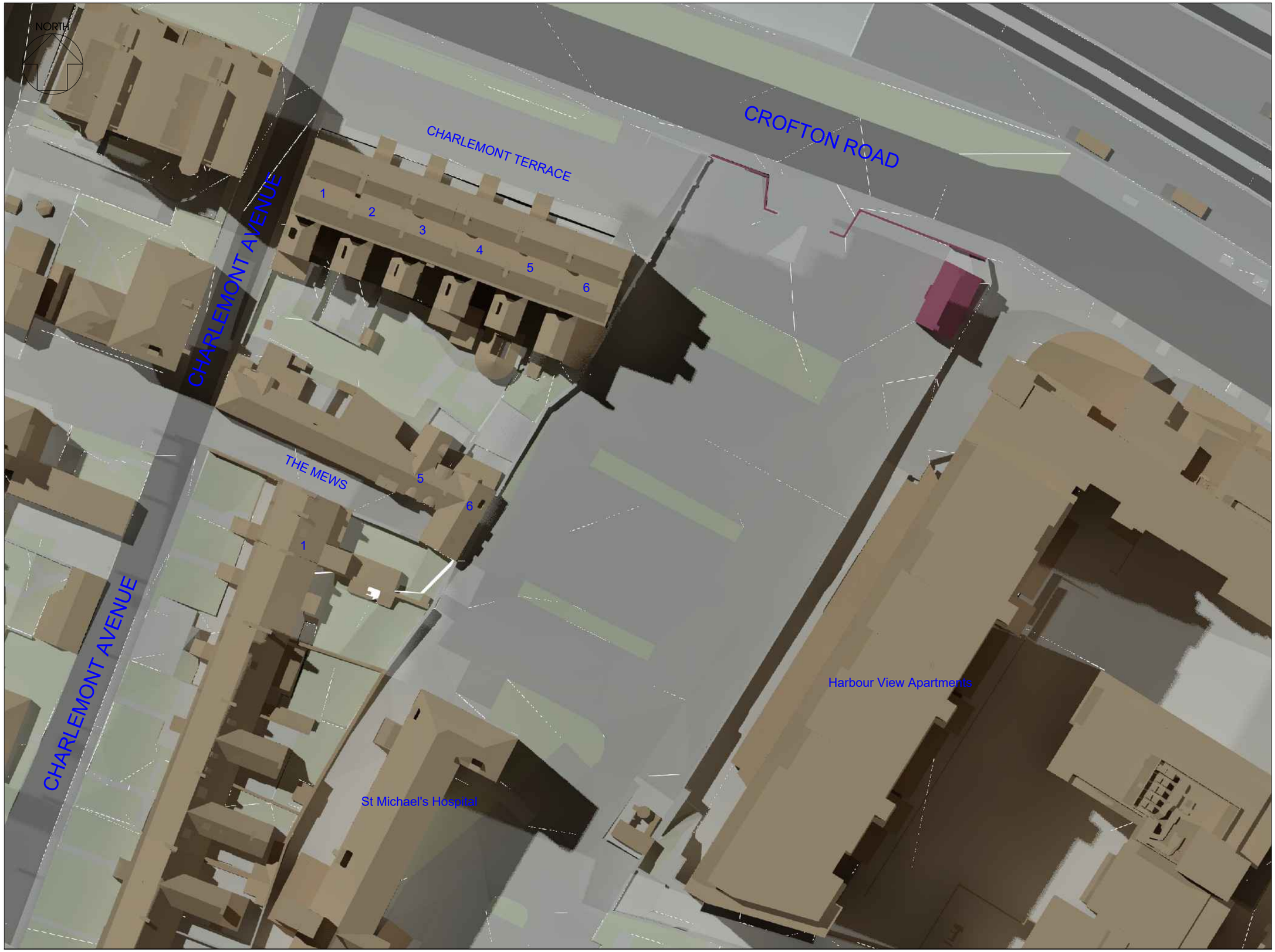
The BRE guidelines state that:

- For a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21 March;
- In addition, if, as result of new development, an existing garden or amenity area does not reach the area target above and the area which can receive two hours of direct sunlight on 21 March is reduced by more than 20% this loss is likely to be noticeable.

Appendix G of the BRE guidelines describes a methodology for calculating sunlight availability for amenity spaces.

Appendix B

Context drawings



Existing Site Plan

SOURCES OF INFORMATION:

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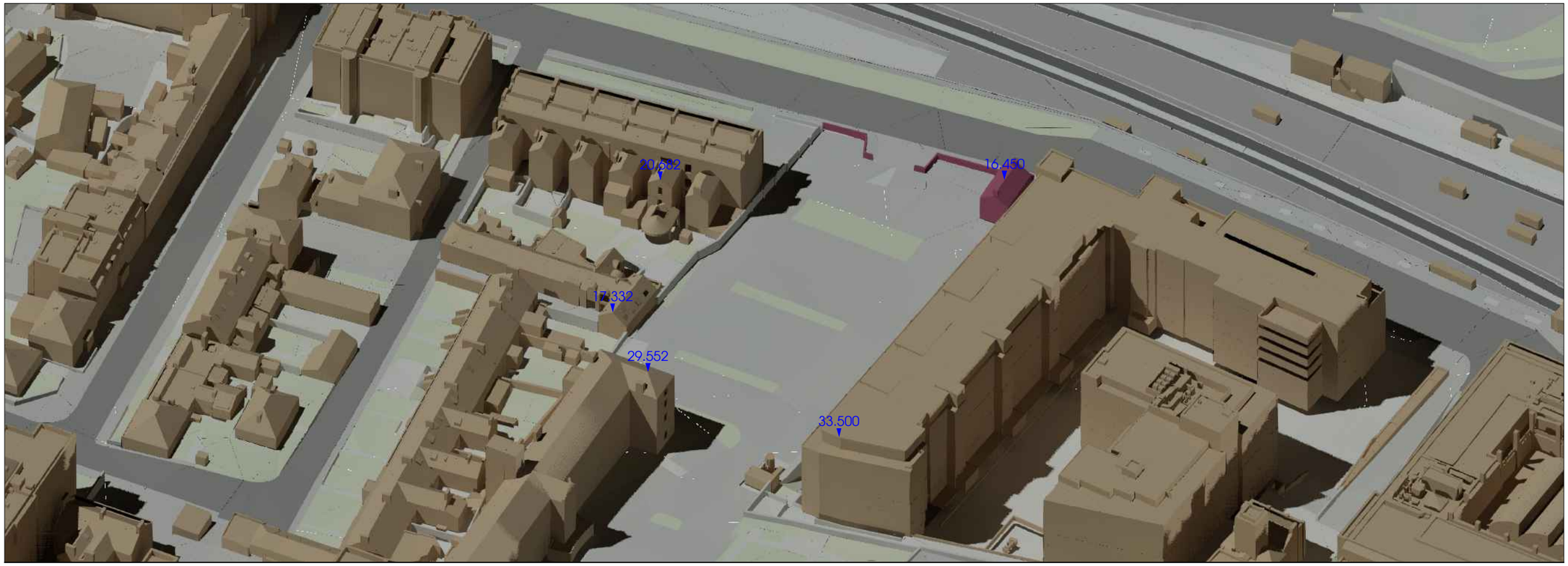
3D Context View - View from North (Existing)



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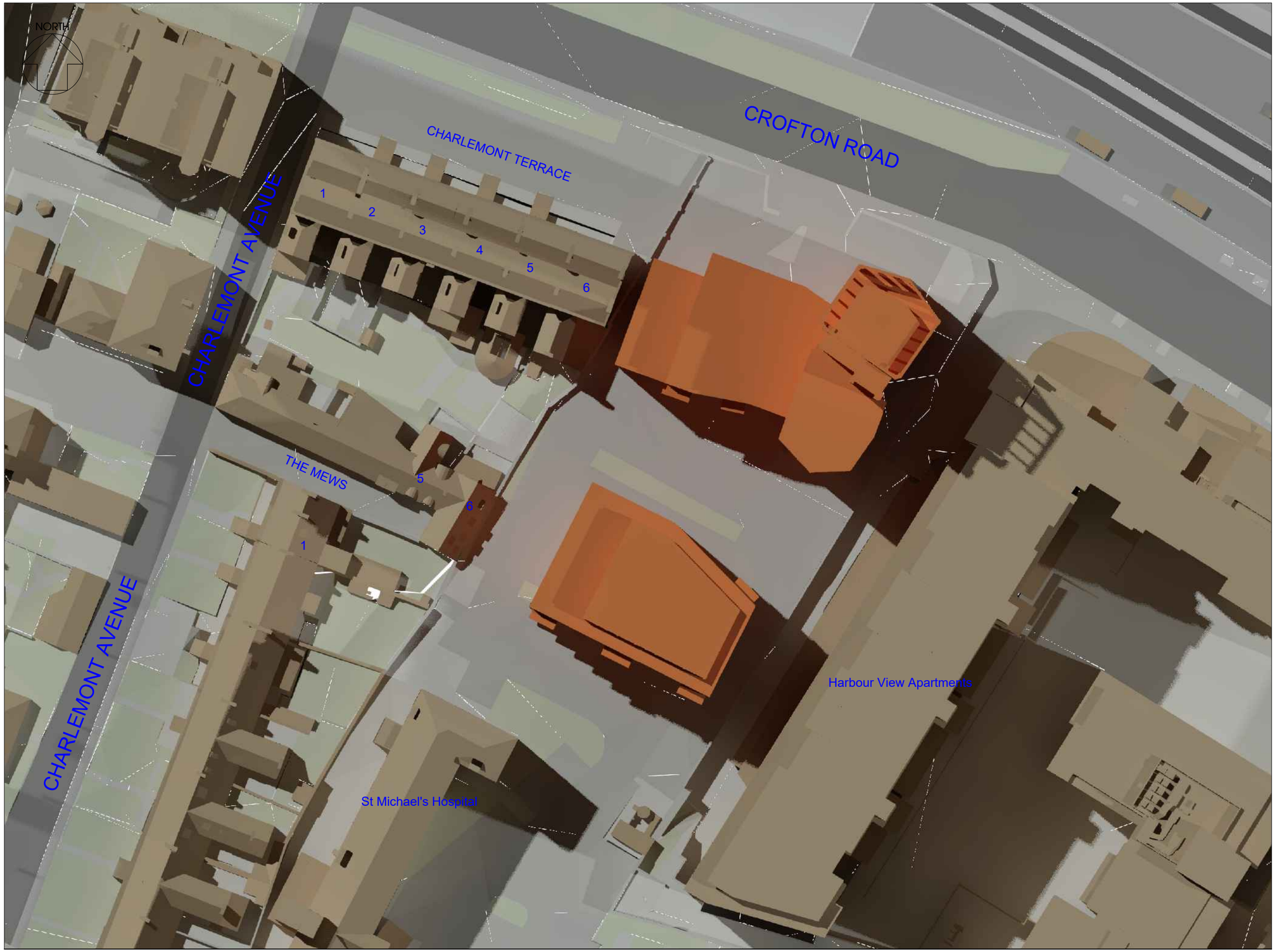

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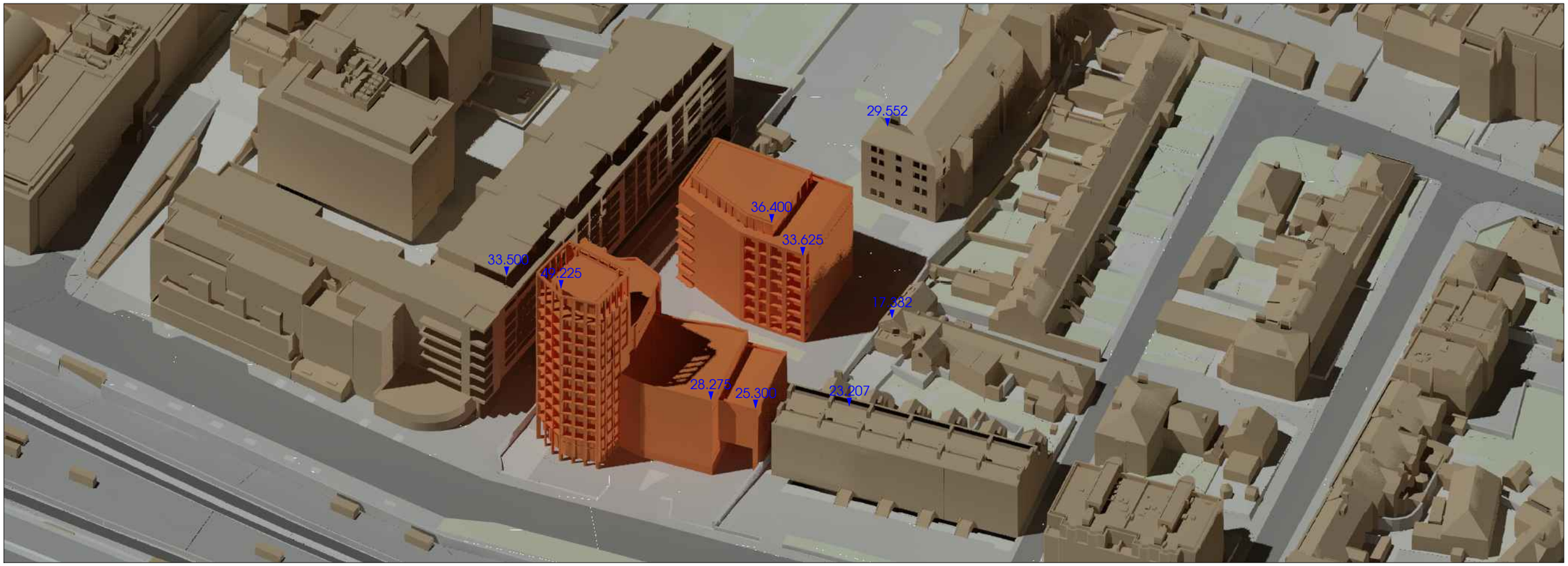

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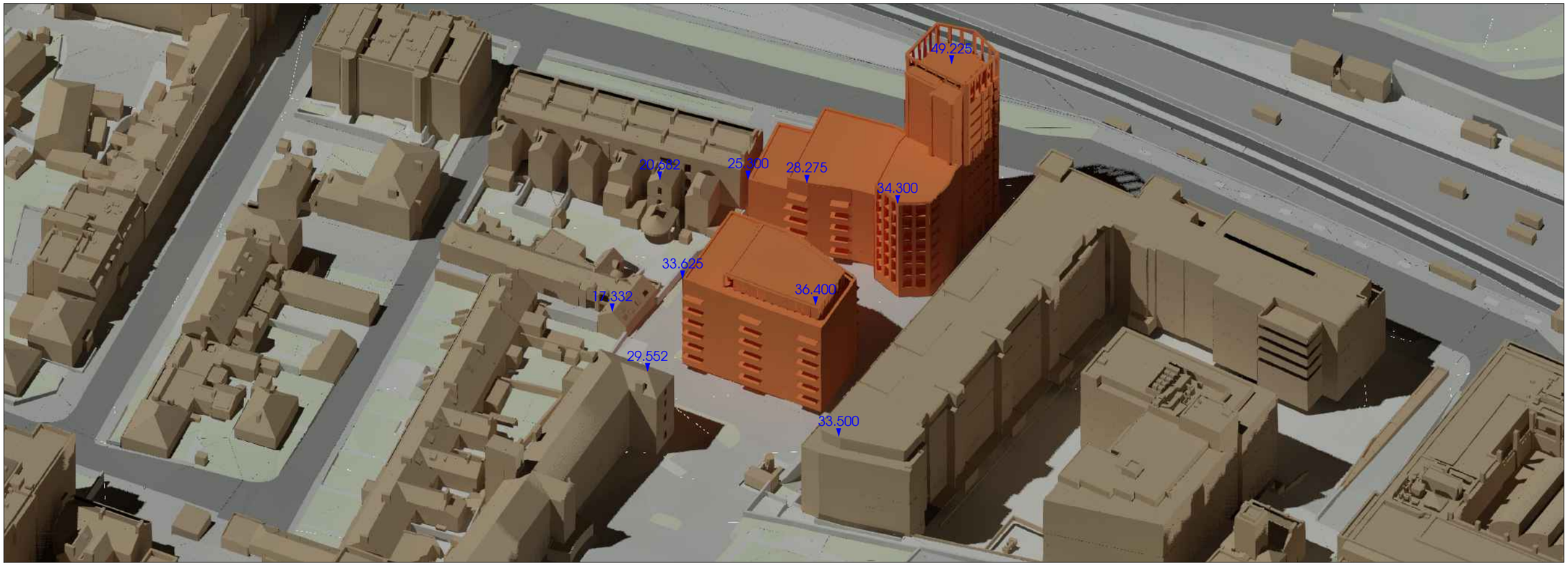

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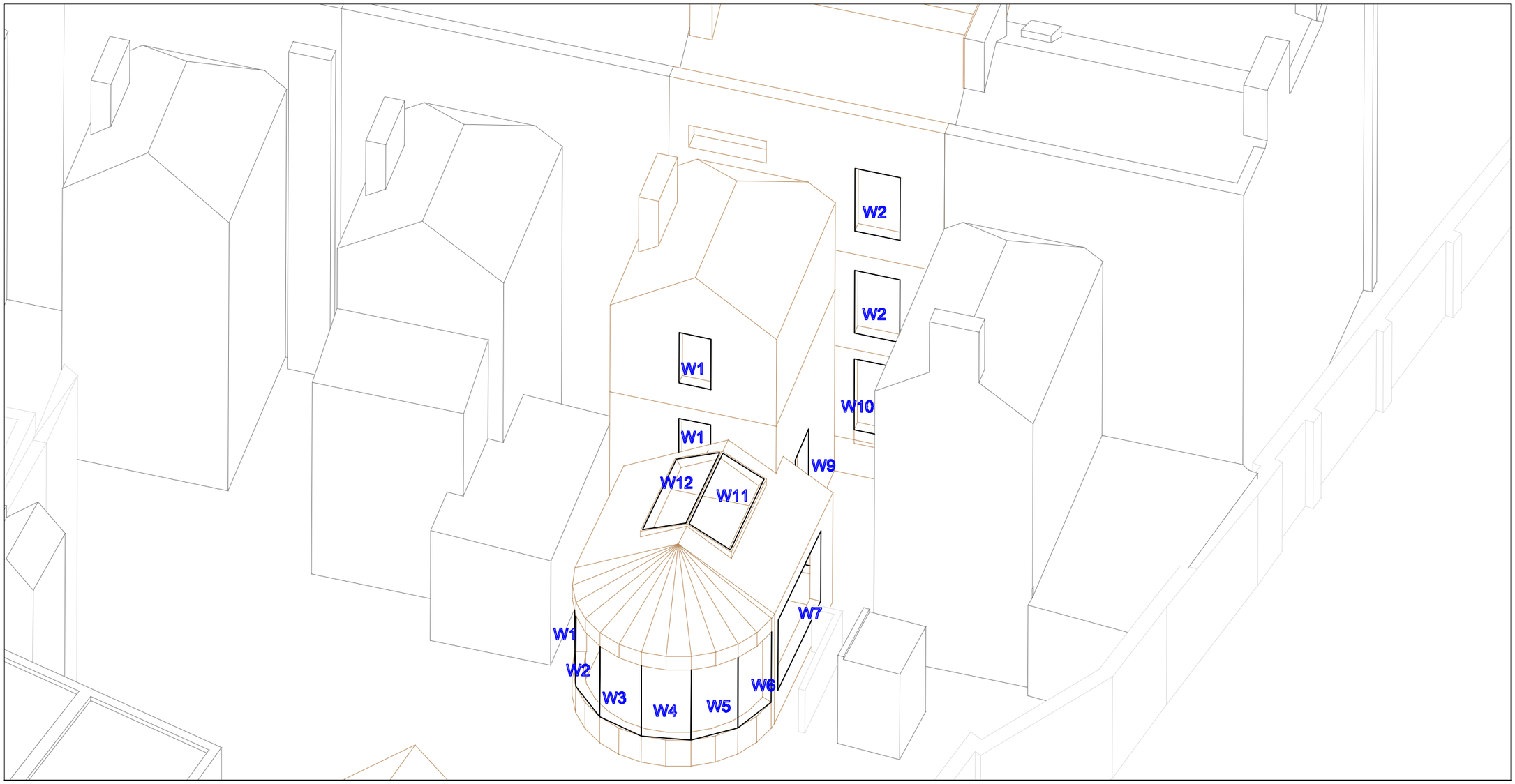
Appendix C

Window/room reference drawings



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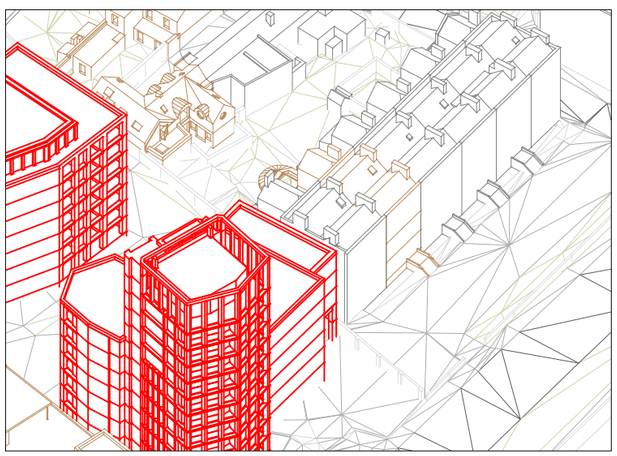

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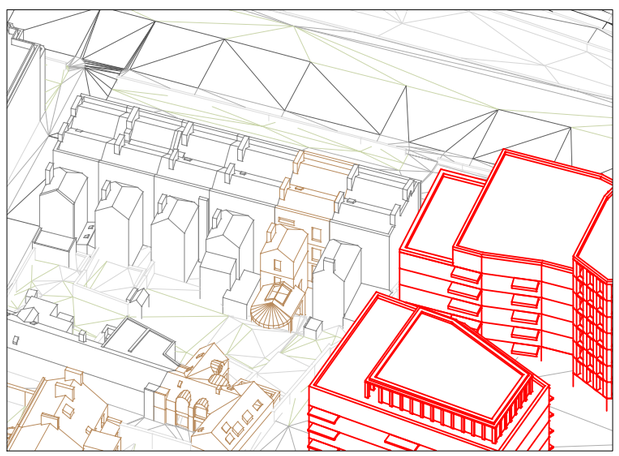

3D Context View - South

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P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31004-P7-Building 01 - Roof Plan.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32010-P7-Building 01 - Elevations 01.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
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P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
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Proposed Building 01 - L01 - First Level Floor Plan.dwg
Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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TITLE

Window Referencing Diagrams
5 Charlemont Terrace

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church,
Sea Front Quarter,
Dublin

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SM	BSC

SCALE	DATE
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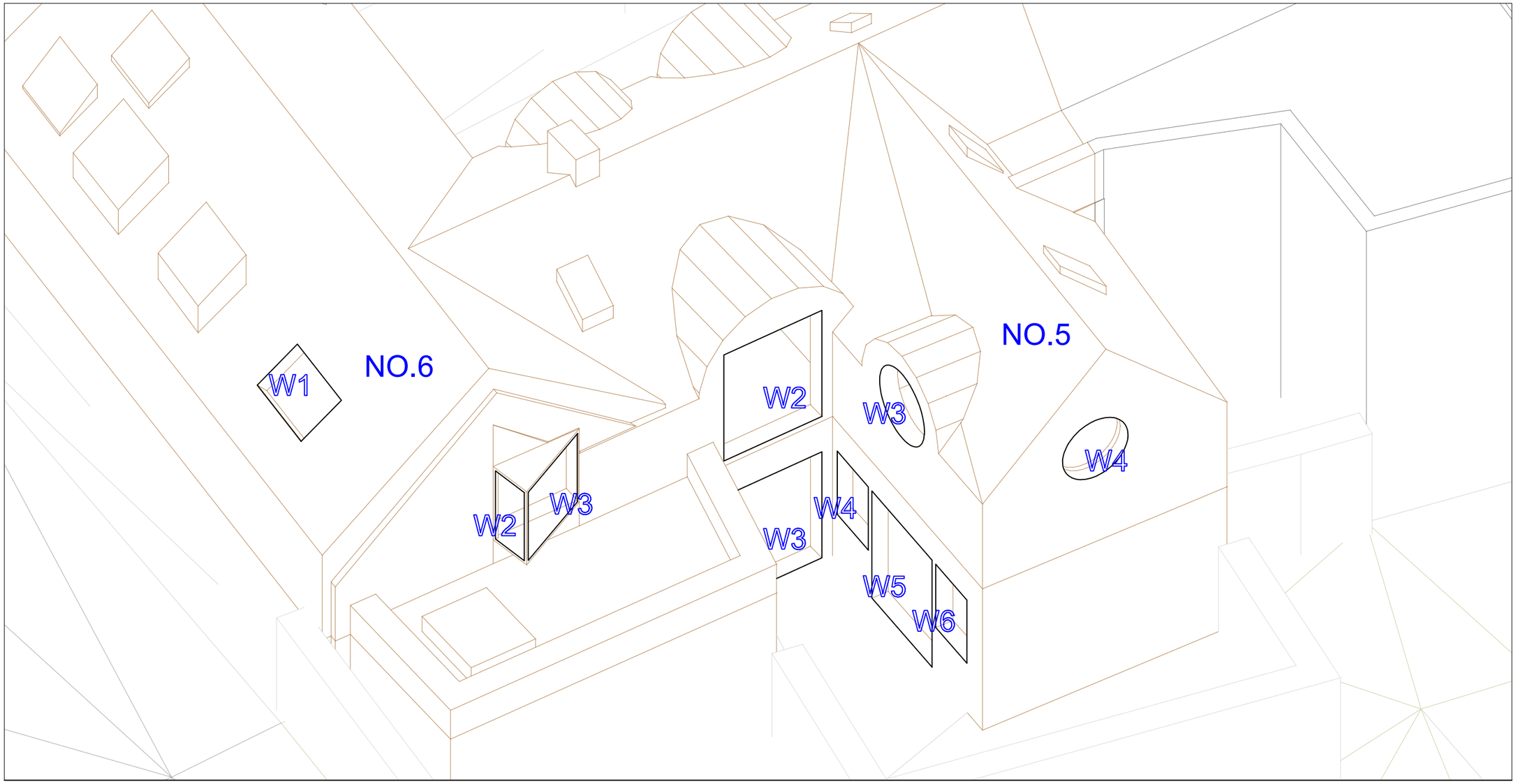
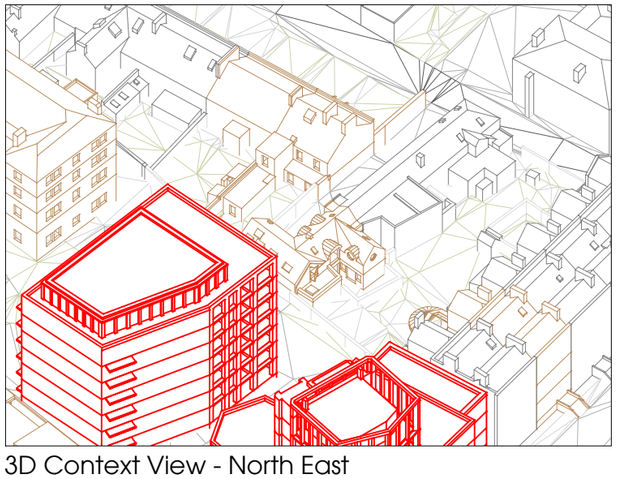
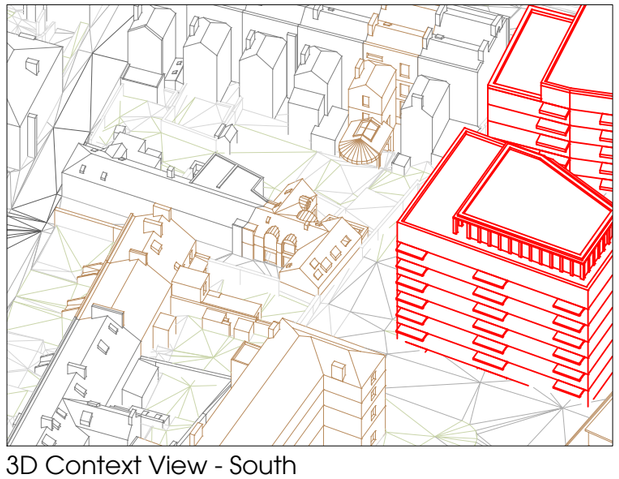
88714_WR_01	4



5 & 6 The Mews



3D Context View - North East



3D Context View - South

SOURCES OF INFORMATION:

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P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
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Proposed Building 01 - L01 - First Level Floor Plan.dwg
Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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TITLE

Window Referencing Diagrams
5 & 6 The Mews

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church,
Sea Front Quarter,
Dublin

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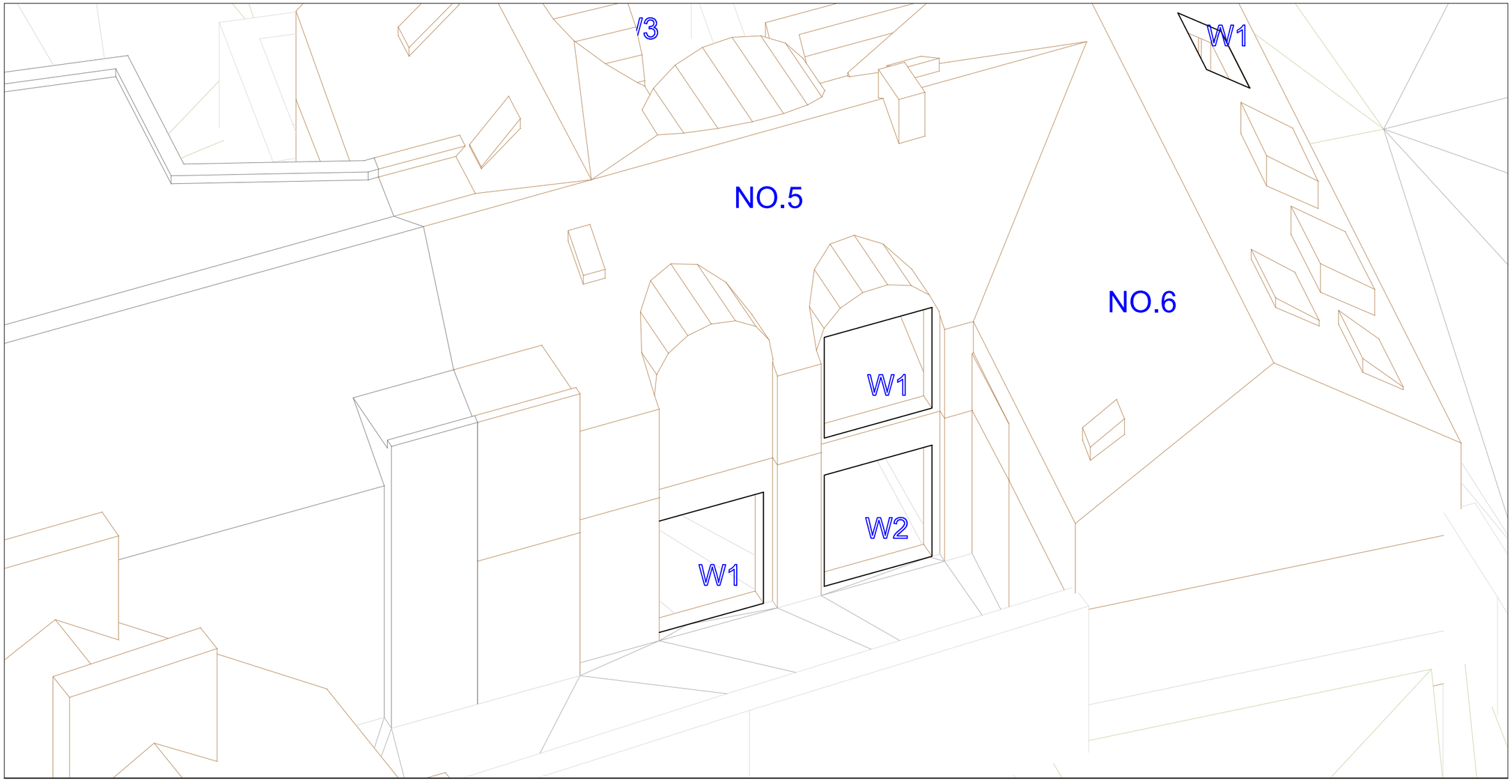
88714_WR_02	4



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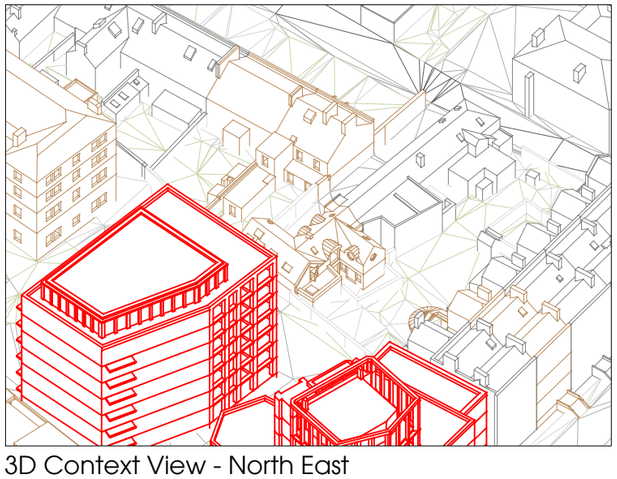
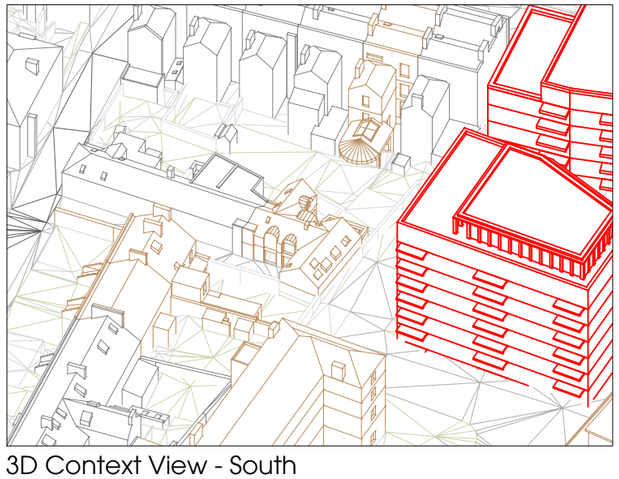


3D Context View - North East



3D Context View - South

SOURCES OF INFORMATION:

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Proposed Building 01 - L01 - First Level Floor Plan.dwg
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Building 02 - L01 - First Floor Plan.dwg

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TITLE

Window Referencing Diagrams
5 & 6 The Mews

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church,
Sea Front Quarter,
Dublin

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SM	BSC

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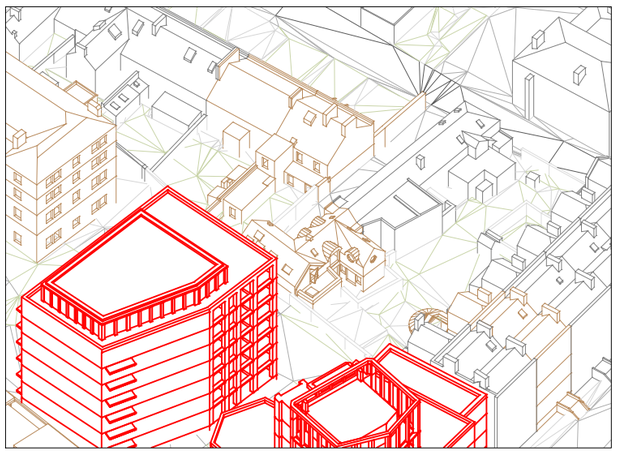
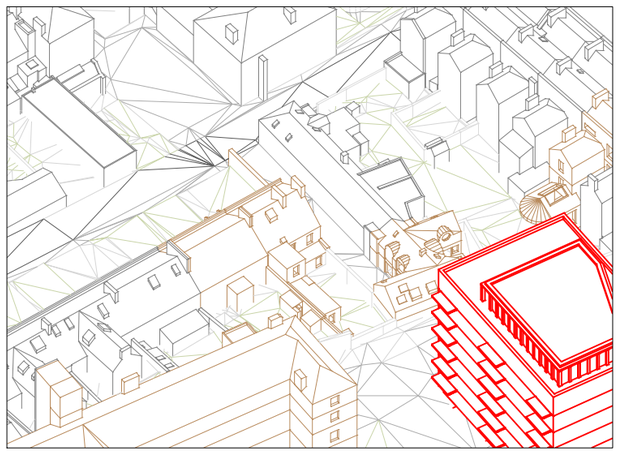
1 Charlemont Avenue



3D Context View - North East



3D Context View - South East

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Building 02 - L01 - First Floor Plan.dwg

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TITLE

Window Referencing Diagrams
1 Charlemont Avenue

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church,
Sea Front Quarter,
Dublin

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SCALE	DATE
NTS@A3	August 2020

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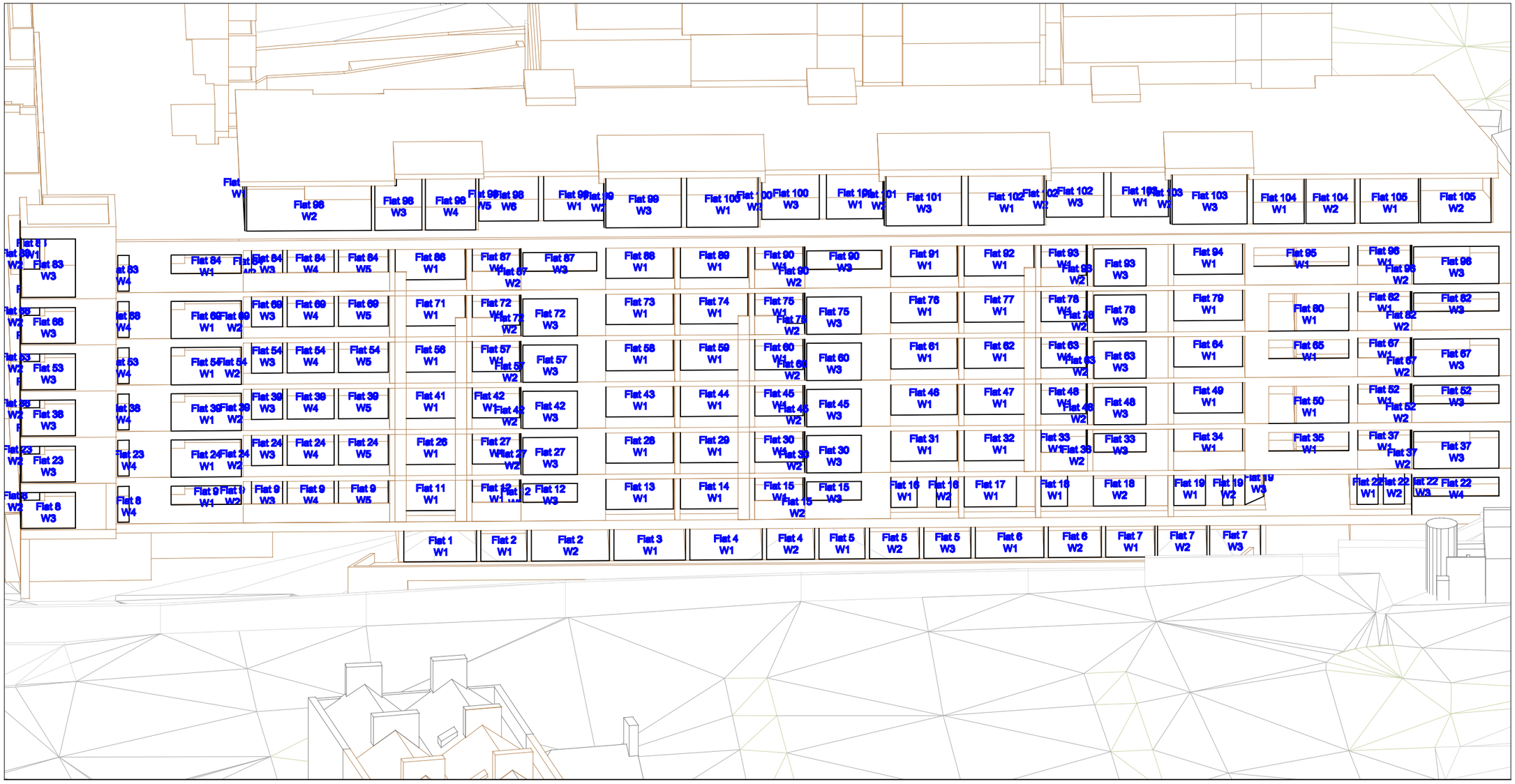
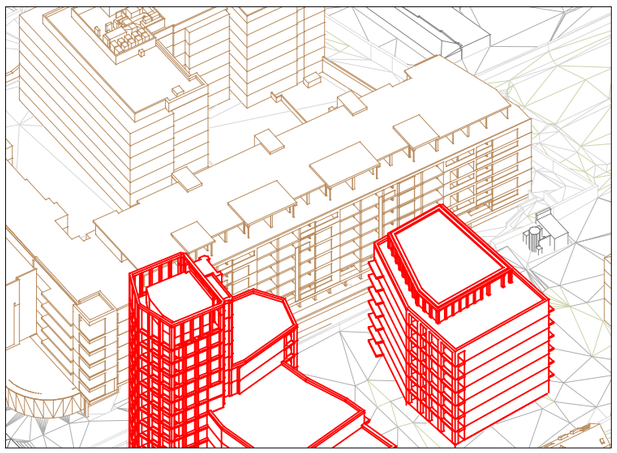
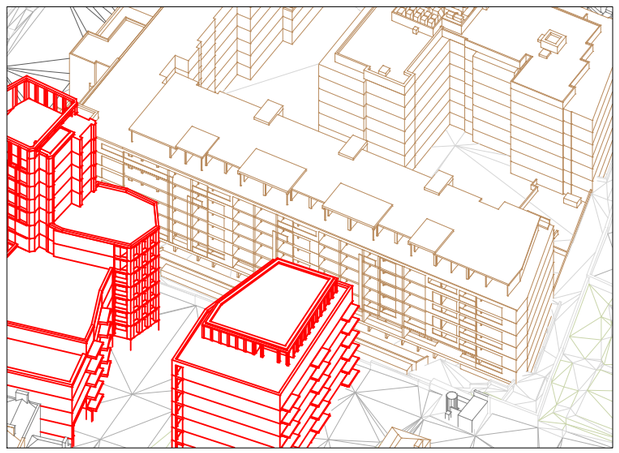


Harbour View Apartments



3D Context View - North West



3D Context View - West

SOURCES OF INFORMATION:

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TITLE

Window Referencing Diagrams
Harbour View Apartments

CLIENT

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PROJECT

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Sea Front Quarter,
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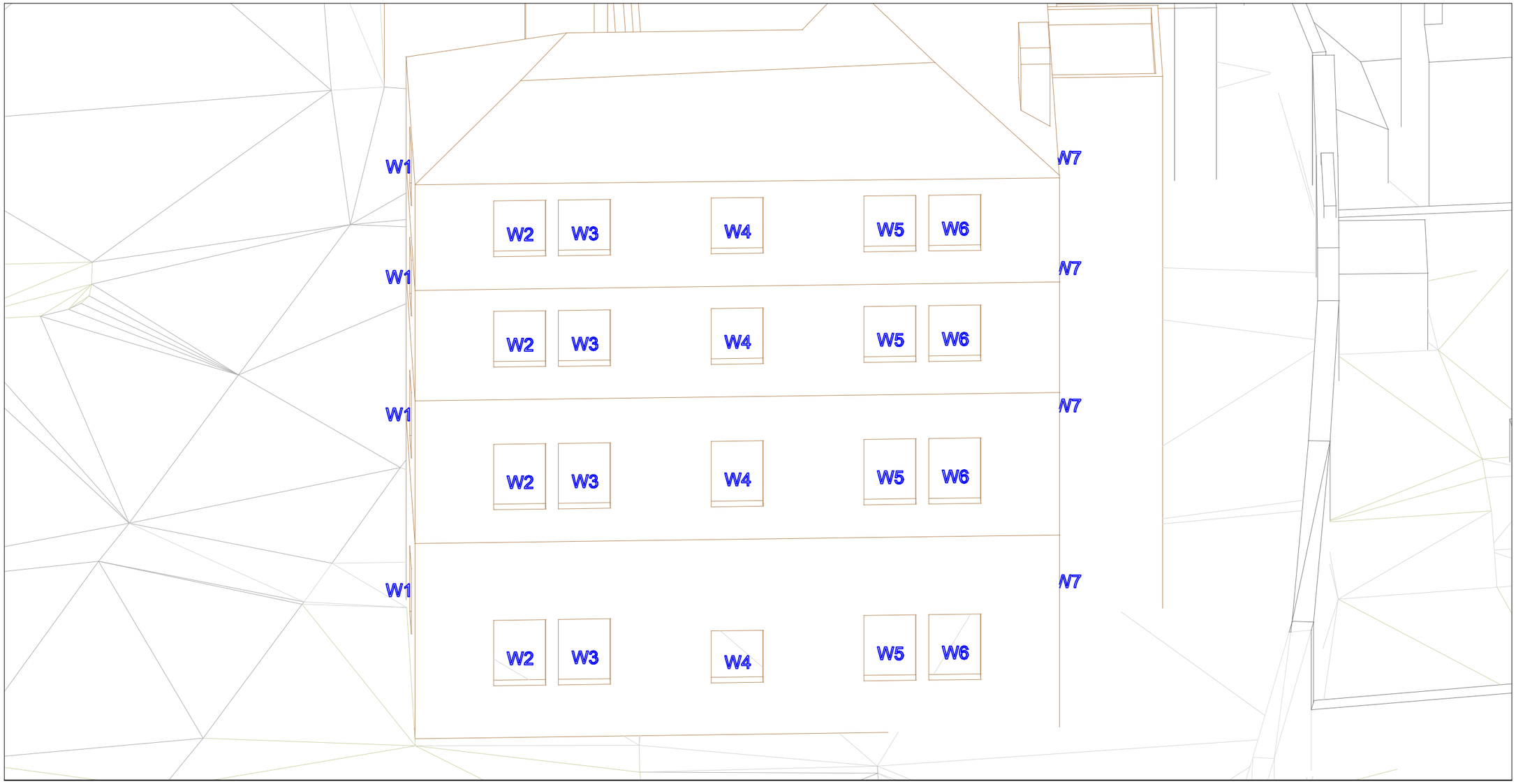
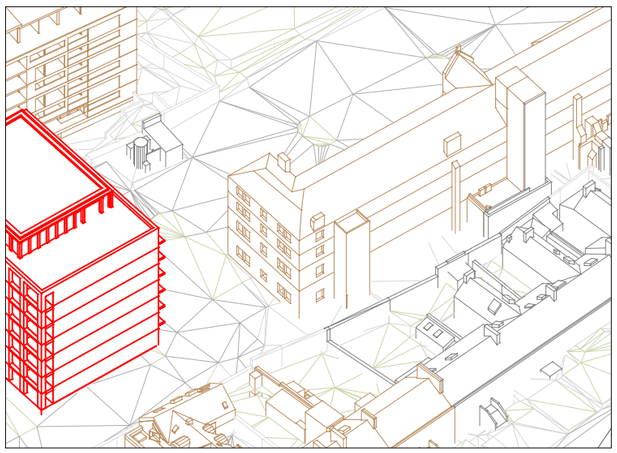
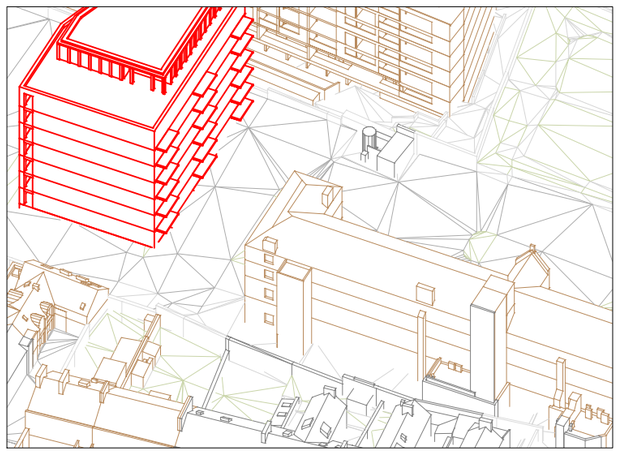


St Michael's Hospital



3D Context View - North West



3D Context View - West

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3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
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TITLE

Window Referencing Diagrams
St Michael's Hospital

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church,
Sea Front Quarter,
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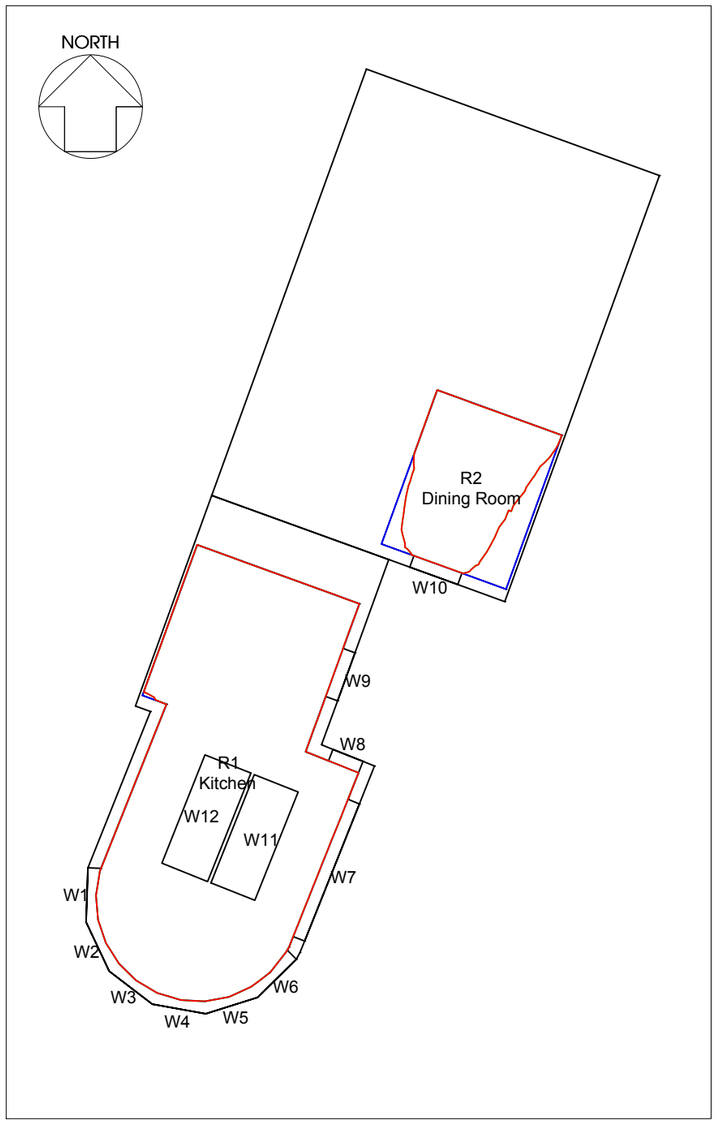

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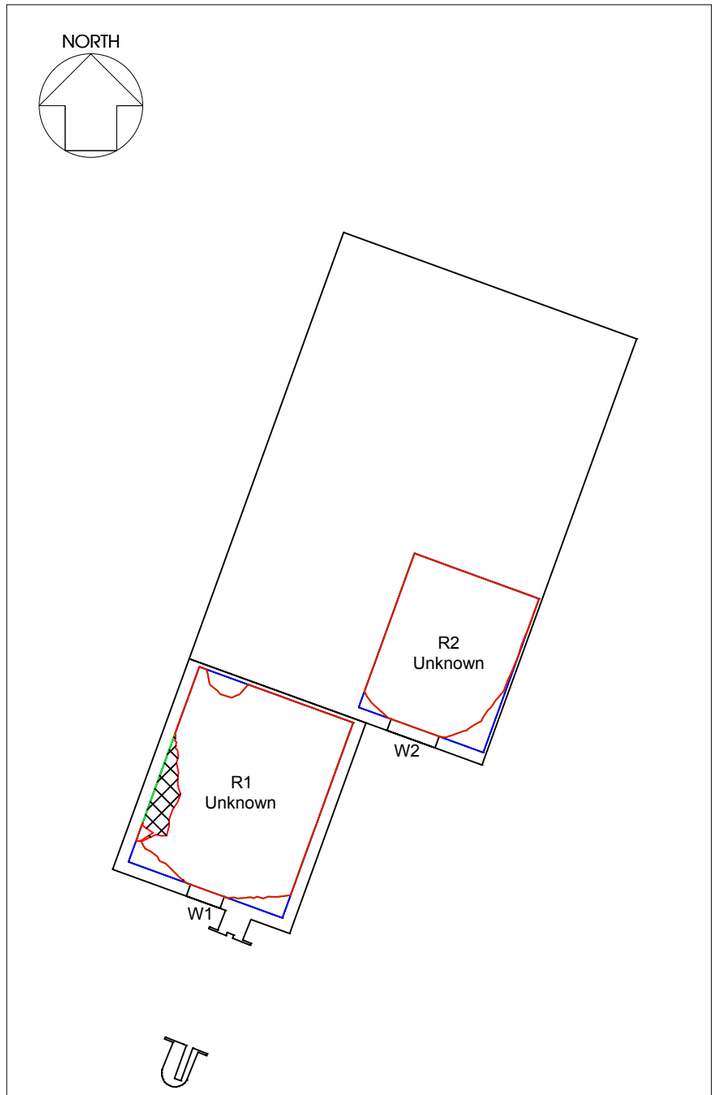
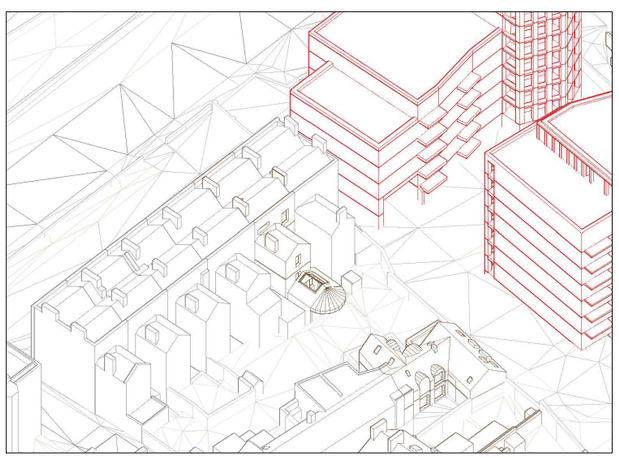


5 Charlemont Terrace - First Floor

5 Charlemont Terrace - Second Floor



3D Context View - South West

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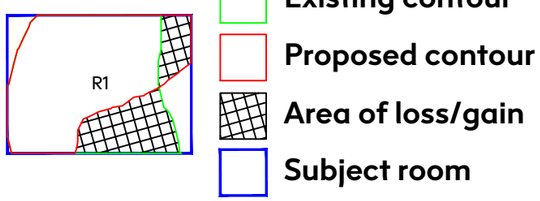

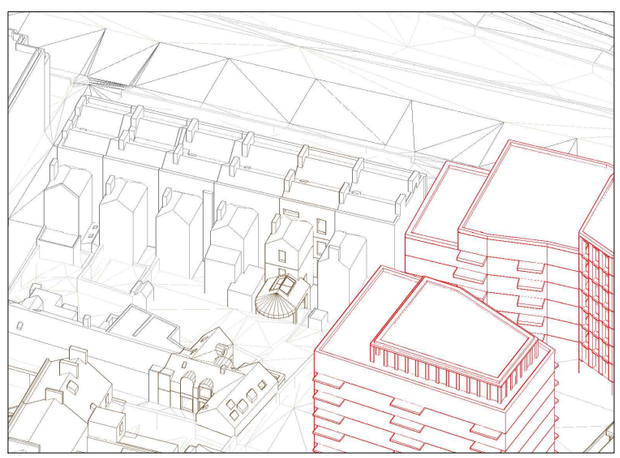

3D Context View - South

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

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P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33001-P7-Sections A-A and B-B.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33002-P7-Section C-C and Section D-D.dwg
Proposed Building 01 - L01 - First Level Floor Plan.dwg
Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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Rev.	Date	Amendments	Initial

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TITLE

Daylight Distribution Contours/Referencing Plans
5 Charlemont Terrace

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church,
Sea Front Quarter,
Dublin

DRAWN BY	CHECKED
SM	BSC
SCALE	**DATE**
1:150@A3	August 2020

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80-82 Silverthorne Road
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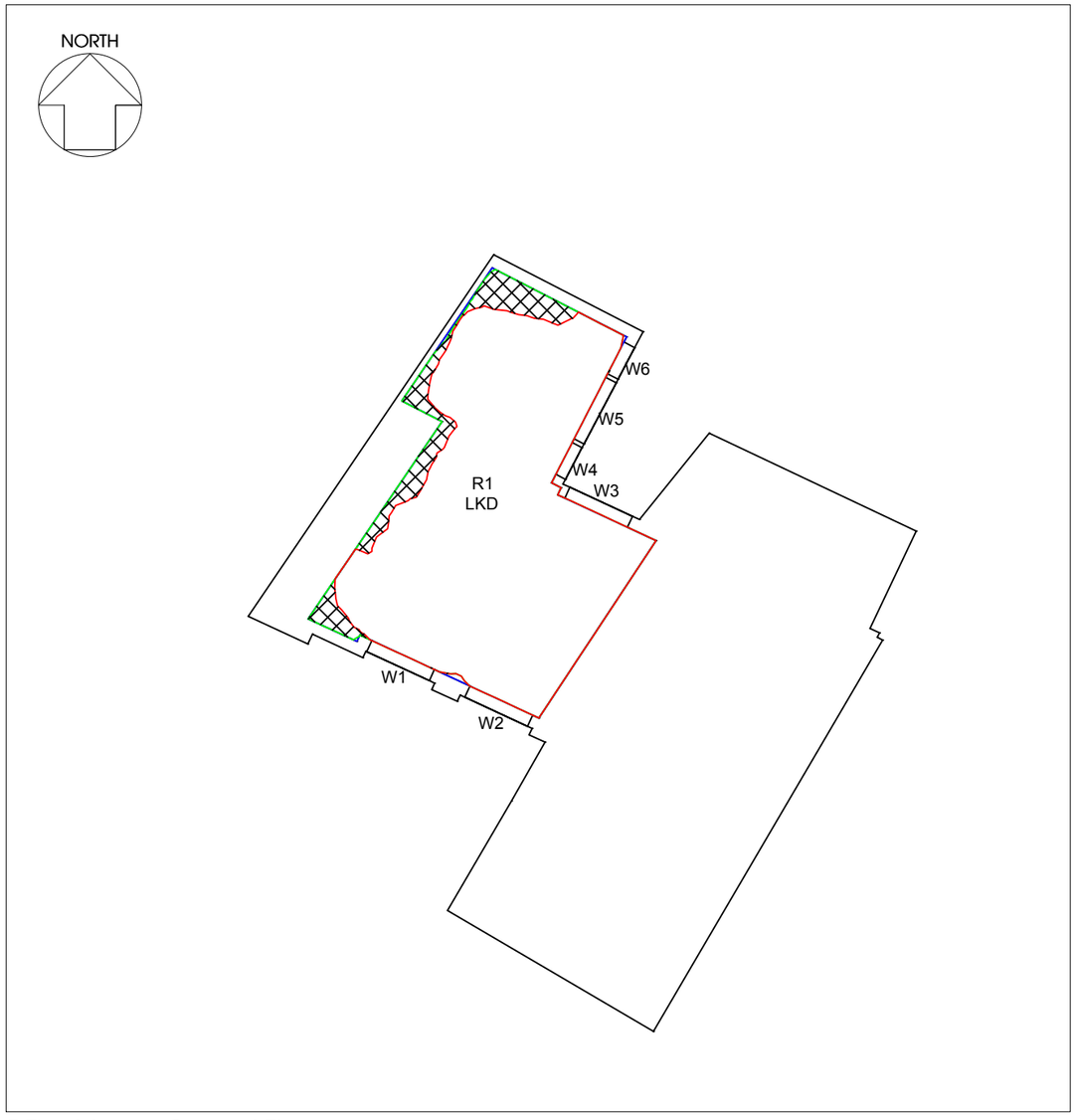
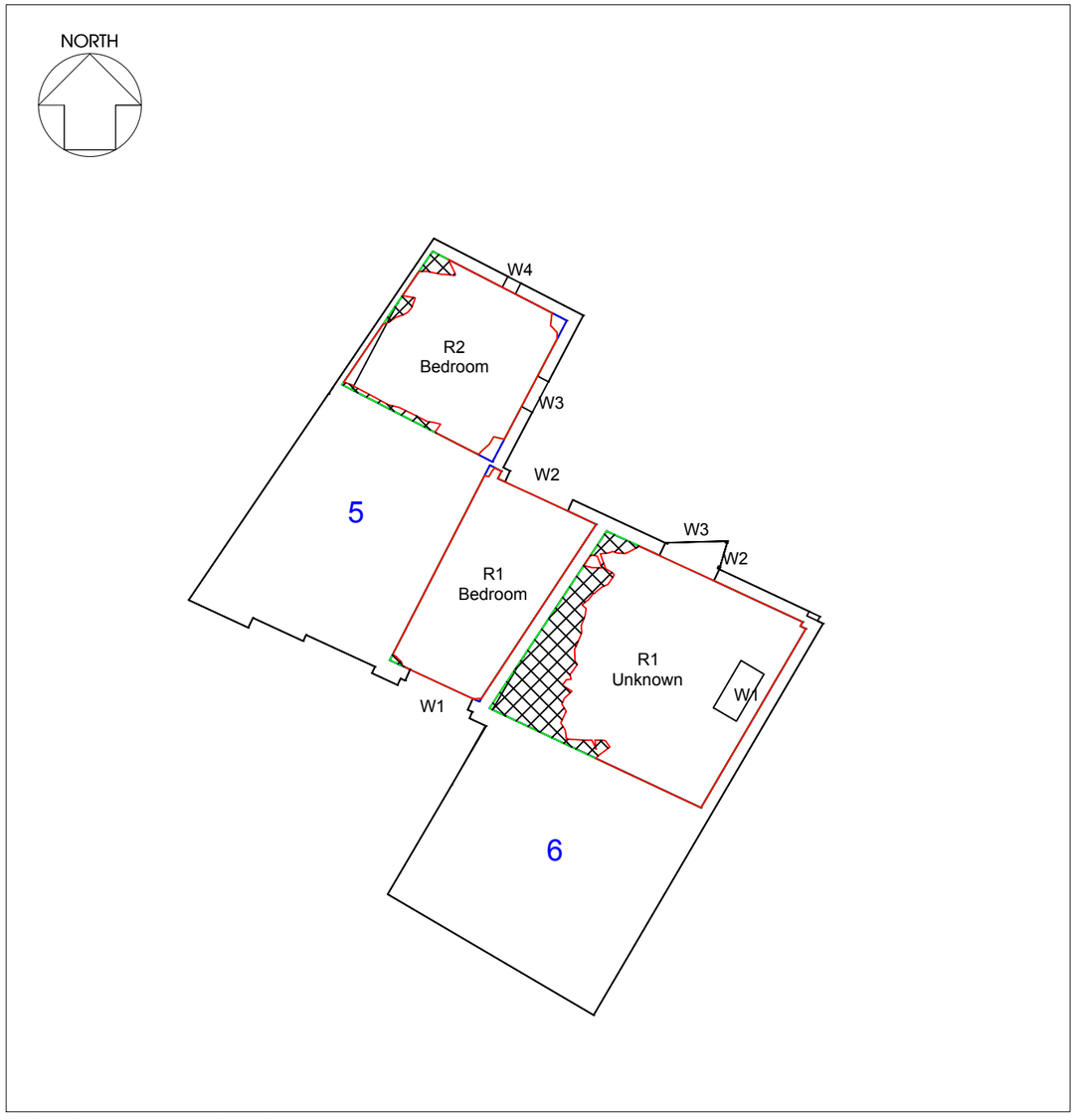
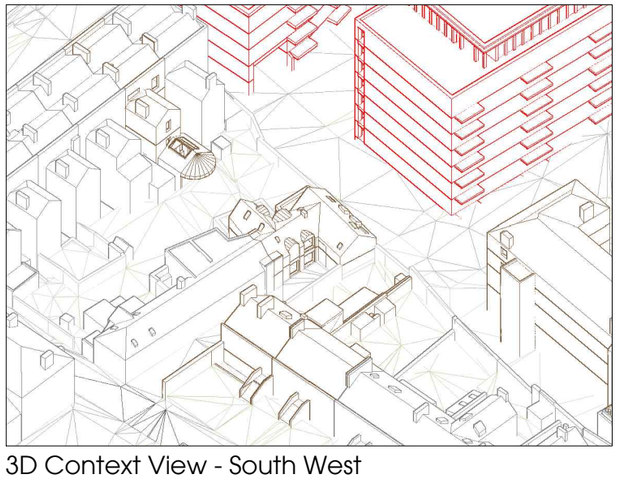
88714_DD_01	4



5 The Mews - Ground Floor

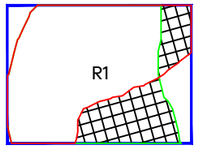


5 & 6 The Mews - First Floor

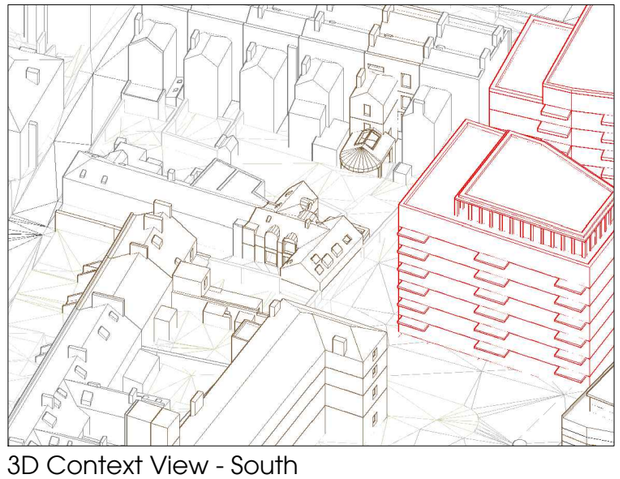


3D Context View - South West

KEY



- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - South

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

3582 St Michaels Hospital, Dun Laoghaire - Elevations.dwg
3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31001-P7-Building 01 - Ground, Mezza.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31002-P7-Building 01 - Third, Fourth.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31004-P7-Building 01 - Roof Plan.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32010-P7-Building 01 - Elevations 01.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
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P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31003-P7-Building 02 - Roof Plan.dwg
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Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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TITLE

Daylight Distribution Contours/Referencing Plans 5 & 6 The Mews

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church, Sea Front Quarter, Dublin

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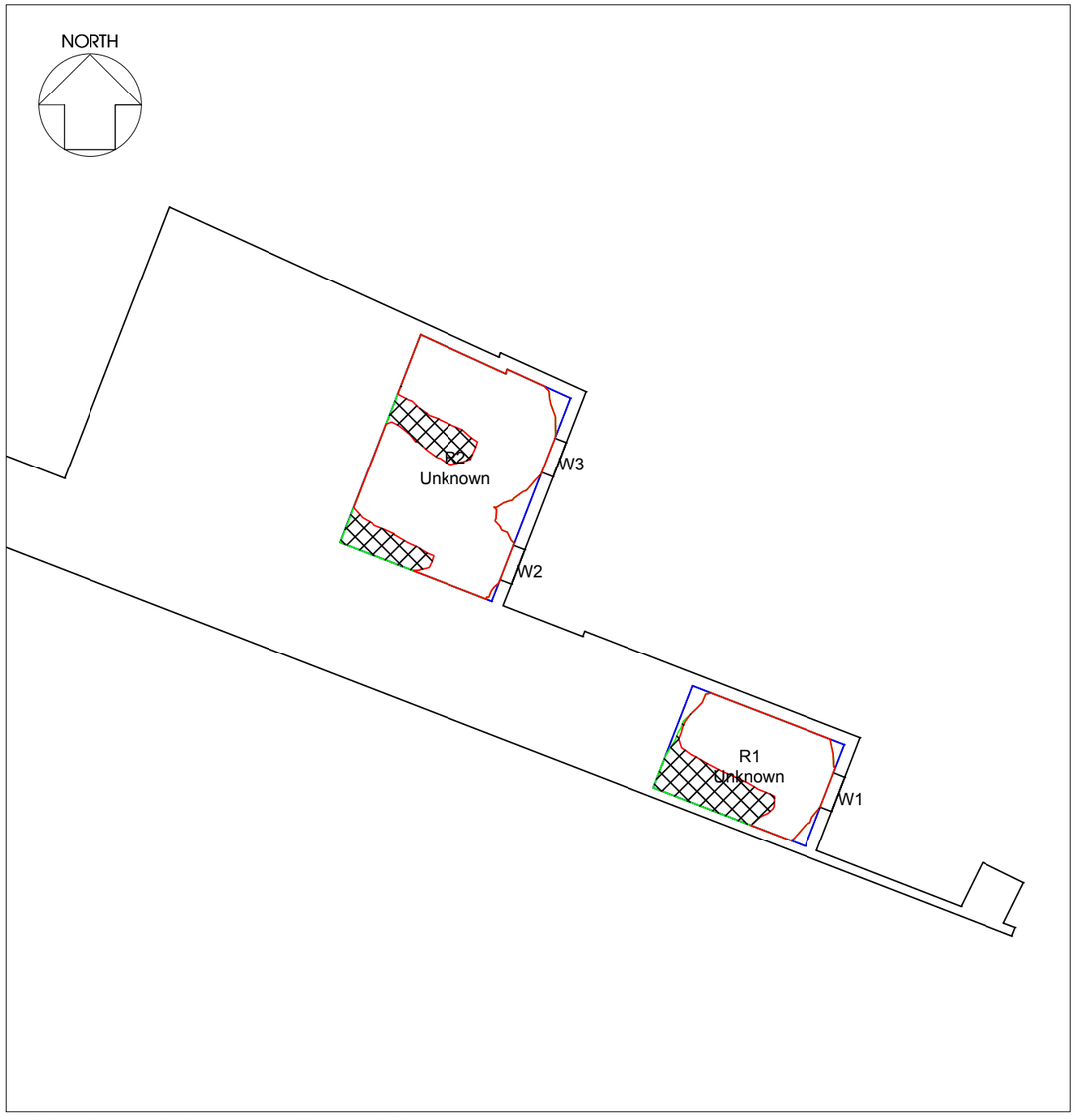

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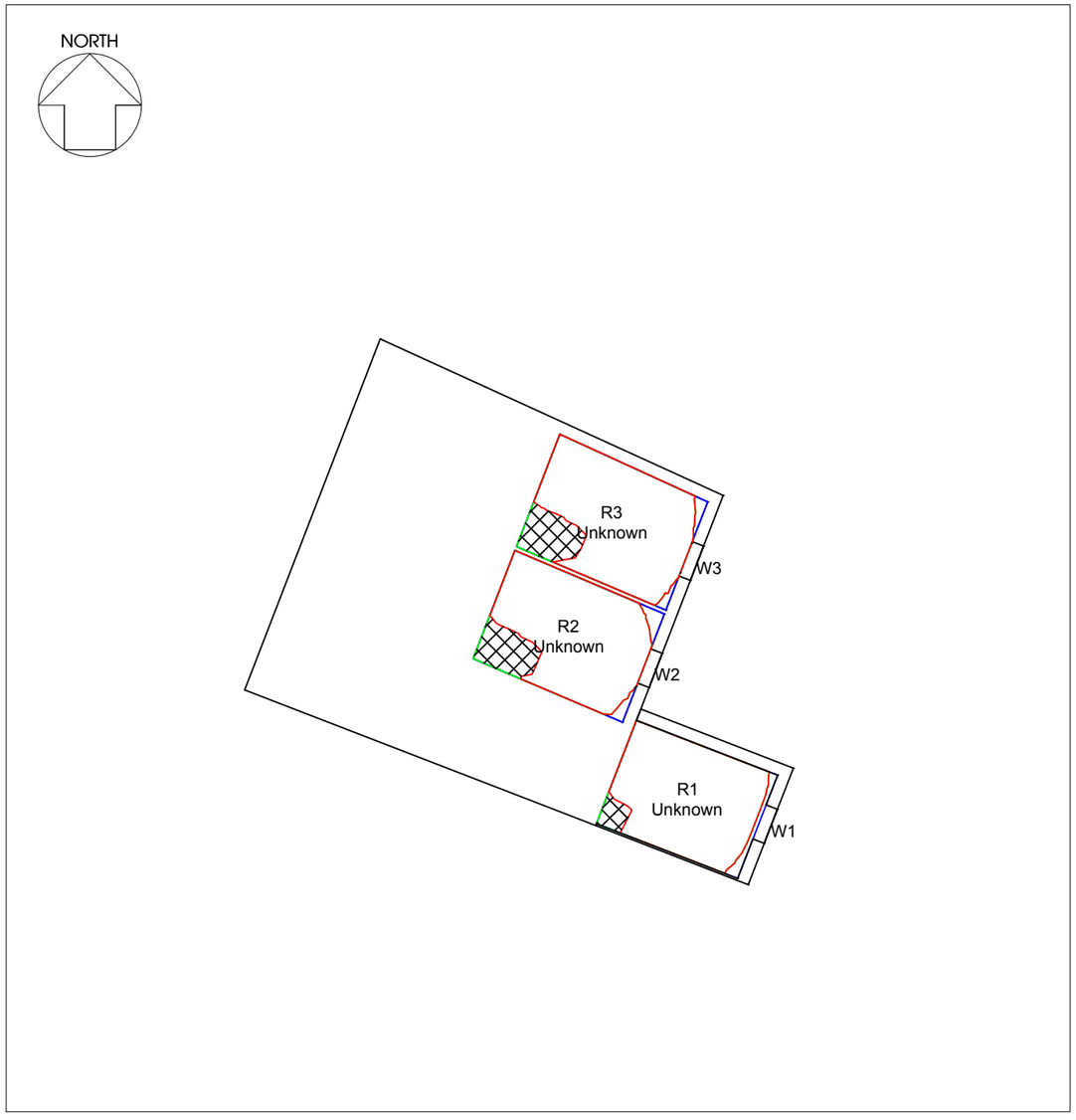
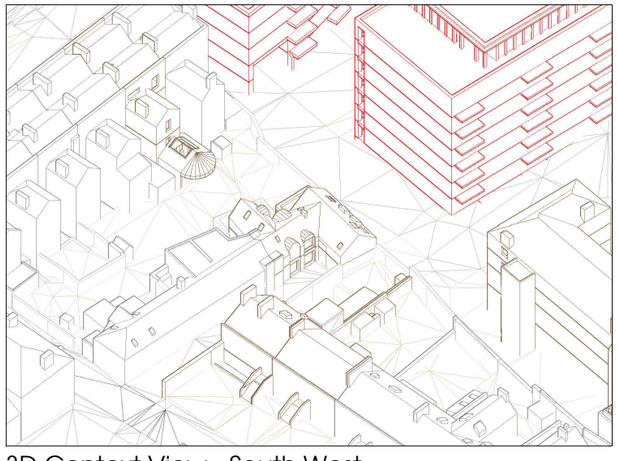


1 Charlemont Avenue - First Floor



3D Context View - South West

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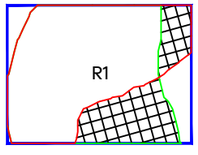
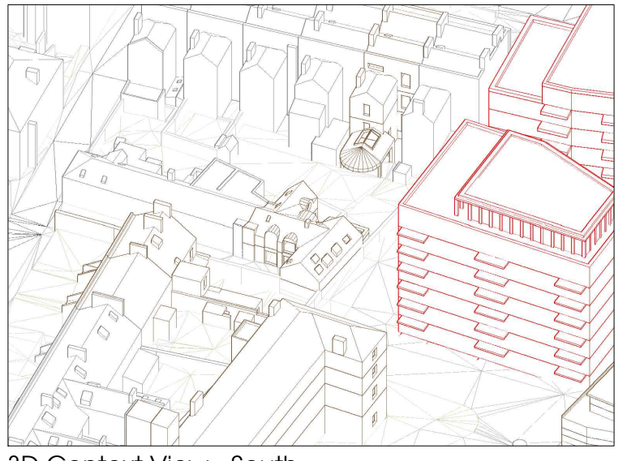


- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - South

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

3582 St Michaels Hospital, Dun Laoghaire - Elevations.dwg
3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
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P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31004-P7-Building 01 - Roof Plan.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32010-P7-Building 01 - Elevations 01.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31001-P7-Building 02 - Ground, First.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
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Proposed Building 01 - L01 - First Level Floor Plan.dwg
Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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Rev.	Date	Amendments	Initial

HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
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TITLE

Daylight Distribution Contours/Referencing Plans
1 Charlemont Avenue

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church, Sea Front Quarter, Dublin

DRAWN BY	CHECKED
SM	BSC

SCALE	DATE
1:150@A3	August 2020

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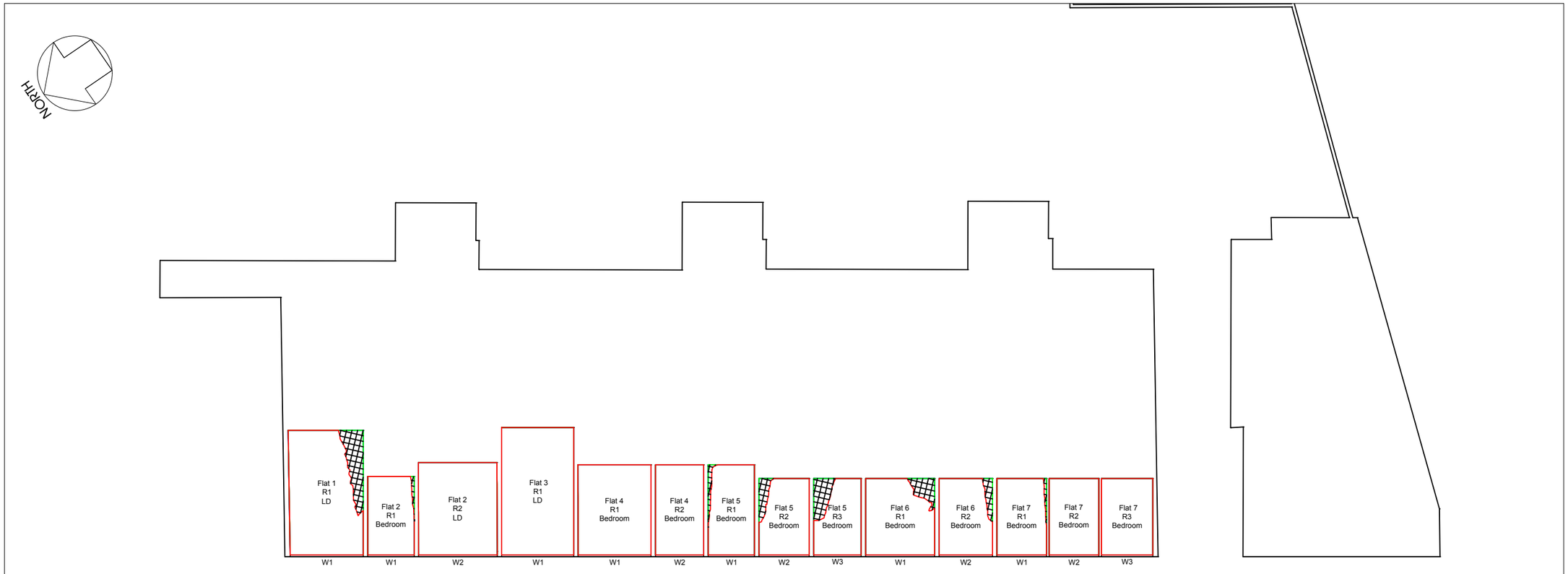
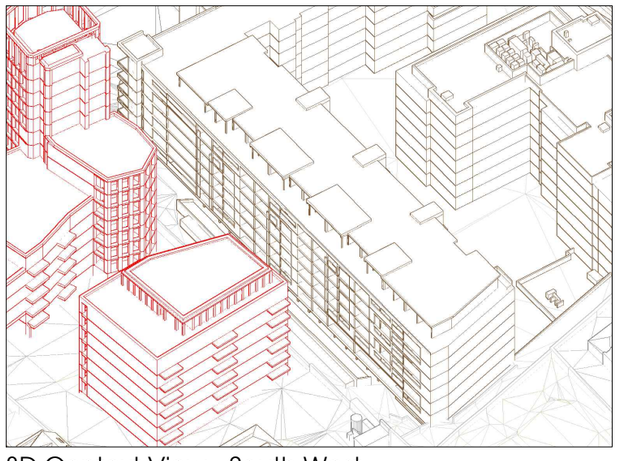
88714_DD_03	4



Harbour View Apartments - Ground Floor



3D Context View - South West

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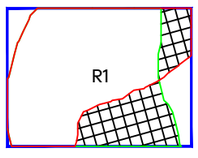
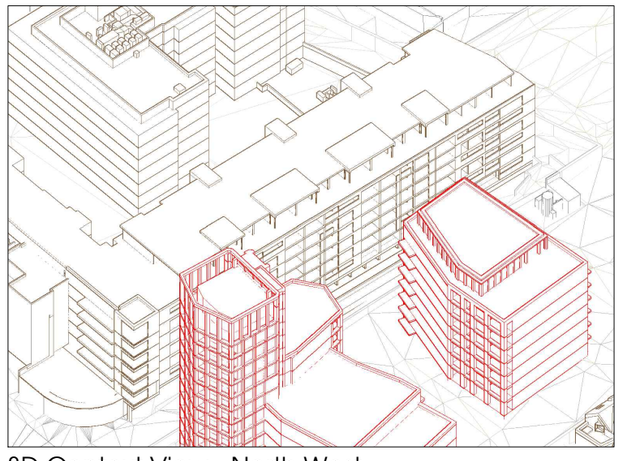


- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - North West

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

3582 St Michaels Hospital, Dun Laoghaire - Elevations.dwg
3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
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P18-143D-RAU-01-ZZ-DR-A-PL1-31002-P7-Building 01 - Third, Fourth.dwg
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P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
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P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
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P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33002-P7-Section C-C and Section D-D.dwg
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Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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TITLE

Daylight Distribution Contours/Referencing Plans Harbour View Apartments

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church, Sea Front Quarter, Dublin

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SCALE	DATE
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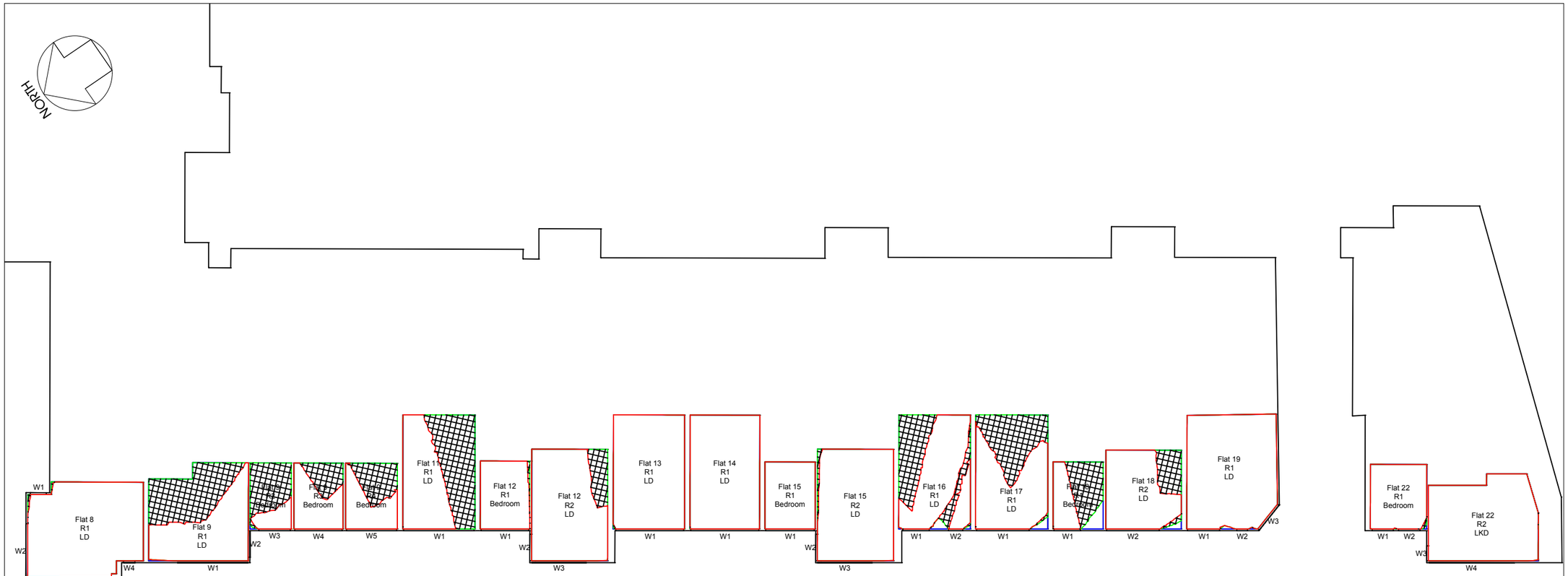
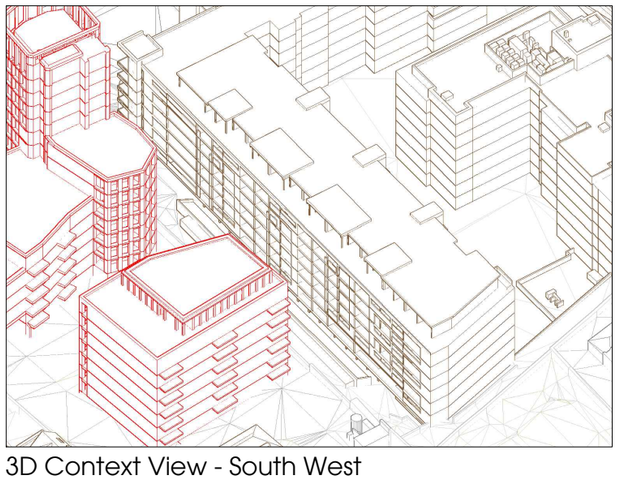


Harbour View Apartments - First Floor



3D Context View - South West

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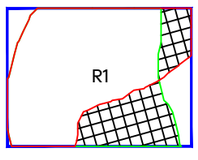
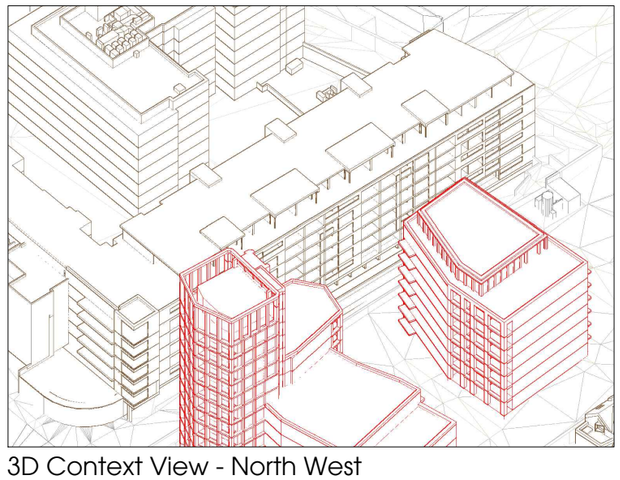


- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - North West

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

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3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
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P18-143D-RAU-01-ZZ-DR-A-PL1-31002-P7-Building 01 - Third, Fourth.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31004-P7-Building 01 - Roof Plan.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32010-P7-Building 01 - Elevations 01.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
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Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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TITLE

Daylight Distribution Contours/Referencing Plans Harbour View Apartments

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church, Sea Front Quarter, Dublin

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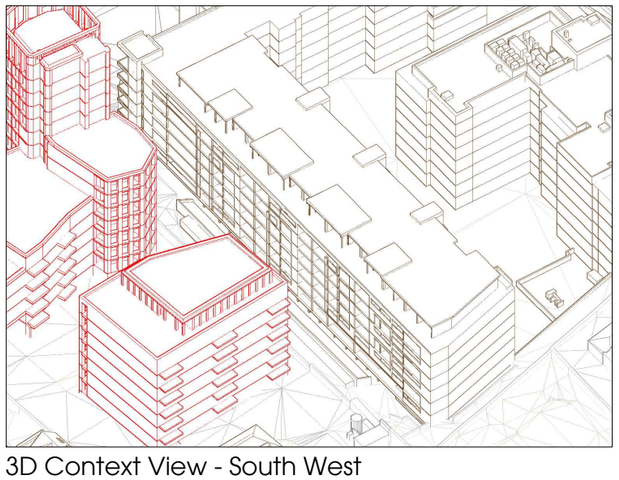
Harbour View Apartments - Second Floor



3D Context View - South West

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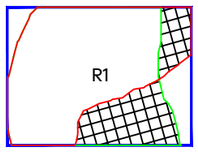

- Existing contour
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- Area of loss/gain
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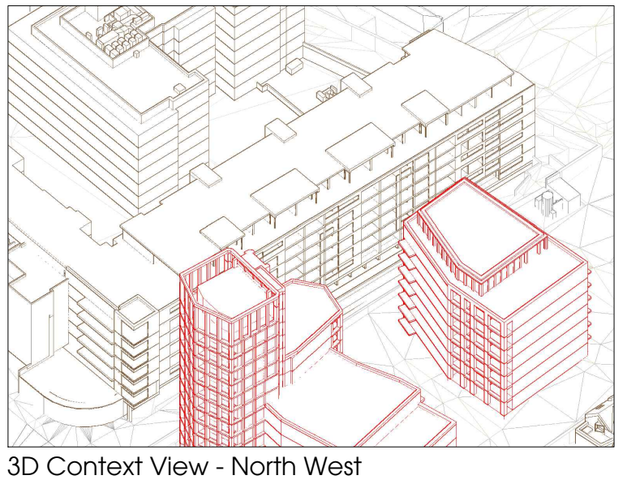

3D Context View - North West

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CLIENT

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PROJECT

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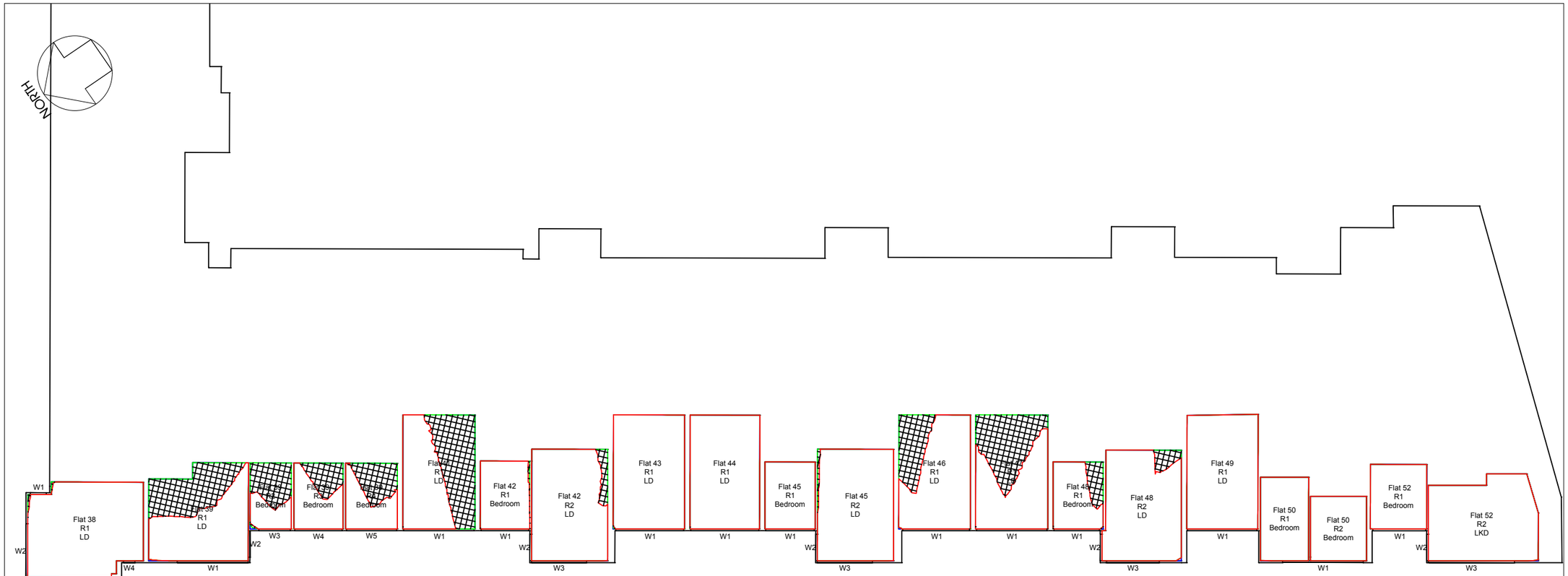
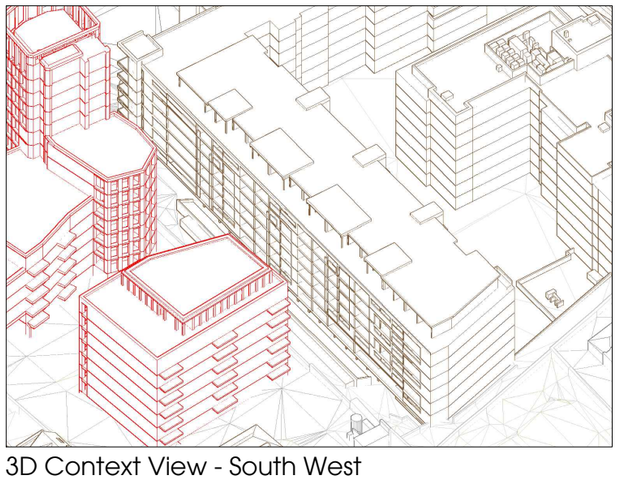
88714_DD_06	4



Harbour View Apartments - Third Floor



3D Context View - South West

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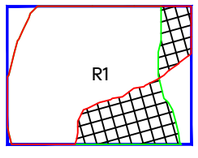

- Existing contour
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- Area of loss/gain
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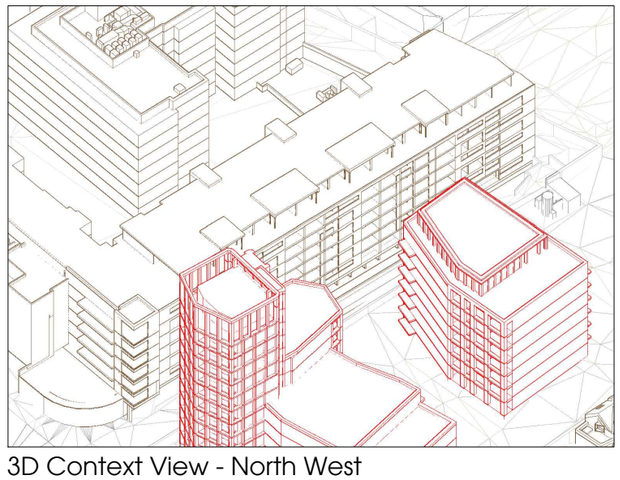

3D Context View - North West

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

3582 St Michaels Hospital, Dun Laoghaire - Elevations.dwg
3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31001-P7-Building 01 - Ground, Mezza.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31002-P7-Building 01 - Third, Fourth.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg
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P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
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P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
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Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church, Sea Front Quarter, Dublin

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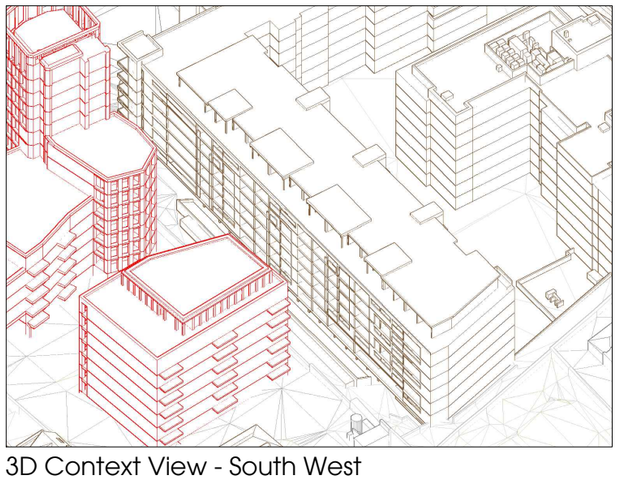
Harbour View Apartments - Fourth Floor



3D Context View - South West

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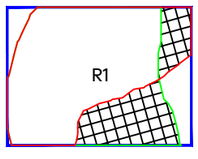

- Existing contour
- Proposed contour
- Area of loss/gain
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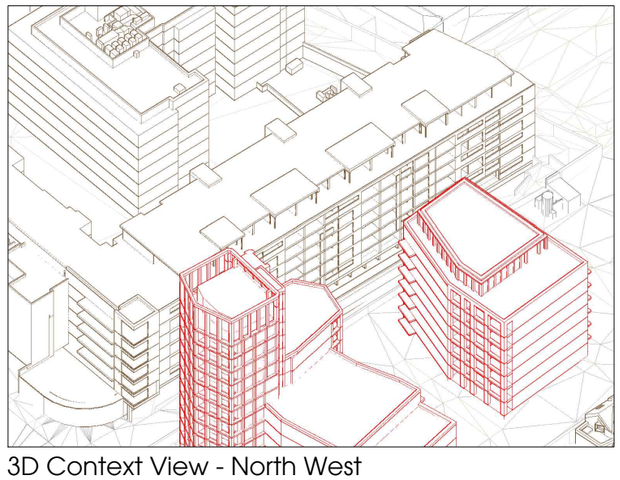

3D Context View - North West

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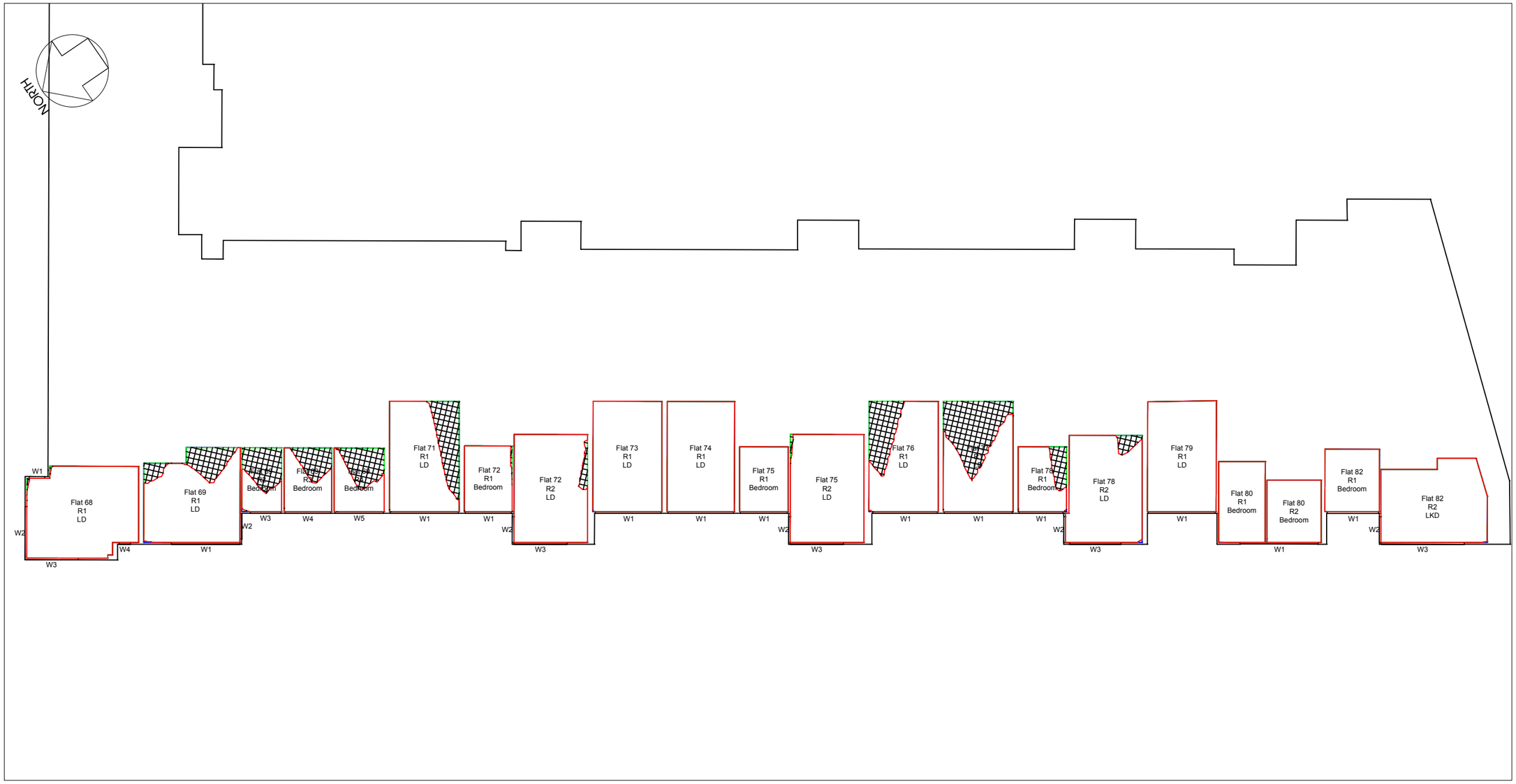
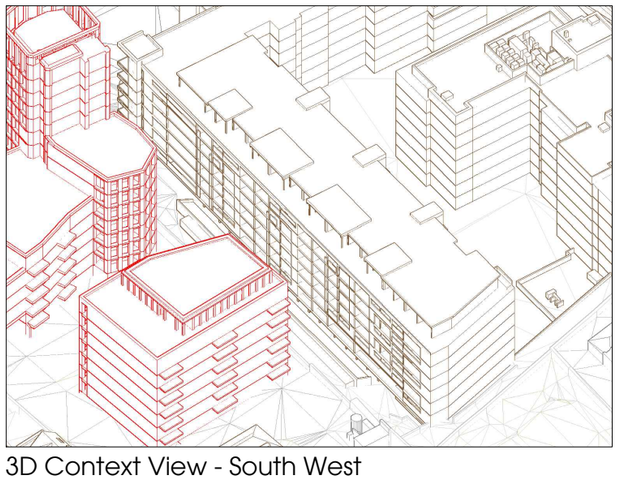


Harbour View Apartments - Fifth Floor



3D Context View - South West

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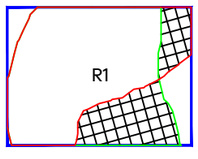

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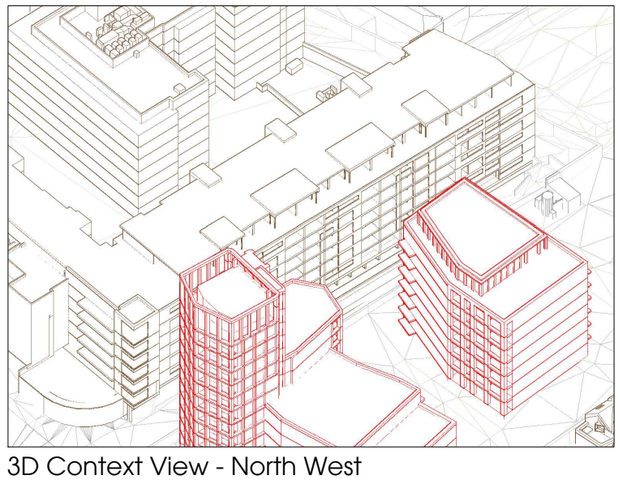

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Proposed Building 01 - L02 - Second Floor Plan.dwg
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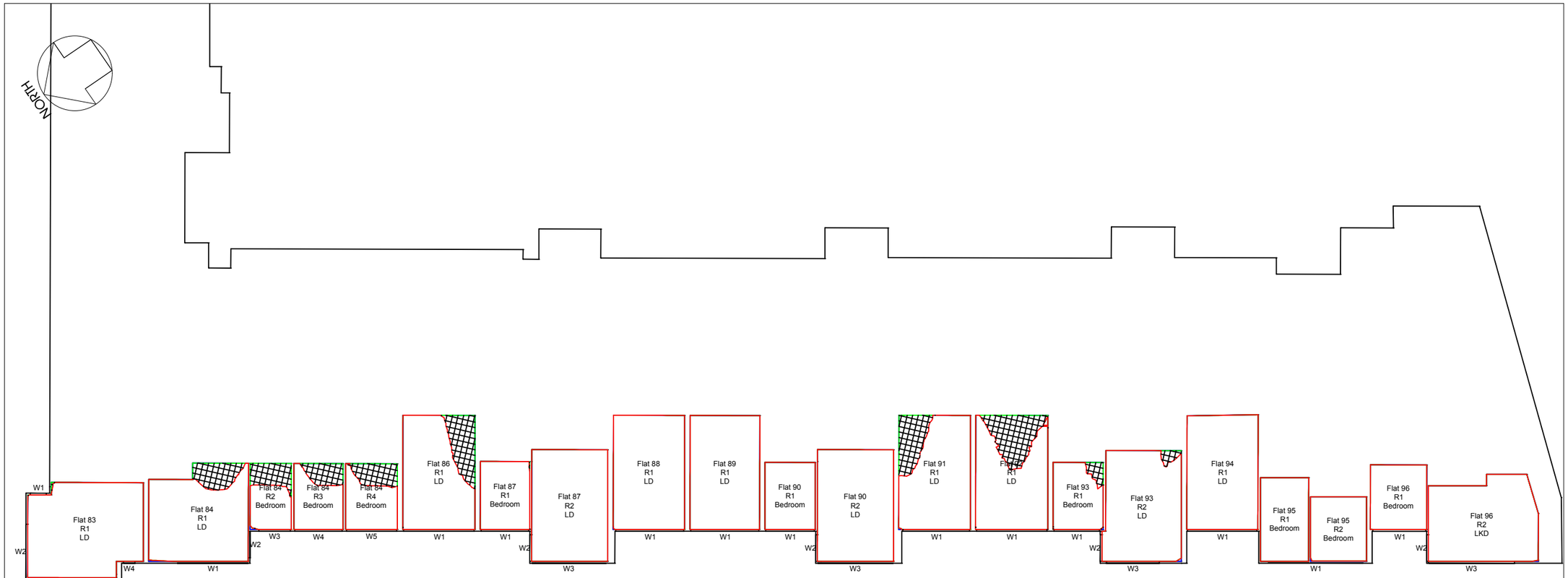
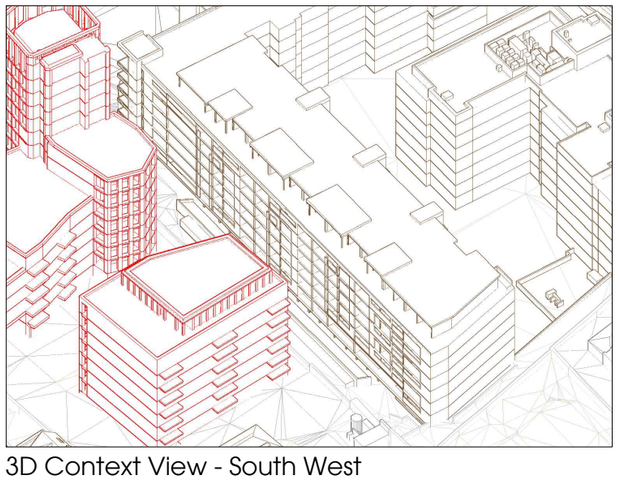


Harbour View Apartments - Sixth Floor



3D Context View - South West

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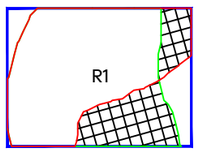

- Existing contour
- Proposed contour
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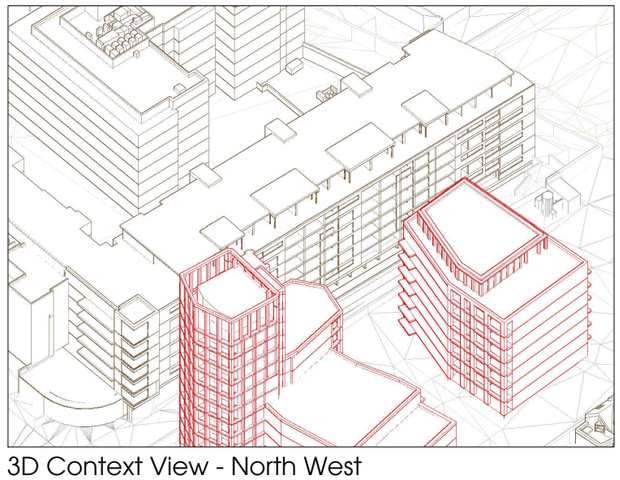

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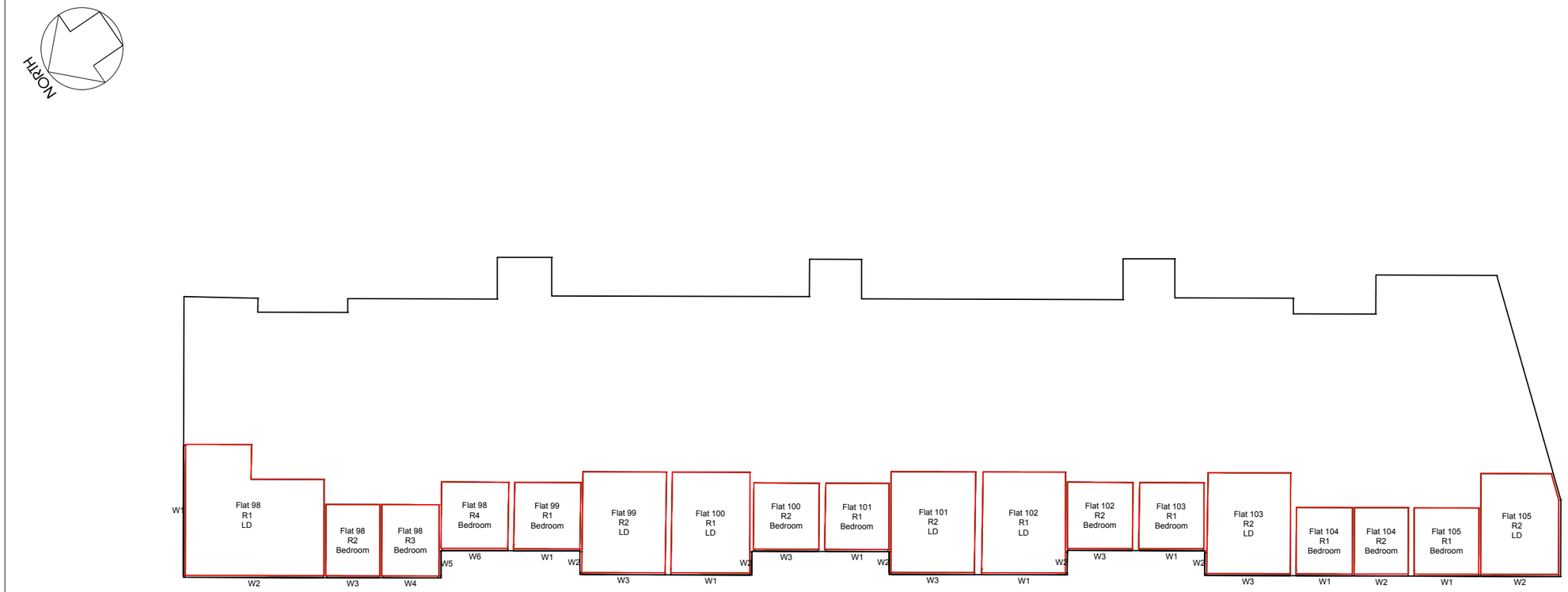
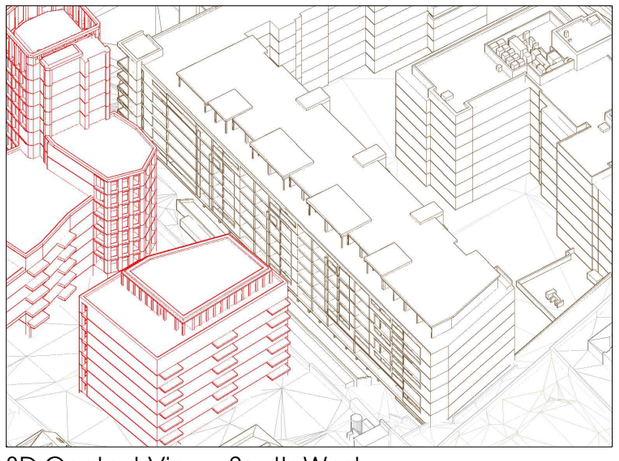


Harbour View Apartments - Seventh Floor



3D Context View - South West

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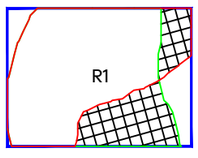

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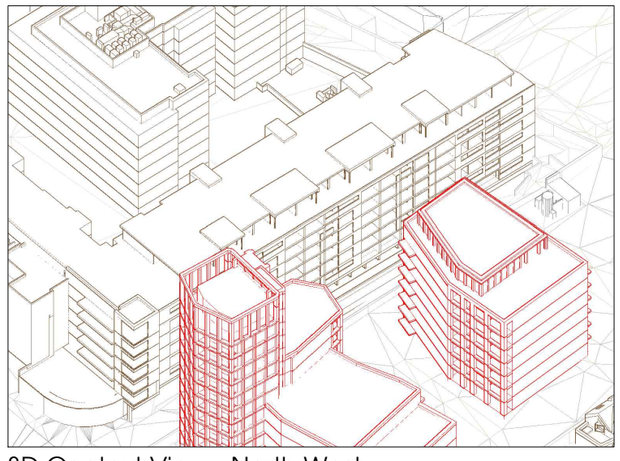

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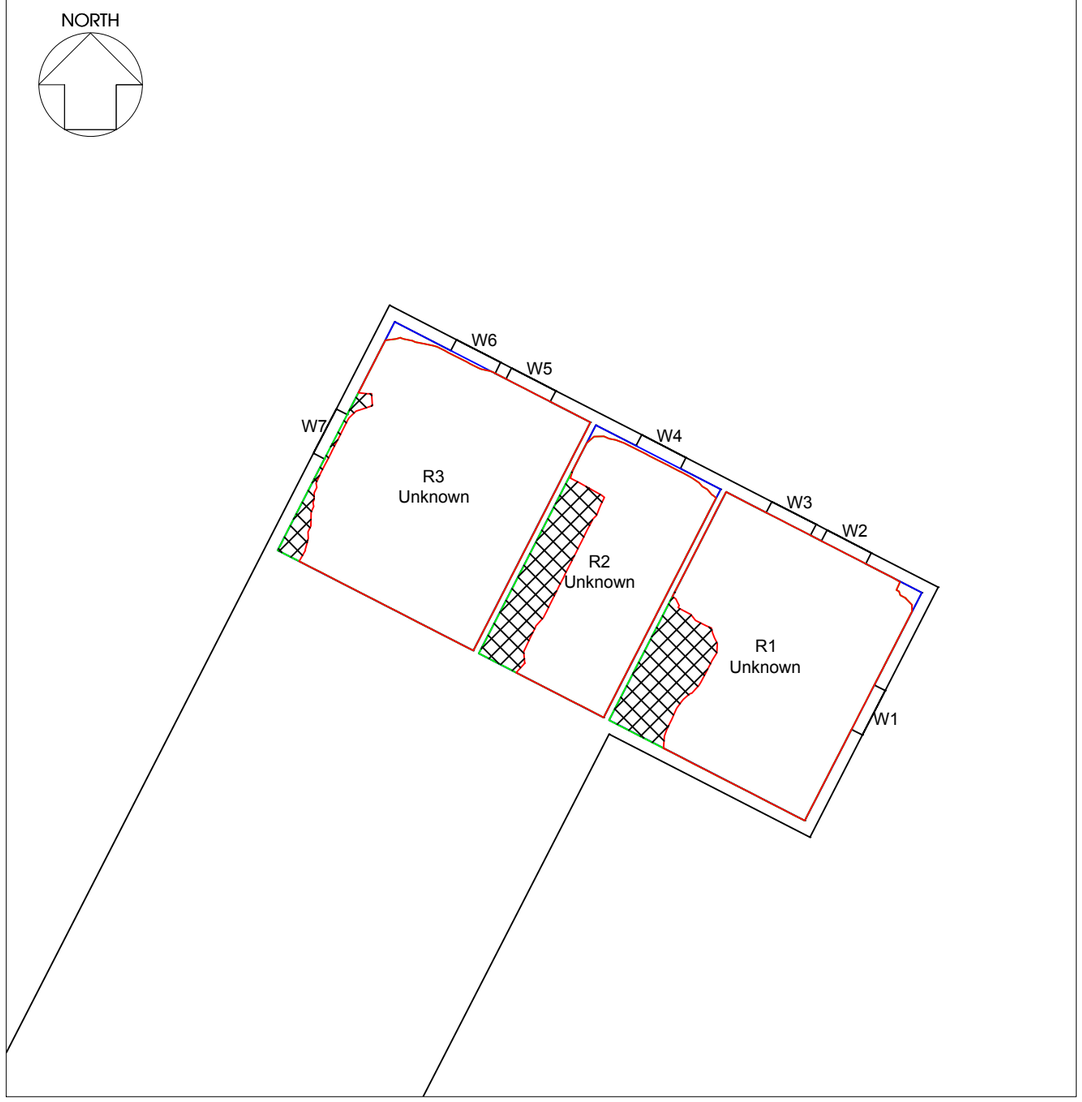
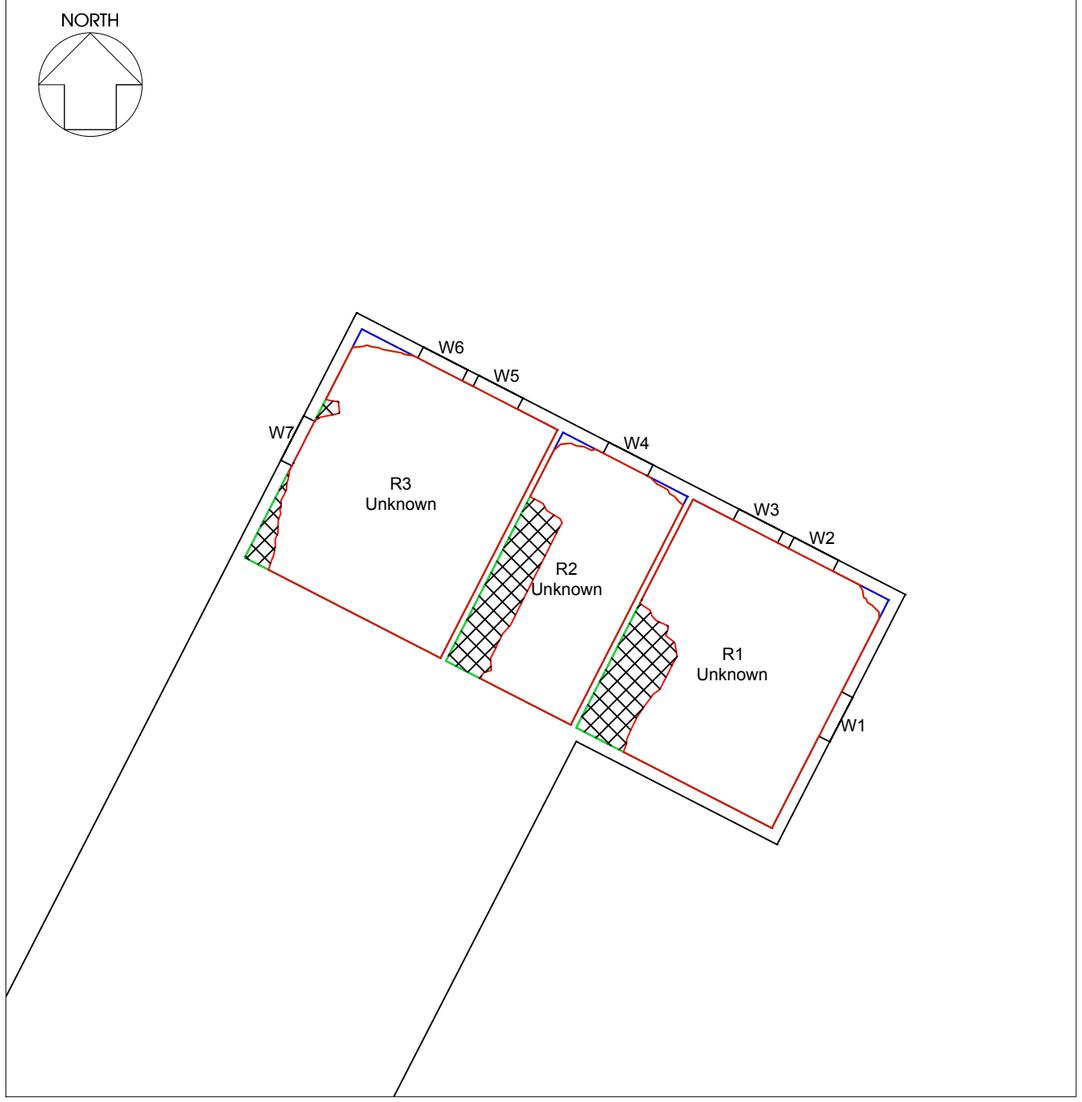
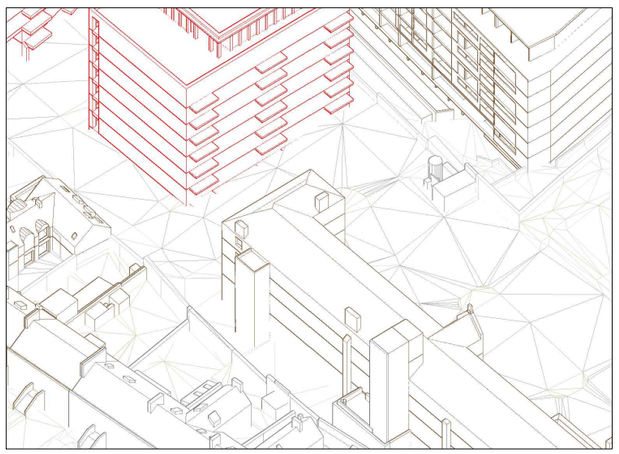


St Michael's Hospital - Ground Floor



St Michael's Hospital - First Floor



3D Context View - South West

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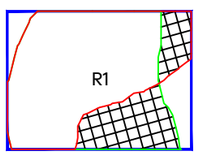

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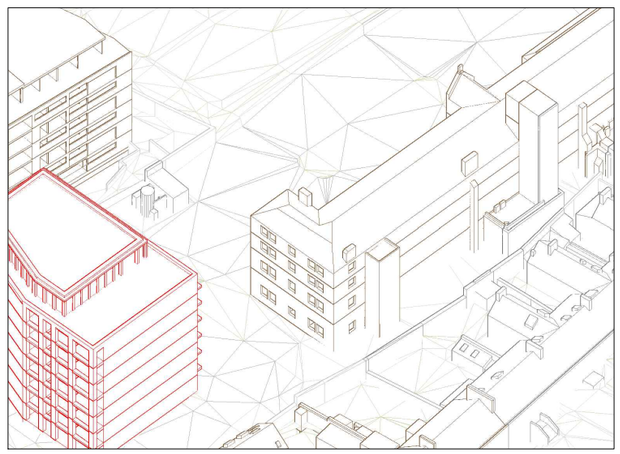

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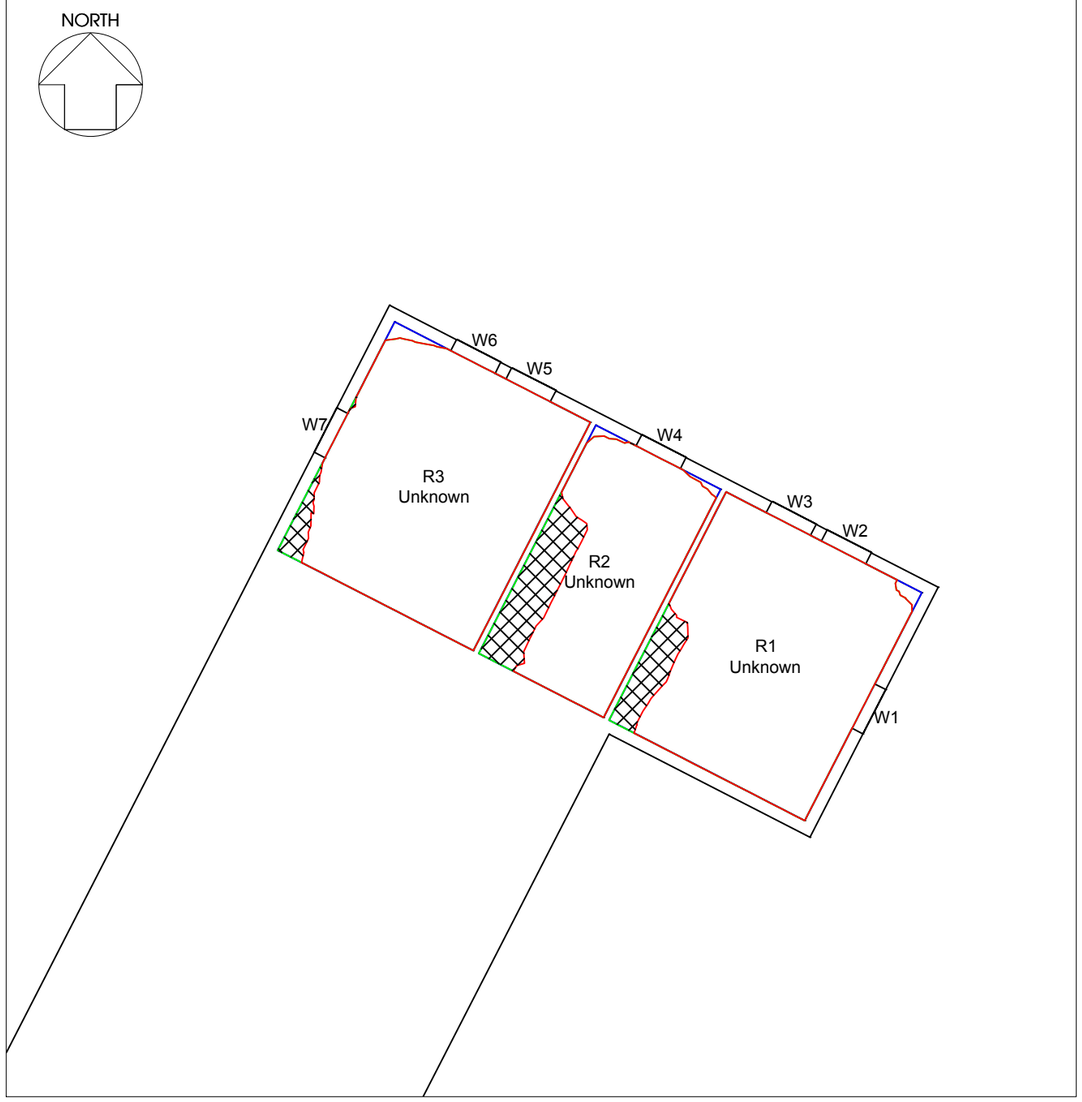
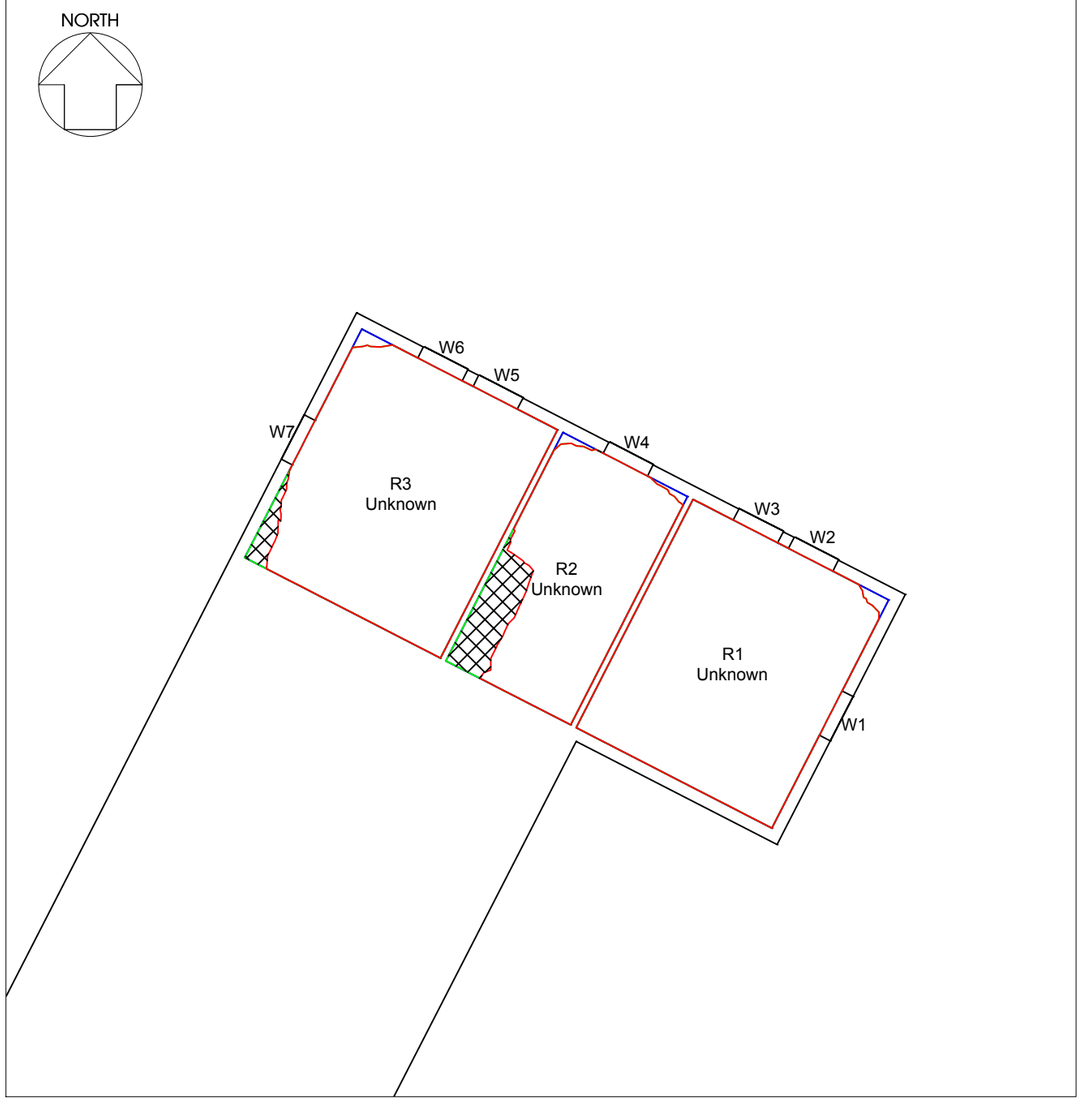
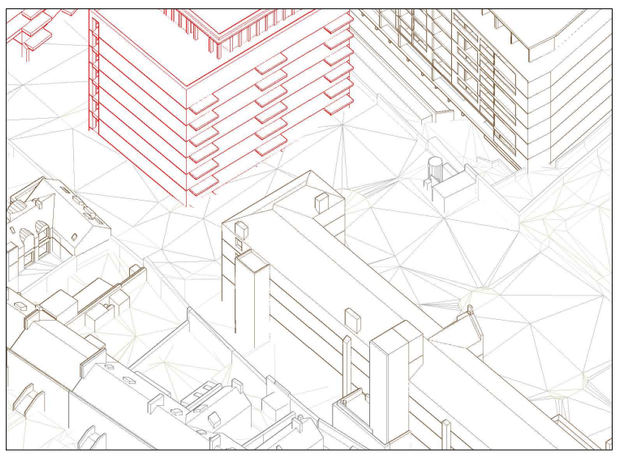


St Michael's Hospital - Second Floor

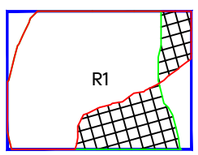


St Michael's Hospital - Third Floor

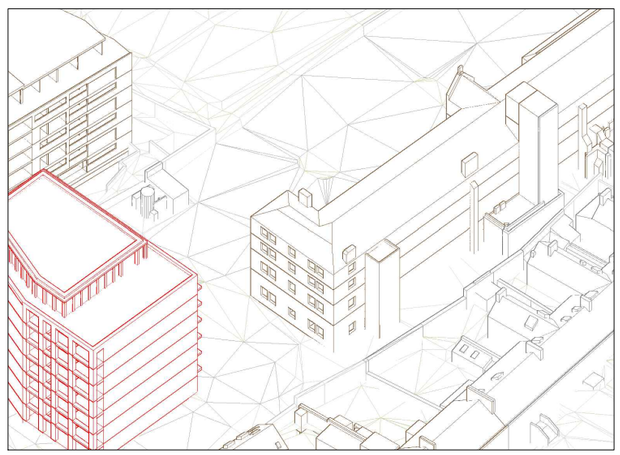


3D Context View - South West

KEY



- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - North West

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

3582 St Michaels Hospital, Dun Laoghaire - Elevations.dwg
3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31001-P7-Building 01 - Ground, Mezza.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31002-P7-Building 01 - Third, Fourth.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31004-P7-Building 01 - Roof Plan.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32010-P7-Building 01 - Elevations 01.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31001-P7-Building 02 - Ground, First.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31003-P7-Building 02 - Roof Plan.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-32010-P7-Building 02 - Elevations 01.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-31003-P7-Proposed Site Plan.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33001-P7-Sections A-A and B-B.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33002-P7-Section C-C and Section D-D.dwg
Proposed Building 01 - L01 - First Level Floor Plan.dwg
Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

Received 17 August 2020

VU CITY

200157_St_Michael's_Seafront_Quarter_Dublin_MASTER.dwg

Received 08 June 2020

Rev.	Date	Amendments	Initial

HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
ALL DIMENSIONS ARE IN METERS ONLY

TITLE

Daylight Distribution Contours/Referencing Plans St Michaels Hospital

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church, Sea Front Quarter, Dublin

DRAWN BY	CHECKED
SM	BSC
SCALE	**DATE**
1:150@A3	August 2020

HOLLIS

80-82 Silverthorne Road
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W hollisglobal.com

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88714_DD_13	4

Appendix D

Daylight study

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Existing Pass?	Times Former Value	BRE Compliant
5 Charlemont Terrace							
Ground	W1	26.39	NO	26.39	NO	1.00	Yes
Ground	W2	28.84	YES	28.62	YES	0.99	Yes
Ground	W3	28.63	YES	26.38	NO	0.92	Yes
Ground	W4	28.53	YES	23.39	NO	0.82	Yes
Ground	W5	28.92	YES	21.17	NO	0.73	No
Ground	W6	26.70	NO	18.20	NO	0.68	No
Ground	W7	17.13	NO	12.28	NO	0.72	No
Ground	W9	3.50	NO	3.11	NO	0.89	Yes
Ground	W11	65.49	YES	61.14	YES	0.93	Yes
Ground	W12	65.76	YES	65.28	YES	0.99	Yes
Ground	W10	8.75	NO	8.75	NO	1.00	Yes
First	W1	31.78	YES	29.88	YES	0.94	Yes
First	W2	13.69	NO	13.69	NO	1.00	Yes
Second	W1	35.32	YES	32.38	YES	0.92	Yes
Second	W2	32.96	YES	30.75	YES	0.93	Yes
5 The Mews							
Ground	W1	22.55	NO	22.49	NO	1.00	Yes
Ground	W2	17.78	NO	17.78	NO	1.00	Yes
Ground	W3	12.86	NO	12.22	NO	0.95	Yes
Ground	W4	13.09	NO	9.53	NO	0.73	No
Ground	W5	17.19	NO	13.05	NO	0.76	No
Ground	W6	24.40	NO	15.91	NO	0.65	No
First	W1	28.38	YES	28.12	YES	0.99	Yes
First	W2	26.87	NO	22.67	NO	0.84	Yes
First	W3	30.75	YES	20.29	NO	0.66	No
First	W4	31.23	YES	28.19	YES	0.90	Yes
6 The Mews							
First	W1	78.13	YES	57.78	YES	0.74	Yes
First	W2	23.50	NO	11.59	NO	0.49	No
First	W3	31.33	YES	28.90	YES	0.92	Yes
1 Charlemont Avenue							
Ground	W1	22.49	NO	16.13	NO	0.72	No
Ground	W2	20.11	NO	15.91	NO	0.79	No
Ground	W3	20.65	NO	17.91	NO	0.87	Yes
First	W1	30.07	YES	24.96	NO	0.83	Yes
First	W2	24.06	NO	19.52	NO	0.81	Yes
First	W3	30.51	YES	25.85	NO	0.85	Yes
Harbour View - Flat 1							
Ground	W1	23.77	NO	4.79	NO	0.20	No
Harbour View - Flat 2							
Ground	W1	23.49	NO	6.44	NO	0.27	No
Ground	W2	23.18	NO	7.59	NO	0.33	No
Harbour View - Flat 3							
Ground	W1	22.81	NO	8.08	NO	0.35	No
Harbour View - Flat 4							
Ground	W1	22.46	NO	8.06	NO	0.36	No
Ground	W2	22.16	NO	7.64	NO	0.34	No
Harbour View - Flat 5							
Ground	W1	21.96	NO	7.17	NO	0.33	No
Ground	W2	21.73	NO	6.46	NO	0.30	No
Ground	W3	21.50	NO	5.56	NO	0.26	No
Harbour View - Flat 6							
Ground	W1	21.26	NO	5.58	NO	0.26	No

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Existing Pass?	Times Former Value	BRE Compliant
Ground	W2	20.90	NO	7.22	NO	0.35	No
Harbour View - Flat 7							
Ground	W1	20.14	NO	8.52	NO	0.42	No
Ground	W2	19.39	NO	9.43	NO	0.49	No
Ground	W3	18.72	NO	10.14	NO	0.54	No
Harbour View - Flat 8							
First	W1	6.23	NO	6.23	NO	1.00	Yes
First	W2	38.05	YES	38.24	YES	1.01	Yes
First	W3	36.44	YES	18.61	NO	0.51	No
First	W4	26.20	NO	4.01	NO	0.15	No
Harbour View - Flat 9							
First	W1	37.48	YES	11.30	NO	0.30	No
First	W2	8.22	NO	1.07	NO	0.13	No
First	W3	16.48	NO	1.52	NO	0.09	No
First	W4	17.38	NO	1.50	NO	0.09	No
First	W5	15.76	NO	1.95	NO	0.12	No
Harbour View - Flat 11							
First	W1	13.07	NO	2.37	NO	0.18	No
Harbour View - Flat 12							
First	W1	14.02	NO	3.95	NO	0.28	No
First	W2	9.78	NO	1.12	NO	0.11	No
First	W3	37.52	YES	17.76	NO	0.47	No
Harbour View - Flat 13							
First	W1	15.02	NO	5.38	NO	0.36	No
Harbour View - Flat 14							
First	W1	13.77	NO	5.39	NO	0.39	No
Harbour View - Flat 15							
First	W1	13.53	NO	5.16	NO	0.38	No
First	W2	9.76	NO	3.01	NO	0.31	No
First	W3	36.88	YES	18.48	NO	0.50	No
Harbour View - Flat 16							
First	W1	11.67	NO	2.44	NO	0.21	No
First	W2	12.95	NO	2.51	NO	0.19	No
Harbour View - Flat 17							
First	W1	13.48	NO	2.72	NO	0.20	No
Harbour View - Flat 18							
First	W1	11.47	NO	3.82	NO	0.33	No
First	W2	15.13	NO	5.92	NO	0.39	No
Harbour View - Flat 19							
First	W1	11.39	NO	6.95	NO	0.61	No
First	W2	14.45	NO	7.51	NO	0.52	No
First	W3	4.78	NO	3.69	NO	0.77	No
Harbour View - Flat 22							
First	W1	13.80	NO	8.46	NO	0.61	No
First	W2	12.58	NO	7.61	NO	0.61	No
First	W3	13.73	NO	5.60	NO	0.41	No
First	W4	32.87	YES	27.18	YES	0.83	Yes
Harbour View - Flat 23							
Second	W1	6.24	NO	6.24	NO	1.00	Yes
Second	W2	38.53	YES	38.44	YES	1.00	Yes
Second	W3	38.68	YES	19.06	NO	0.49	No
Second	W4	27.09	YES	4.57	NO	0.17	No
Harbour View - Flat 24							
Second	W1	38.25	YES	11.97	NO	0.31	No

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Existing Pass?	Times Former Value	BRE Compliant
Second	W2	8.56	NO	1.46	NO	0.17	No
Second	W3	17.16	NO	1.66	NO	0.10	No
Second	W4	18.14	NO	1.71	NO	0.09	No
Second	W5	16.32	NO	2.10	NO	0.13	No
Harbour View - Flat 26							
Second	W1	13.44	NO	2.60	NO	0.19	No
Harbour View - Flat 27							
Second	W1	14.57	NO	4.32	NO	0.30	No
Second	W2	9.97	NO	1.27	NO	0.13	No
Second	W3	38.06	YES	19.13	NO	0.50	No
Harbour View - Flat 28							
Second	W1	15.53	NO	6.07	NO	0.39	No
Harbour View - Flat 29							
Second	W1	14.25	NO	6.09	NO	0.43	No
Harbour View - Flat 30							
Second	W1	14.23	NO	5.88	NO	0.41	No
Second	W2	9.88	NO	3.55	NO	0.36	No
Second	W3	37.53	YES	20.05	NO	0.53	No
Harbour View - Flat 31							
Second	W1	14.85	NO	3.88	NO	0.26	No
Harbour View - Flat 32							
Second	W1	14.15	NO	2.68	NO	0.19	No
Harbour View - Flat 33							
Second	W1	13.01	NO	3.67	NO	0.28	No
Second	W2	9.65	NO	2.81	NO	0.29	No
Second	W3	36.82	YES	22.43	NO	0.61	No
Harbour View - Flat 34							
Second	W1	14.02	NO	7.45	NO	0.53	No
Harbour View - Flat 35							
Second	W1	35.63	YES	27.49	YES	0.77	Yes
Harbour View - Flat 37							
Second	W1	11.08	NO	8.37	NO	0.75	No
Second	W2	9.25	NO	2.93	NO	0.32	No
Second	W3	34.32	YES	29.09	YES	0.85	Yes
Harbour View - Flat 38							
Third	W1	6.26	NO	6.26	NO	1.00	Yes
Third	W2	38.76	YES	38.67	YES	1.00	Yes
Third	W3	39.03	YES	19.60	NO	0.50	No
Third	W4	27.45	YES	5.36	NO	0.20	No
Harbour View - Flat 39							
Third	W1	38.66	YES	13.04	NO	0.34	No
Third	W2	8.86	NO	2.27	NO	0.26	No
Third	W3	17.57	NO	1.85	NO	0.11	No
Third	W4	18.55	NO	1.98	NO	0.11	No
Third	W5	16.63	NO	2.23	NO	0.13	No
Harbour View - Flat 41							
Third	W1	13.76	NO	2.83	NO	0.21	No
Harbour View - Flat 42							
Third	W1	15.03	NO	4.68	NO	0.31	No
Third	W2	9.99	NO	1.50	NO	0.15	No
Third	W3	38.61	YES	21.09	NO	0.55	No
Harbour View - Flat 43							
Third	W1	15.95	NO	6.90	NO	0.43	No

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Existing Pass?	Times Former Value	BRE Compliant
Harbour View - Flat 44							
Third	W1	14.63	NO	6.97	NO	0.48	No
Harbour View - Flat 45							
Third	W1	14.82	NO	6.75	NO	0.46	No
Third	W2	9.96	NO	4.15	NO	0.42	No
Third	W3	38.21	YES	22.33	NO	0.58	No
Harbour View - Flat 46							
Third	W1	15.42	NO	4.47	NO	0.29	No
Harbour View - Flat 47							
Third	W1	14.67	NO	3.09	NO	0.21	No
Harbour View - Flat 48							
Third	W1	13.70	NO	4.03	NO	0.29	No
Third	W2	9.77	NO	3.55	NO	0.36	No
Third	W3	37.56	YES	24.02	NO	0.64	No
Harbour View - Flat 49							
Third	W1	14.90	NO	8.35	NO	0.56	No
Harbour View - Flat 50							
Third	W1	36.56	YES	29.15	YES	0.80	Yes
Harbour View - Flat 52							
Third	W1	12.20	NO	9.67	NO	0.79	No
Third	W2	9.40	NO	3.82	NO	0.41	No
Third	W3	36.00	YES	31.53	YES	0.88	Yes
Harbour View - Flat 53							
Fourth	W1	6.60	NO	6.60	NO	1.00	Yes
Fourth	W2	39.01	YES	38.92	YES	1.00	Yes
Fourth	W3	39.29	YES	20.27	NO	0.52	No
Fourth	W4	27.72	YES	6.37	NO	0.23	No
Harbour View - Flat 54							
Fourth	W1	38.94	YES	14.47	NO	0.37	No
Fourth	W2	9.09	NO	3.41	NO	0.37	No
Fourth	W3	17.84	NO	2.10	NO	0.12	No
Fourth	W4	18.82	NO	2.32	NO	0.12	No
Fourth	W5	16.85	NO	2.38	NO	0.14	No
Harbour View - Flat 56							
Fourth	W1	13.99	NO	3.08	NO	0.22	No
Harbour View - Flat 57							
Fourth	W1	15.39	NO	5.11	NO	0.33	No
Fourth	W2	10.01	NO	1.84	NO	0.18	No
Fourth	W3	39.02	YES	23.36	NO	0.60	No
Harbour View - Flat 58							
Fourth	W1	16.27	NO	8.01	NO	0.49	No
Harbour View - Flat 59							
Fourth	W1	14.93	NO	8.16	NO	0.55	No
Harbour View - Flat 60							
Fourth	W1	15.30	NO	7.86	NO	0.51	No
Fourth	W2	10.03	NO	4.81	NO	0.48	No
Fourth	W3	38.78	YES	25.00	NO	0.64	No
Harbour View - Flat 61							
Fourth	W1	15.90	NO	5.16	NO	0.32	No
Harbour View - Flat 62							
Fourth	W1	15.09	NO	3.59	NO	0.24	No
Harbour View - Flat 63							
Fourth	W1	14.27	NO	4.52	NO	0.32	No
Fourth	W2	9.89	NO	4.46	NO	0.45	No

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Existing Pass?	Times Former Value	BRE Compliant
Fourth	W3	38.35	YES	26.44	NO	0.69	No
Harbour View - Flat 64							
Fourth	W1	15.63	NO	9.31	NO	0.60	No
Harbour View - Flat 65							
Fourth	W1	37.78	YES	31.62	YES	0.84	Yes
Harbour View - Flat 67							
Fourth	W1	13.18	NO	10.98	NO	0.83	Yes
Fourth	W2	9.54	NO	4.78	NO	0.50	No
Fourth	W3	37.00	YES	33.09	YES	0.89	Yes
Harbour View - Flat 68							
Fifth	W1	7.58	NO	7.58	NO	1.00	Yes
Fifth	W2	39.31	YES	39.23	YES	1.00	Yes
Fifth	W3	39.43	YES	21.10	NO	0.54	No
Fifth	W4	27.86	YES	7.63	NO	0.27	No
Harbour View - Flat 69							
Fifth	W1	39.12	YES	16.36	NO	0.42	No
Fifth	W2	9.27	NO	4.73	NO	0.51	No
Fifth	W3	17.97	NO	3.26	NO	0.18	No
Fifth	W4	18.96	NO	3.63	NO	0.19	No
Fifth	W5	16.92	NO	3.45	NO	0.20	No
Harbour View - Flat 71							
Fifth	W1	15.34	NO	4.84	NO	0.32	No
Harbour View - Flat 72							
Fifth	W1	15.55	NO	6.51	NO	0.42	No
Fifth	W2	10.00	NO	2.33	NO	0.23	No
Fifth	W3	39.25	YES	26.05	NO	0.66	No
Harbour View - Flat 73							
Fifth	W1	16.40	NO	9.82	NO	0.60	No
Harbour View - Flat 74							
Fifth	W1	16.38	NO	10.04	NO	0.61	No
Harbour View - Flat 75							
Fifth	W1	15.54	NO	9.38	NO	0.60	No
Fifth	W2	10.04	NO	5.53	NO	0.55	No
Fifth	W3	39.12	YES	28.03	YES	0.72	Yes
Harbour View - Flat 76							
Fifth	W1	16.16	NO	7.04	NO	0.44	No
Harbour View - Flat 77							
Fifth	W1	15.28	NO	5.41	NO	0.35	No
Harbour View - Flat 78							
Fifth	W1	14.63	NO	6.10	NO	0.42	No
Fifth	W2	9.92	NO	5.51	NO	0.56	No
Fifth	W3	38.89	YES	29.20	YES	0.75	Yes
Harbour View - Flat 79							
Fifth	W1	16.14	NO	10.81	NO	0.67	No
Harbour View - Flat 80							
Fifth	W1	38.37	YES	33.28	YES	0.87	Yes
Harbour View - Flat 82							
Fifth	W1	13.97	NO	12.26	NO	0.88	Yes
Fifth	W2	9.58	NO	5.81	NO	0.61	No
Fifth	W3	38.25	YES	35.35	YES	0.92	Yes
Harbour View - Flat 83							
Sixth	W1	24.28	NO	24.28	NO	1.00	Yes
Sixth	W2	39.57	YES	39.48	YES	1.00	Yes
Sixth	W3	39.50	YES	22.41	NO	0.57	No

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Existing Pass?	Times Former Value	BRE Compliant
Sixth	W4	27.98	YES	9.21	NO	0.33	No
Harbour View - Flat 84							
Sixth	W1	39.33	YES	19.34	NO	0.49	No
Sixth	W2	9.41	NO	6.22	NO	0.66	No
Sixth	W3	18.00	NO	5.55	NO	0.31	No
Sixth	W4	18.98	NO	6.23	NO	0.33	No
Sixth	W5	16.89	NO	5.89	NO	0.35	No
Harbour View - Flat 86							
Sixth	W1	16.65	NO	7.42	NO	0.45	No
Harbour View - Flat 87							
Sixth	W1	15.68	NO	9.07	NO	0.58	No
Sixth	W2	9.99	NO	3.10	NO	0.31	No
Sixth	W3	39.41	YES	30.07	YES	0.76	Yes
Harbour View - Flat 88							
Sixth	W1	16.42	NO	11.81	NO	0.72	No
Harbour View - Flat 89							
Sixth	W1	16.41	NO	12.09	NO	0.74	No
Harbour View - Flat 90							
Sixth	W1	15.72	NO	11.43	NO	0.73	No
Sixth	W2	10.03	NO	6.26	NO	0.62	No
Sixth	W3	39.35	YES	31.77	YES	0.81	Yes
Harbour View - Flat 91							
Sixth	W1	16.29	NO	9.86	NO	0.61	No
Harbour View - Flat 92							
Sixth	W1	16.58	NO	9.61	NO	0.58	No
Harbour View - Flat 93							
Sixth	W1	14.78	NO	8.71	NO	0.59	No
Sixth	W2	9.91	NO	6.64	NO	0.67	No
Sixth	W3	39.22	YES	32.25	YES	0.82	Yes
Harbour View - Flat 94							
Sixth	W1	16.47	NO	12.64	NO	0.77	No
Harbour View - Flat 95							
Sixth	W1	39.02	YES	35.57	YES	0.91	Yes
Harbour View - Flat 96							
Sixth	W1	14.58	NO	13.42	NO	0.92	Yes
Sixth	W2	9.58	NO	6.86	NO	0.72	No
Sixth	W3	38.92	YES	36.73	YES	0.94	Yes
Harbour View - Flat 98							
Seventh	W1	38.14	YES	35.82	YES	0.94	Yes
Seventh	W2	38.24	YES	25.92	NO	0.68	No
Seventh	W3	38.23	YES	28.63	YES	0.75	Yes
Seventh	W4	38.52	YES	30.17	YES	0.78	Yes
Seventh	W5	22.32	NO	21.43	NO	0.96	Yes
Seventh	W6	35.24	YES	29.01	YES	0.82	Yes
Harbour View - Flat 99							
Seventh	W1	35.39	YES	29.71	YES	0.84	Yes
Seventh	W2	20.97	NO	16.49	NO	0.79	No
Seventh	W3	38.42	YES	33.49	YES	0.87	Yes
Harbour View - Flat 100							
Seventh	W1	38.40	YES	34.04	YES	0.89	Yes
Seventh	W2	11.47	NO	8.19	NO	0.71	No
Seventh	W3	35.55	YES	31.73	YES	0.89	Yes
Harbour View - Flat 101							
Seventh	W1	35.41	YES	31.33	YES	0.88	Yes

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Existing Pass?	Times Former Value	BRE Compliant
Seventh	W2	20.72	NO	18.20	NO	0.88	Yes
Seventh	W3	38.38	YES	34.16	YES	0.89	Yes
Harbour View - Flat 102							
Seventh	W1	38.35	YES	34.26	YES	0.89	Yes
Seventh	W2	11.50	NO	9.25	NO	0.80	Yes
Seventh	W3	35.15	YES	31.89	YES	0.91	Yes
Harbour View - Flat 103							
Seventh	W1	35.25	YES	32.39	YES	0.92	Yes
Seventh	W2	21.51	NO	19.07	NO	0.89	Yes
Seventh	W3	38.33	YES	35.80	YES	0.93	Yes
Harbour View - Flat 104							
Seventh	W1	38.11	YES	35.97	YES	0.94	Yes
Seventh	W2	38.08	YES	36.26	YES	0.95	Yes
Harbour View - Flat 105							
Seventh	W1	38.08	YES	36.55	YES	0.96	Yes
Seventh	W2	38.09	YES	36.86	YES	0.97	Yes
St Michaels Hospital							
Ground	W1	29.22	YES	26.47	NO	0.91	Yes
Ground	W2	34.92	YES	21.38	NO	0.61	No
Ground	W3	35.05	YES	22.46	NO	0.64	No
Ground	W4	35.20	YES	24.81	NO	0.70	No
Ground	W5	35.40	YES	26.41	NO	0.75	No
Ground	W6	35.43	YES	26.99	NO	0.76	No
Ground	W7	28.93	YES	28.93	YES	1.00	Yes
First	W1	32.00	YES	29.67	YES	0.93	Yes
First	W2	36.64	YES	24.98	NO	0.68	No
First	W3	36.76	YES	25.98	NO	0.71	No
First	W4	37.00	YES	28.28	YES	0.76	Yes
First	W5	37.18	YES	29.76	YES	0.80	Yes
First	W6	37.24	YES	30.35	YES	0.81	Yes
First	W7	32.35	YES	32.35	YES	1.00	Yes
Second	W1	34.21	YES	32.31	YES	0.94	Yes
Second	W2	37.82	YES	28.29	YES	0.75	Yes
Second	W3	37.92	YES	29.16	YES	0.77	Yes
Second	W4	38.12	YES	31.17	YES	0.82	Yes
Second	W5	38.29	YES	32.49	YES	0.85	Yes
Second	W6	38.35	YES	33.01	YES	0.86	Yes
Second	W7	33.91	YES	33.91	YES	1.00	Yes
Third	W1	35.91	YES	34.42	YES	0.96	Yes
Third	W2	38.43	YES	31.06	YES	0.81	Yes
Third	W3	38.50	YES	31.74	YES	0.82	Yes
Third	W4	38.65	YES	33.35	YES	0.86	Yes
Third	W5	38.77	YES	34.43	YES	0.89	Yes
Third	W6	38.82	YES	34.85	YES	0.90	Yes
Third	W7	37.69	YES	37.69	YES	1.00	Yes

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
5 Charlemont Terrace							
Ground	R1	Kitchen	47.4	47.4	1	0	YES
Ground	R2	Dining Room	10.5	10.5	1	0	YES
First	R1	Unknown	19.1	18.0	0.94	6	YES
First	R2	Unknown	12.2	12.2	1	0	YES
Second	R1	Unknown	19.5	19.5	1	0	YES
Second	R2	Unknown	12.8	12.8	1	0	YES
5 The Mews							
Ground	R1	LKD	48.4	43.8	0.91	9	YES
First	R1	Bedroom	14.0	14.0	1	0	YES
First	R2	Bedroom	15.2	14.3	0.95	5	YES
6 The Mews							
First	R1	Unknown	29.1	23.7	0.81	19	YES
1 Charlemont Avenue							
Ground	R1	Unknown	10.1	7.2	0.72	28	NO
Ground	R2	Unknown	20.6	17.5	0.85	15	YES
First	R1	Unknown	9.8	9.3	0.95	5	YES
First	R2	Unknown	11.0	9.5	0.87	13	YES
First	R3	Unknown	11.3	9.8	0.86	14	YES
Harbour View - Flat 1							
Ground	R1	LD	29.4	25.6	0.87	13	YES
Harbour View - Flat 2							
Ground	R1	Bedroom	11.6	11.4	0.98	2	YES
Ground	R2	LD	23.2	23.2	1	0	YES
Harbour View - Flat 3							
Ground	R1	LD	29.2	29.2	1	0	YES
Harbour View - Flat 4							
Ground	R1	Bedroom	21.0	21.0	1	0	YES
Ground	R2	Bedroom	13.8	13.8	1	0	YES
Harbour View - Flat 5							
Ground	R1	Bedroom	13.3	12.8	0.96	4	YES
Ground	R2	Bedroom	12.2	11.1	0.91	9	YES
Ground	R3	Bedroom	11.6	9.5	0.82	18	YES
Harbour View - Flat 6							
Ground	R1	Bedroom	16.8	15.2	0.91	9	YES
Ground	R2	Bedroom	13.0	12.1	0.93	7	YES
Harbour View - Flat 7							
Ground	R1	Bedroom	12.0	11.8	0.98	2	YES
Ground	R2	Bedroom	12.1	12.1	1	0	YES
Ground	R3	Bedroom	12.5	12.5	1	0	YES
Harbour View - Flat 8							
First	R1	LD	32.6	32.5	1	0	YES
Harbour View - Flat 9							
First	R1	LD	28.8	16.4	0.57	43	NO
First	R2	Bedroom	8.6	2.5	0.29	71	NO
First	R3	Bedroom	10.3	7.1	0.69	31	NO
First	R4	Bedroom	10.9	6.3	0.58	42	NO
Harbour View - Flat 11							
First	R1	LD	26.2	13.9	0.53	47	NO
Harbour View - Flat 12							
First	R1	Bedroom	10.7	10.5	0.98	2	YES
First	R2	LD	27.1	24.0	0.89	11	YES
Harbour View - Flat 13							
First	R1	LD	25.9	25.9	1	0	YES

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Harbour View - Flat 14							
First	R1	LD	25.3	25.3	1	0	YES
Harbour View - Flat 15							
First	R1	Bedroom	10.7	10.7	1	0	YES
First	R2	LD	27.1	26.7	0.99	1	YES
Harbour View - Flat 16							
First	R1	LD	25.6	16.6	0.65	35	NO
Harbour View - Flat 17							
First	R1	LD	25.9	16.3	0.63	37	NO
Harbour View - Flat 18							
First	R1	Bedroom	9.7	4.2	0.44	56	NO
First	R2	LD	18.7	15.1	0.81	19	YES
Harbour View - Flat 19							
First	R1	LD	31.9	31.9	1	0	YES
Harbour View - Flat 22							
First	R1	Bedroom	11.6	11.5	0.99	1	YES
First	R2	LKD	27.6	27.6	1	0	YES
Harbour View - Flat 23							
Second	R1	LD	32.6	32.5	1	0	YES
Harbour View - Flat 24							
Second	R1	LD	28.8	16.9	0.59	41	NO
Second	R2	Bedroom	8.6	3.1	0.36	64	NO
Second	R3	Bedroom	10.3	7.1	0.69	31	NO
Second	R4	Bedroom	10.9	6.3	0.58	42	NO
Harbour View - Flat 26							
Second	R1	LD	26.2	14.0	0.53	47	NO
Harbour View - Flat 27							
Second	R1	Bedroom	10.7	10.5	0.99	2	YES
Second	R2	LD	27.1	24.8	0.91	9	YES
Harbour View - Flat 28							
Second	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 29							
Second	R1	LD	25.3	25.3	1	0	YES
Harbour View - Flat 30							
Second	R1	Bedroom	10.7	10.7	1	0	YES
Second	R2	LD	27.1	26.7	0.99	1	YES
Harbour View - Flat 31							
Second	R1	LD	26.0	19.8	0.76	24	NO
Harbour View - Flat 32							
Second	R1	LD	26.2	15.0	0.57	43	NO
Harbour View - Flat 33							
Second	R1	Bedroom	10.7	8.6	0.8	20	YES
Second	R2	LD	27.0	24.9	0.92	8	YES
Harbour View - Flat 34							
Second	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 35							
Second	R1	Bedroom	12.9	12.9	1	0	YES
Second	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 37							
Second	R1	Bedroom	11.6	11.6	1	0	YES
Second	R2	LKD	27.6	27.6	1	0	YES
Harbour View - Flat 38							
Third	R1	LD	32.6	32.5	1	0	YES
Harbour View - Flat 39							

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Third	R1	LD	28.8	18.0	0.63	37	NO
Third	R2	Bedroom	8.6	3.6	0.42	58	NO
Third	R3	Bedroom	10.3	7.1	0.69	31	NO
Third	R4	Bedroom	10.9	6.3	0.58	42	NO
Harbour View - Flat 41							
Third	R1	LD	26.2	14.0	0.53	47	NO
Harbour View - Flat 42							
Third	R1	Bedroom	10.7	10.5	0.99	1	YES
Third	R2	LD	27.1	25.7	0.95	5	YES
Harbour View - Flat 43							
Third	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 44							
Third	R1	LD	25.3	25.3	1	0	YES
Harbour View - Flat 45							
Third	R1	Bedroom	10.7	10.7	1	0	YES
Third	R2	LD	27.1	26.8	0.99	1	YES
Harbour View - Flat 46							
Third	R1	LD	26.0	19.8	0.76	24	NO
Harbour View - Flat 47							
Third	R1	LD	26.2	15.2	0.58	42	NO
Harbour View - Flat 48							
Third	R1	Bedroom	10.7	8.6	0.8	20	YES
Third	R2	LD	27.0	25.6	0.95	5	YES
Harbour View - Flat 49							
Third	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 50							
Third	R1	Bedroom	12.9	12.9	1	0	YES
Third	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 52							
Third	R1	Bedroom	11.6	11.6	1	0	YES
Third	R2	LKD	27.6	27.6	1	0	YES
Harbour View - Flat 53							
Fourth	R1	LD	32.6	32.5	1	0	YES
Harbour View - Flat 54							
Fourth	R1	LD	28.8	20.2	0.7	30	NO
Fourth	R2	Bedroom	8.6	3.8	0.44	56	NO
Fourth	R3	Bedroom	10.3	7.1	0.69	31	NO
Fourth	R4	Bedroom	10.9	6.3	0.58	42	NO
Harbour View - Flat 56							
Fourth	R1	LD	26.2	14.1	0.54	46	NO
Harbour View - Flat 57							
Fourth	R1	Bedroom	10.7	10.6	0.99	1	YES
Fourth	R2	LD	27.1	26.2	0.97	3	YES
Harbour View - Flat 58							
Fourth	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 59							
Fourth	R1	LD	25.3	25.3	1	0	YES
Harbour View - Flat 60							
Fourth	R1	Bedroom	10.7	10.7	1	0	YES
Fourth	R2	LD	27.1	26.8	0.99	1	YES
Harbour View - Flat 61							
Fourth	R1	LD	26.0	19.9	0.76	24	NO
Harbour View - Flat 62							
Fourth	R1	LD	26.2	15.2	0.58	42	NO

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Harbour View - Flat 63							
Fourth	R1	Bedroom	10.7	8.6	0.81	19	YES
Fourth	R2	LD	27.0	25.7	0.95	5	YES
Harbour View - Flat 64							
Fourth	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 65							
Fourth	R1	Bedroom	12.9	12.9	1	0	YES
Fourth	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 67							
Fourth	R1	Bedroom	11.6	11.6	1	0	YES
Fourth	R2	LKD	27.6	27.6	1	0	YES
Harbour View - Flat 68							
Fifth	R1	LD	32.6	32.5	1	0	YES
Harbour View - Flat 69							
Fifth	R1	LD	28.8	23.7	0.82	18	YES
Fifth	R2	Bedroom	8.6	3.8	0.44	56	NO
Fifth	R3	Bedroom	10.3	7.1	0.69	31	NO
Fifth	R4	Bedroom	10.9	6.3	0.58	42	NO
Harbour View - Flat 71							
Fifth	R1	LD	26.2	19.9	0.76	24	NO
Harbour View - Flat 72							
Fifth	R1	Bedroom	10.7	10.6	0.99	1	YES
Fifth	R2	LD	27.1	26.3	0.97	3	YES
Harbour View - Flat 73							
Fifth	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 74							
Fifth	R1	LD	25.3	25.3	1	0	YES
Harbour View - Flat 75							
Fifth	R1	Bedroom	10.7	10.7	1	0	YES
Fifth	R2	LD	27.1	26.9	0.99	1	YES
Harbour View - Flat 76							
Fifth	R1	LD	26.0	20.0	0.77	23	NO
Harbour View - Flat 77							
Fifth	R1	LD	26.2	15.2	0.58	42	NO
Harbour View - Flat 78							
Fifth	R1	Bedroom	10.7	8.6	0.81	19	YES
Fifth	R2	LD	27.0	25.9	0.96	4	YES
Harbour View - Flat 79							
Fifth	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 80							
Fifth	R1	Bedroom	12.9	12.9	1	0	YES
Fifth	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 82							
Fifth	R1	Bedroom	11.6	11.6	1	0	YES
Fifth	R2	LKD	27.6	27.6	1	0	YES
Harbour View - Flat 83							
Sixth	R1	LD	32.7	32.7	1	0	YES
Harbour View - Flat 84							
Sixth	R1	LD	28.8	25.4	0.88	12	YES
Sixth	R2	Bedroom	8.6	5.6	0.65	35	NO
Sixth	R3	Bedroom	10.3	7.8	0.76	24	NO
Sixth	R4	Bedroom	10.9	7.8	0.72	28	NO
Harbour View - Flat 86							
Sixth	R1	LD	26.2	21.3	0.81	19	YES

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Harbour View - Flat 87							
Sixth	R1	Bedroom	10.7	10.7	1	0	YES
Sixth	R2	LD	27.1	27.1	1	0	YES
Harbour View - Flat 88							
Sixth	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 89							
Sixth	R1	LD	25.3	25.3	1	0	YES
Harbour View - Flat 90							
Sixth	R1	Bedroom	10.7	10.7	1	0	YES
Sixth	R2	LD	27.1	27.1	1	0	YES
Harbour View - Flat 91							
Sixth	R1	LD	26.0	21.4	0.82	18	YES
Harbour View - Flat 92							
Sixth	R1	LD	26.2	19.6	0.75	25	NO
Harbour View - Flat 93							
Sixth	R1	Bedroom	10.7	9.7	0.91	9	YES
Sixth	R2	LD	27.0	26.4	0.98	2	YES
Harbour View - Flat 94							
Sixth	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 95							
Sixth	R1	Bedroom	12.9	12.9	1	0	YES
Sixth	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 96							
Sixth	R1	Bedroom	11.6	11.6	1	0	YES
Sixth	R2	LKD	27.6	27.6	1	0	YES
Harbour View - Flat 98							
Seventh	R1	LD	41.5	41.5	1	0	YES
Seventh	R2	Bedroom	10.2	10.2	1	0	YES
Seventh	R3	Bedroom	10.8	10.8	1	0	YES
Seventh	R4	Bedroom	11.8	11.8	1	0	YES
Harbour View - Flat 99							
Seventh	R1	Bedroom	11.7	11.7	1	0	YES
Seventh	R2	LD	22.3	22.3	1	0	YES
Harbour View - Flat 100							
Seventh	R1	LD	20.9	20.9	1	0	YES
Seventh	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 101							
Seventh	R1	Bedroom	11.2	11.2	1	0	YES
Seventh	R2	LD	22.4	22.4	1	0	YES
Harbour View - Flat 102							
Seventh	R1	LD	22.2	22.2	1	0	YES
Seventh	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 103							
Seventh	R1	Bedroom	11.4	11.4	1	0	YES
Seventh	R2	LD	22.2	22.2	1	0	YES
Harbour View - Flat 104							
Seventh	R1	Bedroom	9.9	9.9	1	0	YES
Seventh	R2	Bedroom	9.5	9.5	1	0	YES
Harbour View - Flat 105							
Seventh	R1	Bedroom	11.4	11.4	1	0	YES
Seventh	R2	LD	20.6	20.6	1	0	YES
St Michaels Hospital							
Ground	R1	Unknown	33.6	28.9	0.86	14	YES
Ground	R2	Unknown	21.1	16.3	0.77	23	NO

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Ground	R3	Unknown	33.4	32.3	0.97	3	YES
First	R1	Unknown	33.5	29.4	0.88	12	YES
First	R2	Unknown	21.3	16.9	0.79	21	NO
First	R3	Unknown	33.5	32.5	0.97	3	YES
Second	R1	Unknown	33.5	31.3	0.93	7	YES
Second	R2	Unknown	21.3	17.2	0.81	19	YES
Second	R3	Unknown	33.5	32.7	0.98	2	YES
Third	R1	Unknown	33.5	33.5	1	0	YES
Third	R2	Unknown	21.3	18.3	0.86	14	YES
Third	R3	Unknown	33.5	32.8	0.98	2	YES

Appendix E

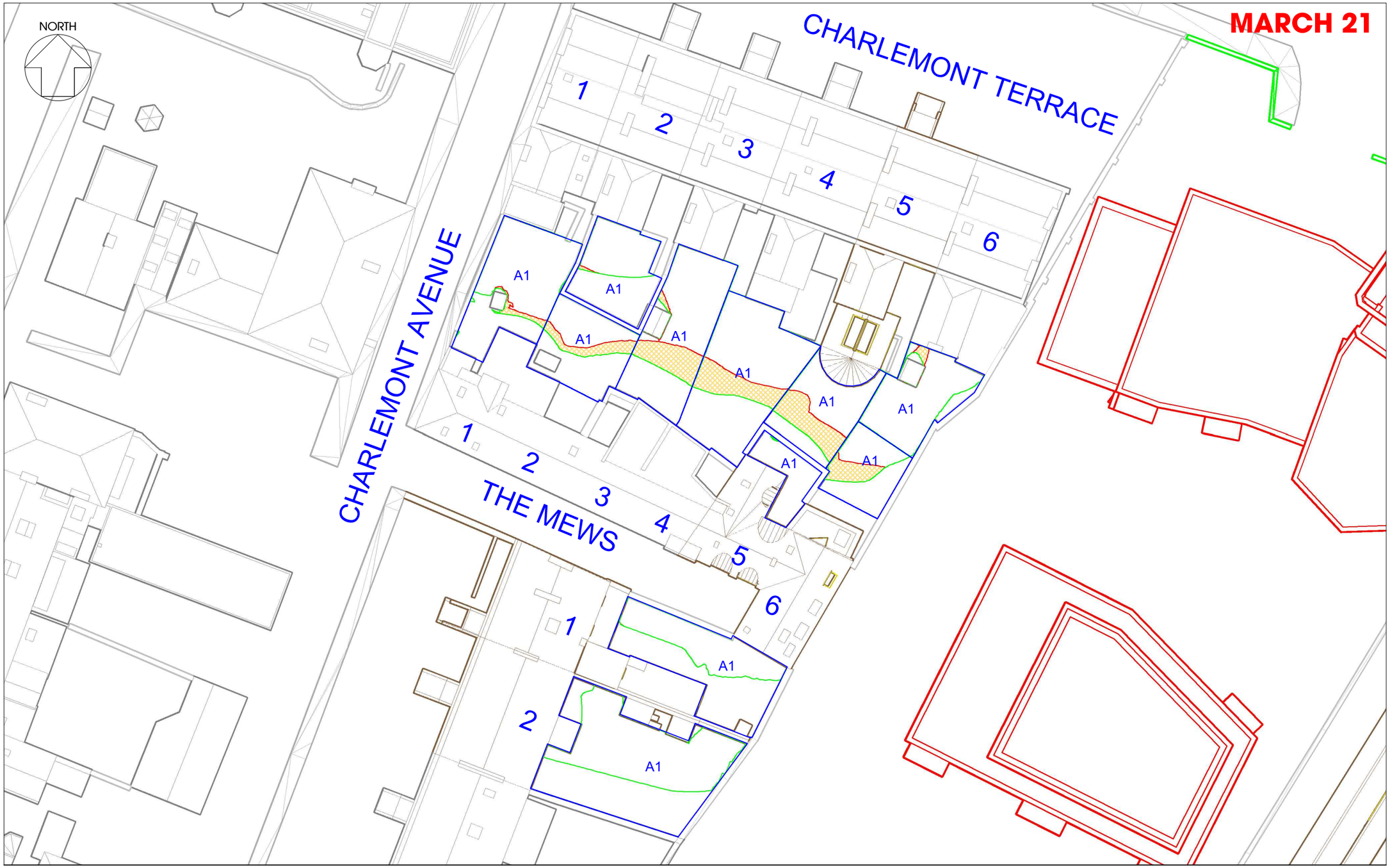
Sunlight study

Floor Ref.	Window Ref.	Existing Winter %	Existing Annual %	Proposed Winter %	Proposed Annual %	Winter Times Former Value	Annual Times Former Value	BRE Compliant
5 Charlemont Terrace								
Ground	W2	12	52	7	47	0.58	0.90	YES
Ground	W3	12	63	4	51	0.33	0.81	NO
Ground	W4	15	72	7	59	0.47	0.82	YES
Ground	W5	14	66	7	47	0.50	0.71	YES
Ground	W6	13	53	6	34	0.46	0.64	YES
Ground	W7	11	37	4	24	0.36	0.65	NO
Ground	W9	0	5	0	5	1.00	1.00	YES
Ground	W11	20	71	12	61	0.60	0.86	YES
Ground	W10	4	15	4	15	1.00	1.00	YES
First	W1	17	53	14	49	0.82	0.92	YES
First	W2	6	23	6	23	1.00	1.00	YES
Second	W1	23	59	17	53	0.74	0.90	YES
Second	W2	22	60	18	56	0.82	0.93	YES
5 The Mews								
Ground	W1	5	43	5	43	1.00	1.00	YES
Ground	W2	2	31	2	31	1.00	1.00	YES
Ground	W4	0	5	0	1	1.00	0.20	YES
Ground	W5	0	16	0	6	1.00	0.38	NO
Ground	W6	1	26	1	15	1.00	0.58	NO
First	W1	11	54	11	54	1.00	1.00	YES
First	W3	7	34	4	17	0.57	0.50	NO
6 The Mews								
First	W1	11	57	9	32	0.82	0.56	YES
First	W2	0	16	0	2	1.00	0.13	NO
1 Charlemont Avenue								
Ground	W1	0	26	0	18	1.00	0.69	NO
Ground	W2	0	14	0	9	1.00	0.64	NO
Ground	W3	2	26	2	20	1.00	0.77	NO
First	W1	5	34	5	25	1.00	0.74	YES
First	W2	1	21	1	13	1.00	0.62	NO
First	W3	6	34	6	26	1.00	0.76	YES
Harbour View - Flat 8								
First	W1	0	6	0	6	1.00	1.00	YES
Harbour View - Flat 9								
First	W2	3	20	0	4	0.00	0.20	NO
Harbour View - Flat 19								
First	W3	1	7	1	7	1.00	1.00	YES
Harbour View - Flat 23								
Second	W1	0	6	0	6	1.00	1.00	YES
Harbour View - Flat 24								
Second	W2	3	20	0	5	0.00	0.25	NO
Harbour View - Flat 38								
Third	W1	0	6	0	6	1.00	1.00	YES
Harbour View - Flat 39								
Third	W2	3	20	0	5	0.00	0.25	NO
Harbour View - Flat 53								
Fourth	W1	0	7	0	7	1.00	1.00	YES
Harbour View - Flat 54								
Fourth	W2	4	21	1	6	0.25	0.29	NO
Harbour View - Flat 68								
Fifth	W1	0	7	0	7	1.00	1.00	YES
Harbour View - Flat 69								

Floor Ref.	Window Ref.	Existing Winter %	Existing Annual %	Proposed Winter %	Proposed Annual %	Winter Times Former Value	Annual Times Former Value	BRE Compliant
Fifth	W2	4	21	2	8	0.50	0.38	NO
Harbour View - Flat 83								
Sixth	W1	2	23	2	23	1.00	1.00	YES
Harbour View - Flat 84								
Sixth	W2	4	21	4	13	1.00	0.62	NO
Harbour View - Flat 98								
Seventh	W5	7	38	7	38	1.00	1.00	YES
St Michaels Hospital								
Ground	W1	10	34	10	34	1.00	1.00	YES
First	W1	11	38	11	38	1.00	1.00	YES
Second	W1	11	40	11	39	1.00	0.98	YES
Third	W1	12	42	12	40	1.00	0.95	YES

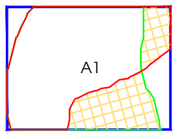
Appendix F

Overshadowing study



AMENITY AREAS

KEY



- **Existing area receiving over 2 hours of Sun**
- **Proposed area receiving over 2 hours of Sun**
- **Area of loss/gain**
- **Amenity area**

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

3582 St Michaels Hospital, Dun Laoghaire - Elevations.dwg
3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31001-P7-Building 01 - Ground, Mezza.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31002-P7-Building 01 - Third, Fourth.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31004-P7-Building 01 - Roof Plan.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32010-P7-Building 01 - Elevations 01.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31001-P7-Building 02 - Ground, First.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31003-P7-Building 02 - Roof Plan.dwg
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P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33001-P7-Sections A-A and B-B.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33002-P7-Section C-C and Section D-D.dwg
Proposed Building 01 - L01 - First Level Floor Plan.dwg
Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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TITLE

Existing & Proposed 2hr Sun Contours March 21st

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church,
Sea Front Quarter,
Dublin

DRAWN BY	CHECKED
SM	BSC

SCALE	DATE
NTS@A3	August 2020

HOLLIS

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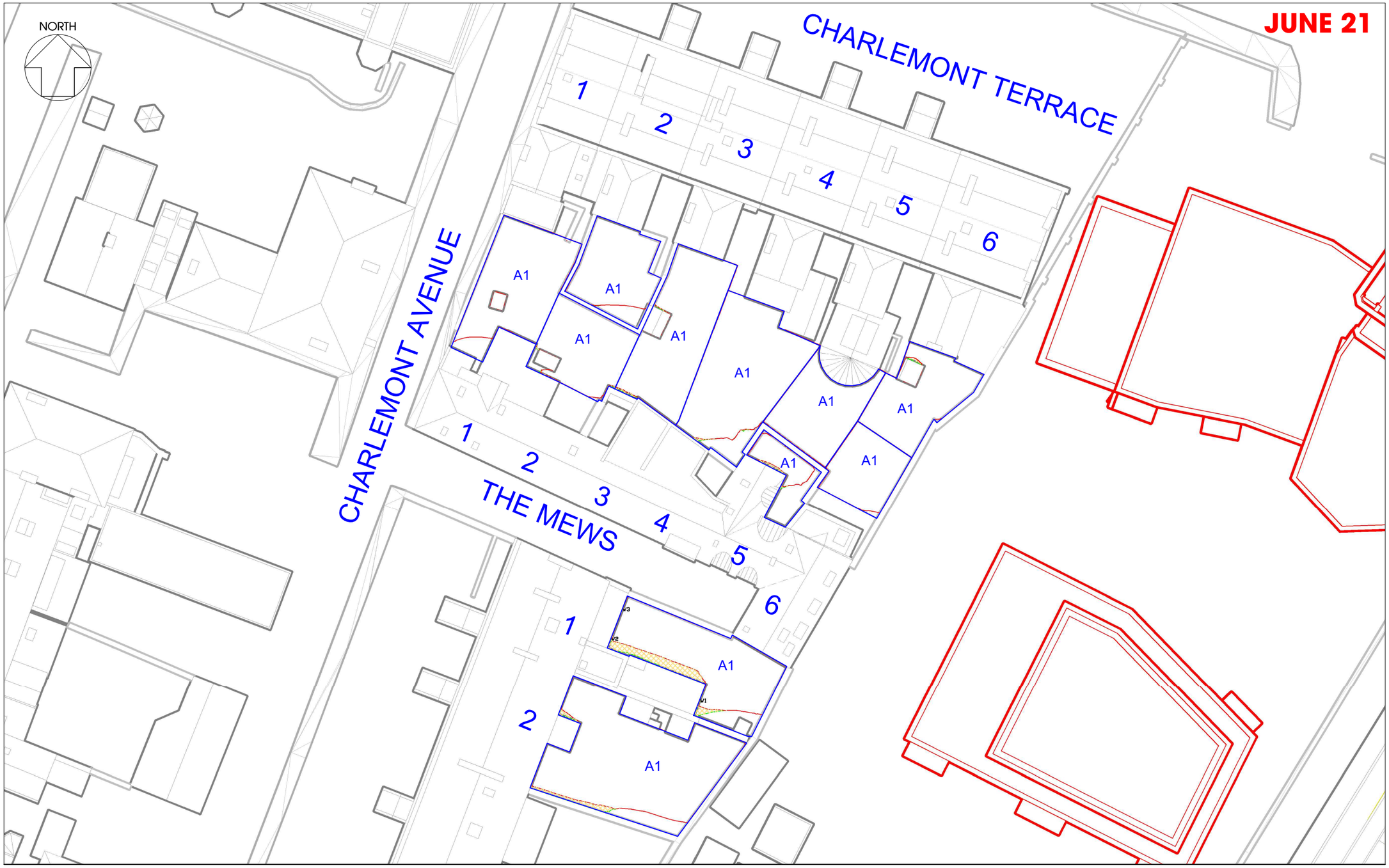
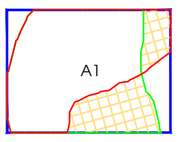
DRAWING NO.	RELEASE NO.
88714_PO_01	4

Building Ref	Floor Ref	Amenity Ref	Amenity Area	Existing Lit Area	Proposed Lit Area	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
1 Charlemont Terrace	Ground	A1	79.9	55.1	52.3	68.94%	65.47%	0.95	YES
2 Charlemont Terrace	Ground	A1	52.4	26.8	26.4	51.06%	50.45%	0.99	YES
3 Charlemont Terrace	Ground	A1	85.6	58.8	44.1	68.63%	51.51%	0.75	YES
4 Charlemont Terrace	Ground	A1	102.8	68.8	52.9	66.92%	51.46%	0.77	YES
5 Charlemont Terrace	Ground	A1	51.4	42.8	27.4	83.34%	53.38%	0.64	YES
6 Charlemont Terrace	Ground	A1	57.8	49.5	48.1	85.65%	83.28%	0.97	YES
2 The Mews	Ground	A1	55.9	28.3	20.7	50.61%	37.00%	0.73	NO
5 The Mews	Ground	A1	23.9	0.1	0.0	0.23%	0.00%	0	NO
6 The Mews	Ground	A1	39.6	21.7	14.1	54.90%	35.64%	0.65	NO
1 Charlemont Avenue	Ground	A1	88.6	40.9	40.9	46.17%	46.16%	1	YES
2 Charlemont Avenue	Ground	A1	140.6	80.7	80.7	57.39%	57.39%	1	YES



AMENITY AREAS

KEY



Existing area receiving over 2 hours of Sun

Proposed area receiving over 2 hours of Sun

Area of loss/gain

Amenity area

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

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P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31004-P7-Building 01 - Roof Plan.dwg
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P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
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Proposed Building 01 - L02 - Second Floor Plan.dwg
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Existing & Proposed 2hr Sun Contours June 21st

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church,
Sea Front Quarter,
Dublin

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SM	BSC

SCALE	DATE
NTS@A3	August 2020

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DRAWING NO.	RELEASE NO.
88714_PO_02	4

Building Ref	Floor Ref	Amenity Ref	Amenity Area	Existing Lit Area	Proposed Lit Area	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
1 Charlemont Terrace	Ground	A1	79.9	73.0	72.9	91.35%	91.32%	1	YES
2 Charlemont Terrace	Ground	A1	52.4	47.1	47.1	89.93%	89.87%	1	YES
3 Charlemont Terrace	Ground	A1	85.6	81.4	81.0	95.10%	94.66%	1	YES
4 Charlemont Terrace	Ground	A1	102.8	95.2	94.9	92.57%	92.35%	1	YES
5 Charlemont Terrace	Ground	A1	51.4	51.2	51.1	99.73%	99.47%	1	YES
6 Charlemont Terrace	Ground	A1	57.8	54.2	53.9	93.80%	93.24%	0.99	YES
2 The Mews	Ground	A1	55.9	51.7	51.5	92.36%	92.04%	1	YES
5 The Mews	Ground	A1	23.9	13.6	12.9	56.65%	54.06%	0.95	YES
6 The Mews	Ground	A1	39.6	39.1	39.1	98.81%	98.72%	1	YES
1 Charlemont Avenue	Ground	A1	88.6	80.3	72.4	90.67%	81.72%	0.9	YES
2 Charlemont Avenue	Ground	A1	140.6	132.5	129.5	94.23%	92.11%	0.98	YES

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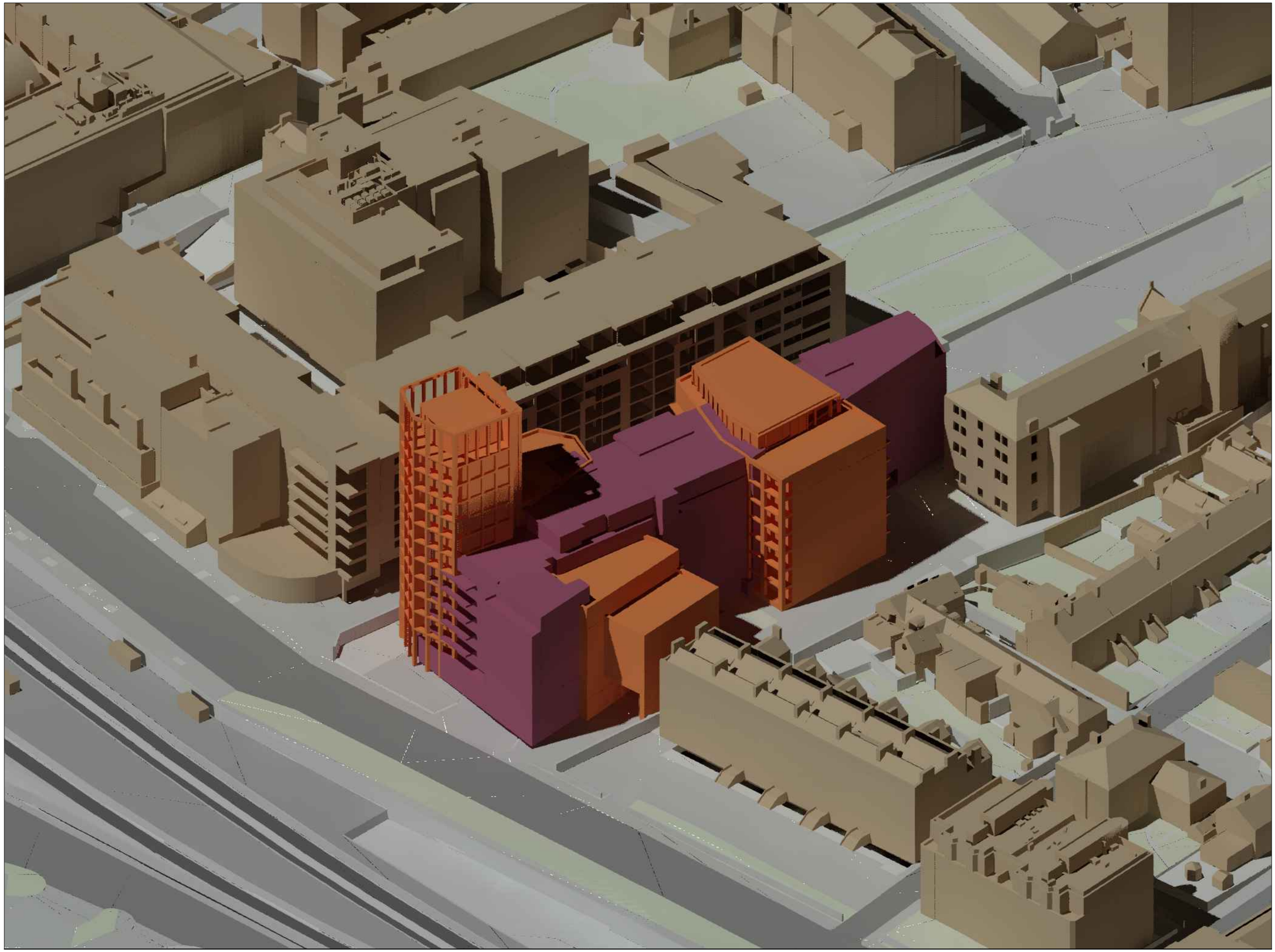
Appendix G

Mirror Image Assessment (Daylight and Sunlight studies)



3D Context View - View from North West - Mirror Image

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

3582 St Michaels Hospital, Dun Laoghaire - Elevations.dwg
3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
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P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
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TITLE

3D Views
Mirror Image

CLIENT

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PROJECT

St Michaels Church,
Sea Front Quarter,
Dublin

DRAWN BY	CHECKED
SM	BSC
SCALE	DATE
1:500@A3	August 2020

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80-82 Silverthorne Road
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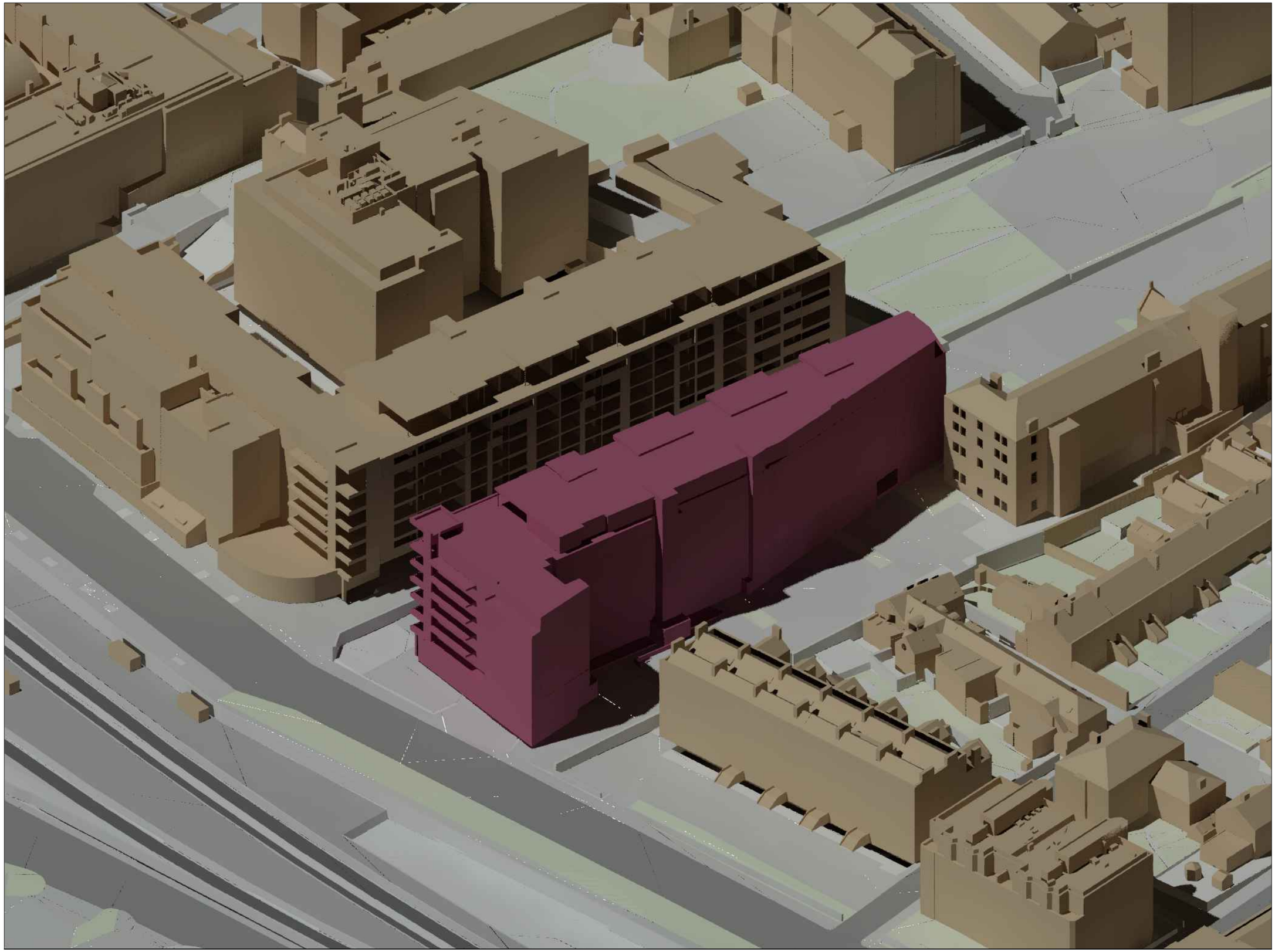
DRAWING NO.	RELEASE NO.
88714_CTXT_05	4



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SM	BSC
SCALE	DATE
1:500@A3	August 2020

HOLLIS

80-82 Silverthorne Road
London
SW8 3HE

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F 020 7627 9850
W hollisglobal.com

DRAWING NO.	RELEASE NO.
88714_CTXT_06	4

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Times Former Value	BRE Compliant
Harbour View - Flat 1						
Ground	W1	2.25	NO	4.79	2.13	Yes
Harbour View - Flat 2						
Ground	W1	1.88	NO	6.44	3.43	Yes
Ground	W2	1.62	NO	7.59	4.70	Yes
Harbour View - Flat 3						
Ground	W1	1.41	NO	8.08	5.72	Yes
Harbour View - Flat 4						
Ground	W1	1.29	NO	8.06	6.23	Yes
Ground	W2	1.25	NO	7.64	6.10	Yes
Harbour View - Flat 5						
Ground	W1	1.24	NO	7.17	5.76	Yes
Ground	W2	1.25	NO	6.46	5.16	Yes
Ground	W3	1.28	NO	5.56	4.36	Yes
Harbour View - Flat 6						
Ground	W1	1.40	NO	5.58	3.99	Yes
Ground	W2	1.52	NO	7.22	4.73	Yes
Harbour View - Flat 7						
Ground	W1	1.63	NO	8.52	5.23	Yes
Ground	W2	1.83	NO	9.43	5.15	Yes
Ground	W3	2.11	NO	10.14	4.81	Yes
Harbour View - Flat 8						
First	W1	6.23	NO	6.23	1.00	Yes
First	W2	38.31	YES	38.24	1.00	Yes
First	W3	25.10	NO	18.61	0.74	No
First	W4	10.83	NO	4.01	0.37	No
Harbour View - Flat 9						
First	W1	19.57	NO	11.30	0.58	No
First	W2	2.01	NO	1.07	0.53	No
First	W3	1.58	NO	1.52	0.96	No
First	W4	1.99	NO	1.50	0.75	No
First	W5	1.61	NO	1.95	1.21	Yes
Harbour View - Flat 11						
First	W1	0.00	NO	2.37	Infinity	Yes
Harbour View - Flat 12						
First	W1	0.00	NO	3.95	Infinity	Yes
First	W2	4.31	NO	1.12	0.26	No
First	W3	16.03	NO	17.76	1.11	Yes
Harbour View - Flat 13						
First	W1	0.00	NO	5.38	Infinity	Yes
Harbour View - Flat 14						
First	W1	0.00	NO	5.39	Infinity	Yes
Harbour View - Flat 15						
First	W1	0.01	NO	5.16	498.00	Yes
First	W2	3.17	NO	3.01	0.95	No
First	W3	15.73	NO	18.48	1.17	Yes
Harbour View - Flat 16						
First	W1	0.00	NO	2.44	Infinity	Yes
First	W2	0.00	NO	2.51	Infinity	Yes
Harbour View - Flat 17						
First	W1	0.00	NO	2.72	Infinity	Yes
Harbour View - Flat 18						
First	W1	0.28	NO	3.82	13.49	Yes
First	W2	0.11	NO	5.92	55.35	Yes

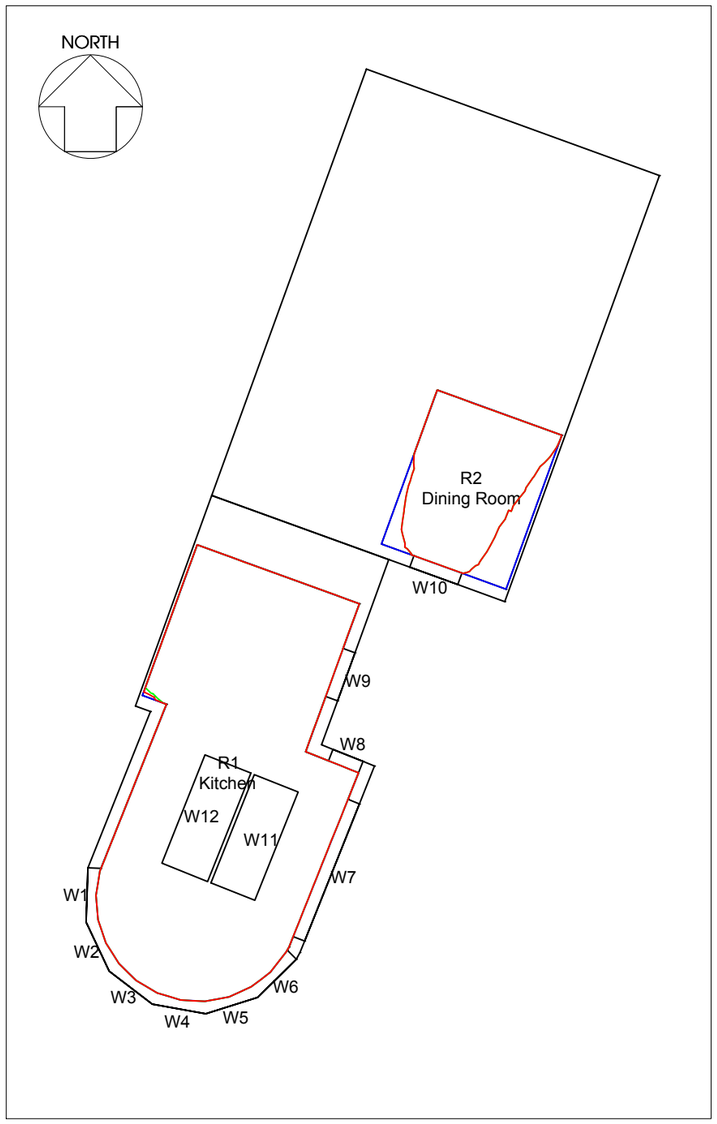
Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Times Former Value	BRE Compliant
Harbour View - Flat 19						
First	W1	0.59	NO	6.95	11.74	Yes
First	W2	0.75	NO	7.51	10.07	Yes
First	W3	0.57	NO	3.69	6.51	Yes
Harbour View - Flat 22						
First	W1	1.59	NO	8.46	5.33	Yes
First	W2	0.89	NO	7.61	8.55	Yes
First	W3	6.53	NO	5.60	0.86	No
First	W4	19.74	NO	27.18	1.38	Yes
Harbour View - Flat 23						
Second	W1	6.24	NO	6.24	1.00	Yes
Second	W2	38.51	YES	38.44	1.00	Yes
Second	W3	26.70	NO	19.06	0.71	No
Second	W4	12.77	NO	4.57	0.36	No
Harbour View - Flat 24						
Second	W1	21.47	NO	11.97	0.56	No
Second	W2	3.04	NO	1.46	0.48	No
Second	W3	1.74	NO	1.66	0.95	No
Second	W4	2.16	NO	1.71	0.79	No
Second	W5	1.76	NO	2.10	1.19	Yes
Harbour View - Flat 26						
Second	W1	0.07	NO	2.60	38.98	Yes
Harbour View - Flat 27						
Second	W1	0.04	NO	4.32	104.00	Yes
Second	W2	5.07	NO	1.27	0.25	No
Second	W3	18.28	NO	19.13	1.05	Yes
Harbour View - Flat 28						
Second	W1	0.05	NO	6.07	125.16	Yes
Harbour View - Flat 29						
Second	W1	0.05	NO	6.09	126.90	Yes
Harbour View - Flat 30						
Second	W1	0.06	NO	5.88	94.33	Yes
Second	W2	4.09	NO	3.55	0.87	No
Second	W3	18.02	NO	20.05	1.11	Yes
Harbour View - Flat 31						
Second	W1	0.06	NO	3.88	70.31	Yes
Harbour View - Flat 32						
Second	W1	0.06	NO	2.68	48.07	Yes
Harbour View - Flat 33						
Second	W1	0.25	NO	3.67	14.67	Yes
Second	W2	3.74	NO	2.81	0.75	No
Second	W3	18.91	NO	22.43	1.19	Yes
Harbour View - Flat 34						
Second	W1	0.16	NO	7.45	48.00	Yes
Harbour View - Flat 35						
Second	W1	19.76	NO	27.49	1.39	Yes
Harbour View - Flat 37						
Second	W1	1.67	NO	8.37	5.01	Yes
Second	W2	3.22	NO	2.93	0.91	No
Second	W3	21.76	NO	29.09	1.34	Yes
Harbour View - Flat 38						
Third	W1	6.26	NO	6.26	1.00	Yes
Third	W2	38.75	YES	38.67	1.00	Yes
Third	W3	28.75	YES	19.60	0.68	No

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Times Former Value	BRE Compliant
Third	W4	15.20	NO	5.36	0.35	No
Harbour View - Flat 39						
Third	W1	24.25	NO	13.04	0.54	No
Third	W2	4.14	NO	2.27	0.55	No
Third	W3	3.86	NO	1.85	0.48	No
Third	W4	4.32	NO	1.98	0.46	No
Third	W5	3.68	NO	2.23	0.61	No
Harbour View - Flat 41						
Third	W1	1.75	NO	2.83	1.62	Yes
Harbour View - Flat 42						
Third	W1	1.63	NO	4.68	2.88	Yes
Third	W2	5.93	NO	1.50	0.25	No
Third	W3	21.42	NO	21.09	0.98	No
Harbour View - Flat 43						
Third	W1	1.94	NO	6.90	3.56	Yes
Harbour View - Flat 44						
Third	W1	1.78	NO	6.97	3.92	Yes
Harbour View - Flat 45						
Third	W1	1.71	NO	6.75	3.95	Yes
Third	W2	5.09	NO	4.15	0.81	No
Third	W3	21.15	NO	22.33	1.06	Yes
Harbour View - Flat 46						
Third	W1	1.95	NO	4.47	2.29	Yes
Harbour View - Flat 47						
Third	W1	1.82	NO	3.09	1.69	Yes
Harbour View - Flat 48						
Third	W1	1.90	NO	4.03	2.11	Yes
Third	W2	4.75	NO	3.55	0.75	No
Third	W3	21.43	NO	24.02	1.12	Yes
Harbour View - Flat 49						
Third	W1	2.14	NO	8.35	3.89	Yes
Harbour View - Flat 50						
Third	W1	22.21	NO	29.15	1.31	Yes
Harbour View - Flat 52						
Third	W1	2.53	NO	9.67	3.82	Yes
Third	W2	4.26	NO	3.82	0.90	No
Third	W3	25.23	NO	31.53	1.25	Yes
Harbour View - Flat 53						
Fourth	W1	6.60	NO	6.60	1.00	Yes
Fourth	W2	39.01	YES	38.92	1.00	Yes
Fourth	W3	31.17	YES	20.27	0.65	No
Fourth	W4	18.10	NO	6.37	0.35	No
Harbour View - Flat 54						
Fourth	W1	27.56	YES	14.47	0.52	No
Fourth	W2	5.32	NO	3.41	0.64	No
Fourth	W3	7.03	NO	2.10	0.30	No
Fourth	W4	7.56	NO	2.32	0.31	No
Fourth	W5	6.54	NO	2.38	0.36	No
Harbour View - Flat 56						
Fourth	W1	4.29	NO	3.08	0.72	No
Harbour View - Flat 57						
Fourth	W1	4.43	NO	5.11	1.15	Yes
Fourth	W2	6.89	NO	1.84	0.27	No
Fourth	W3	25.06	NO	23.36	0.93	No

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Times Former Value	BRE Compliant
Harbour View - Flat 58						
Fourth	W1	4.84	NO	8.01	1.65	Yes
Harbour View - Flat 59						
Fourth	W1	4.41	NO	8.16	1.85	Yes
Harbour View - Flat 60						
Fourth	W1	4.48	NO	7.86	1.75	Yes
Fourth	W2	6.18	NO	4.81	0.78	No
Fourth	W3	24.78	NO	25.00	1.01	Yes
Harbour View - Flat 61						
Fourth	W1	4.82	NO	5.16	1.07	Yes
Harbour View - Flat 62						
Fourth	W1	4.51	NO	3.59	0.80	No
Harbour View - Flat 63						
Fourth	W1	4.53	NO	4.52	1.00	Yes
Fourth	W2	5.85	NO	4.46	0.76	No
Fourth	W3	25.03	NO	26.44	1.06	Yes
Harbour View - Flat 64						
Fourth	W1	5.11	NO	9.31	1.82	Yes
Harbour View - Flat 65						
Fourth	W1	26.44	NO	31.62	1.20	Yes
Harbour View - Flat 67						
Fourth	W1	5.22	NO	10.98	2.10	Yes
Fourth	W2	5.38	NO	4.78	0.89	No
Fourth	W3	27.82	YES	33.09	1.19	Yes
Harbour View - Flat 68						
Fifth	W1	7.58	NO	7.58	1.00	Yes
Fifth	W2	39.31	YES	39.23	1.00	Yes
Fifth	W3	33.90	YES	21.10	0.62	No
Fifth	W4	21.29	NO	7.63	0.36	No
Harbour View - Flat 69						
Fifth	W1	31.23	YES	16.36	0.52	No
Fifth	W2	6.55	NO	4.73	0.72	No
Fifth	W3	10.45	NO	3.26	0.31	No
Fifth	W4	11.06	NO	3.63	0.33	No
Fifth	W5	9.67	NO	3.45	0.36	No
Harbour View - Flat 71						
Fifth	W1	7.77	NO	4.84	0.62	No
Harbour View - Flat 72						
Fifth	W1	7.60	NO	6.51	0.86	No
Fifth	W2	7.89	NO	2.33	0.30	No
Fifth	W3	29.10	YES	26.05	0.90	No
Harbour View - Flat 73						
Fifth	W1	8.04	NO	9.82	1.22	Yes
Harbour View - Flat 74						
Fifth	W1	8.01	NO	10.04	1.25	Yes
Harbour View - Flat 75						
Fifth	W1	7.60	NO	9.38	1.24	Yes
Fifth	W2	7.32	NO	5.53	0.76	No
Fifth	W3	28.79	YES	28.03	0.97	Yes
Harbour View - Flat 76						
Fifth	W1	7.97	NO	7.04	0.88	No
Harbour View - Flat 77						
Fifth	W1	7.47	NO	5.41	0.72	No
Harbour View - Flat 78						

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Times Former Value	BRE Compliant
Fifth	W1	7.42	NO	6.10	0.82	No
Fifth	W2	7.00	NO	5.51	0.79	No
Fifth	W3	29.00	YES	29.20	1.01	Yes
Harbour View - Flat 79						
Fifth	W1	8.34	NO	10.81	1.30	Yes
Harbour View - Flat 80						
Fifth	W1	29.54	YES	33.28	1.13	Yes
Harbour View - Flat 82						
Fifth	W1	8.12	NO	12.26	1.51	Yes
Fifth	W2	6.56	NO	5.81	0.89	No
Fifth	W3	32.03	YES	35.35	1.10	Yes
Harbour View - Flat 83						
Sixth	W1	24.28	NO	24.28	1.00	Yes
Sixth	W2	39.57	YES	39.48	1.00	Yes
Sixth	W3	37.13	YES	22.41	0.60	No
Sixth	W4	24.46	NO	9.21	0.38	No
Harbour View - Flat 84						
Sixth	W1	35.74	YES	19.34	0.54	No
Sixth	W2	7.76	NO	6.22	0.80	No
Sixth	W3	13.87	NO	5.55	0.40	No
Sixth	W4	14.58	NO	6.23	0.43	No
Sixth	W5	12.83	NO	5.89	0.46	No
Harbour View - Flat 86						
Sixth	W1	11.97	NO	7.42	0.62	No
Harbour View - Flat 87						
Sixth	W1	10.92	NO	9.07	0.83	No
Sixth	W2	8.90	NO	3.10	0.35	No
Sixth	W3	34.13	YES	30.07	0.88	Yes
Harbour View - Flat 88						
Sixth	W1	11.34	NO	11.81	1.04	Yes
Harbour View - Flat 89						
Sixth	W1	11.27	NO	12.09	1.07	Yes
Harbour View - Flat 90						
Sixth	W1	10.84	NO	11.43	1.05	Yes
Sixth	W2	8.46	NO	6.26	0.74	No
Sixth	W3	33.79	YES	31.77	0.94	Yes
Harbour View - Flat 91						
Sixth	W1	11.20	NO	9.86	0.88	No
Harbour View - Flat 92						
Sixth	W1	11.43	NO	9.61	0.84	No
Harbour View - Flat 93						
Sixth	W1	10.39	NO	8.71	0.84	No
Sixth	W2	8.15	NO	6.64	0.82	No
Sixth	W3	33.11	YES	32.25	0.97	Yes
Harbour View - Flat 94						
Sixth	W1	11.65	NO	12.64	1.09	Yes
Harbour View - Flat 95						
Sixth	W1	34.24	YES	35.57	1.04	Yes
Harbour View - Flat 96						
Sixth	W1	11.05	NO	13.42	1.21	Yes
Sixth	W2	7.74	NO	6.86	0.89	No
Sixth	W3	34.83	YES	36.73	1.05	Yes
Harbour View - Flat 98						
Seventh	W1	38.13	YES	35.82	0.94	Yes

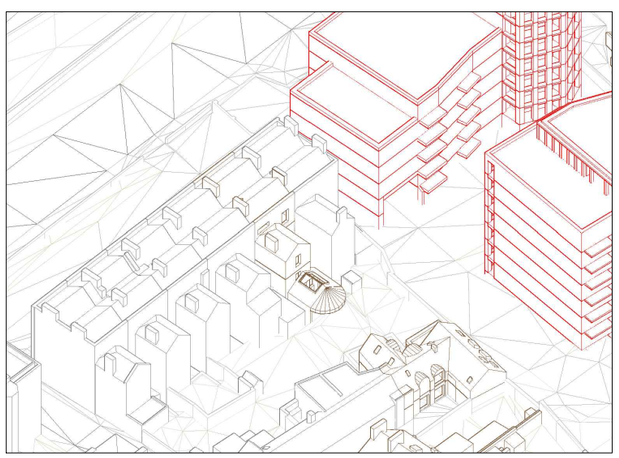
Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Times Former Value	BRE Compliant
Seventh	W2	37.01	YES	25.92	0.70	No
Seventh	W3	36.94	YES	28.63	0.78	Yes
Seventh	W4	37.11	YES	30.17	0.81	Yes
Seventh	W5	21.88	NO	21.43	0.98	No
Seventh	W6	33.69	YES	29.01	0.86	Yes
Harbour View - Flat 99						
Seventh	W1	33.78	YES	29.71	0.88	Yes
Seventh	W2	20.70	NO	16.49	0.80	No
Seventh	W3	36.71	YES	33.49	0.91	Yes
Harbour View - Flat 100						
Seventh	W1	36.64	YES	34.04	0.93	Yes
Seventh	W2	11.10	NO	8.19	0.74	No
Seventh	W3	33.75	YES	31.73	0.94	Yes
Harbour View - Flat 101						
Seventh	W1	33.60	YES	31.33	0.93	Yes
Seventh	W2	20.25	NO	18.20	0.90	No
Seventh	W3	36.58	YES	34.16	0.93	Yes
Harbour View - Flat 102						
Seventh	W1	36.57	YES	34.26	0.94	Yes
Seventh	W2	10.99	NO	9.25	0.84	No
Seventh	W3	33.42	YES	31.89	0.95	Yes
Harbour View - Flat 103						
Seventh	W1	33.54	YES	32.39	0.97	Yes
Seventh	W2	20.94	NO	19.07	0.91	No
Seventh	W3	36.69	YES	35.80	0.98	Yes
Harbour View - Flat 104						
Seventh	W1	36.46	YES	35.97	0.99	Yes
Seventh	W2	36.52	YES	36.26	0.99	Yes
Harbour View - Flat 105						
Seventh	W1	36.68	YES	36.55	1.00	Yes
Seventh	W2	36.92	YES	36.86	1.00	Yes



5 Charlemont Terrace - Ground Floor

5 Charlemont Terrace - First Floor

5 Charlemont Terrace - Second Floor



3D Context View - South West

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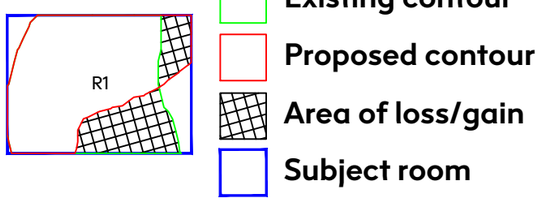

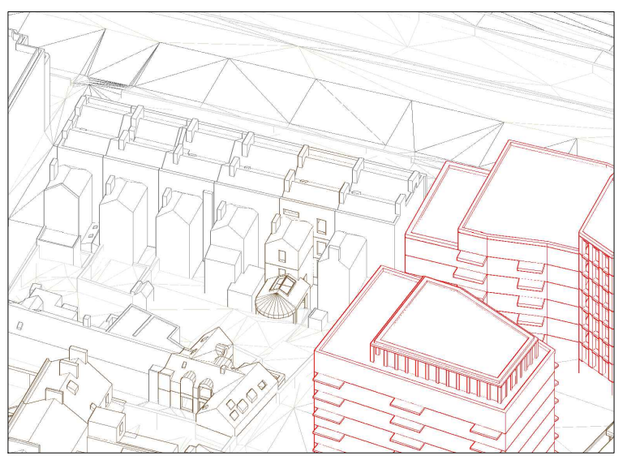

3D Context View - South

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

3582 St Michaels Hospital, Dun Laoghaire - Elevations.dwg
3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31001-P7-Building 01 - Ground, Mezza.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31002-P7-Building 01 - Third, Fourth.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31004-P7-Building 01 - Roof Plan.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32010-P7-Building 01 - Elevations 01.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31001-P7-Building 02 - Ground, First.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31003-P7-Building 02 - Roof Plan.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-32010-P7-Building 02 - Elevations 01.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-31003-P7-Proposed Site Plan.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33001-P7-Sections A-A and B-B.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33002-P7-Section C-C and Section D-D.dwg
Proposed Building 01 - L01 - First Level Floor Plan.dwg
Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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Received 08 June 2020

Rev.	Date	Amendments	Initial

HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
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TITLE

Daylight Distribution Contours/Referencing Plans
5 Charlemont Terrace

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church, Sea Front Quarter, Dublin

DRAWN BY	CHECKED
SM	BSC
SCALE	**DATE**
1:150@A3	August 2020

HOLLIS
80-82 Silverthorne Road
London
SW8 3HE
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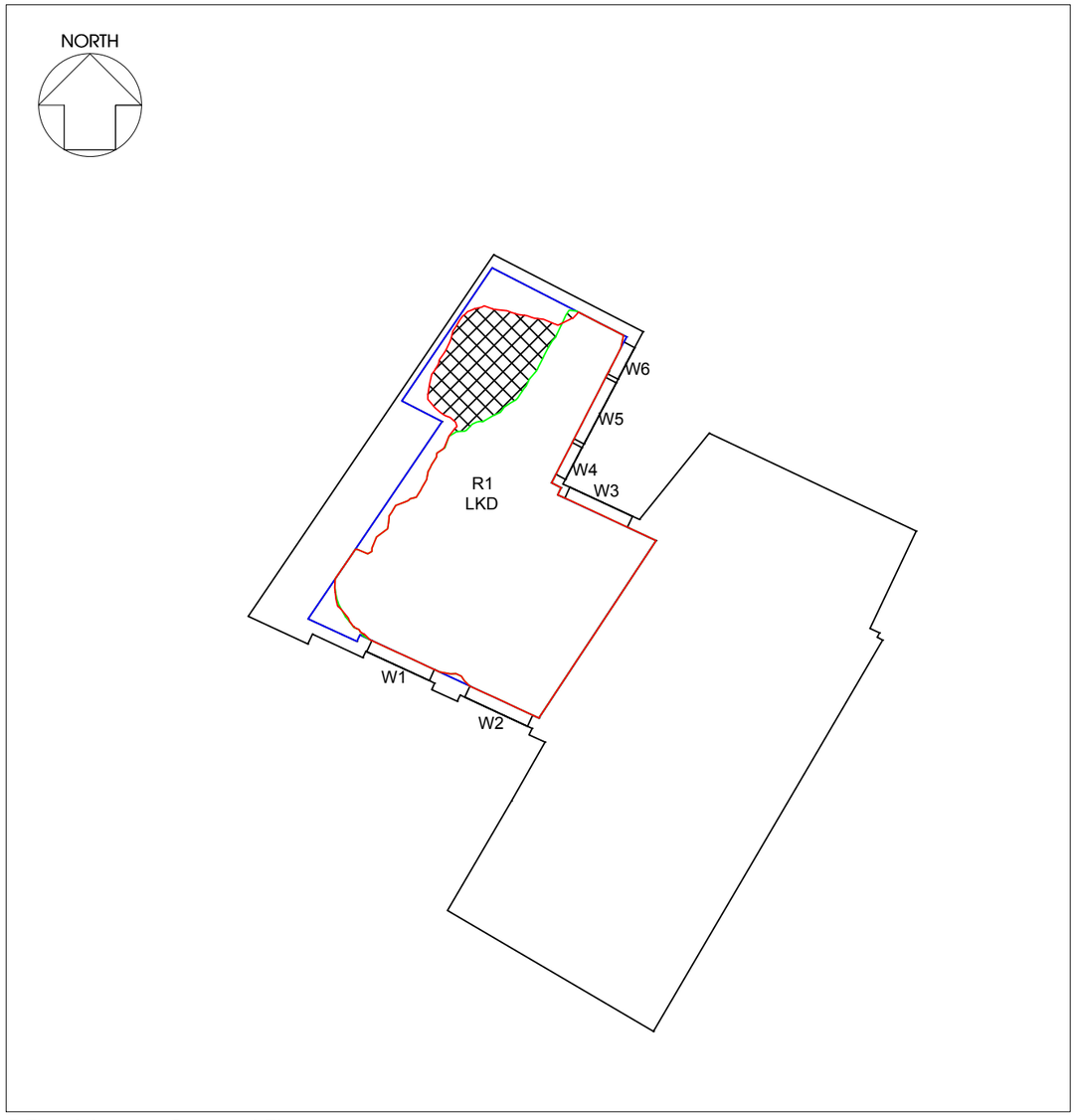
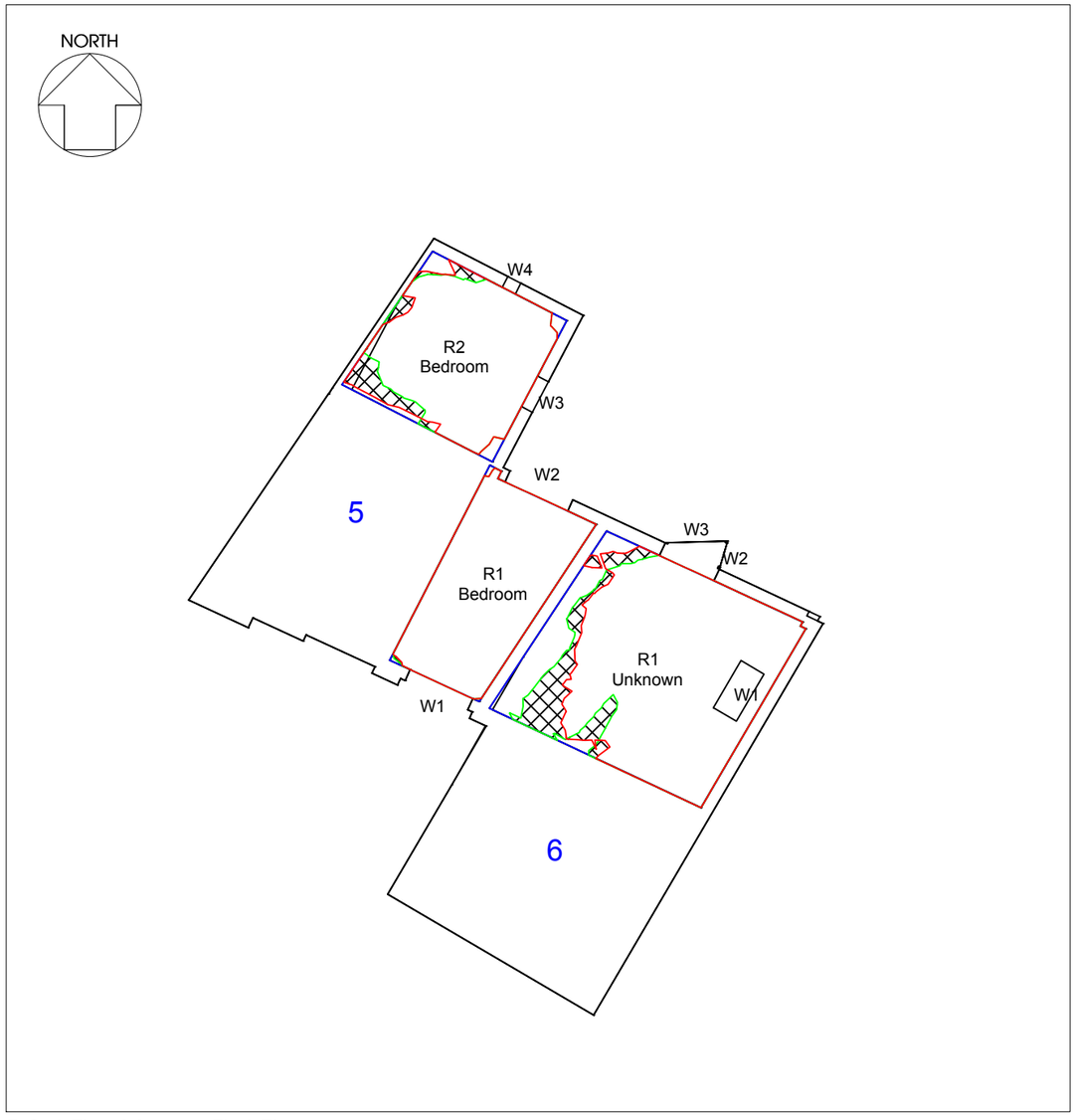
F 020 7627 9850
W hollisglobal.com

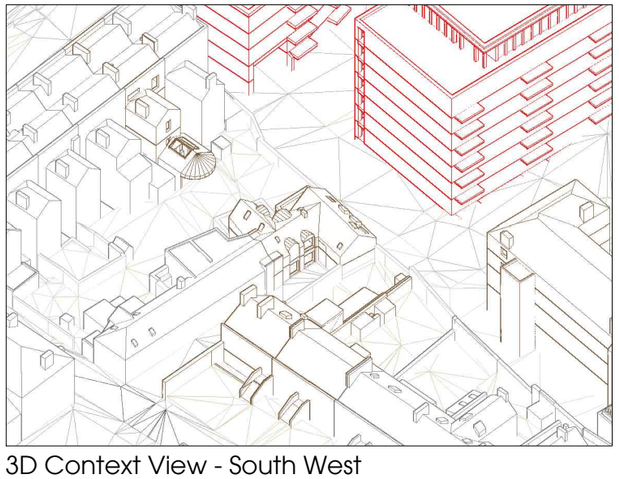
DRAWING NO.	RELEASE NO.
88714_DD_01	4



5 The Mews - Ground Floor



5 & 6 The Mews - First Floor



3D Context View - South West

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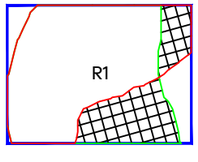
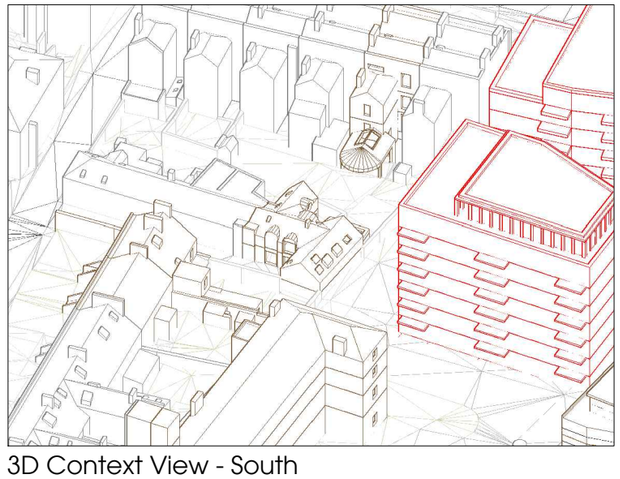


- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - South

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

3582 St Michaels Hospital, Dun Laoghaire - Elevations.dwg
3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31001-P7-Building 01 - Ground, Mezza.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31002-P7-Building 01 - Third, Fourth.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31004-P7-Building 01 - Roof Plan.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32010-P7-Building 01 - Elevations 01.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31001-P7-Building 02 - Ground, First.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31003-P7-Building 02 - Roof Plan.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-32010-P7-Building 02 - Elevations 01.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-31003-P7-Proposed Site Plan.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33001-P7-Sections A-A and B-B.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33002-P7-Section C-C and Section D-D.dwg
Proposed Building 01 - L01 - First Level Floor Plan.dwg
Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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Rev.	Date	Amendments	Initial

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TITLE

Daylight Distribution Contours/Referencing Plans 5 & 6 The Mews

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church, Sea Front Quarter, Dublin

DRAWN BY	CHECKED
SM	BSC
SCALE	**DATE**
1:150@A3	August 2020

HOLLIS
80-82 Silverthorne Road
London
SW8 3HE
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W hollisglobal.com

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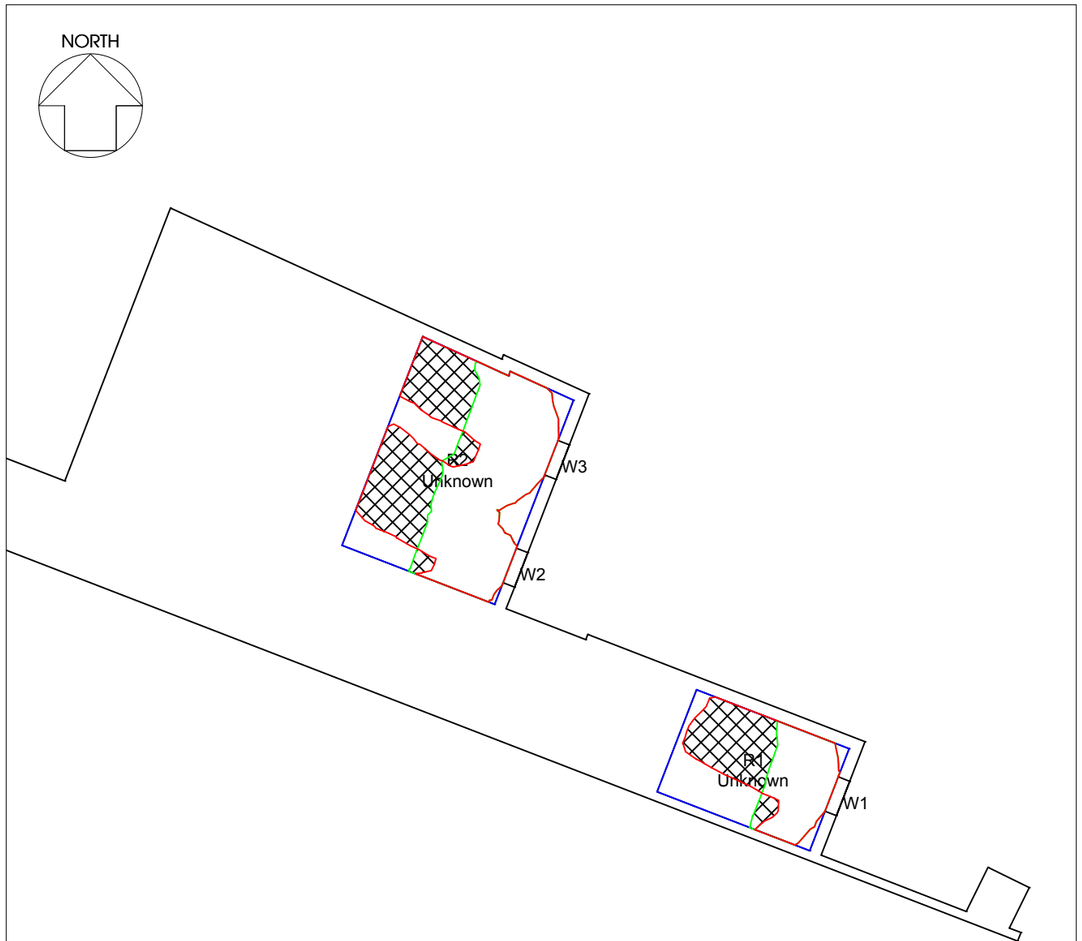
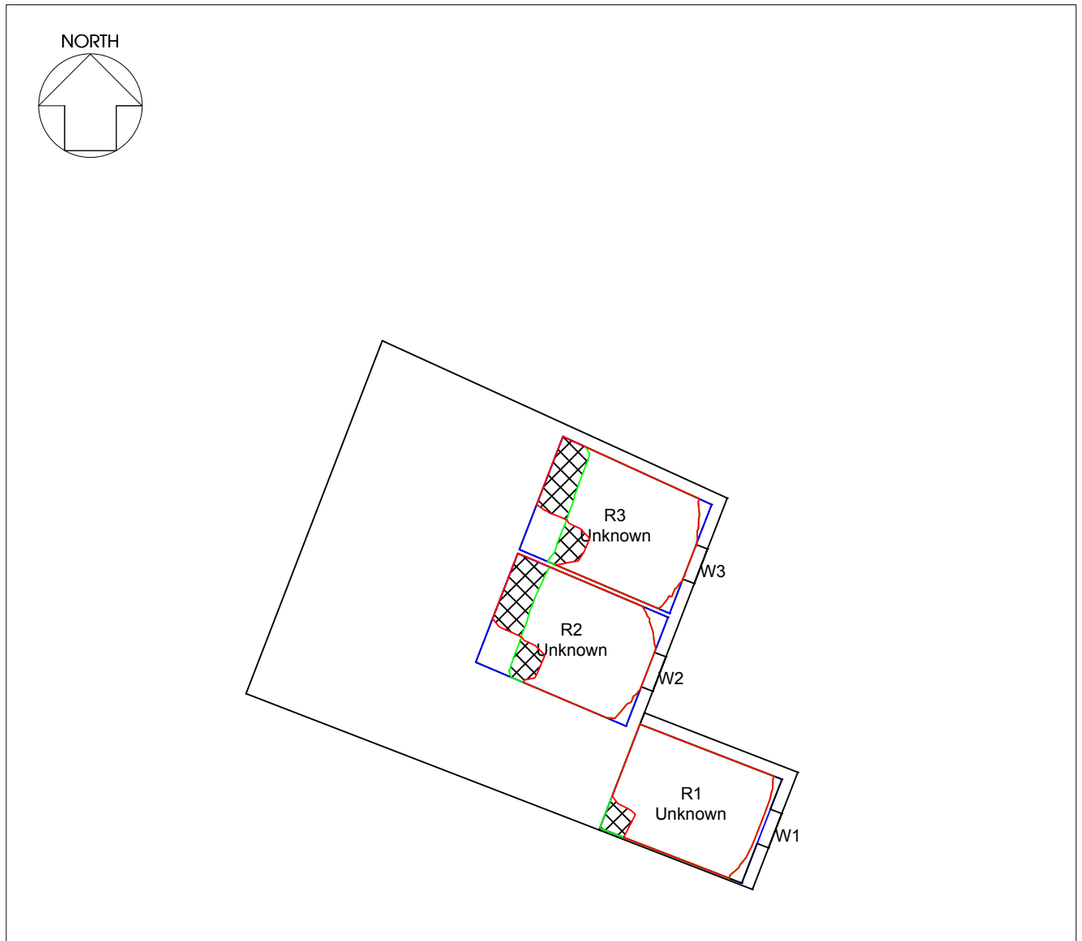
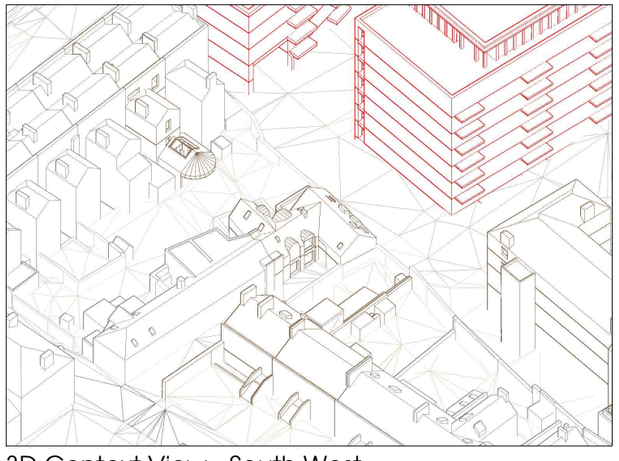
88714_DD_02	4



1 Charlemont Avenue - Ground Floor



1 Charlemont Avenue - First Floor



3D Context View - South West

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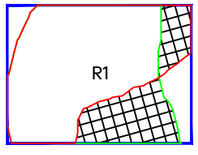
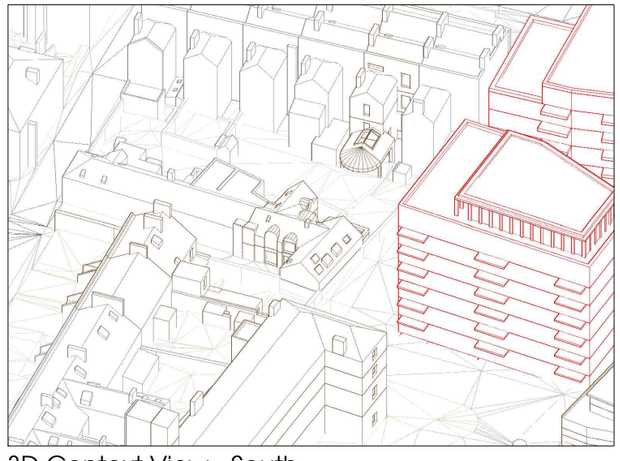


- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - South

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

3582 St Michaels Hospital, Dun Laoghaire - Elevations.dwg
3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31001-P7-Building 01 - Ground, Mezza.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31002-P7-Building 01 - Third, Fourth.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31004-P7-Building 01 - Roof Plan.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32010-P7-Building 01 - Elevations 01.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31001-P7-Building 02 - Ground, First.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31003-P7-Building 02 - Roof Plan.dwg
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P18-143D-RAU-ZZ-ZZ-DR-A-PL1-31003-P7-Proposed Site Plan.dwg
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P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33002-P7-Section C-C and Section D-D.dwg
Proposed Building 01 - L01 - First Level Floor Plan.dwg
Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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Rev.	Date	Amendments	Initial

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TITLE

Daylight Distribution Contours/Referencing Plans
1 Charlemont Avenue

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church, Sea Front Quarter, Dublin

DRAWN BY	CHECKED
SM	BSC

SCALE	DATE
1:150@A3	August 2020

HOLLIS
80-82 Silverthorne Road
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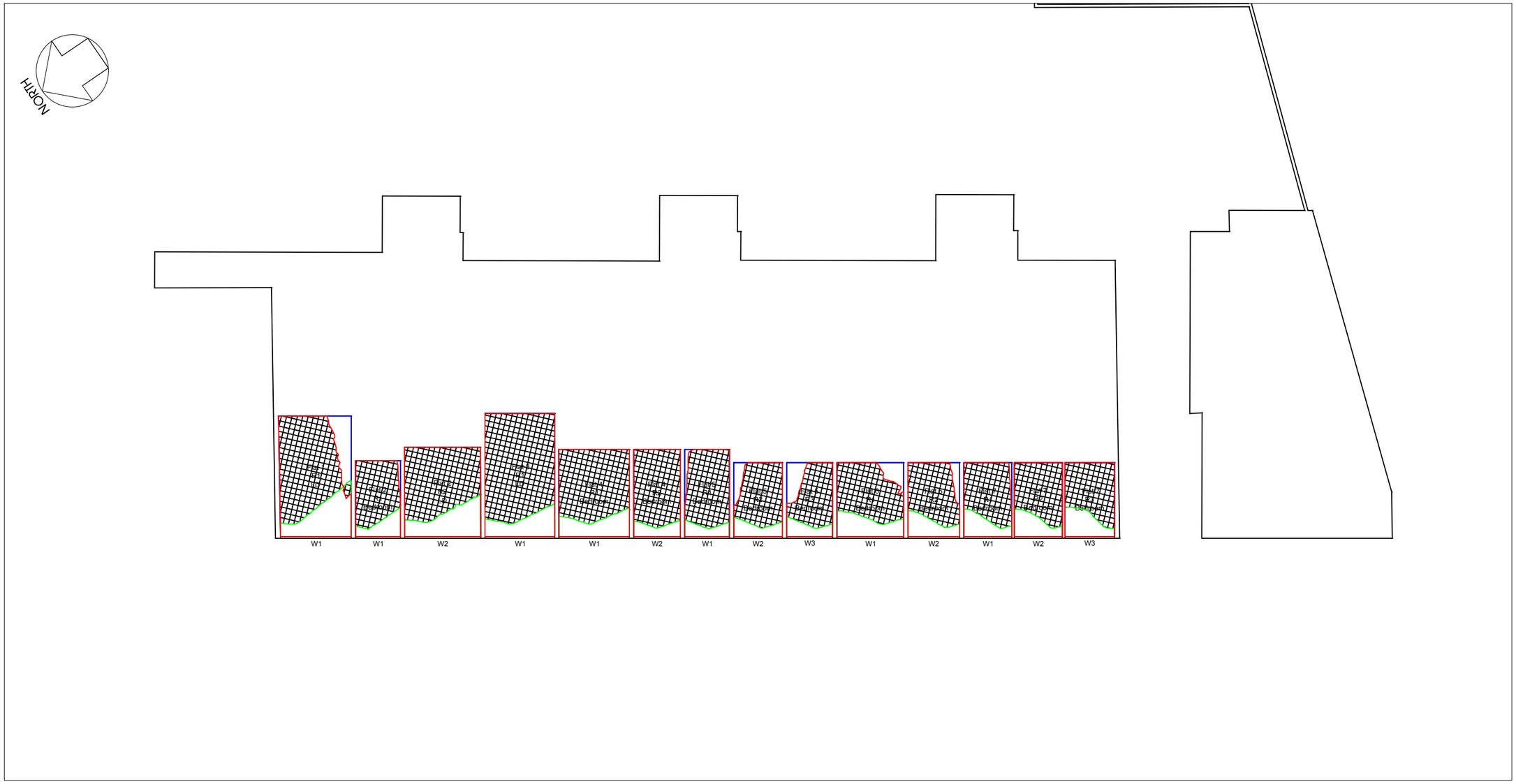
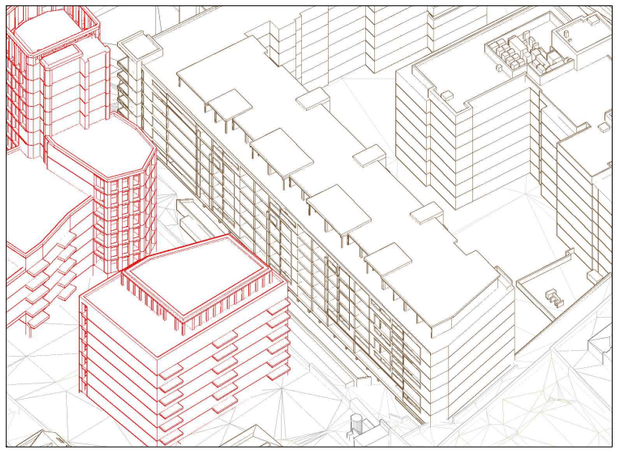
88714_DD_03	4



Harbour View Apartments - Ground Floor



3D Context View - South West

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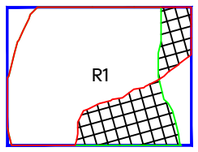

- Existing contour
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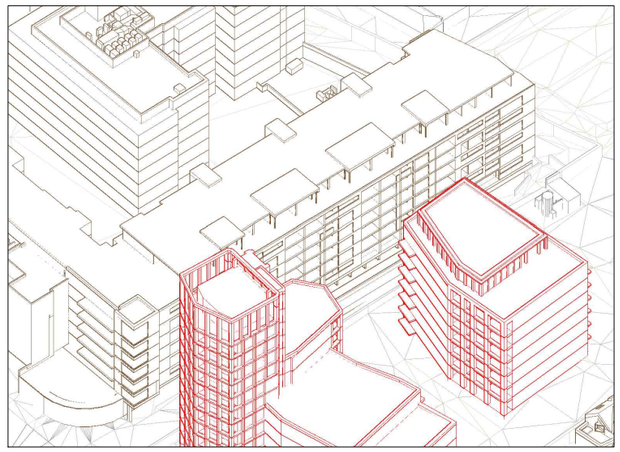
- Area of loss/gain
- Subject room



3D Context View - North West

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

3582 St Michaels Hospital, Dun Laoghaire - Elevations.dwg
3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31001-P7-Building 01 - Ground, Mezza.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31002-P7-Building 01 - Third, Fourth.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg
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P18-143D-RAU-01-ZZ-DR-A-PL1-32010-P7-Building 01 - Elevations 01.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
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P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
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Proposed Building 01 - L01 - First Level Floor Plan.dwg
Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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TITLE

Daylight Distribution Contours/Referencing Plans Harbour View Apartments

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church, Sea Front Quarter, Dublin

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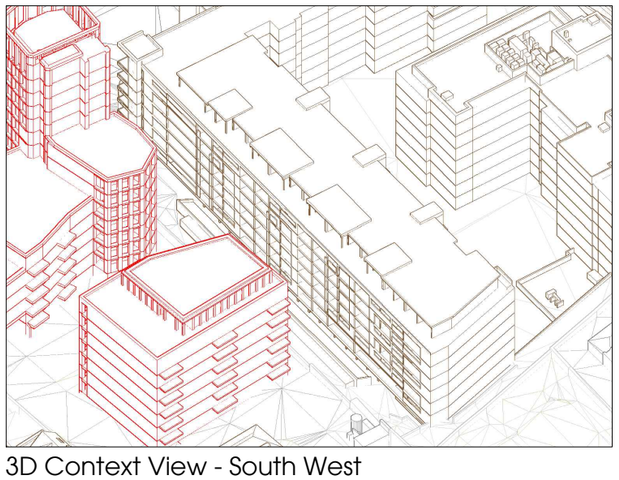
Harbour View Apartments - First Floor



3D Context View - South West

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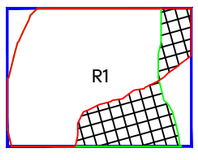

- Existing contour
- Proposed contour
- Area of loss/gain
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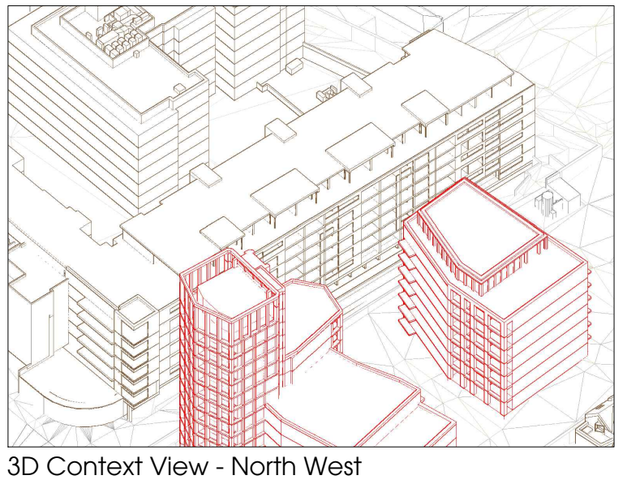

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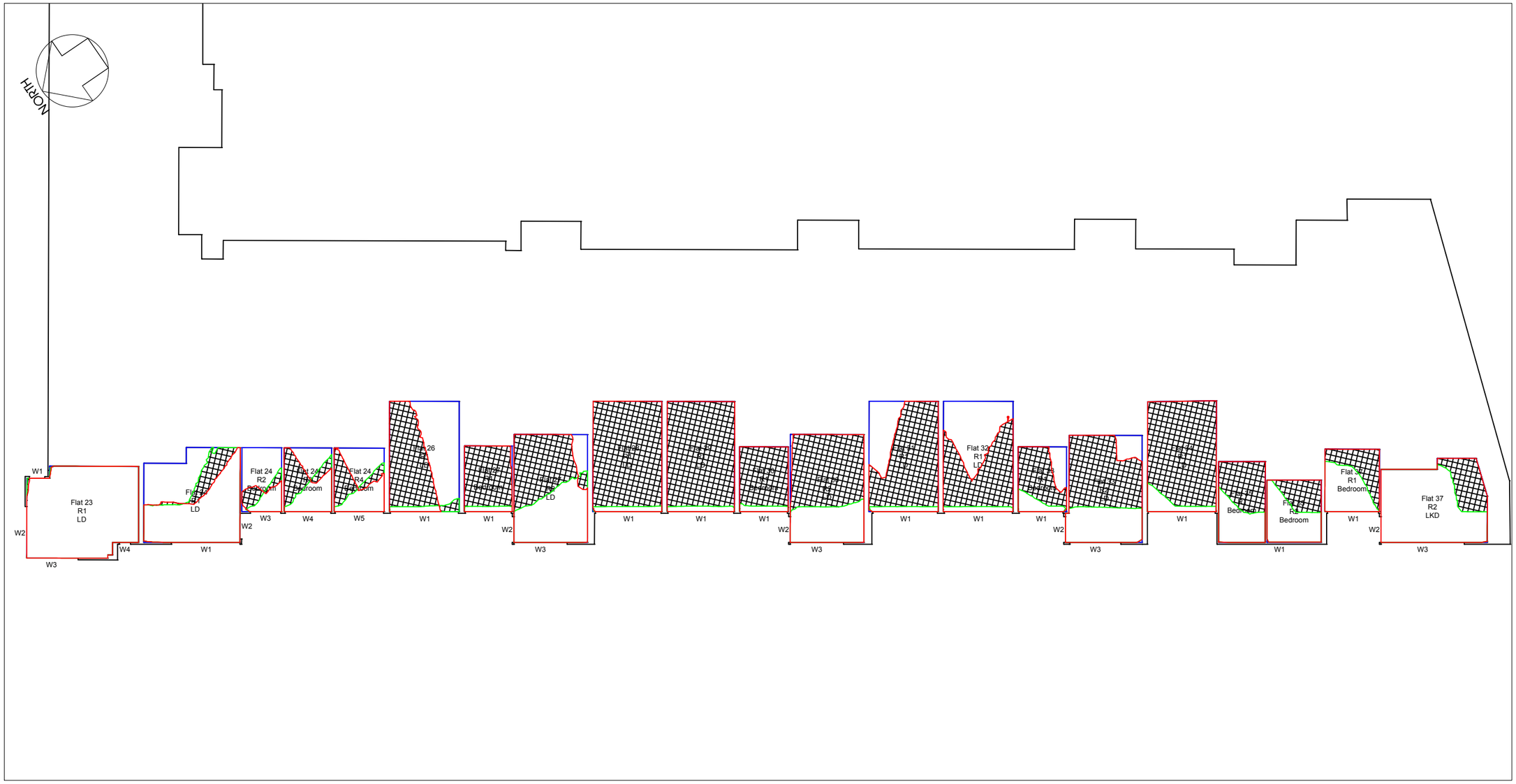
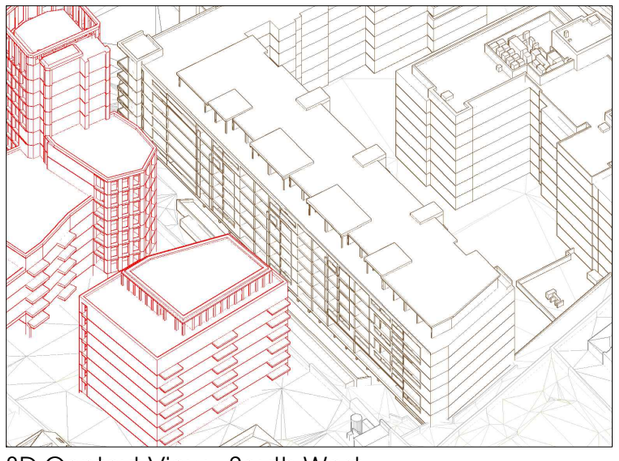


Harbour View Apartments - Second Floor



3D Context View - South West

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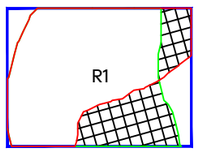

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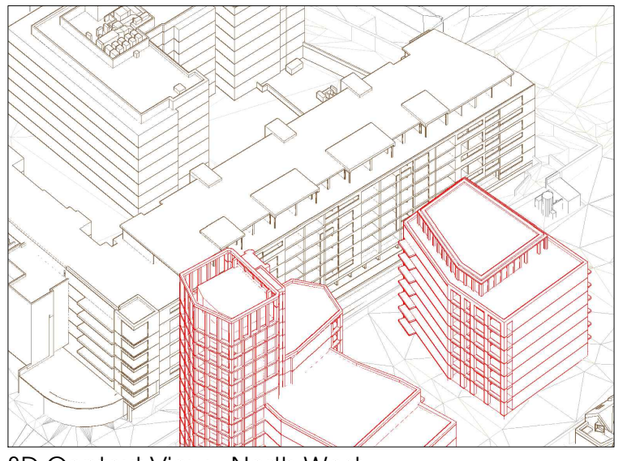

3D Context View - North West

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Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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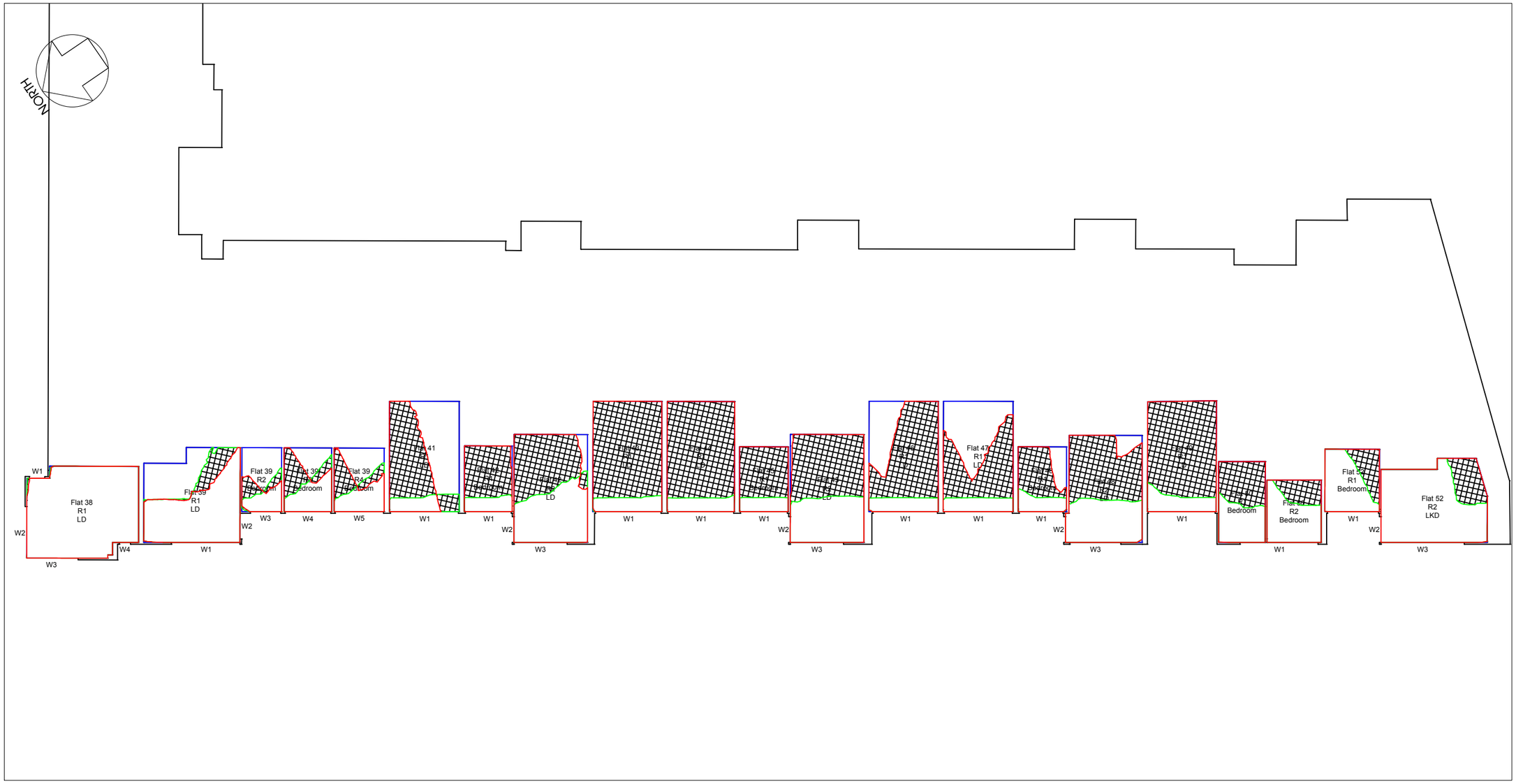
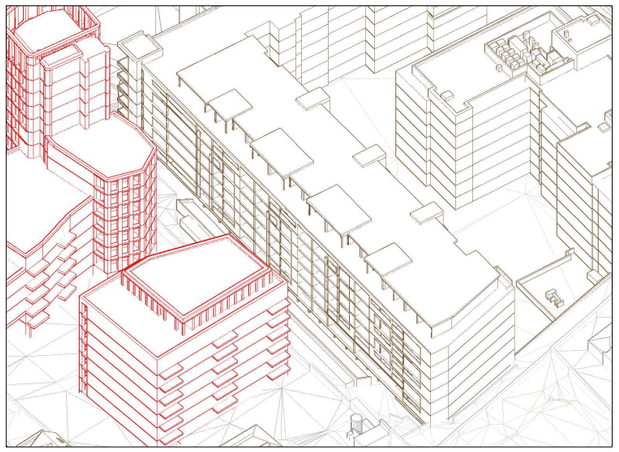


Harbour View Apartments - Third Floor



3D Context View - South West

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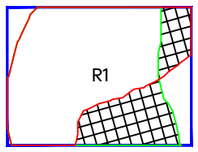

- Existing contour
- Proposed contour
- Area of loss/gain
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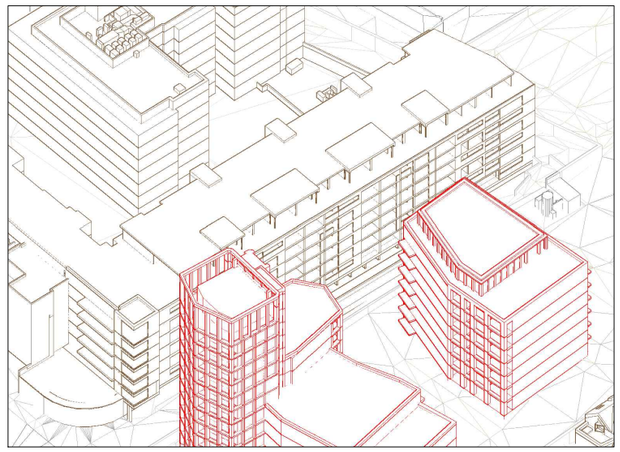

3D Context View - North West

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CLIENT

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PROJECT

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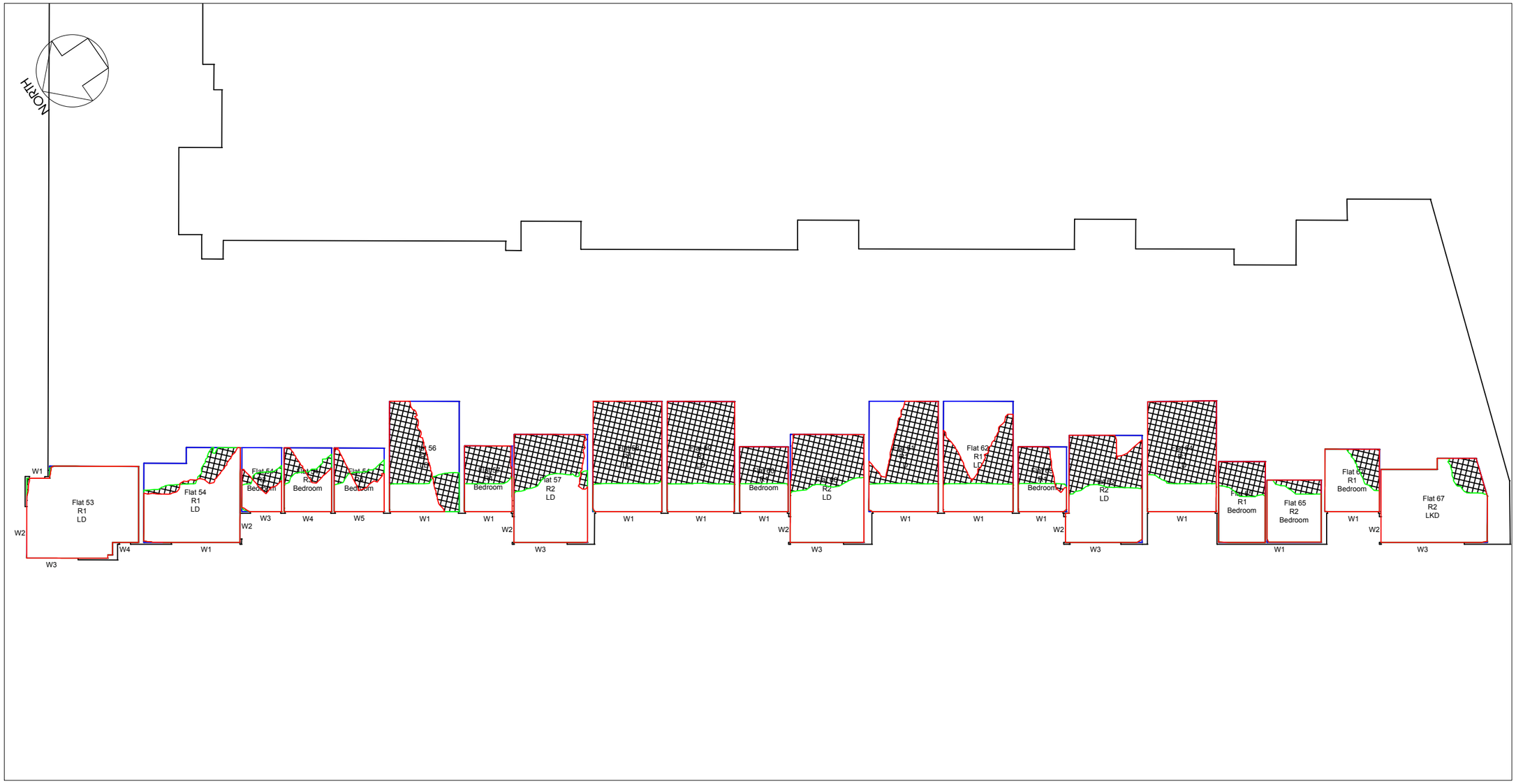
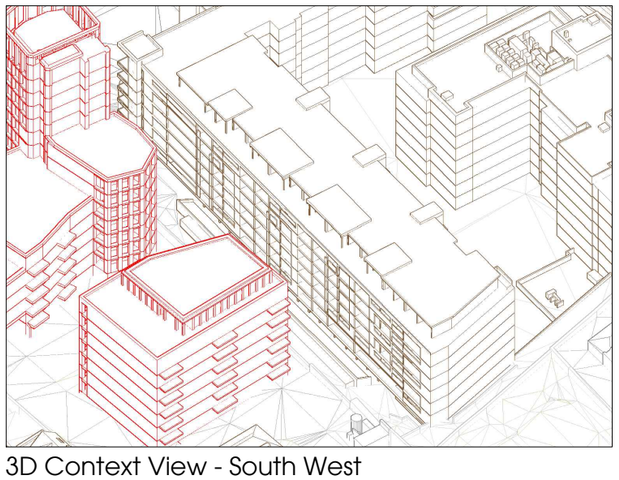


Harbour View Apartments - Fourth Floor



3D Context View - South West

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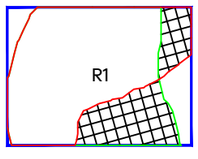

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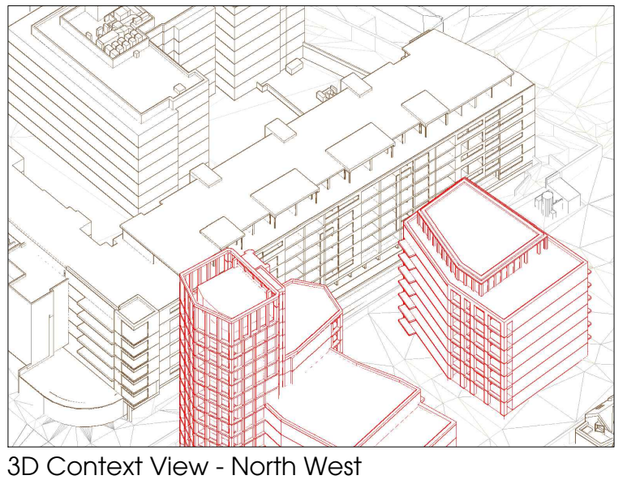

3D Context View - North West

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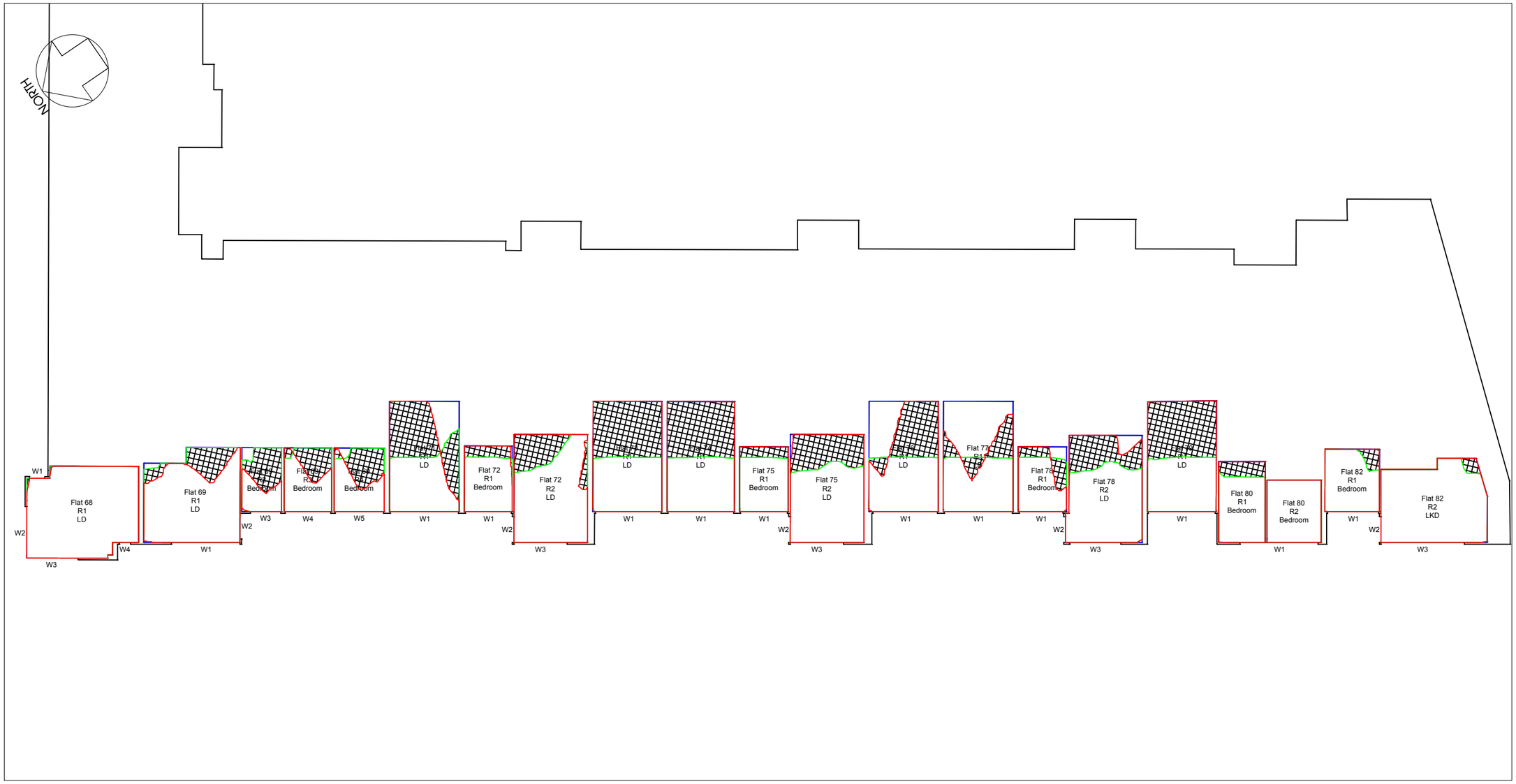
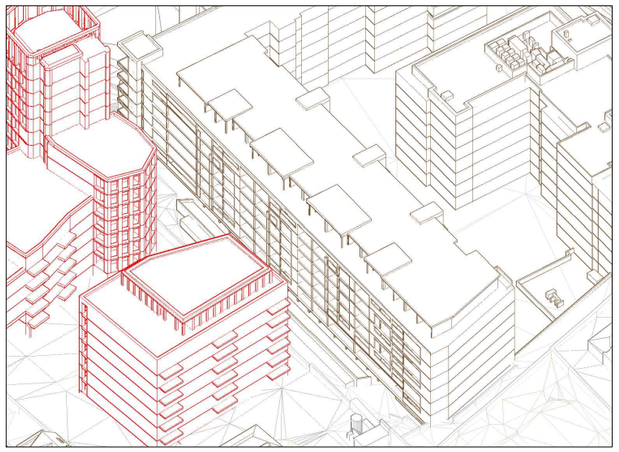


Harbour View Apartments - Fifth Floor



3D Context View - South West

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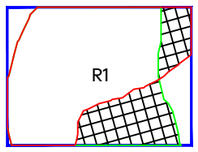

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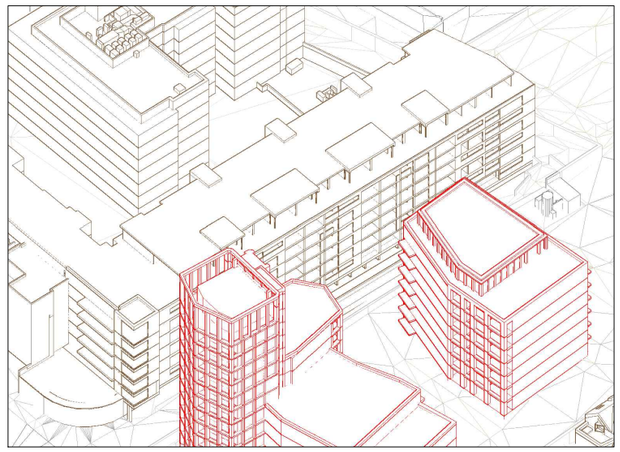

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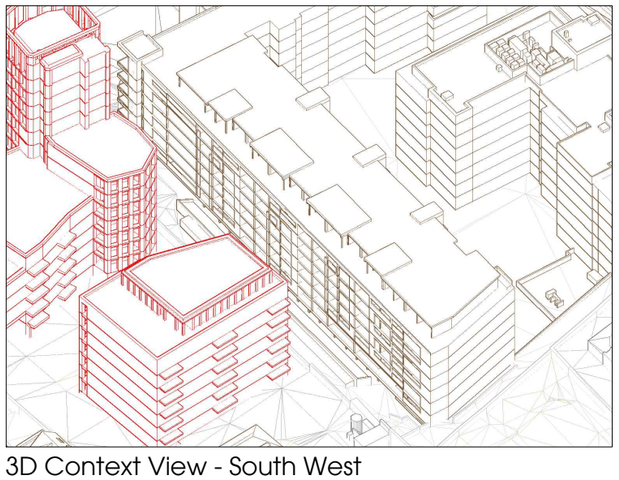
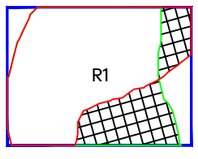
Harbour View Apartments - Sixth Floor

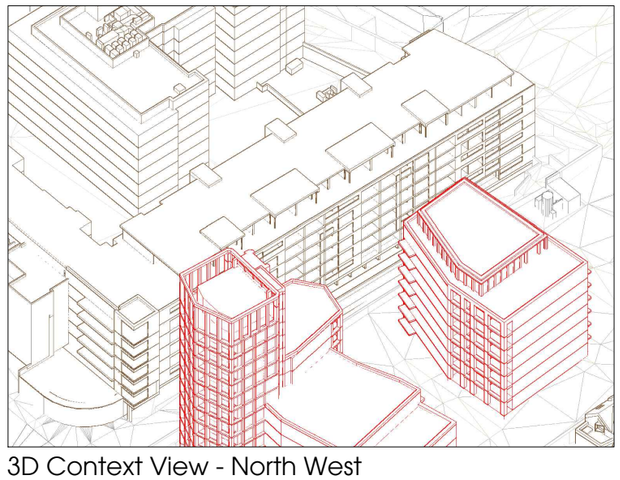


3D Context View - South West

KEY



- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - North West

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

3582 St Michaels Hospital, Dun Laoghaire - Elevations.dwg
3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31001-P7-Building 01 - Ground, Mezza.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31002-P7-Building 01 - Third, Fourth.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31004-P7-Building 01 - Roof Plan.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32010-P7-Building 01 - Elevations 01.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31001-P7-Building 02 - Ground, First.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31003-P7-Building 02 - Roof Plan.dwg
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P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33002-P7-Section C-C and Section D-D.dwg
Proposed Building 01 - L01 - First Level Floor Plan.dwg
Proposed Building 01 - L02 - Second Floor Plan.dwg
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TITLE

Daylight Distribution Contours/Referencing Plans Harbour View Apartments

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church, Sea Front Quarter, Dublin

DRAWN BY	CHECKED
SM	BSC

SCALE	DATE
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80-82 Silverthorne Road
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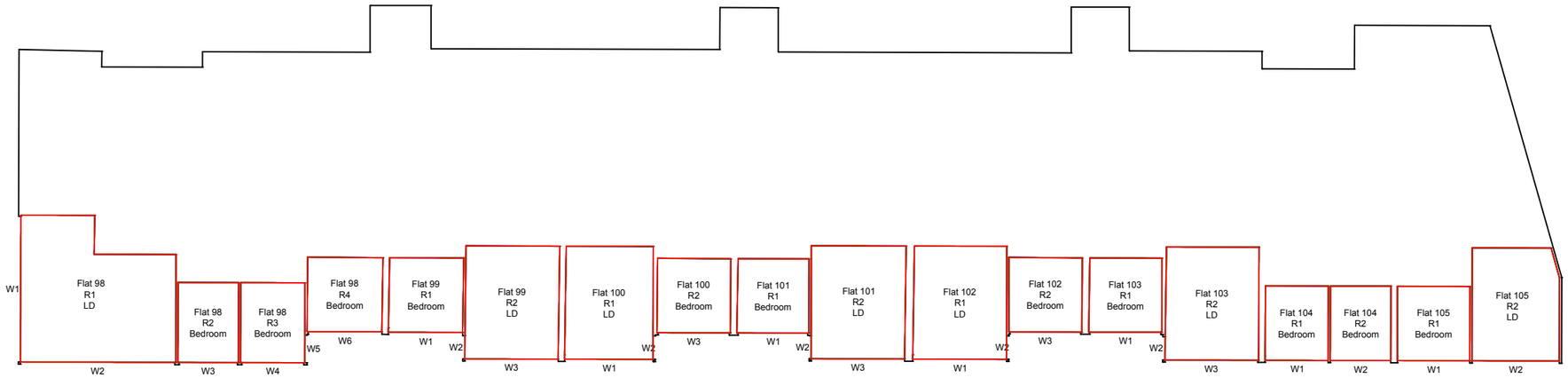
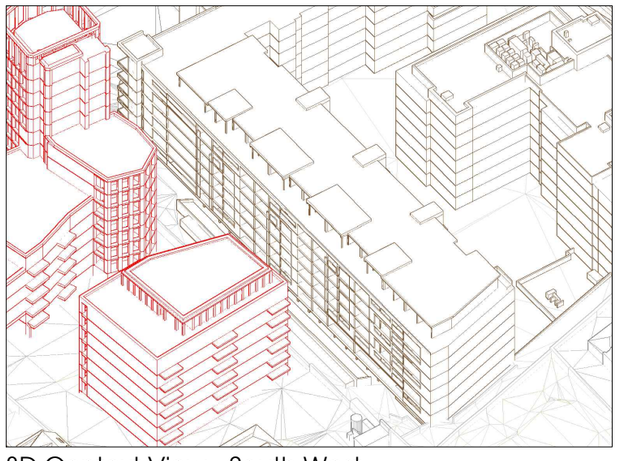


Harbour View Apartments - Seventh Floor



3D Context View - South West

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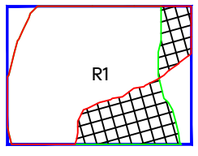

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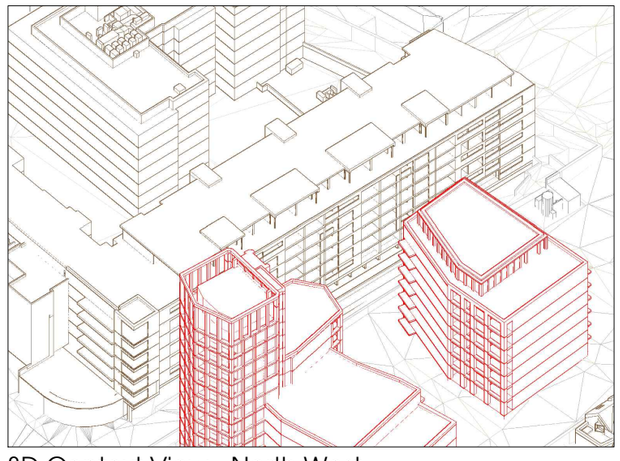

3D Context View - North West

SOURCES OF INFORMATION:

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P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
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P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31003-P7-Building 02 - Roof Plan.dwg
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Proposed Building 01 - L01 - First Level Floor Plan.dwg
Proposed Building 01 - L02 - Second Floor Plan.dwg
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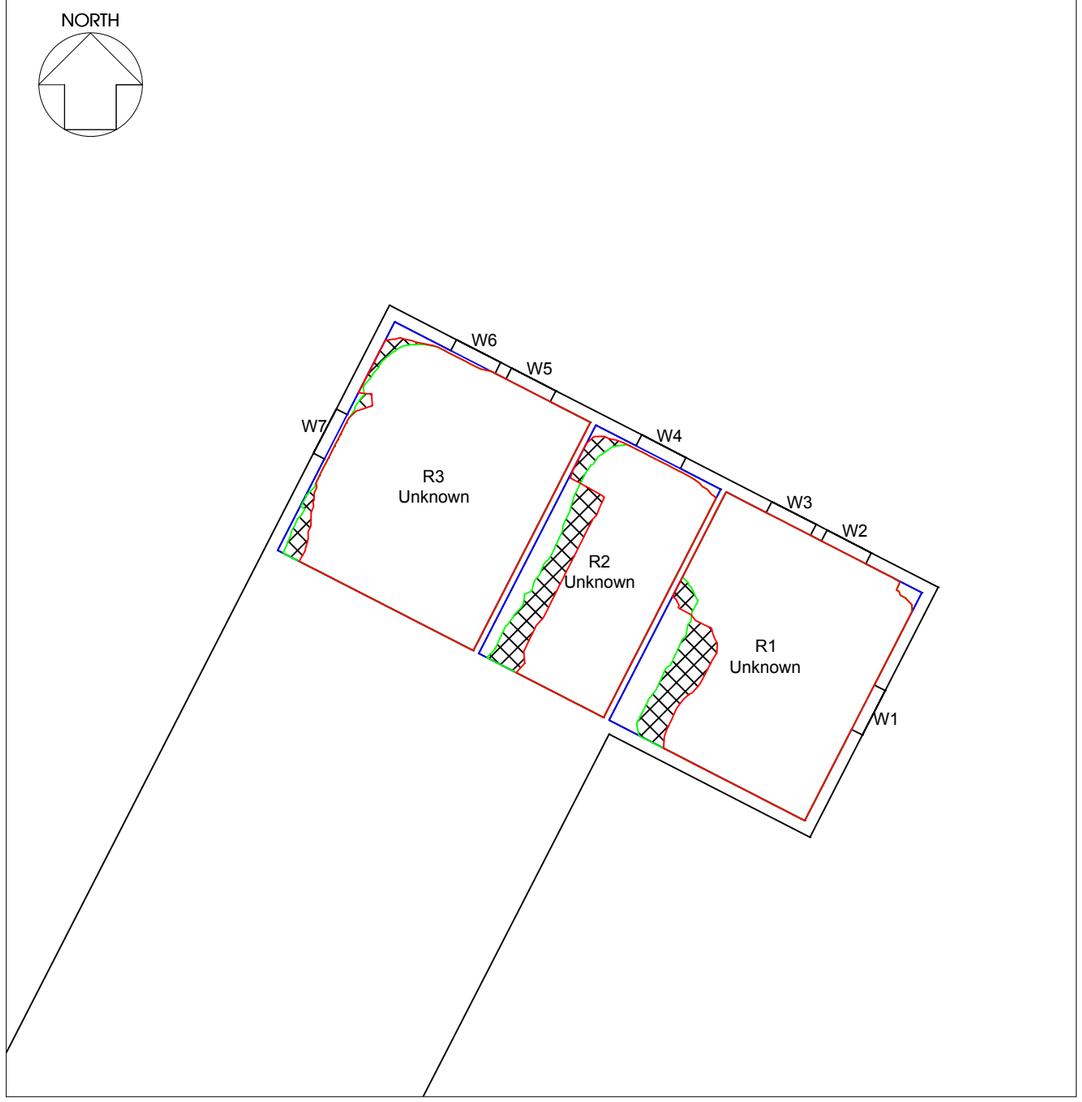
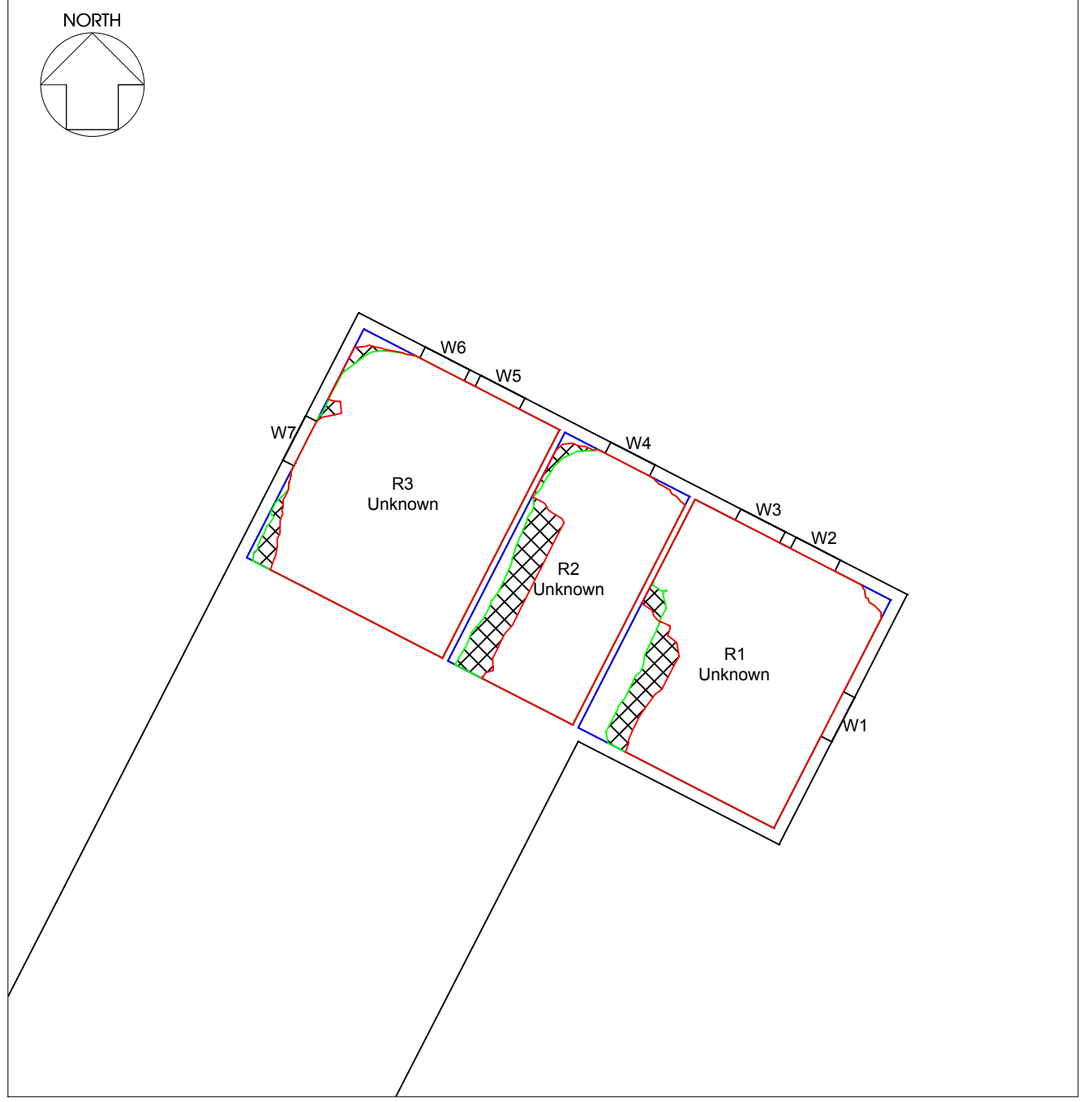
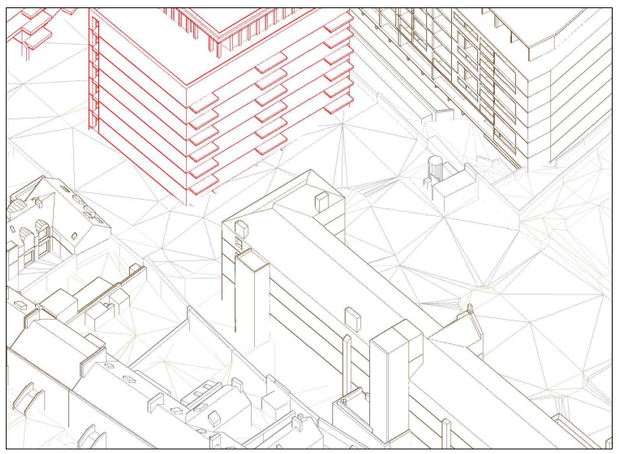


St Michael's Hospital - Ground Floor

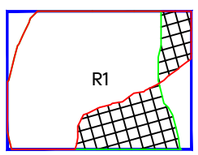


St Michael's Hospital - First Floor



3D Context View - South West

KEY



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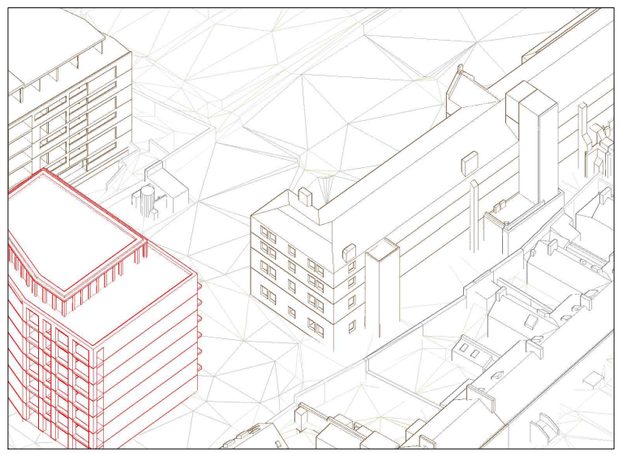

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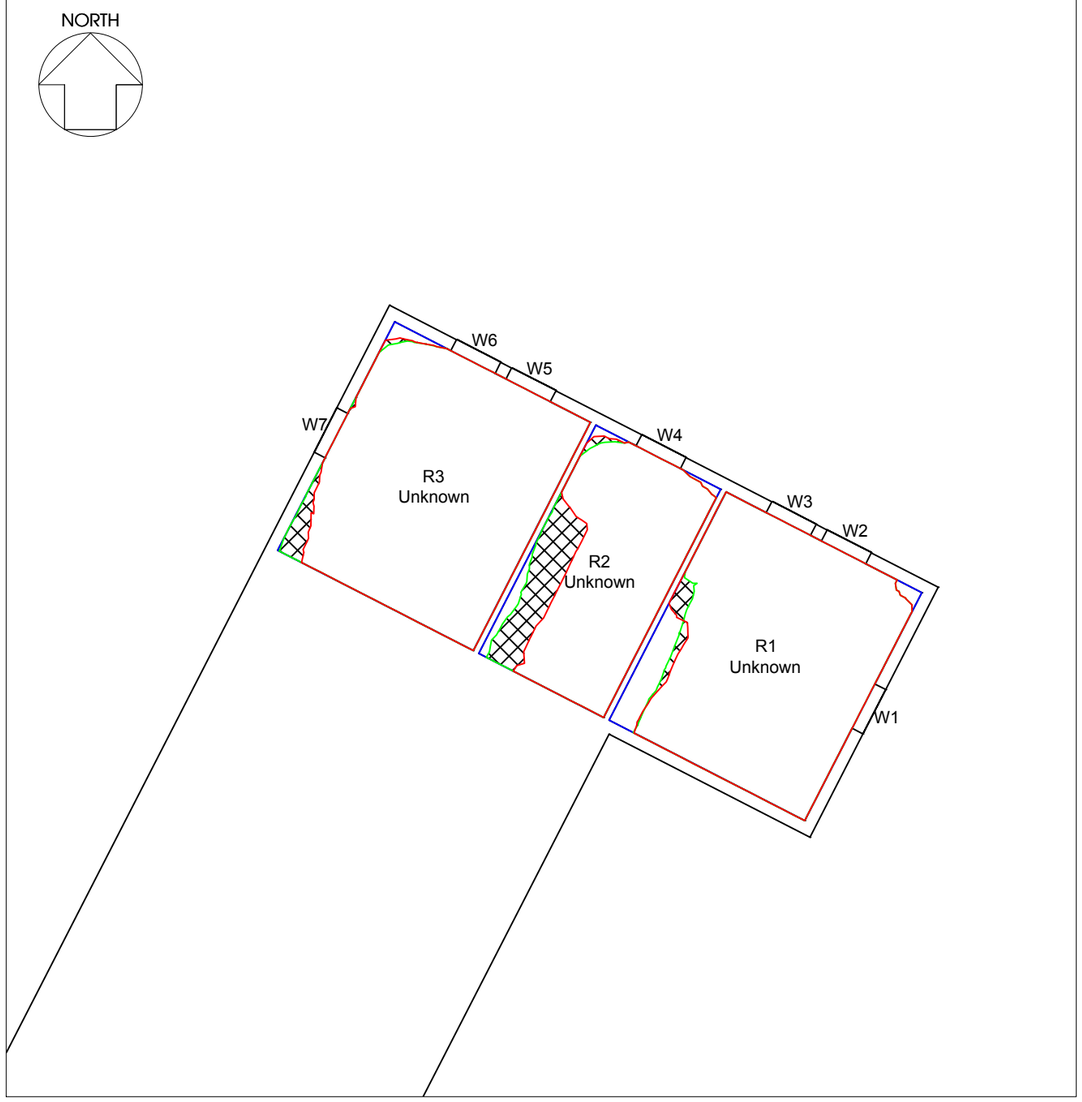
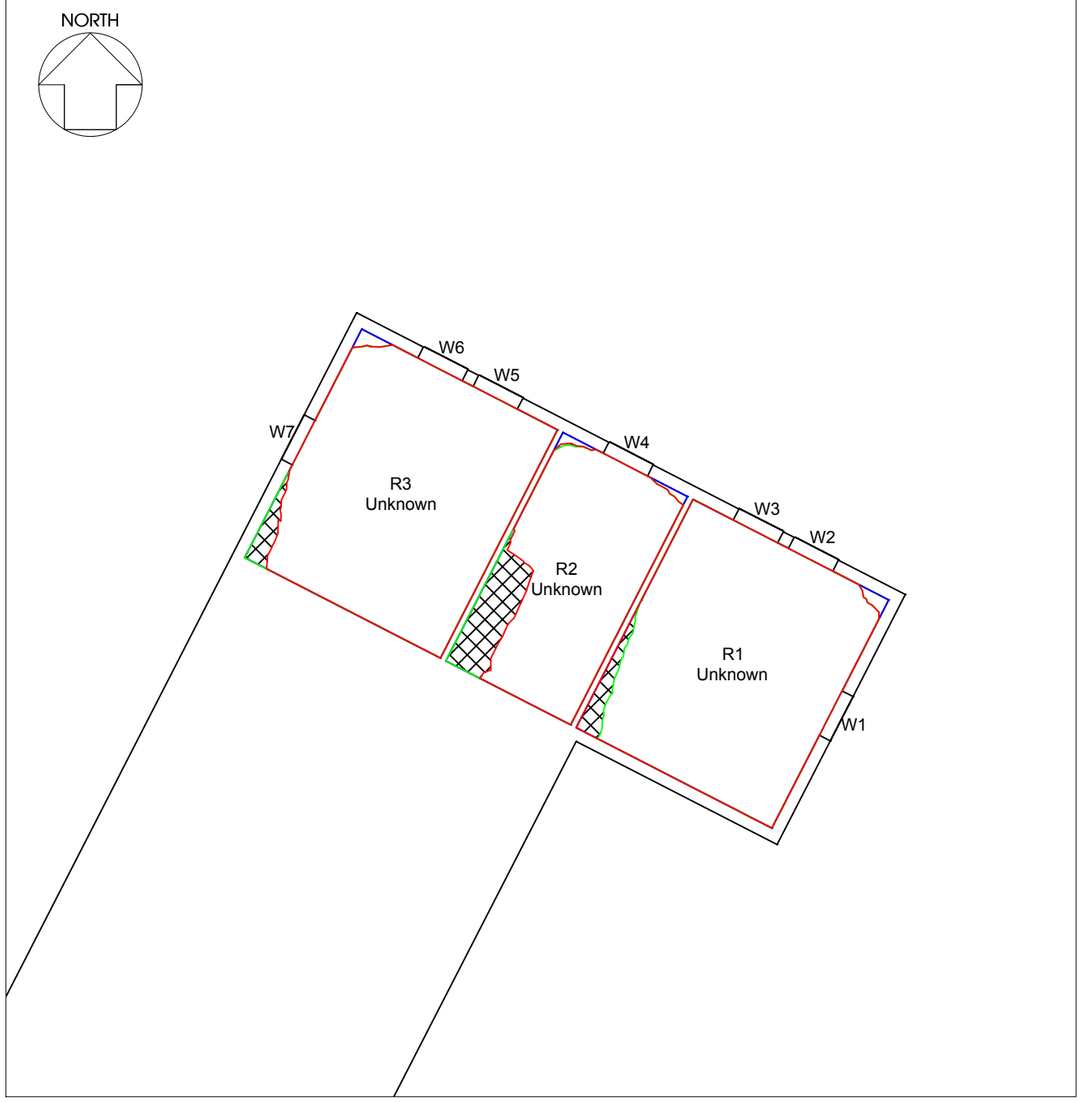
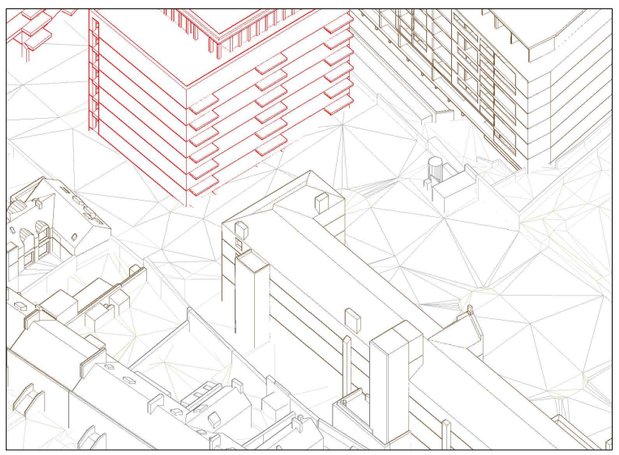


St Michael's Hospital - Second Floor



St Michael's Hospital - Third Floor



3D Context View - South West

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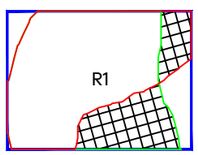

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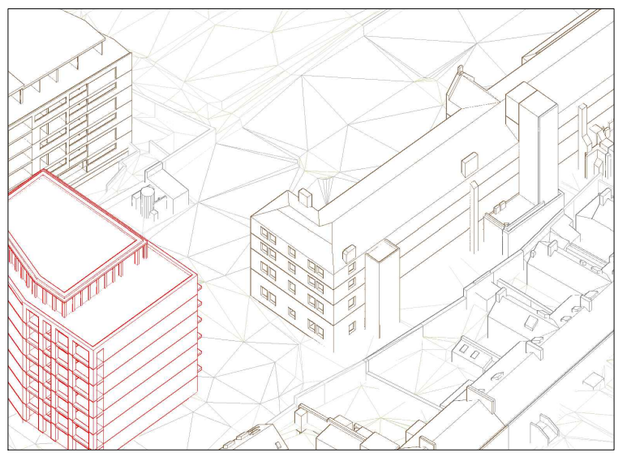

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P18-143D-RAU-01-ZZ-DR-A-PL1-32010-P7-Building 01 - Elevations 01.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31001-P7-Building 02 - Ground, First.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31003-P7-Building 02 - Roof Plan.dwg
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DRAWING NO.	RELEASE NO.
88714_DD_13	4

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Harbour View - Flat 1							
Ground	R1	LD	7.1	25.6	3.6	-260	YES
Harbour View - Flat 2							
Ground	R1	Bedroom	2.4	11.4	4.78	-379	YES
Ground	R2	LD	6.4	23.2	3.64	-264	YES
Harbour View - Flat 3							
Ground	R1	LD	4.7	29.2	6.25	-524	YES
Harbour View - Flat 4							
Ground	R1	Bedroom	4.6	21.0	4.61	-361	YES
Ground	R2	Bedroom	1.9	13.8	7.13	-613	YES
Harbour View - Flat 5							
Ground	R1	Bedroom	1.8	12.8	7.19	-620	YES
Ground	R2	Bedroom	2.1	11.1	5.19	-418	YES
Ground	R3	Bedroom	2.0	9.5	4.8	-380	YES
Harbour View - Flat 6							
Ground	R1	Bedroom	4.3	15.2	3.58	-259	YES
Ground	R2	Bedroom	2.9	12.1	4.16	-315	YES
Harbour View - Flat 7							
Ground	R1	Bedroom	2.8	11.8	4.25	-325	YES
Ground	R2	Bedroom	3.0	12.1	4.05	-305	YES
Ground	R3	Bedroom	3.5	12.5	3.58	-258	YES
Harbour View - Flat 8							
First	R1	LD	32.6	32.5	1	0	YES
Harbour View - Flat 9							
First	R1	LD	19.3	16.4	0.85	15	NO
First	R2	Bedroom	2.3	2.5	1.07	-7	YES
First	R3	Bedroom	4.5	7.1	1.57	-57	YES
First	R4	Bedroom	4.2	6.3	1.5	-50	YES
Harbour View - Flat 11							
First	R1	LD	0.4	13.9	33.46	-3217	YES
Harbour View - Flat 12							
First	R1	Bedroom	0.0	10.5	Infinity	0	YES
First	R2	LD	12.5	24.0	1.91	-91	YES
Harbour View - Flat 13							
First	R1	LD	0.0	25.9	Infinity	0	YES
Harbour View - Flat 14							
First	R1	LD	0.0	25.3	Infinity	0	YES
Harbour View - Flat 15							
First	R1	Bedroom	0.3	10.7	41.43	-4019	YES
First	R2	LD	8.3	26.7	3.23	-223	YES
Harbour View - Flat 16							
First	R1	LD	0.0	16.6	Infinity	0	YES
Harbour View - Flat 17							
First	R1	LD	0.1	16.3	252.67	-27050	YES
Harbour View - Flat 18							
First	R1	Bedroom	0.7	4.2	6.35	-539	YES
First	R2	LD	1.0	15.1	14.62	-1356	YES
Harbour View - Flat 19							
First	R1	LD	9.8	31.9	3.27	-227	YES
Harbour View - Flat 22							
First	R1	Bedroom	4.9	11.5	2.34	-134	YES
First	R2	LKD	19.5	27.6	1.42	-42	YES
Harbour View - Flat 23							
Second	R1	LD	32.6	32.5	1	0	YES

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Harbour View - Flat 24							
Second	R1	LD	20.1	16.9	0.84	16	NO
Second	R2	Bedroom	2.4	3.1	1.28	-28	YES
Second	R3	Bedroom	4.6	7.1	1.52	-52	YES
Second	R4	Bedroom	4.3	6.3	1.45	-45	YES
Harbour View - Flat 26							
Second	R1	LD	1.5	14.0	9.55	-858	YES
Harbour View - Flat 27							
Second	R1	Bedroom	0.8	10.5	12.52	-1154	YES
Second	R2	LD	12.7	24.8	1.94	-94	YES
Harbour View - Flat 28							
Second	R1	LD	1.2	25.9	22.14	-2112	YES
Harbour View - Flat 29							
Second	R1	LD	1.2	25.3	21.11	-2007	YES
Harbour View - Flat 30							
Second	R1	Bedroom	0.9	10.7	11.48	-1052	YES
Second	R2	LD	9.2	26.7	2.91	-191	YES
Harbour View - Flat 31							
Second	R1	LD	1.1	19.8	17.3	-1634	YES
Harbour View - Flat 32							
Second	R1	LD	1.2	15.0	12.91	-1194	YES
Harbour View - Flat 33							
Second	R1	Bedroom	1.8	8.6	4.8	-380	YES
Second	R2	LD	9.0	24.9	2.75	-175	YES
Harbour View - Flat 34							
Second	R1	LD	2.4	25.9	10.64	-964	YES
Harbour View - Flat 35							
Second	R1	Bedroom	5.8	12.9	2.22	-122	YES
Second	R2	Bedroom	7.4	11.5	1.56	-56	YES
Harbour View - Flat 37							
Second	R1	Bedroom	6.7	11.6	1.74	-74	YES
Second	R2	LKD	21.9	27.6	1.26	-26	YES
Harbour View - Flat 38							
Third	R1	LD	32.6	32.5	1	0	YES
Harbour View - Flat 39							
Third	R1	LD	21.0	18.0	0.86	14	NO
Third	R2	Bedroom	3.1	3.6	1.16	-16	YES
Third	R3	Bedroom	5.1	7.1	1.37	-37	YES
Third	R4	Bedroom	4.9	6.3	1.29	-29	YES
Harbour View - Flat 41							
Third	R1	LD	3.6	14.0	3.84	-284	YES
Harbour View - Flat 42							
Third	R1	Bedroom	2.4	10.5	4.45	-345	YES
Third	R2	LD	13.4	25.7	1.91	-91	YES
Harbour View - Flat 43							
Third	R1	LD	3.3	25.9	7.75	-675	YES
Harbour View - Flat 44							
Third	R1	LD	3.2	25.3	7.96	-695	YES
Harbour View - Flat 45							
Third	R1	Bedroom	2.3	10.7	4.62	-362	YES
Third	R2	LD	11.2	26.8	2.39	-139	YES
Harbour View - Flat 46							
Third	R1	LD	3.3	19.8	6.11	-510	YES
Harbour View - Flat 47							

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Third	R1	LD	3.3	15.2	4.66	-365	YES
Harbour View - Flat 48							
Third	R1	Bedroom	2.6	8.6	3.33	-232	YES
Third	R2	LD	10.9	25.6	2.36	-135	YES
Harbour View - Flat 49							
Third	R1	LD	3.9	25.9	6.61	-561	YES
Harbour View - Flat 50							
Third	R1	Bedroom	6.2	12.9	2.09	-109	YES
Third	R2	Bedroom	8.2	11.5	1.41	-41	YES
Harbour View - Flat 52							
Third	R1	Bedroom	8.2	11.6	1.42	-42	YES
Third	R2	LKD	23.0	27.6	1.2	-20	YES
Harbour View - Flat 53							
Fourth	R1	LD	32.6	32.5	1	0	YES
Harbour View - Flat 54							
Fourth	R1	LD	23.2	20.2	0.87	13	NO
Fourth	R2	Bedroom	4.9	3.8	0.76	24	NO
Fourth	R3	Bedroom	6.7	7.1	1.05	-5	YES
Fourth	R4	Bedroom	6.6	6.3	0.95	5	NO
Harbour View - Flat 56							
Fourth	R1	LD	7.6	14.1	1.86	-86	YES
Harbour View - Flat 57							
Fourth	R1	Bedroom	4.6	10.6	2.28	-128	YES
Fourth	R2	LD	15.7	26.2	1.66	-66	YES
Harbour View - Flat 58							
Fourth	R1	LD	6.6	25.9	3.93	-293	YES
Harbour View - Flat 59							
Fourth	R1	LD	6.4	25.3	3.95	-295	YES
Harbour View - Flat 60							
Fourth	R1	Bedroom	4.6	10.7	2.32	-132	YES
Fourth	R2	LD	14.4	26.8	1.86	-87	YES
Harbour View - Flat 61							
Fourth	R1	LD	6.6	19.9	3.02	-202	YES
Harbour View - Flat 62							
Fourth	R1	LD	6.6	15.2	2.29	-129	YES
Harbour View - Flat 63							
Fourth	R1	Bedroom	4.6	8.6	1.87	-87	YES
Fourth	R2	LD	14.0	25.7	1.84	-84	YES
Harbour View - Flat 64							
Fourth	R1	LD	7.0	25.9	3.71	-271	YES
Harbour View - Flat 65							
Fourth	R1	Bedroom	7.9	12.9	1.63	-63	YES
Fourth	R2	Bedroom	9.7	11.5	1.18	-18	YES
Harbour View - Flat 67							
Fourth	R1	Bedroom	8.7	11.6	1.33	-33	YES
Fourth	R2	LKD	24.4	27.6	1.13	-13	YES
Harbour View - Flat 68							
Fifth	R1	LD	32.6	32.5	1	0	YES
Harbour View - Flat 69							
Fifth	R1	LD	28.6	23.7	0.83	17	NO
Fifth	R2	Bedroom	8.1	3.8	0.47	53	NO
Fifth	R3	Bedroom	10.0	7.1	0.71	29	NO
Fifth	R4	Bedroom	10.3	6.3	0.61	39	NO

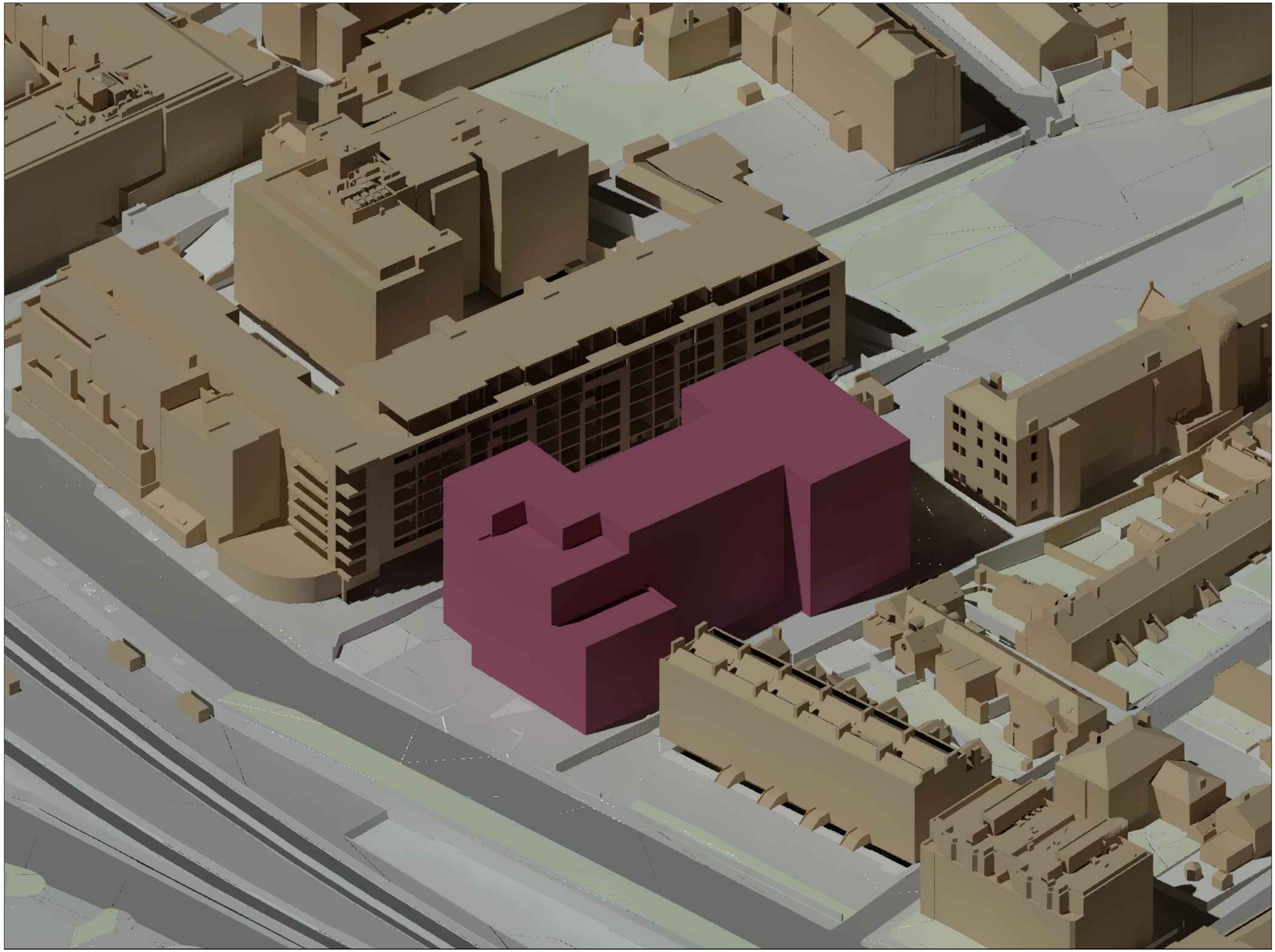
Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Harbour View - Flat 71							
Fifth	R1	LD	14.2	19.9	1.41	-41	YES
Harbour View - Flat 72							
Fifth	R1	Bedroom	8.8	10.6	1.2	-20	YES
Fifth	R2	LD	21.8	26.3	1.21	-21	YES
Harbour View - Flat 73							
Fifth	R1	LD	12.7	25.9	2.03	-103	YES
Harbour View - Flat 74							
Fifth	R1	LD	12.4	25.3	2.03	-103	YES
Harbour View - Flat 75							
Fifth	R1	Bedroom	8.9	10.7	1.2	-20	YES
Fifth	R2	LD	18.9	26.9	1.43	-43	YES
Harbour View - Flat 76							
Fifth	R1	LD	12.8	20.0	1.57	-57	YES
Harbour View - Flat 77							
Fifth	R1	LD	12.9	15.2	1.18	-18	YES
Harbour View - Flat 78							
Fifth	R1	Bedroom	8.9	8.6	0.97	3	NO
Fifth	R2	LD	18.9	25.9	1.37	-37	YES
Harbour View - Flat 79							
Fifth	R1	LD	12.6	25.9	2.05	-105	YES
Harbour View - Flat 80							
Fifth	R1	Bedroom	10.4	12.9	1.23	-23	YES
Fifth	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 82							
Fifth	R1	Bedroom	10.5	11.6	1.11	-11	YES
Fifth	R2	LKD	26.9	27.6	1.03	-3	YES
Harbour View - Flat 83							
Sixth	R1	LD	32.7	32.7	1	0	YES
Harbour View - Flat 84							
Sixth	R1	LD	28.8	25.4	0.88	12	NO
Sixth	R2	Bedroom	8.6	5.6	0.65	35	NO
Sixth	R3	Bedroom	10.3	7.8	0.76	24	NO
Sixth	R4	Bedroom	10.9	7.8	0.72	28	NO
Harbour View - Flat 86							
Sixth	R1	LD	26.2	21.3	0.81	19	NO
Harbour View - Flat 87							
Sixth	R1	Bedroom	10.7	10.7	1	0	YES
Sixth	R2	LD	27.1	27.1	1	0	YES
Harbour View - Flat 88							
Sixth	R1	LD	25.8	25.9	1	0	YES
Harbour View - Flat 89							
Sixth	R1	LD	25.2	25.3	1	0	YES
Harbour View - Flat 90							
Sixth	R1	Bedroom	10.7	10.7	1	0	YES
Sixth	R2	LD	27.1	27.1	1	0	YES
Harbour View - Flat 91							
Sixth	R1	LD	25.6	21.4	0.84	16	NO
Harbour View - Flat 92							
Sixth	R1	LD	26.1	19.6	0.75	25	NO
Harbour View - Flat 93							
Sixth	R1	Bedroom	10.7	9.7	0.91	9	NO
Sixth	R2	LD	27.0	26.4	0.98	2	NO
Harbour View - Flat 94							

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Sixth	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 95							
Sixth	R1	Bedroom	12.9	12.9	1	0	YES
Sixth	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 96							
Sixth	R1	Bedroom	11.6	11.6	1	0	YES
Sixth	R2	LKD	27.6	27.6	1	0	YES
Harbour View - Flat 98							
Seventh	R1	LD	41.5	41.5	1	0	YES
Seventh	R2	Bedroom	10.2	10.2	1	0	YES
Seventh	R3	Bedroom	10.8	10.8	1	0	YES
Seventh	R4	Bedroom	11.8	11.8	1	0	YES
Harbour View - Flat 99							
Seventh	R1	Bedroom	11.7	11.7	1	0	YES
Seventh	R2	LD	22.3	22.3	1	0	YES
Harbour View - Flat 100							
Seventh	R1	LD	20.9	20.9	1	0	YES
Seventh	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 101							
Seventh	R1	Bedroom	11.2	11.2	1	0	YES
Seventh	R2	LD	22.4	22.4	1	0	YES
Harbour View - Flat 102							
Seventh	R1	LD	22.2	22.2	1	0	YES
Seventh	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 103							
Seventh	R1	Bedroom	11.4	11.4	1	0	YES
Seventh	R2	LD	22.2	22.2	1	0	YES
Harbour View - Flat 104							
Seventh	R1	Bedroom	9.9	9.9	1	0	YES
Seventh	R2	Bedroom	9.5	9.5	1	0	YES
Harbour View - Flat 105							
Seventh	R1	Bedroom	11.4	11.4	1	0	YES
Seventh	R2	LD	20.6	20.6	1	0	YES

Floor Ref.	Window Ref.	Existing Winter %	Existing Annual %	Proposed Winter %	Proposed Annual %	Winter Times Former Value	Annual Times Former Value	BRE Compliant
Harbour View - Flat 8								
First	W1	0	6	0	6	1.00	1.00	YES
Harbour View - Flat 9								
First	W2	0	3	0	4	1.00	1.33	YES
Harbour View - Flat 19								
First	W3	1	1	1	7	1.00	7.00	YES
Harbour View - Flat 23								
Second	W1	0	6	0	6	1.00	1.00	YES
Harbour View - Flat 24								
Second	W2	0	5	0	5	1.00	1.00	YES
Harbour View - Flat 38								
Third	W1	0	6	0	6	1.00	1.00	YES
Harbour View - Flat 39								
Third	W2	0	7	0	5	1.00	0.71	NO
Harbour View - Flat 53								
Fourth	W1	0	7	0	7	1.00	1.00	YES
Harbour View - Flat 54								
Fourth	W2	2	10	1	6	0.50	0.60	NO
Harbour View - Flat 68								
Fifth	W1	0	7	0	7	1.00	1.00	YES
Harbour View - Flat 69								
Fifth	W2	4	15	2	8	0.50	0.53	NO
Harbour View - Flat 83								
Sixth	W1	2	23	2	23	1.00	1.00	YES
Harbour View - Flat 84								
Sixth	W2	4	18	4	13	1.00	0.72	NO
Harbour View - Flat 98								
Seventh	W5	7	38	7	38	1.00	1.00	YES

Appendix H

DLRCC Framework Assessment (Daylight and Sunlight studies)



3D Context View - View from North West - DLR Scheme

SOURCES OF INFORMATION:

REDDY ARCHITECTURE

3582 St Michaels Hospital, Dun Laoghaire - Elevations.dwg
3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31001-P7-Building 01 - Ground, Mezza.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31002-P7-Building 01 - Third, Fourth.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31004-P7-Building 01 - Roof Plan.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32010-P7-Building 01 - Elevations 01.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31001-P7-Building 02 - Ground, First.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31003-P7-Building 02 - Roof Plan.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-32010-P7-Building 02 - Elevations 01.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-31003-P7-Proposed Site Plan.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33001-P7-Sections A-A and B-B.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33002-P7-Section C-C and Section D-D.dwg
Proposed Building 01 - L01 - First Level Floor Plan.dwg
Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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200157_St_Michael's_Seafront_Quarter_Dublin_MASTER.dwg

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Rev.	Date	Amendments	Initial

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TITLE

3D Views
DLR scheme

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church,
Sea Front Quarter,
Dublin

DRAWN BY	CHECKED
SM	BSC
SCALE	DATE
1:500@A3	August 2020

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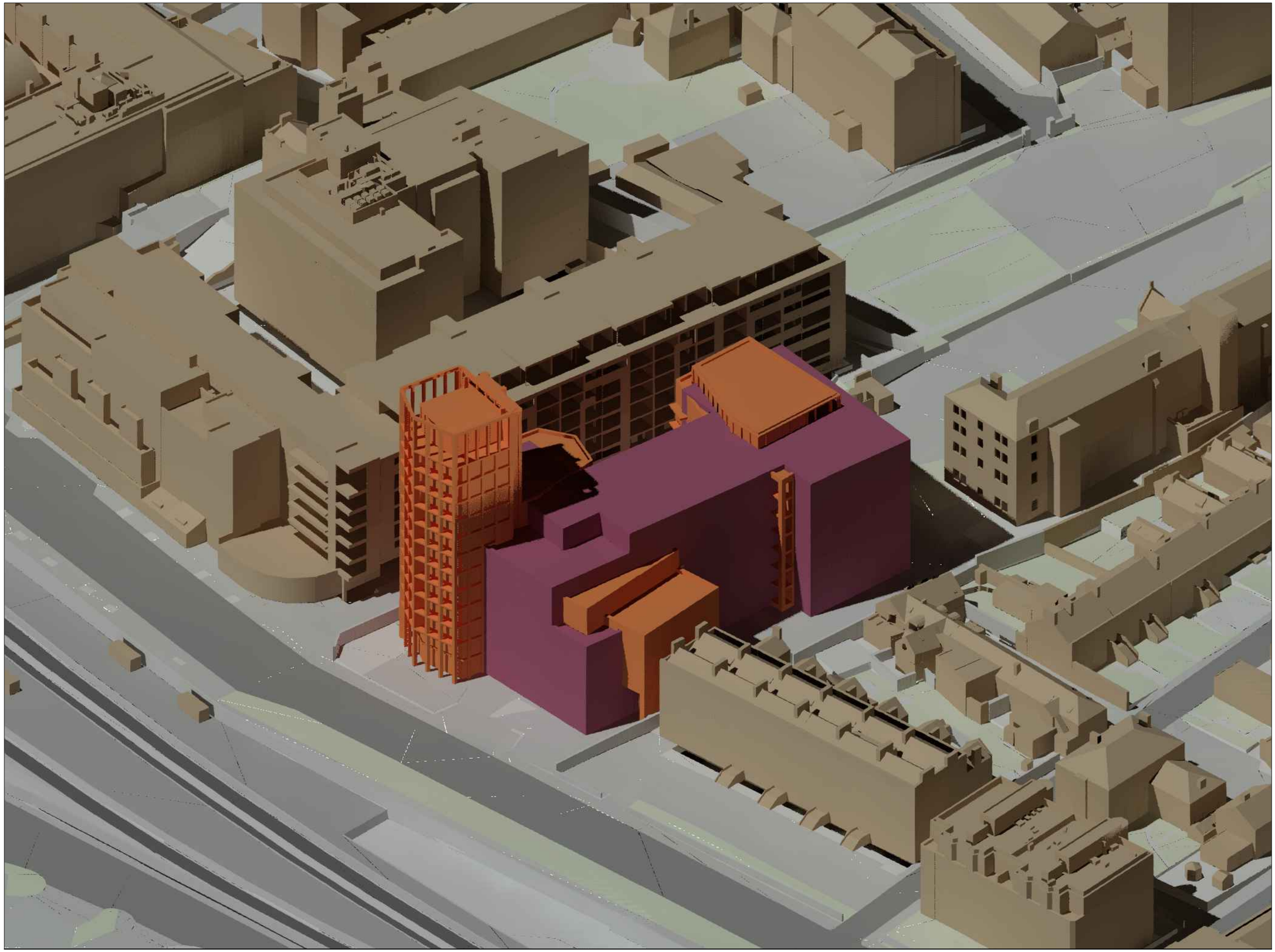
DRAWING NO.	RELEASE NO.
88714_CTXT_07	4



3D Context View - View from North West - DLR Scheme

SOURCES OF INFORMATION:

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3582 St.Michaels Hospital, Dun Laoghaire_ITM15_200_2D.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31001-P7-Building 01 - Ground, Mezza.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31002-P7-Building 01 - Third, Fourth.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31003-P7-Building 01 - Seventh, Eigh.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-31004-P7-Building 01 - Roof Plan.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32010-P7-Building 01 - Elevations 01.dwg
P18-143D-RAU-01-ZZ-DR-A-PL1-32011-P7-Building 01 - Elevations 02.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31001-P7-Building 02 - Ground, First.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31002-P7-Building 02 - Fourth, Fifth.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-31003-P7-Building 02 - Roof Plan.dwg
P18-143D-RAU-02-ZZ-DR-A-PL1-32010-P7-Building 02 - Elevations 01.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-31003-P7-Proposed Site Plan.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33001-P7-Sections A-A and B-B.dwg
P18-143D-RAU-ZZ-ZZ-DR-A-PL1-33002-P7-Section C-C and Section D-D.dwg
Proposed Building 01 - L01 - First Level Floor Plan.dwg
Proposed Building 01 - L02 - Second Floor Plan.dwg
Building 02 - L01 - First Floor Plan.dwg

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Rev.	Date	Amendments	Initial

HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
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TITLE

3D Views
DLR scheme

CLIENT

Reddy Architecture + Urbanism

PROJECT

St Michaels Church,
Sea Front Quarter,
Dublin

DRAWN BY	CHECKED
SM	BSC

SCALE	DATE
1:500@A3	August 2020

HOLLIS

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DRAWING NO.	RELEASE NO.
88714_CTXT_08	4

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Times Former Value	BRE Compliant
5 Charlemont Terrace						
Ground	W1	26.39	NO	26.39	1.00	Yes
Ground	W2	28.24	YES	28.62	1.01	Yes
Ground	W3	25.05	NO	26.38	1.05	Yes
Ground	W4	20.24	NO	23.39	1.16	Yes
Ground	W5	15.58	NO	21.17	1.36	Yes
Ground	W6	11.46	NO	18.20	1.59	Yes
Ground	W7	6.93	NO	12.28	1.77	Yes
Ground	W9	2.99	NO	3.11	1.04	Yes
Ground	W11	55.53	YES	61.14	1.10	Yes
Ground	W12	64.51	YES	65.28	1.01	Yes
Ground	W10	8.42	NO	8.75	1.04	Yes
First	W1	28.08	YES	29.88	1.06	Yes
First	W2	13.39	NO	13.69	1.02	Yes
Second	W1	30.32	YES	32.38	1.07	Yes
Second	W2	28.55	YES	30.75	1.08	Yes
5 The Mews						
Ground	W1	22.31	NO	22.49	1.01	Yes
Ground	W2	17.78	NO	17.78	1.00	Yes
Ground	W3	12.44	NO	12.22	0.98	No
Ground	W4	8.19	NO	9.53	1.16	Yes
Ground	W5	9.94	NO	13.05	1.31	Yes
Ground	W6	11.98	NO	15.91	1.33	Yes
First	W1	27.74	YES	28.12	1.01	Yes
First	W2	22.08	NO	22.67	1.03	Yes
First	W3	15.94	NO	20.29	1.27	Yes
First	W4	27.70	YES	28.19	1.02	Yes
6 The Mews						
First	W1	47.73	YES	57.78	1.21	Yes
First	W2	8.60	NO	11.59	1.35	Yes
First	W3	29.00	YES	28.90	1.00	Yes
1 Charlemont Avenue						
Ground	W1	14.39	NO	16.13	1.12	Yes
Ground	W2	14.74	NO	15.91	1.08	Yes
Ground	W3	16.88	NO	17.91	1.06	Yes
First	W1	23.78	NO	24.96	1.05	Yes
First	W2	18.55	NO	19.52	1.05	Yes
First	W3	24.79	NO	25.85	1.04	Yes
Harbour View - Flat 1						
Ground	W1	3.68	NO	4.79	1.30	Yes
Harbour View - Flat 2						
Ground	W1	3.23	NO	6.44	2.00	Yes
Ground	W2	3.01	NO	7.59	2.52	Yes
Harbour View - Flat 3						
Ground	W1	2.85	NO	8.08	2.83	Yes
Harbour View - Flat 4						
Ground	W1	2.82	NO	8.06	2.86	Yes
Ground	W2	2.83	NO	7.64	2.70	Yes
Harbour View - Flat 5						
Ground	W1	2.93	NO	7.17	2.45	Yes
Ground	W2	3.08	NO	6.46	2.10	Yes
Ground	W3	3.48	NO	5.56	1.60	Yes

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Times Former Value	BRE Compliant
Harbour View - Flat 6						
Ground	W1	4.44	NO	5.58	1.25	Yes
Ground	W2	6.27	NO	7.22	1.15	Yes
Harbour View - Flat 7						
Ground	W1	7.92	NO	8.52	1.08	Yes
Ground	W2	9.12	NO	9.43	1.03	Yes
Ground	W3	9.81	NO	10.14	1.03	Yes
Harbour View - Flat 8						
First	W1	6.23	NO	6.23	1.00	Yes
First	W2	38.34	YES	38.24	1.00	Yes
First	W3	27.85	YES	18.61	0.67	No
First	W4	13.65	NO	4.01	0.29	No
Harbour View - Flat 9						
First	W1	21.30	NO	11.30	0.53	No
First	W2	1.82	NO	1.07	0.59	No
First	W3	3.65	NO	1.52	0.42	No
First	W4	3.44	NO	1.50	0.44	No
First	W5	2.46	NO	1.95	0.79	No
Harbour View - Flat 11						
First	W1	0.00	NO	2.37	Infinity	Yes
Harbour View - Flat 12						
First	W1	0.02	NO	3.95	183.67	Yes
First	W2	3.34	NO	1.12	0.34	No
First	W3	15.88	NO	17.76	1.12	Yes
Harbour View - Flat 13						
First	W1	0.00	NO	5.38	Infinity	Yes
Harbour View - Flat 14						
First	W1	0.00	NO	5.39	Infinity	Yes
Harbour View - Flat 15						
First	W1	0.26	NO	5.16	20.25	Yes
First	W2	2.80	NO	3.01	1.08	Yes
First	W3	15.95	NO	18.48	1.16	Yes
Harbour View - Flat 16						
First	W1	0.82	NO	2.44	2.97	Yes
First	W2	0.00	NO	2.51	Infinity	Yes
Harbour View - Flat 17						
First	W1	1.56	NO	2.72	1.74	Yes
Harbour View - Flat 18						
First	W1	3.36	NO	3.82	1.14	Yes
First	W2	5.00	NO	5.92	1.19	Yes
Harbour View - Flat 19						
First	W1	6.79	NO	6.95	1.02	Yes
First	W2	7.18	NO	7.51	1.05	Yes
First	W3	3.61	NO	3.69	1.02	Yes
Harbour View - Flat 22						
First	W1	8.12	NO	8.46	1.04	Yes
First	W2	7.26	NO	7.61	1.05	Yes
First	W3	6.84	NO	5.60	0.82	No
First	W4	27.19	YES	27.18	1.00	Yes
Harbour View - Flat 23						
Second	W1	6.24	NO	6.24	1.00	Yes
Second	W2	38.53	YES	38.44	1.00	Yes
Second	W3	28.95	YES	19.06	0.66	No
Second	W4	14.81	NO	4.57	0.31	No

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Times Former Value	BRE Compliant
Harbour View - Flat 24						
Second	W1	22.35	NO	11.97	0.54	No
Second	W2	2.60	NO	1.46	0.56	No
Second	W3	3.95	NO	1.66	0.42	No
Second	W4	3.83	NO	1.71	0.45	No
Second	W5	2.89	NO	2.10	0.73	No
Harbour View - Flat 26						
Second	W1	0.65	NO	2.60	4.01	Yes
Harbour View - Flat 27						
Second	W1	0.83	NO	4.32	5.18	Yes
Second	W2	3.94	NO	1.27	0.32	No
Second	W3	17.92	NO	19.13	1.07	Yes
Harbour View - Flat 28						
Second	W1	0.95	NO	6.07	6.42	Yes
Harbour View - Flat 29						
Second	W1	0.91	NO	6.09	6.71	Yes
Harbour View - Flat 30						
Second	W1	1.13	NO	5.88	5.21	Yes
Second	W2	3.72	NO	3.55	0.95	No
Second	W3	17.95	NO	20.05	1.12	Yes
Harbour View - Flat 31						
Second	W1	1.05	NO	3.88	3.69	Yes
Harbour View - Flat 32						
Second	W1	1.24	NO	2.68	2.15	Yes
Harbour View - Flat 33						
Second	W1	3.15	NO	3.67	1.17	Yes
Second	W2	3.38	NO	2.81	0.83	No
Second	W3	23.26	NO	22.43	0.96	No
Harbour View - Flat 34						
Second	W1	7.14	NO	7.45	1.04	Yes
Harbour View - Flat 35						
Second	W1	27.73	YES	27.49	0.99	Yes
Harbour View - Flat 37						
Second	W1	8.06	NO	8.37	1.04	Yes
Second	W2	3.61	NO	2.93	0.81	No
Second	W3	29.16	YES	29.09	1.00	Yes
Harbour View - Flat 38						
Third	W1	6.26	NO	6.26	1.00	Yes
Third	W2	38.76	YES	38.67	1.00	Yes
Third	W3	30.29	YES	19.60	0.65	No
Third	W4	16.35	NO	5.36	0.33	No
Harbour View - Flat 39						
Third	W1	24.03	NO	13.04	0.54	No
Third	W2	3.61	NO	2.27	0.63	No
Third	W3	4.43	NO	1.85	0.42	No
Third	W4	4.48	NO	1.98	0.44	No
Third	W5	3.55	NO	2.23	0.63	No
Harbour View - Flat 41						
Third	W1	1.69	NO	2.83	1.67	Yes
Harbour View - Flat 42						
Third	W1	2.20	NO	4.68	2.13	Yes
Third	W2	4.68	NO	1.50	0.32	No
Third	W3	20.93	NO	21.09	1.01	Yes
Harbour View - Flat 43						

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Times Former Value	BRE Compliant
Third	W1	2.69	NO	6.90	2.56	Yes

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Times Former Value	BRE Compliant
Harbour View - Flat 44						
Third	W1	2.58	NO	6.97	2.70	Yes
Harbour View - Flat 45						
Third	W1	2.56	NO	6.75	2.64	Yes
Third	W2	4.74	NO	4.15	0.87	No
Third	W3	20.89	NO	22.33	1.07	Yes
Harbour View - Flat 46						
Third	W1	1.92	NO	4.47	2.33	Yes
Harbour View - Flat 47						
Third	W1	1.81	NO	3.09	1.71	Yes
Harbour View - Flat 48						
Third	W1	3.50	NO	4.03	1.15	Yes
Third	W2	4.36	NO	3.55	0.81	No
Third	W3	25.11	NO	24.02	0.96	No
Harbour View - Flat 49						
Third	W1	7.88	NO	8.35	1.06	Yes
Harbour View - Flat 50						
Third	W1	29.48	YES	29.15	0.99	Yes
Harbour View - Flat 52						
Third	W1	9.36	NO	9.67	1.03	Yes
Third	W2	4.59	NO	3.82	0.83	No
Third	W3	31.72	YES	31.53	0.99	Yes
Harbour View - Flat 53						
Fourth	W1	6.60	NO	6.60	1.00	Yes
Fourth	W2	39.01	YES	38.92	1.00	Yes
Fourth	W3	31.95	YES	20.27	0.63	No
Fourth	W4	18.30	NO	6.37	0.35	No
Harbour View - Flat 54						
Fourth	W1	26.27	NO	14.47	0.55	No
Fourth	W2	4.75	NO	3.41	0.72	No
Fourth	W3	5.07	NO	2.10	0.41	No
Fourth	W4	5.30	NO	2.32	0.44	No
Fourth	W5	4.30	NO	2.38	0.55	No
Harbour View - Flat 56						
Fourth	W1	2.88	NO	3.08	1.07	Yes
Harbour View - Flat 57						
Fourth	W1	3.92	NO	5.11	1.30	Yes
Fourth	W2	5.60	NO	1.84	0.33	No
Fourth	W3	24.44	NO	23.36	0.96	No
Harbour View - Flat 58						
Fourth	W1	5.15	NO	8.01	1.55	Yes
Harbour View - Flat 59						
Fourth	W1	4.94	NO	8.16	1.65	Yes
Harbour View - Flat 60						
Fourth	W1	4.78	NO	7.86	1.64	Yes
Fourth	W2	5.85	NO	4.81	0.82	No
Fourth	W3	24.35	NO	25.00	1.03	Yes
Harbour View - Flat 61						
Fourth	W1	4.12	NO	5.16	1.25	Yes
Harbour View - Flat 62						
Fourth	W1	3.76	NO	3.59	0.96	No
Harbour View - Flat 63						
Fourth	W1	5.10	NO	4.52	0.89	No
Fourth	W2	5.45	NO	4.46	0.82	No

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Times Former Value	BRE Compliant
Fourth	W3	27.77	YES	26.44	0.95	No
Harbour View - Flat 64						
Fourth	W1	9.38	NO	9.31	0.99	No
Harbour View - Flat 65						
Fourth	W1	32.17	YES	31.62	0.98	Yes
Harbour View - Flat 67						
Fourth	W1	10.72	NO	10.98	1.02	Yes
Fourth	W2	5.63	NO	4.78	0.85	No
Fourth	W3	33.37	YES	33.09	0.99	Yes
Harbour View - Flat 68						
Fifth	W1	7.58	NO	7.58	1.00	Yes
Fifth	W2	39.31	YES	39.23	1.00	Yes
Fifth	W3	33.91	YES	21.10	0.62	No
Fifth	W4	20.69	NO	7.63	0.37	No
Harbour View - Flat 69						
Fifth	W1	29.21	YES	16.36	0.56	No
Fifth	W2	6.01	NO	4.73	0.79	No
Fifth	W3	8.18	NO	3.26	0.40	No
Fifth	W4	8.61	NO	3.63	0.42	No
Fifth	W5	7.33	NO	3.45	0.47	No
Harbour View - Flat 71						
Fifth	W1	6.40	NO	4.84	0.76	No
Harbour View - Flat 72						
Fifth	W1	6.99	NO	6.51	0.93	No
Fifth	W2	6.69	NO	2.33	0.35	No
Fifth	W3	28.37	YES	26.05	0.92	No
Harbour View - Flat 73						
Fifth	W1	8.20	NO	9.82	1.20	Yes
Harbour View - Flat 74						
Fifth	W1	8.18	NO	10.04	1.23	Yes
Harbour View - Flat 75						
Fifth	W1	7.69	NO	9.38	1.22	Yes
Fifth	W2	7.01	NO	5.53	0.79	No
Fifth	W3	28.25	YES	28.03	0.99	Yes
Harbour View - Flat 76						
Fifth	W1	7.28	NO	7.04	0.97	No
Harbour View - Flat 77						
Fifth	W1	6.72	NO	5.41	0.81	No
Harbour View - Flat 78						
Fifth	W1	7.65	NO	6.10	0.80	No
Fifth	W2	6.63	NO	5.51	0.83	No
Fifth	W3	30.79	YES	29.20	0.95	Yes
Harbour View - Flat 79						
Fifth	W1	11.42	NO	10.81	0.95	No
Harbour View - Flat 80						
Fifth	W1	33.97	YES	33.28	0.98	Yes
Harbour View - Flat 82						
Fifth	W1	12.14	NO	12.26	1.01	Yes
Fifth	W2	6.72	NO	5.81	0.87	No
Fifth	W3	35.78	YES	35.35	0.99	Yes
Harbour View - Flat 83						
Sixth	W1	24.28	NO	24.28	1.00	Yes
Sixth	W2	39.57	YES	39.48	1.00	Yes
Sixth	W3	36.63	YES	22.41	0.61	No

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Times Former Value	BRE Compliant
Sixth	W4	23.48	NO	9.21	0.39	No
Harbour View - Flat 84						
Sixth	W1	33.62	YES	19.34	0.58	No
Sixth	W2	7.36	NO	6.22	0.85	No
Sixth	W3	11.74	NO	5.55	0.47	No
Sixth	W4	12.37	NO	6.23	0.50	No
Sixth	W5	10.79	NO	5.89	0.55	No
Harbour View - Flat 86						
Sixth	W1	10.44	NO	7.42	0.71	No
Harbour View - Flat 87						
Sixth	W1	10.31	NO	9.07	0.88	No
Sixth	W2	7.90	NO	3.10	0.39	No
Sixth	W3	33.41	YES	30.07	0.90	Yes
Harbour View - Flat 88						
Sixth	W1	11.30	NO	11.81	1.04	Yes
Harbour View - Flat 89						
Sixth	W1	11.29	NO	12.09	1.07	Yes
Harbour View - Flat 90						
Sixth	W1	10.81	NO	11.43	1.06	Yes
Sixth	W2	8.15	NO	6.26	0.77	No
Sixth	W3	33.26	YES	31.77	0.96	Yes
Harbour View - Flat 91						
Sixth	W1	10.66	NO	9.86	0.92	No
Harbour View - Flat 92						
Sixth	W1	11.16	NO	9.61	0.86	No
Harbour View - Flat 93						
Sixth	W1	10.38	NO	8.71	0.84	No
Sixth	W2	7.85	NO	6.64	0.85	No
Sixth	W3	34.04	YES	32.25	0.95	Yes
Harbour View - Flat 94						
Sixth	W1	13.49	NO	12.64	0.94	No
Harbour View - Flat 95						
Sixth	W1	36.52	YES	35.57	0.97	Yes
Harbour View - Flat 96						
Sixth	W1	13.45	NO	13.42	1.00	Yes
Sixth	W2	7.80	NO	6.86	0.88	No
Sixth	W3	37.24	YES	36.73	0.99	Yes
Harbour View - Flat 98						
Seventh	W1	38.08	YES	35.82	0.94	Yes
Seventh	W2	35.82	YES	25.92	0.72	No
Seventh	W3	36.02	YES	28.63	0.79	Yes
Seventh	W4	36.35	YES	30.17	0.83	Yes
Seventh	W5	21.84	NO	21.43	0.98	No
Seventh	W6	33.09	YES	29.01	0.88	Yes
Harbour View - Flat 99						
Seventh	W1	33.33	YES	29.71	0.89	Yes
Seventh	W2	20.31	NO	16.49	0.81	No
Seventh	W3	36.37	YES	33.49	0.92	Yes
Harbour View - Flat 100						
Seventh	W1	36.35	YES	34.04	0.94	Yes
Seventh	W2	10.84	NO	8.19	0.76	No
Seventh	W3	33.51	YES	31.73	0.95	Yes
Harbour View - Flat 101						
Seventh	W1	33.32	YES	31.33	0.94	Yes

Floor Ref.	Window Ref.	Existing VSC	Existing Pass?	Proposed VSC	Times Former Value	BRE Compliant
Seventh	W2	20.08	NO	18.20	0.91	No
Seventh	W3	36.30	YES	34.16	0.94	Yes
Harbour View - Flat 102						
Seventh	W1	36.38	YES	34.26	0.94	Yes
Seventh	W2	10.83	NO	9.25	0.85	No
Seventh	W3	33.48	YES	31.89	0.95	Yes
Harbour View - Flat 103						
Seventh	W1	33.85	YES	32.39	0.96	Yes
Seventh	W2	20.75	NO	19.07	0.92	No
Seventh	W3	37.15	YES	35.80	0.96	Yes
Harbour View - Flat 104						
Seventh	W1	37.05	YES	35.97	0.97	Yes
Seventh	W2	37.18	YES	36.26	0.98	Yes
Harbour View - Flat 105						
Seventh	W1	37.32	YES	36.55	0.98	Yes
Seventh	W2	37.47	YES	36.86	0.98	Yes
St Michaels Hospital						
Ground	W1	26.47	NO	26.47	1.00	Yes
Ground	W2	17.75	NO	21.38	1.20	Yes
Ground	W3	18.53	NO	22.46	1.21	Yes
Ground	W4	20.67	NO	24.81	1.20	Yes
Ground	W5	23.59	NO	26.41	1.12	Yes
Ground	W6	24.91	NO	26.99	1.08	Yes
Ground	W7	28.93	YES	28.93	1.00	Yes
First	W1	29.70	YES	29.67	1.00	Yes
First	W2	21.71	NO	24.98	1.15	Yes
First	W3	22.43	NO	25.98	1.16	Yes
First	W4	24.55	NO	28.28	1.15	Yes
First	W5	27.16	YES	29.76	1.10	Yes
First	W6	28.35	YES	30.35	1.07	Yes
First	W7	32.35	YES	32.35	1.00	Yes
Second	W1	32.41	YES	32.31	1.00	Yes
Second	W2	25.65	NO	28.29	1.10	Yes
Second	W3	26.29	NO	29.16	1.11	Yes
Second	W4	28.11	YES	31.17	1.11	Yes
Second	W5	30.32	YES	32.49	1.07	Yes
Second	W6	31.31	YES	33.01	1.05	Yes
Second	W7	33.91	YES	33.91	1.00	Yes
Third	W1	34.59	YES	34.42	0.99	Yes
Third	W2	29.33	YES	31.06	1.06	Yes
Third	W3	29.82	YES	31.74	1.06	Yes
Third	W4	31.19	YES	33.35	1.07	Yes
Third	W5	32.86	YES	34.43	1.05	Yes
Third	W6	33.60	YES	34.85	1.04	Yes
Third	W7	37.69	YES	37.69	1.00	Yes

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
5 Charlemont Terrace							
Ground	R1	Kitchen	47.3	47.4	1	0	YES
Ground	R2	Dining Room	10.5	10.5	1	0	YES
First	R1	Unknown	16.4	18.0	1.1	-10	YES
First	R2	Unknown	12.2	12.2	1	0	YES
Second	R1	Unknown	18.9	19.5	1.03	-3	YES
Second	R2	Unknown	12.8	12.8	1	0	YES
5 The Mews							
Ground	R1	LKD	36.4	43.8	1.2	-20	YES
First	R1	Bedroom	14.0	14.0	1	0	YES
First	R2	Bedroom	13.3	14.3	1.08	-8	YES
6 The Mews							
First	R1	Unknown	23.7	23.7	1	0	YES
1 Charlemont Avenue							
Ground	R1	Unknown	6.7	7.2	1.08	-8	YES
Ground	R2	Unknown	16.8	17.5	1.04	-4	YES
First	R1	Unknown	8.8	9.3	1.05	-5	YES
First	R2	Unknown	9.0	9.5	1.06	-6	YES
First	R3	Unknown	9.3	9.8	1.06	-6	YES
Harbour View - Flat 1							
Ground	R1	LD	8.4	25.6	3.05	-205	YES
Harbour View - Flat 2							
Ground	R1	Bedroom	2.8	11.4	4.04	-304	YES
Ground	R2	LD	7.4	23.2	3.14	-214	YES
Harbour View - Flat 3							
Ground	R1	LD	5.8	29.2	5.06	-406	YES
Harbour View - Flat 4							
Ground	R1	Bedroom	6.0	21.0	3.5	-250	YES
Ground	R2	Bedroom	3.0	13.8	4.65	-364	YES
Harbour View - Flat 5							
Ground	R1	Bedroom	3.0	12.8	4.28	-329	YES
Ground	R2	Bedroom	3.8	11.1	2.9	-190	YES
Ground	R3	Bedroom	4.2	9.5	2.26	-126	YES
Harbour View - Flat 6							
Ground	R1	Bedroom	13.0	15.2	1.18	-18	YES
Ground	R2	Bedroom	11.0	12.1	1.1	-10	YES
Harbour View - Flat 7							
Ground	R1	Bedroom	11.8	11.8	1	0	YES
Ground	R2	Bedroom	12.1	12.1	1	0	YES
Ground	R3	Bedroom	12.5	12.5	1	0	YES
Harbour View - Flat 8							
First	R1	LD	32.6	32.5	1	0	YES
Harbour View - Flat 9							
First	R1	LD	24.4	16.4	0.67	33	NO
First	R2	Bedroom	4.0	2.5	0.62	38	NO
First	R3	Bedroom	6.3	7.1	1.11	-11	YES
First	R4	Bedroom	5.3	6.3	1.17	-17	YES
Harbour View - Flat 11							
First	R1	LD	1.3	13.9	10.7	-972	YES
Harbour View - Flat 12							
First	R1	Bedroom	0.7	10.5	15.75	-1466	YES
First	R2	LD	12.7	24.0	1.9	-89	YES
Harbour View - Flat 13							
First	R1	LD	0.8	25.9	33.47	-3260	YES

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Harbour View - Flat 14							
First	R1	LD	0.8	25.3	33.8	-3271	YES
Harbour View - Flat 15							
First	R1	Bedroom	2.3	10.7	4.69	-368	YES
First	R2	LD	8.7	26.7	3.06	-206	YES
Harbour View - Flat 16							
First	R1	LD	1.8	16.6	9.4	-838	YES
Harbour View - Flat 17							
First	R1	LD	8.8	16.3	1.85	-85	YES
Harbour View - Flat 18							
First	R1	Bedroom	3.6	4.2	1.19	-19	YES
First	R2	LD	12.9	15.1	1.17	-17	YES
Harbour View - Flat 19							
First	R1	LD	31.9	31.9	1	0	YES
Harbour View - Flat 22							
First	R1	Bedroom	11.5	11.5	1	0	YES
First	R2	LKD	27.6	27.6	1	0	YES
Harbour View - Flat 23							
Second	R1	LD	32.6	32.5	1	0	YES
Harbour View - Flat 24							
Second	R1	LD	24.8	16.9	0.68	32	NO
Second	R2	Bedroom	4.0	3.1	0.77	23	NO
Second	R3	Bedroom	6.4	7.1	1.1	-10	YES
Second	R4	Bedroom	5.5	6.3	1.14	-14	YES
Harbour View - Flat 26							
Second	R1	LD	2.5	14.0	5.58	-459	YES
Harbour View - Flat 27							
Second	R1	Bedroom	1.6	10.5	6.53	-554	YES
Second	R2	LD	12.8	24.8	1.93	-93	YES
Harbour View - Flat 28							
Second	R1	LD	2.3	25.9	11.25	-1025	YES
Harbour View - Flat 29							
Second	R1	LD	2.2	25.3	11.41	-1039	YES
Harbour View - Flat 30							
Second	R1	Bedroom	2.8	10.7	3.89	-289	YES
Second	R2	LD	9.5	26.7	2.8	-180	YES
Harbour View - Flat 31							
Second	R1	LD	4.9	19.8	4.03	-303	YES
Harbour View - Flat 32							
Second	R1	LD	6.6	15.0	2.27	-127	YES
Harbour View - Flat 33							
Second	R1	Bedroom	8.0	8.6	1.07	-7	YES
Second	R2	LD	20.6	24.9	1.21	-21	YES
Harbour View - Flat 34							
Second	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 35							
Second	R1	Bedroom	12.9	12.9	1	0	YES
Second	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 37							
Second	R1	Bedroom	11.6	11.6	1	0	YES
Second	R2	LKD	27.6	27.6	1	0	YES
Harbour View - Flat 38							
Third	R1	LD	32.6	32.5	1	0	YES
Harbour View - Flat 39							

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Third	R1	LD	25.1	18.0	0.72	28	NO
Third	R2	Bedroom	4.5	3.6	0.81	19	NO
Third	R3	Bedroom	6.7	7.1	1.05	-5	YES
Third	R4	Bedroom	5.9	6.3	1.07	-6	YES
Harbour View - Flat 41							
Third	R1	LD	4.4	14.0	3.18	-218	YES
Harbour View - Flat 42							
Third	R1	Bedroom	3.1	10.5	3.38	-238	YES
Third	R2	LD	13.4	25.7	1.92	-92	YES
Harbour View - Flat 43							
Third	R1	LD	4.5	25.9	5.81	-482	YES
Harbour View - Flat 44							
Third	R1	LD	4.3	25.3	5.86	-485	YES
Harbour View - Flat 45							
Third	R1	Bedroom	3.6	10.7	3.01	-201	YES
Third	R2	LD	11.4	26.8	2.34	-134	YES
Harbour View - Flat 46							
Third	R1	LD	6.1	19.8	3.24	-224	YES
Harbour View - Flat 47							
Third	R1	LD	7.7	15.2	1.97	-97	YES
Harbour View - Flat 48							
Third	R1	Bedroom	8.2	8.6	1.05	-5	YES
Third	R2	LD	21.5	25.6	1.19	-19	YES
Harbour View - Flat 49							
Third	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 50							
Third	R1	Bedroom	12.9	12.9	1	0	YES
Third	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 52							
Third	R1	Bedroom	11.6	11.6	1	0	YES
Third	R2	LKD	27.6	27.6	1	0	YES
Harbour View - Flat 53							
Fourth	R1	LD	32.6	32.5	1	0	YES
Harbour View - Flat 54							
Fourth	R1	LD	26.0	20.2	0.78	22	NO
Fourth	R2	Bedroom	5.4	3.8	0.7	30	NO
Fourth	R3	Bedroom	7.5	7.1	0.94	6	NO
Fourth	R4	Bedroom	7.0	6.3	0.9	10	NO
Harbour View - Flat 56							
Fourth	R1	LD	7.6	14.1	1.85	-85	YES
Harbour View - Flat 57							
Fourth	R1	Bedroom	5.6	10.6	1.89	-89	YES
Fourth	R2	LD	14.7	26.2	1.78	-77	YES
Harbour View - Flat 58							
Fourth	R1	LD	8.0	25.9	3.23	-224	YES
Harbour View - Flat 59							
Fourth	R1	LD	7.8	25.3	3.25	-225	YES
Harbour View - Flat 60							
Fourth	R1	Bedroom	5.6	10.7	1.93	-93	YES
Fourth	R2	LD	14.8	26.8	1.81	-81	YES
Harbour View - Flat 61							
Fourth	R1	LD	8.4	19.9	2.36	-136	YES
Harbour View - Flat 62							
Fourth	R1	LD	9.6	15.2	1.58	-58	YES

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Harbour View - Flat 63							
Fourth	R1	Bedroom	8.4	8.6	1.03	-3	YES
Fourth	R2	LD	22.9	25.7	1.12	-12	YES
Harbour View - Flat 64							
Fourth	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 65							
Fourth	R1	Bedroom	12.9	12.9	1	0	YES
Fourth	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 67							
Fourth	R1	Bedroom	11.6	11.6	1	0	YES
Fourth	R2	LKD	27.6	27.6	1	0	YES
Harbour View - Flat 68							
Fifth	R1	LD	32.6	32.5	1	0	YES
Harbour View - Flat 69							
Fifth	R1	LD	28.8	23.7	0.82	18	NO
Fifth	R2	Bedroom	6.3	3.8	0.61	39	NO
Fifth	R3	Bedroom	9.5	7.1	0.74	26	NO
Fifth	R4	Bedroom	9.8	6.3	0.64	36	NO
Harbour View - Flat 71							
Fifth	R1	LD	14.5	19.9	1.37	-37	YES
Harbour View - Flat 72							
Fifth	R1	Bedroom	10.0	10.6	1.06	-6	YES
Fifth	R2	LD	19.2	26.3	1.37	-37	YES
Harbour View - Flat 73							
Fifth	R1	LD	14.4	25.9	1.8	-80	YES
Harbour View - Flat 74							
Fifth	R1	LD	14.0	25.3	1.8	-80	YES
Harbour View - Flat 75							
Fifth	R1	Bedroom	10.0	10.7	1.08	-8	YES
Fifth	R2	LD	20.8	26.9	1.29	-29	YES
Harbour View - Flat 76							
Fifth	R1	LD	12.9	20.0	1.56	-56	YES
Harbour View - Flat 77							
Fifth	R1	LD	12.3	15.2	1.24	-24	YES
Harbour View - Flat 78							
Fifth	R1	Bedroom	8.6	8.6	1	0	YES
Fifth	R2	LD	24.9	25.9	1.04	-4	YES
Harbour View - Flat 79							
Fifth	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 80							
Fifth	R1	Bedroom	12.9	12.9	1	0	YES
Fifth	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 82							
Fifth	R1	Bedroom	11.6	11.6	1	0	YES
Fifth	R2	LKD	27.6	27.6	1	0	YES
Harbour View - Flat 83							
Sixth	R1	LD	32.7	32.7	1	0	YES
Harbour View - Flat 84							
Sixth	R1	LD	28.8	25.4	0.88	12	NO
Sixth	R2	Bedroom	8.0	5.6	0.71	29	NO
Sixth	R3	Bedroom	10.1	7.8	0.77	23	NO
Sixth	R4	Bedroom	10.7	7.8	0.74	26	NO
Harbour View - Flat 86							
Sixth	R1	LD	26.2	21.3	0.81	19	NO

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Harbour View - Flat 87							
Sixth	R1	Bedroom	10.7	10.7	1	0	YES
Sixth	R2	LD	27.1	27.1	1	0	YES
Harbour View - Flat 88							
Sixth	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 89							
Sixth	R1	LD	25.3	25.3	1	0	YES
Harbour View - Flat 90							
Sixth	R1	Bedroom	10.7	10.7	1	0	YES
Sixth	R2	LD	27.1	27.1	1	0	YES
Harbour View - Flat 91							
Sixth	R1	LD	22.1	21.4	0.97	3	NO
Harbour View - Flat 92							
Sixth	R1	LD	19.7	19.6	1	0	YES
Harbour View - Flat 93							
Sixth	R1	Bedroom	10.7	9.7	0.91	9	NO
Sixth	R2	LD	26.5	26.4	1	0	YES
Harbour View - Flat 94							
Sixth	R1	LD	25.9	25.9	1	0	YES
Harbour View - Flat 95							
Sixth	R1	Bedroom	12.9	12.9	1	0	YES
Sixth	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 96							
Sixth	R1	Bedroom	11.6	11.6	1	0	YES
Sixth	R2	LKD	27.6	27.6	1	0	YES
Harbour View - Flat 98							
Seventh	R1	LD	41.5	41.5	1	0	YES
Seventh	R2	Bedroom	10.2	10.2	1	0	YES
Seventh	R3	Bedroom	10.8	10.8	1	0	YES
Seventh	R4	Bedroom	11.8	11.8	1	0	YES
Harbour View - Flat 99							
Seventh	R1	Bedroom	11.7	11.7	1	0	YES
Seventh	R2	LD	22.3	22.3	1	0	YES
Harbour View - Flat 100							
Seventh	R1	LD	20.9	20.9	1	0	YES
Seventh	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 101							
Seventh	R1	Bedroom	11.2	11.2	1	0	YES
Seventh	R2	LD	22.4	22.4	1	0	YES
Harbour View - Flat 102							
Seventh	R1	LD	22.2	22.2	1	0	YES
Seventh	R2	Bedroom	11.5	11.5	1	0	YES
Harbour View - Flat 103							
Seventh	R1	Bedroom	11.4	11.4	1	0	YES
Seventh	R2	LD	22.2	22.2	1	0	YES
Harbour View - Flat 104							
Seventh	R1	Bedroom	9.9	9.9	1	0	YES
Seventh	R2	Bedroom	9.5	9.5	1	0	YES
Harbour View - Flat 105							
Seventh	R1	Bedroom	11.4	11.4	1	0	YES
Seventh	R2	LD	20.6	20.6	1	0	YES
St Michaels Hospital							
Ground	R1	Unknown	28.5	28.9	1.01	-1	YES
Ground	R2	Unknown	10.8	16.3	1.51	-51	YES

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Ground	R3	Unknown	32.3	32.3	1	0	YES
First	R1	Unknown	29.0	29.4	1.01	-1	YES
First	R2	Unknown	11.6	16.9	1.46	-46	YES
First	R3	Unknown	32.5	32.5	1	0	YES
Second	R1	Unknown	31.0	31.3	1.01	-1	YES
Second	R2	Unknown	12.1	17.2	1.42	-42	YES
Second	R3	Unknown	32.6	32.7	1	0	YES
Third	R1	Unknown	33.5	33.5	1	0	YES
Third	R2	Unknown	13.7	18.3	1.33	-33	YES
Third	R3	Unknown	32.7	32.8	1	0	YES

Floor Ref.	Window Ref.	Existing Winter %	Existing Annual %	Proposed Winter %	Proposed Annual %	Winter Times Former Value	Annual Times Former Value	BRE Compliant
5 Charlemont Terrace								
Ground	W2	6	44	7	47	1.17	1.07	YES
Ground	W3	4	47	4	51	1.00	1.09	YES
Ground	W4	7	48	7	59	1.00	1.23	YES
Ground	W5	7	37	7	47	1.00	1.27	YES
Ground	W6	5	25	6	34	1.20	1.36	YES
Ground	W7	1	10	4	24	4.00	2.40	YES
Ground	W9	0	5	0	5	1.00	1.00	YES
Ground	W11	10	49	12	61	1.20	1.24	YES
Ground	W10	4	15	4	15	1.00	1.00	YES
First	W1	13	49	14	49	1.08	1.00	YES
First	W2	5	22	6	23	1.20	1.05	YES
Second	W1	16	52	17	53	1.06	1.02	YES
Second	W2	13	51	18	56	1.38	1.10	YES
5 The Mews								
Ground	W1	5	43	5	43	1.00	1.00	YES
Ground	W2	2	31	2	31	1.00	1.00	YES
Ground	W4	0	0	0	1	1.00	Infinity	YES
Ground	W5	0	2	0	6	1.00	3.00	YES
Ground	W6	1	5	1	15	1.00	3.00	YES
First	W1	11	52	11	54	1.00	1.04	YES
First	W3	3	8	4	17	1.33	2.13	YES
6 The Mews								
First	W1	3	20	9	32	3.00	1.60	YES
First	W2	0	0	0	2	1.00	Infinity	YES
1 Charlemont Avenue								
Ground	W1	0	18	0	18	1.00	1.00	YES
Ground	W2	0	8	0	9	1.00	1.13	YES
Ground	W3	2	18	2	20	1.00	1.11	YES
First	W1	5	25	5	25	1.00	1.00	YES
First	W2	1	13	1	13	1.00	1.00	YES
First	W3	6	25	6	26	1.00	1.04	YES
Harbour View - Flat 8								
First	W1	0	6	0	6	1.00	1.00	YES
Harbour View - Flat 9								
First	W2	1	4	0	4	0.00	1.00	YES
Harbour View - Flat 19								
First	W3	1	7	1	7	1.00	1.00	YES
Harbour View - Flat 23								
Second	W1	0	6	0	6	1.00	1.00	YES
Harbour View - Flat 24								
Second	W2	1	6	0	5	0.00	0.83	NO
Harbour View - Flat 38								
Third	W1	0	6	0	6	1.00	1.00	YES
Harbour View - Flat 39								
Third	W2	1	6	0	5	0.00	0.83	NO
Harbour View - Flat 53								
Fourth	W1	0	7	0	7	1.00	1.00	YES
Harbour View - Flat 54								
Fourth	W2	3	8	1	6	0.33	0.75	NO
Harbour View - Flat 68								
Fifth	W1	0	7	0	7	1.00	1.00	YES
Harbour View - Flat 69								

Floor Ref.	Window Ref.	Existing Winter %	Existing Annual %	Proposed Winter %	Proposed Annual %	Winter Times Former Value	Annual Times Former Value	BRE Compliant
Fifth	W2	4	13	2	8	0.50	0.62	NO
Harbour View - Flat 83								
Sixth	W1	2	23	2	23	1.00	1.00	YES
Harbour View - Flat 84								
Sixth	W2	4	17	4	13	1.00	0.76	NO
Harbour View - Flat 98								
Seventh	W5	7	38	7	38	1.00	1.00	YES
St Michaels Hospital								
Ground	W1	10	34	10	34	1.00	1.00	YES
First	W1	11	38	11	38	1.00	1.00	YES
Second	W1	11	40	11	39	1.00	0.98	YES
Third	W1	12	41	12	40	1.00	0.98	YES