

DAYLIGHT, SUNLIGHT & OVERSHADOWING

QUEENS PARADE

NORTH ROAD LANCING

VERSION 02

DECEMBER 2024



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1 INTRODUCTION

The proposed development at Queens Parade, North Road, Lancing is for a 2-storey extension on the existing property. The site currently consists of retail units with flats on the 1st floor. The extension would be adding an additional part 1-storey and part 2-storey of Flats on the existing roof. XDA Consulting have been appointed to identify if there is any impact on the daylight and sunlight to the neighbouring properties. The windows being assessed are for those on the South elevation of 101-103 North Road, the West elevation of 66-68 North Road, the West elevation of 70-76 North Road and the East elevation of North Farm Court. The existing Flats on Queens Parade will also have the windows to the rear elevations assessed.

There are no gardens within the development and therefore overshadowing is not being factored into this report.

The daylight study has been undertaken by Danielle Price using dynamic modelling software IES Virtual Environment 2023.

2 ASSESSMENT CRITERIA

The criteria used for assessment of the impact of a proposed development on daylight, sunlight and overshadowing to existing dwellings is taken from the BRE Guidance document "BR 209: Site Layout Planning for Daylight and Sunlight, a Guide to Good Practice, 2022".

2.1 VERTICAL SKY COMPONENT

The amount of skylight that reaches the windows is assessed by determining the Vertical Sky Component (VSC). The vertical sky component is the ratio of direct sky light that reaches a vertical plane (wall or window) to the amount of sky light that reaches the horizontal plane (the ground). This ratio is expressed as a percentage. The maximum VSC that could be achieved for a completely unobstructed window/wall is almost 40%.

When assessing the impact of a new development on existing buildings the BRE guidance suggests that if with a new development, an existing window has a VSC greater than 27% it should still receive sufficient skylight. If the VSC is reduced below 27% and less than 0.8 times its former value, then the occupants are likely to notice the loss of skylight.

2.2 ANNUAL PROBABLE SUNLIGHT HOURS

The BRE guidance summarises that a dwelling shall appear reasonably sunlit if the centre of a main living room window can receive 25% of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in winter months between 21st September and 21st March.

When considering the impact of a development on an existing dwelling, the sunlight to the existing dwelling may be adversely affected if:

- receives less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period;
- and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3 METHODOLOGY

The Radiance module in the IES Virtual Environment (VE) software is used to calculate the vertical sky component (VSC). The VSC calculation uses the standard CIE overcast sky.

The SunCast module in IES VE is used to produce a solar exposure calculation to determine the number of hours each day a window receives sunlight from the sky. These results are used to calculate the Annual Probable Sunlight Hours. This module is also used to determine the area of overshadowing to each of the gardens.

4 3D MODELS

A 3D model of the existing property, the proposed development and neighbouring properties has been constructed based on the following drawings:

- Architectural drawings by EDWS Architects
 - 7281-010 – Existing First Floor Plan
 - 7281-011 – Existing Roof Plan
 - 7281-015 – Existing Elevations
 - 7281-025 – Proposed Elevations
 - 7281-022 – Proposed Third Floor Plan
 - 7281-021 – Proposed Second Floor Plans
 - 7281-016 – Existing Sections/Elevations
 - 7281-026- Proposed Sections
- Survey Drawings by Archidata:
 - AD24284 – Queens Parade Survey 01.11.24

Visuals of the 3D model are presented in Figure 4.1 to Figure 4.5 inclusive with model orientation illustrated in Figure 4.6

The following abbreviations have been applied to the buildings:

- Queens Parade Existing Flats = QP
- 101-103 North Road = 101-103
- 66-68 North Road = 66-68
- 70-76 North Road = 70-76
- North Farm Court = NFC

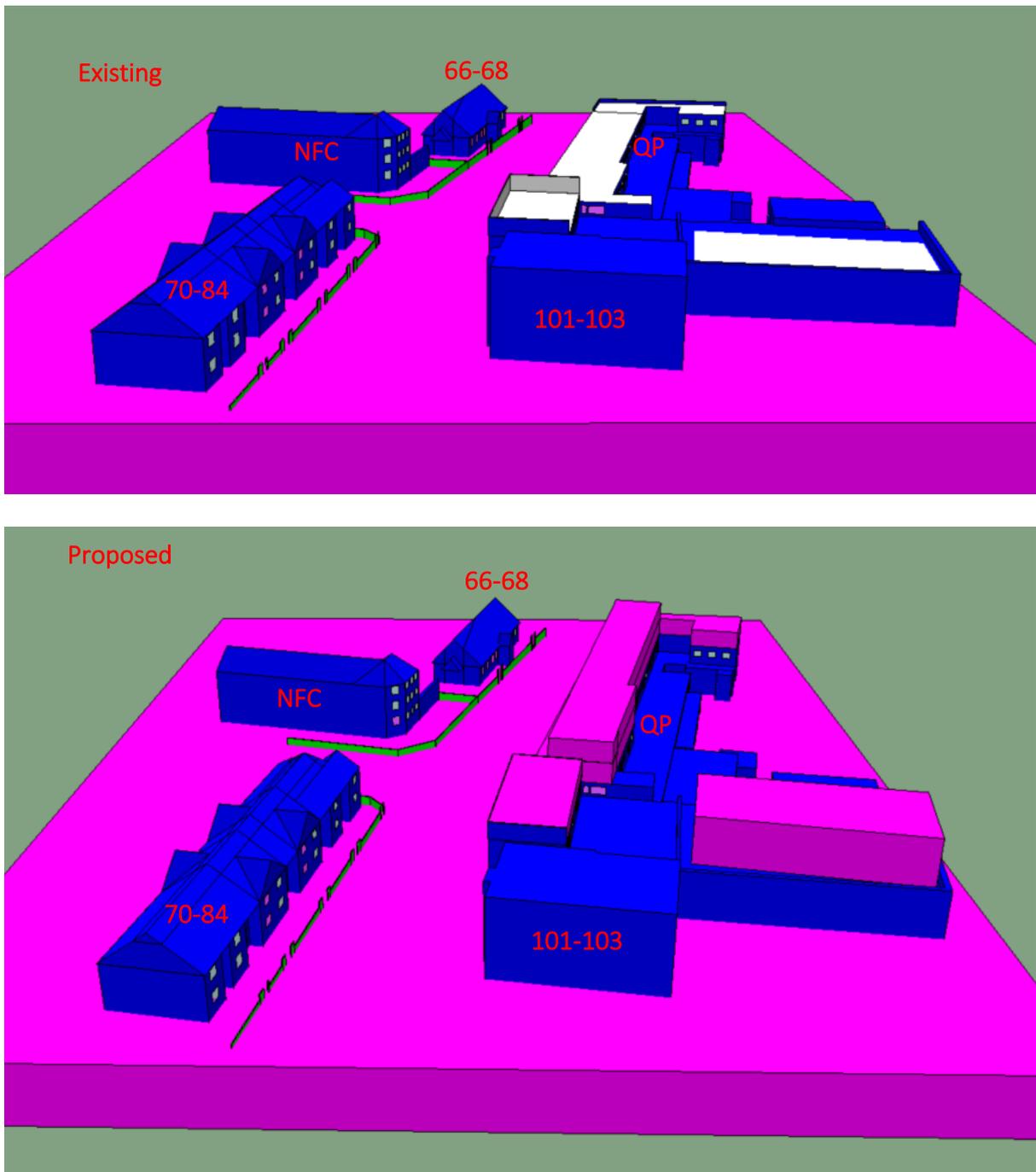


Figure 4.1 Existing & proposed development – view from north

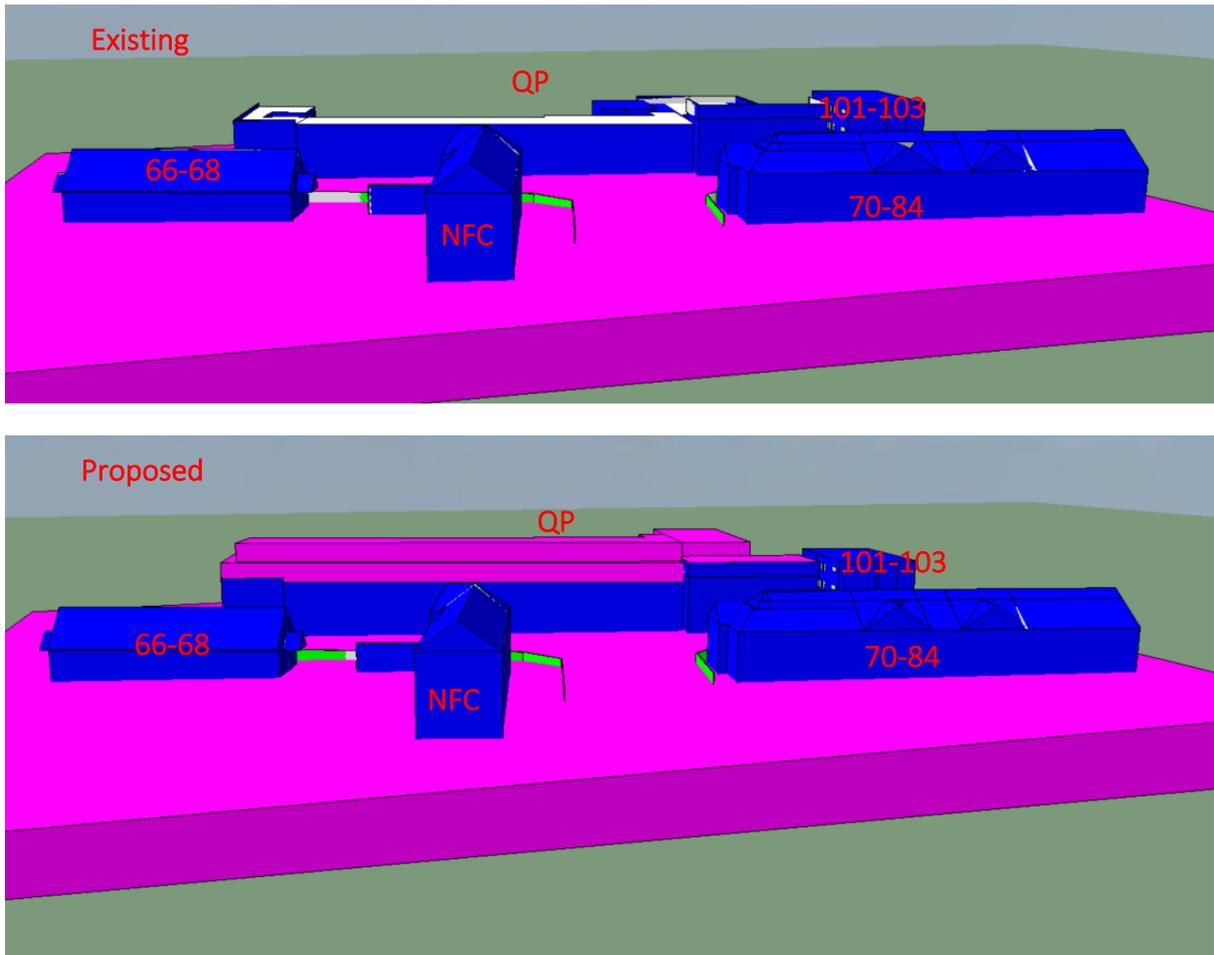


Figure 4.2 Existing & proposed development – view from east

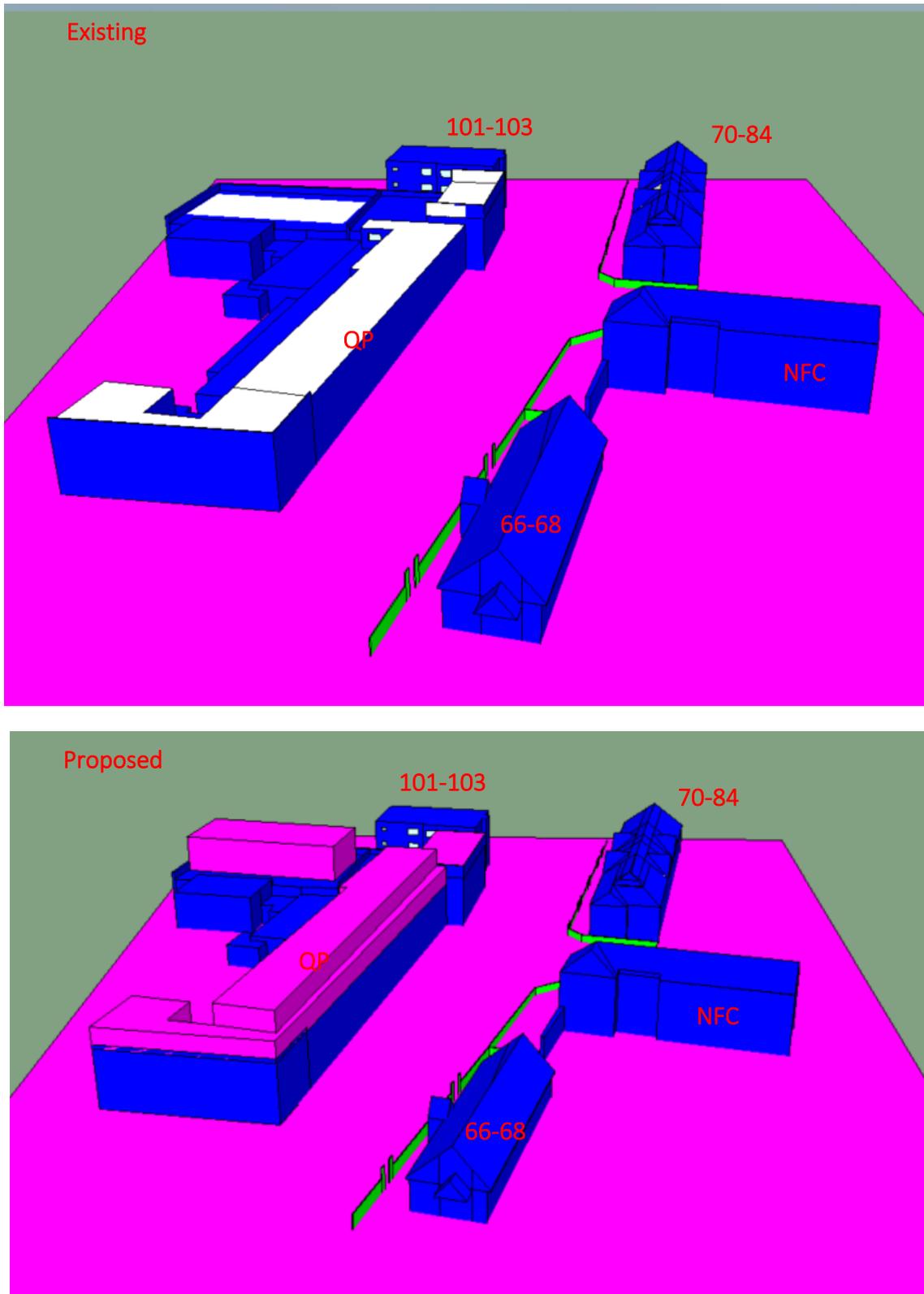


Figure 4.3 Existing & proposed development – view from south

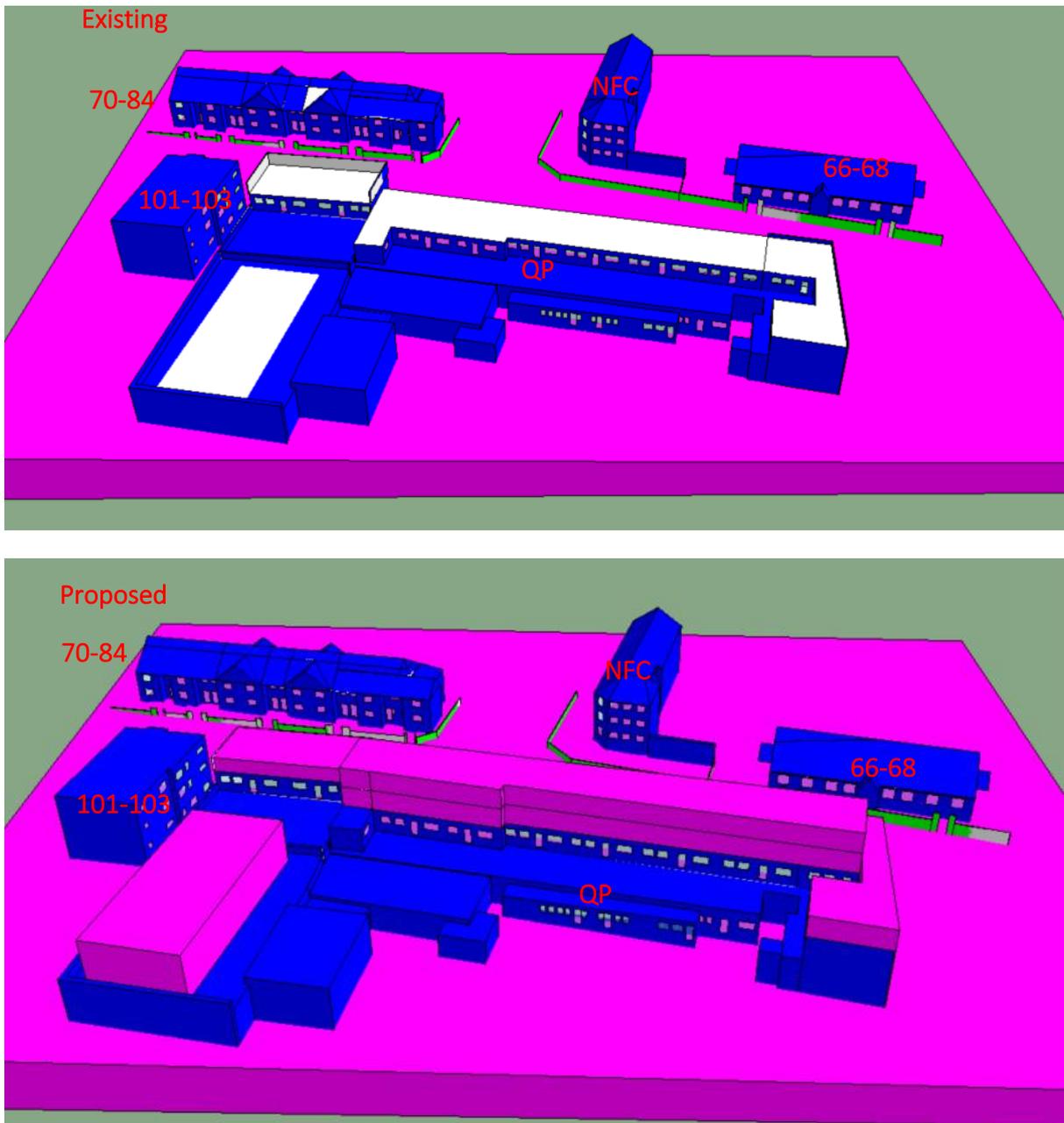


Figure 4.4 Existing & proposed development – view from west

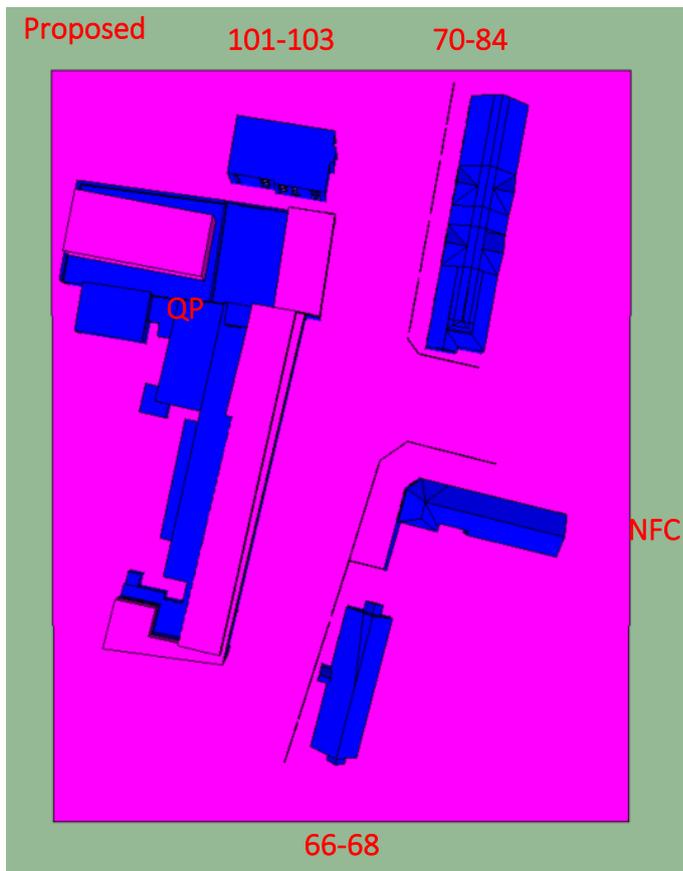
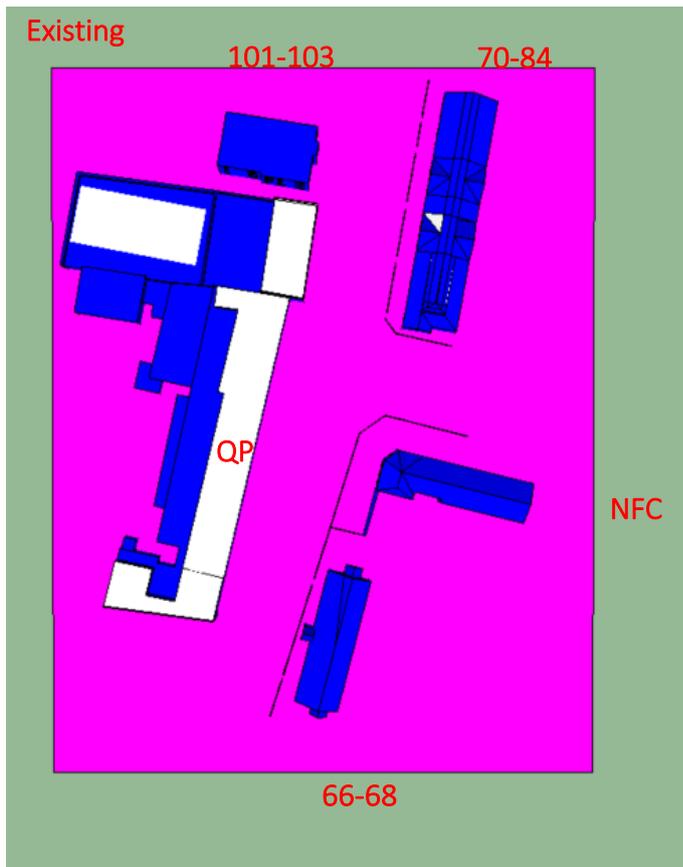


Figure 4.5 Existing & proposed development with adjacent properties – view from above

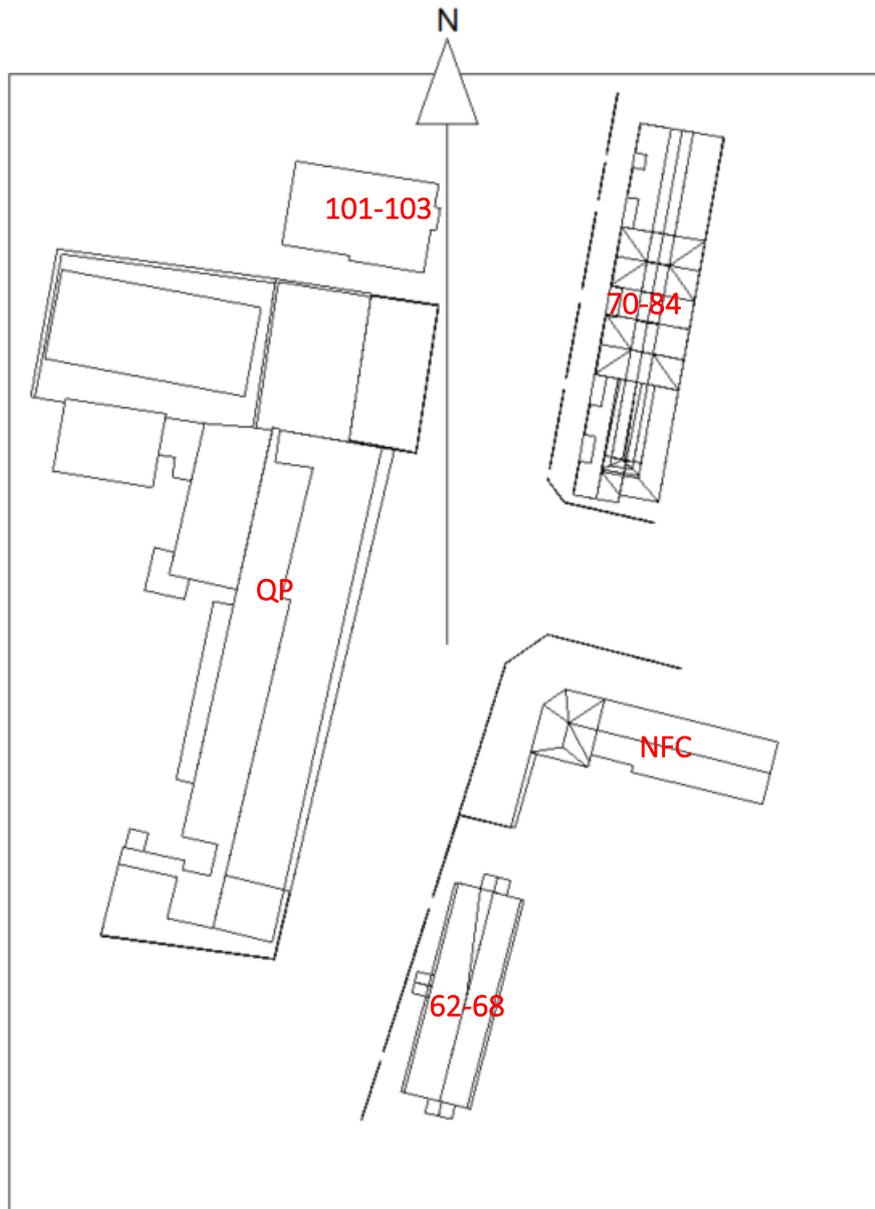


Figure 4.6 Site plan showing orientation of building model – note existing & proposed are overlaid

5 RESULTS & DISCUSSION

5.1 VERTICAL SKY COMPONENT

The BRE guidance states that if with a new development, an existing window has a VSC greater than 27% it should still receive sufficient skylight. If the VSC is reduced below 27% and less than 0.8 times its former value, then the occupants are likely to notice the loss of skylight.

The windows being assessed for impact are:

- Existing Flats – West elevations
- 101-103 North Road – South Elevations
- 66-68 North Road – West Elevations
- 70-75 North Road – West Elevations
- North Farm Court – West Elevations

The VSC results are presented in Table 8.1 Within Appendix 2 The window and door references are given in Appendix 1.

The VSC results in Table 8.1 demonstrate that there will be an impact to several windows from the proposed development.

Queens Parade

Flat 2 in Queens Parade, the Kitchen window (Window 4), will see a reduction of 11.1% in the overall VSC taking it from 34.4% down to 23.3% This means that the VSC will be reduced to below 27% and will be less than 0.8 times its former value. This would constitute an overall minor adverse impact on Flat 2.

Flat 9 will see an impact to 2 windows being assessed. The second bedroom (Window 24) will see a reduction of 10.8%, bringing the VSC down from 35.2% to 24.2%. This reduction brings the overall VSC below the 27% threshold and it will be less than 0.8 times its former value.

The Kitchen (window 25) will see a reduction of 6.3%. Reducing the value from 30.4% down to 24.1%. This brings the window down to below the 27% BRE threshold and it will be less than 0.8 times its former value. The impact to Flat 9 as a whole, is a minor adverse impact.

The above-mentioned windows in Flat 2 and 9 are therefore not BRE compliant.

The remaining windows to Flat 1, Flat 3, Flat 4, Flat 5, Flat 6, Flat 7, Flat 8, Flat 10 and Flat 11 will see a small reduction to a couple of windows but as they do not fall below threshold and they meet the BRE criteria, and therefore the proposed development has a negligible impact to these windows.

101-103 North Road

The results demonstrate that there will be a negligible impact on all the windows for 101-103 North Road. They meet the BRE impact criteria and are compliant.

62-68 North Road

The results demonstrate that there will be a negligible impact on all the windows for 62-68 North Road. They meet the BRE impact criteria and are compliant.

North Farm Court

The results demonstrate that there will be a negligible impact on all the windows for North Farm Court. They meet the BRE impact criteria and are compliant.

70-84 North Road

The results demonstrate that there will be a negligible impact on all the windows 70-84 North Road. They meet the BRE impact criteria and are compliant.

5.2 ANNUAL PROBABLE SUNLIGHT HOURS

The BRE guidance outlines that the sunlight to an existing dwelling may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period;
- and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

BRE guidance suggests that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. The properties within Queens Parade have not been assessed as they will not be impacted.

Without knowing the layout of the properties that neighbour Queens Parade it is difficult to determine which windows serve a main living room, therefore all windows on the neighbouring properties have been assessed. The results can be seen in Appendix 3 Table 9.1.

The results presented in Table 9.1 show that all the windows assessed meet the BRE guidance for Annual Probable Sunlight Hours and are therefore compliant.

6 CONCLUSIONS

This report has assessed the potential impact on daylight and sunlight to the properties at Queens Parade. Neighbouring properties 101-103 North Road, 70-84 North Road, 62-68 North Road and North Farm Court have also been assessed for any impact. The overall impact for the properties considering the daylight and sunlight results is:

Queens Parade = Minor adverse impact to Flats 2 & 9 only. Remaining Flats: negligible impact.

101-103 North Road = Negligible impact.

70-84 North Road= Negligible impact.

62-68 North Road= Negligible impact.

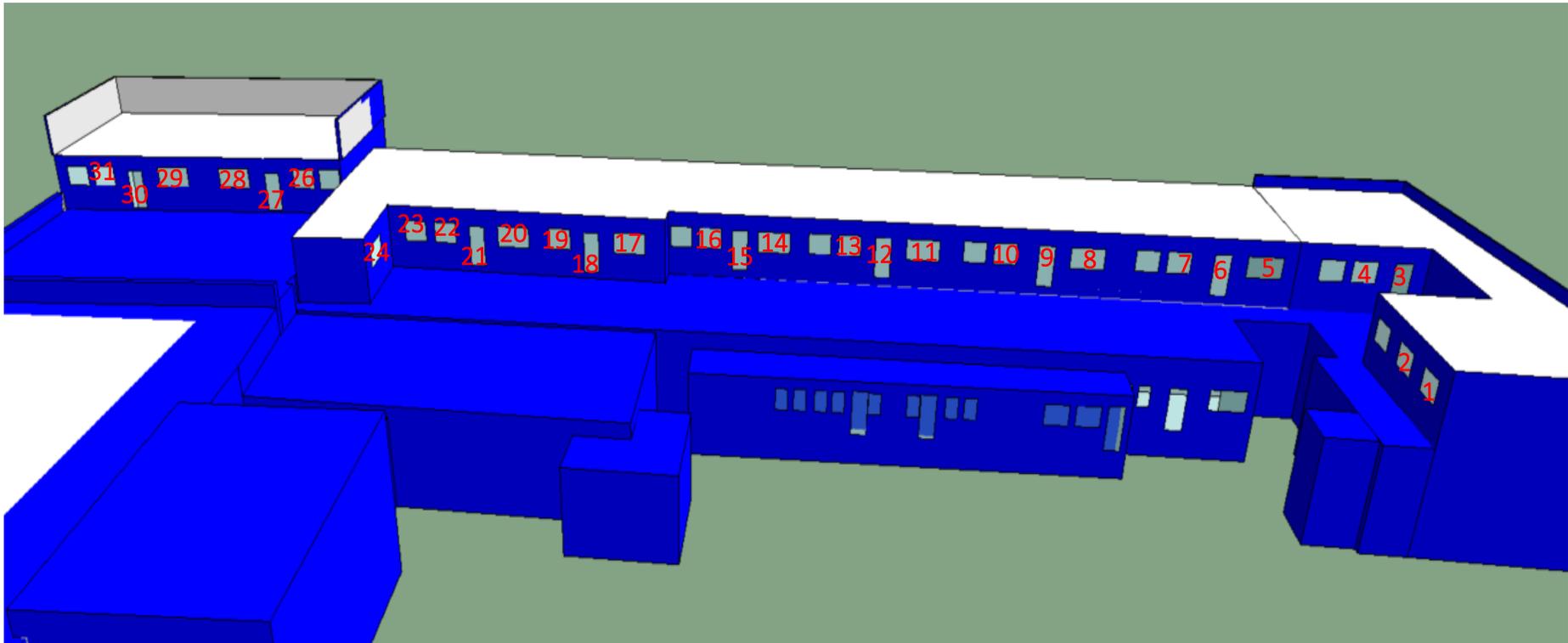
North Farm Court = Negligible impact.

This study has been undertaken following the process outlined in the BRE Guidance document “BR 209: Site Layout Planning for Daylight and Sunlight, a Guide to Good Practice, 2022. The guidance states: *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.*

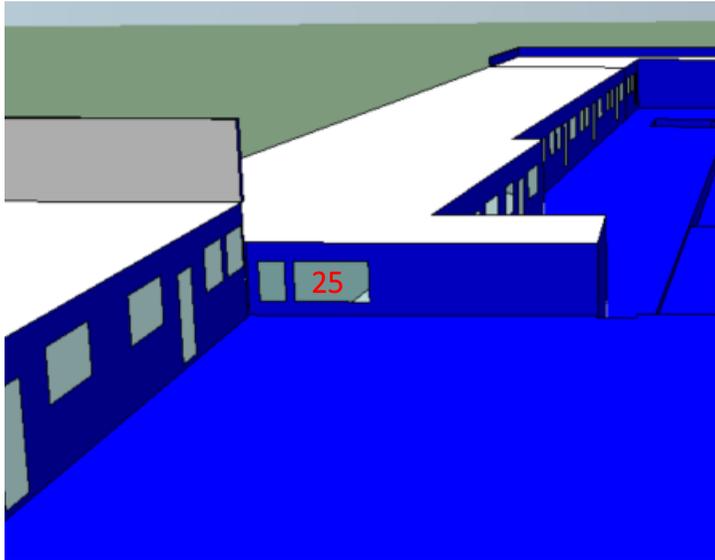
7 APPENDIX 1: WINDOW REFERENCES

Queens Parade

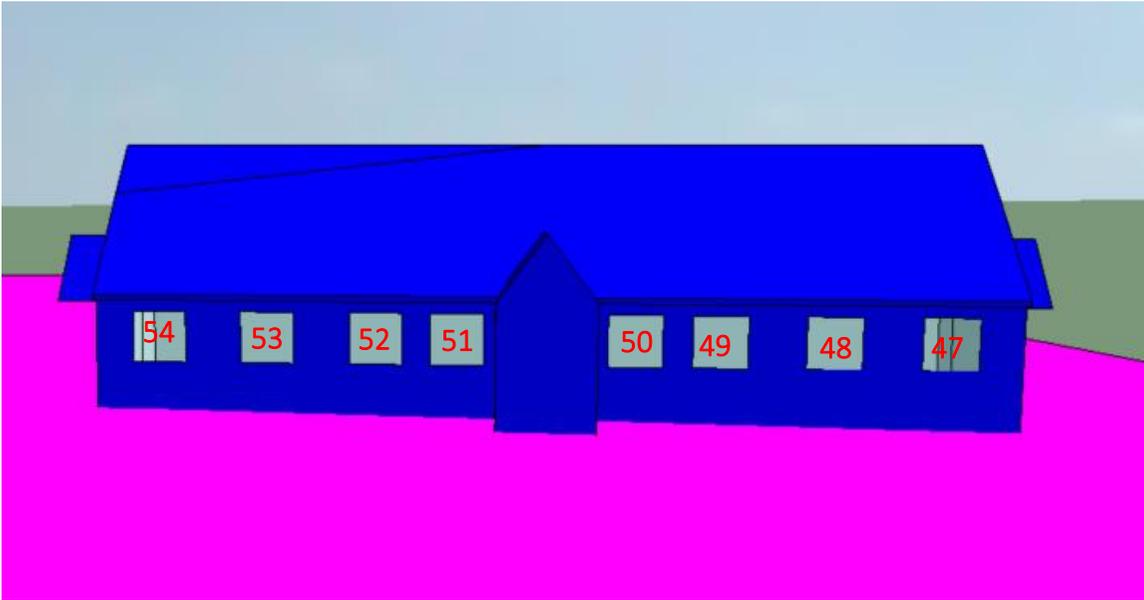
The unlabelled windows serve bathrooms, these do not require assessment.



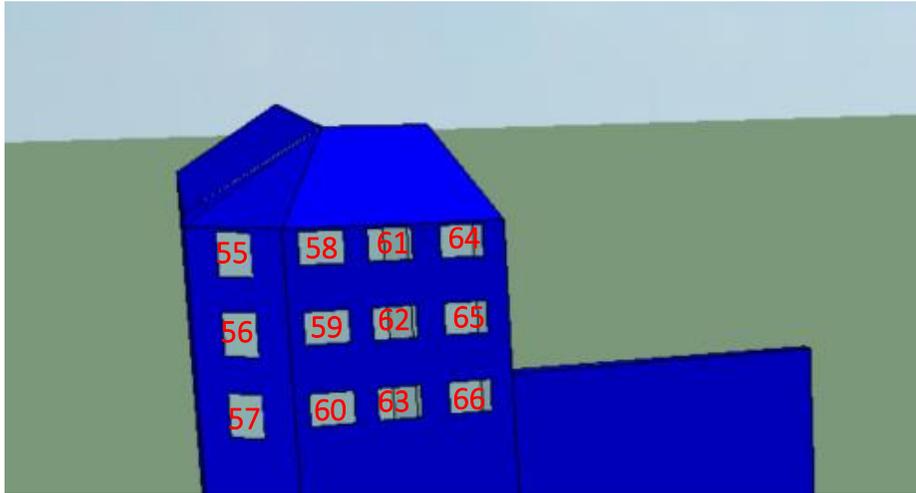
Queens Parade



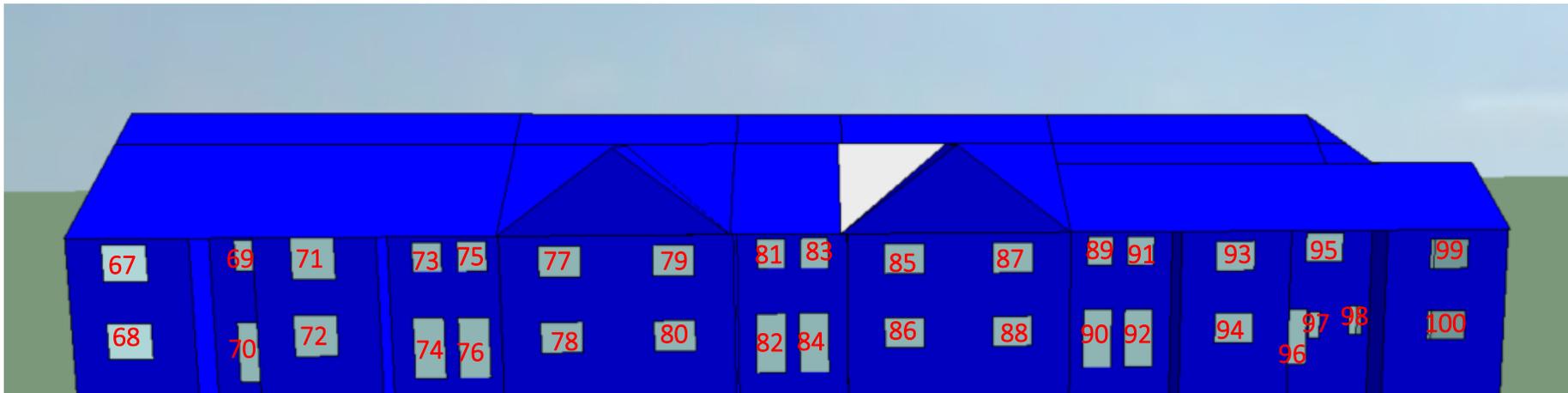
62-68 North Road



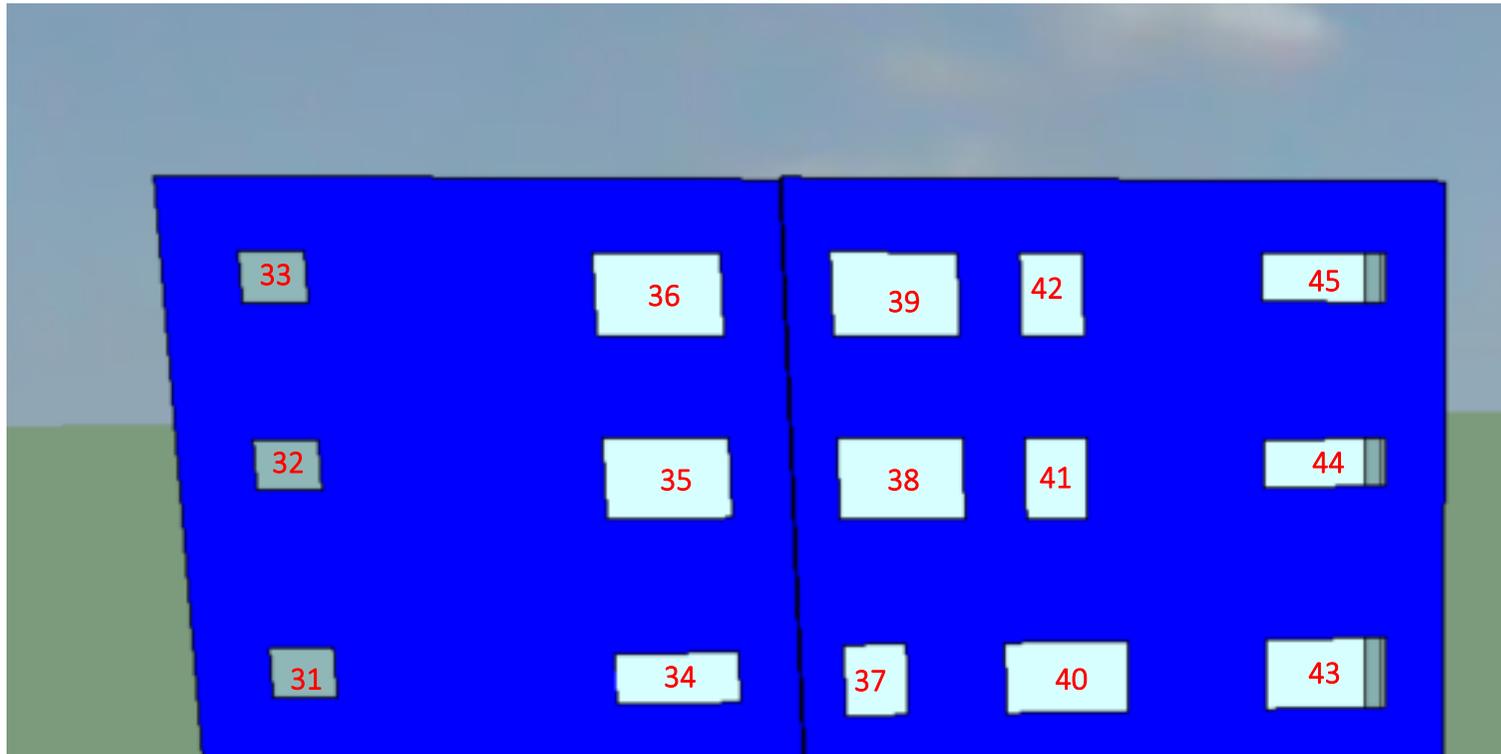
North Farm Court



70-84 North Road



101-103 North Road



8 APPENDIX 2: VSC RESULTS

Dwelling	Window No.	Existing VSC	Guidance met currently? (≥27%)	80% VSC Threshold	Proposed VSC	reduced below 27%?	Reduced beyond threshold?	BRE compliant
Queens Parade - F1	1	38.4	✓	30.7	34.2	No	No	✓
Queens Parade - F1	2	38.0	✓	30.4	33.0	No	No	✓
Queens Parade - F2	3 (Door)	25.9	✗	20.7	15.8	N/A	Yes	✓
Queens Parade - F2	4	34.4	✓	27.5	23.3	Yes	Yes	✗
Queens Parade - F3	5	37.5	✓	30.0	33.3	No	No	✓
Queens Parade - F3	6 (Door)	37.7	✓	30.2	34.6	No	No	✓
Queens Parade - F3	7	38.5	✓	30.8	36.7	No	No	✓
Queens Parade - F4	8	38.8	✓	31.0	38.1	No	No	✓
Queens Parade - F4	9 (Door)	38.8	✓	31.1	38.1	No	No	✓
Queens Parade - F4	10	39.1	✓	31.3	38.3	No	No	✓
Queens Parade - F5	11	39.1	✓	31.3	38.6	No	No	✓
Queens Parade - F5	12 (Door)	38.9	✓	31.1	38.6	No	No	✓
Queens Parade - F5	13	39.3	✓	31.4	38.4	No	No	✓
Queens Parade - F6	14	39.0	✓	31.2	38.1	No	No	✓
Queens Parade - F6	15 (Door)	38.7	✓	31.0	37.7	No	No	✓
Queens Parade - F6	16	38.3	✓	30.6	36.9	No	No	✓
Queens Parade - F7	17	39.0	✓	31.2	37.8	No	No	✓
Queens Parade - F7	18 (Door)	38.9	✓	31.1	37.2	No	No	✓
Queens Parade - F7	19	38.9	✓	31.1	37.5	No	No	✓
Queens Parade - F8	21 (Door)	37.5	✓	30.0	35.7	No	No	✓
Queens Parade - F8	22	36.8	✓	29.5	35.8	No	No	✓
Queens Parade - F9	23	32.6	✓	26.1	32.7	No	No	✓
Queens Parade - F9	24	35.2	✓	28.1	24.2	Yes	Yes	✗
Queens Parade - F9	25	30.4	✓	24.3	24.1	Yes	Yes	✗
Queens Parade - F10	26	38.8	✓	31.0	29.1	No	Yes	✓
Queens Parade - F10	27 (Door)	38.0	✓	30.4	31.6	No	No	✓
Queens Parade - F10	28	38.7	✓	31.0	34.2	No	No	✓
Queens Parade - F11	29	38.3	✓	30.6	34.6	No	No	✓
Queens Parade - F11	30	37.3	✓	29.8	33.8	No	No	✓
Queens Parade - F11	31 (Door)	37.1	✓	29.7	34.2	No	No	✓
101-103 North Road	32	20.2	✗	16.1	17.9	N/A	No	✓
101-103 North Road	33	36.9	✓	29.5	29.5	No	No	✓
101-103 North Road	34	38.5	✓	30.8	35.0	No	No	✓
101-103 North Road	35	17.2	✗	13.8	16.0	N/A	No	✓
101-103 North Road	36	33.4	✓	26.7	28.2	No	No	✓
101-103 North Road	37	37.7	✓	30.2	34.3	No	No	✓

Dwelling	Window No.	Existing VSC	Guidance met currently? ($\geq 27\%$)	80% VSC Threshold	Proposed VSC	reduced below 27%?	Reduced beyond threshold?	BRE compliant
101-103 North Road	38	13.7	✗	11.0	13.6	N/A	No	✓
101-103 North Road	39	29.5	✓	23.6	26.0	Yes	No	✓
101-103 North Road	40	36.1	✓	28.8	33.4	No	No	✓
101-103 North Road	41	11.3	✗	9.0	11.4	N/A	No	✓
101-103 North Road	42	23.9	✗	19.1	22.2	N/A	No	✓
101-103 North Road	43	32.0	✓	25.6	31.3	No	No	✓
101-103 North Road	44	9.7	✗	7.7	10.1	N/A	No	✓
101-103 North Road	45	17.1	✗	13.7	29.1	No	No	✓
101-103 North Road	46	29.6	✓	23.7	16.4	N/A	No	✓
62-68 North Road	47	33.9	✓	27.1	31.6	No	No	✓
62-68 North Road	48	33.1	✓	26.4	31.1	No	No	✓
62-68 North Road	49	32.3	✓	25.8	29.4	No	No	✓
62-68 North Road	50	27.9	✓	22.3	26.5	Yes	No	✓
62-68 North Road	51	25.3	✗	20.2	21.1	N/A	No	✓
62-68 North Road	52	29.8	✓	23.9	26.8	Yes	No	✓
62-68 North Road	53	30.2	✓	24.2	26.0	Yes	No	✓
62-68 North Road	54	30.5	✓	24.4	24.8	Yes	No	✓
North Farm	55	38.9	✓	31.1	35.1	No	No	✓
North Farm	56	37.2	✓	29.8	32.6	No	No	✓
North Farm	57	35.0	✓	28.0	30.2	No	No	✓
North Farm	58	39.0	✓	31.2	35.1	No	No	✓
North Farm	59	37.2	✓	29.8	32.9	No	No	✓
North Farm	60	35.0	✓	28.0	30.1	No	No	✓
North Farm	61	38.9	✓	31.1	35.3	No	No	✓
North Farm	62	37.1	✓	29.7	32.5	No	No	✓
North Farm	63	34.9	✓	27.9	30.3	No	No	✓
North Farm	64	38.7	✓	30.9	36.1	No	No	✓
North Farm	65	37.0	✓	29.6	34.1	No	No	✓
North Farm	66	35.1	✓	28.1	31.9	No	No	✓
70-84 North Road	67	37.7	✓	30.2	37.6	No	No	✓
70-84 North Road	68	36.9	✓	29.5	36.7	No	No	✓
70-84 North Road	69	7.1	✗	5.6	6.6	N/A	No	✓
70-84 North Road	70 (Door)	18.9	✗	15.1	19.2	N/A	No	✓
70-84 North Road	71	37.0	✓	29.6	37.2	No	No	✓
70-84 North Road	72	36.1	✓	28.9	36.0	No	No	✓
70-84 North Road	73	9.5	✗	7.6	9.6	N/A	No	✓
70-84 North Road	74 (Door)	24.1	✗	19.3	25.0	N/A	No	✓
70-84 North Road	75	9.9	✗	7.9	9.9	N/A	No	✓
70-84 North Road	76 (Door)	25.1	✗	20.1	25.3	N/A	No	✓

Dwelling	Window No.	Existing VSC	Guidance met currently? ($\geq 27\%$)	80% VSC Threshold	Proposed VSC	reduced below 27%?	Reduced beyond threshold?	BRE compliant
70-84 North Road	77	36.4	✓	29.1	36.1	No	No	✓
70-84 North Road	78	34.9	✓	27.9	34.5	No	No	✓
70-84 North Road	79	35.8	✓	28.6	35.5	No	No	✓
70-84 North Road	80	34.1	✓	27.3	33.9	No	No	✓
70-84 North Road	81	7.8	✗	6.2	7.4	N/A	No	✓
70-84 North Road	82 (Door)	22.3	✗	17.9	22.8	N/A	No	✓
70-84 North Road	83	8.2	✗	6.5	8.0	N/A	No	✓
70-84 North Road	84 (Door)	23.8	✗	19.0	22.8	N/A	No	✓
70-84 North Road	85	35.3	✓	28.2	34.8	No	No	✓
70-84 North Road	86	33.2	✓	26.6	32.6	No	No	✓
70-84 North Road	87	35.0	✓	28.0	34.0	No	No	✓
70-84 North Road	88	32.2	✓	25.8	31.7	No	No	✓
70-84 North Road	89	7.4	✗	5.9	6.4	N/A	No	✓
70-84 North Road	90 (Door)	21.6	✗	17.3	20.9	N/A	No	✓
70-84 North Road	91	7.2	✗	5.7	6.6	N/A	No	✓
70-84 North Road	92 (Door)	21.6	✗	17.3	21.1	N/A	No	✓
70-84 North Road	93	34.9	✓	27.9	33.6	No	No	✓
70-84 North Road	94	32.1	✓	25.6	30.5	No	No	✓
70-84 North Road	95	6.4	✗	5.1	4.8	N/A	Yes	✓
70-84 North Road	96 (Door)	19.3	✗	15.5	17.6	N/A	No	✓
70-84 North Road	97	21.2	✗	17.0	20.1	N/A	No	✓
70-84 North Road	98	17.2	✗	13.8	16.2	N/A	No	✓
70-84 North Road	99	35.4	✓	28.3	32.7	No	No	✓
70-84 North Road	100	32.8	✓	26.3	30.2	No	No	✓

Table 8.1 VSC Results Table – Note the doors do not serve a habitable room and are therefore not discussed within the results section.

9 APPENDIX 3: AP SH RESULTS

Dwelling	Window No.	Existing AP SH %		80% Threshold		Proposed AP SH %		BRE Guidance met?
		Annual	Winter	Annual	Winter	Annual	Winter	
101 - 103 North Road	32	11.34	1.48	9.07	1.18	11.05	1.19	✓
101 - 103 North Road	33	19.72	9.86	15.78	7.89	16.24	6.38	✓
101 - 103 North Road	34	20.42	10.56	16.34	8.45	19.79	9.93	✓
101 - 103 North Road	35	9.11	0.92	7.29	0.74	9.09	0.92	✓
101 - 103 North Road	36	17.38	8.52	13.90	6.82	14.00	5.14	✓
101 - 103 North Road	37	19.28	9.93	15.42	7.94	18.63	9.28	✓
101 - 103 North Road	38	8.61	0.11	6.89	0.09	8.51	0.11	✓
101 - 103 North Road	39	16.57	6.71	13.26	5.37	14.24	4.38	✓
101 - 103 North Road	40	18.11	8.25	14.49	6.60	17.75	7.89	✓
101 - 103 North Road	41	8.27	0.00	6.62	0.00	8.27	0.00	✓
101 - 103 North Road	42	14.53	4.67	11.62	3.74	13.65	3.79	✓
101 - 103 North Road	43	17.17	7.31	13.74	5.85	17.17	7.31	✓
101 - 103 North Road	44	8.33	0.63	6.66	0.50	8.33	0.63	✓
101 - 103 North Road	45	12.13	2.52	9.70	2.02	11.42	1.81	✓
101 - 103 North Road	46	17.73	7.87	14.18	6.30	17.73	7.87	✓
62-68 North Road	47	8.11	3.92	6.49	3.14	8.11	3.92	✓
62-68 North Road	48	7.37	3.32	5.90	2.66	7.37	3.32	✓
62-68 North Road	49	7.53	3.37	6.02	2.70	7.53	3.37	✓
62-68 North Road	50	7.53	3.37	6.02	2.70	7.53	3.37	✓
62-68 North Road	51	2.82	0.35	2.26	0.28	2.82	0.35	✓
62-68 North Road	52	6.37	2.91	5.10	2.33	6.03	2.91	✓
62-68 North Road	53	6.81	3.35	5.45	2.68	5.79	3.35	✓
62-68 North Road	54	6.11	2.67	4.89	2.14	5.13	2.67	✓
North Farm Court	55	10.56	4.93	8.45	3.94	9.62	4.69	✓
North Farm Court	56	10.56	4.93	8.45	3.94	9.15	4.23	✓
North Farm Court	57	9.99	4.93	7.99	3.94	8.45	4.23	✓
North Farm Court	58	10.56	4.93	8.45	3.94	9.63	4.70	✓
North Farm Court	59	10.56	4.93	8.45	3.94	9.15	4.23	✓
North Farm Court	60	10.00	4.93	8.00	3.94	8.45	4.23	✓
North Farm Court	61	10.56	4.93	8.45	3.94	9.64	4.71	✓
North Farm Court	62	10.56	4.93	8.45	3.94	9.15	4.23	✓
North Farm Court	63	10.00	4.93	8.00	3.94	8.45	4.23	✓
North Farm Court	64	5.63	1.41	4.50	1.13	4.70	1.18	✓
North Farm Court	65	5.63	1.41	4.50	1.13	4.23	0.70	✓
North Farm Court	66	5.10	1.39	4.08	1.11	3.72	0.70	✓
70-84 North Road	67	9.62	4.31	7.70	3.45	9.62	4.31	✓
70-84 North Road	68	9.86	4.23	7.89	3.38	9.86	4.23	✓
70-84 North Road	69	1.58	0.22	1.26	0.18	1.58	0.22	✓

Dwelling	Window No.	Existing APSH %		80% Threshold		Proposed APSH %		BRE Guidance met?
		Annual	Winter	Annual	Winter	Annual	Winter	
70-84 North Road	70	2.94	0.08	2.35	0.06	2.94	0.08	✓
70-84 North Road	71	8.79	3.89	7.03	3.11	8.79	3.89	✓
70-84 North Road	72	9.86	4.23	7.89	3.38	9.86	4.23	✓
70-84 North Road	73	2.73	1.44	2.18	1.15	2.73	1.44	✓
70-84 North Road	74(Door)	5.50	2.04	4.40	1.63	5.50	2.04	✓
70-84 North Road	75	2.00	0.82	1.60	0.66	2.00	0.82	✓
70-84 North Road	76	3.93	0.66	3.14	0.53	3.83	0.56	✓
70-84 North Road	76(Door)	9.16	4.23	7.33	3.38	8.91	3.98	✓
70-84 North Road	77	9.28	4.53	7.42	3.62	9.28	4.53	✓
70-84 North Road	79	8.41	3.88	6.73	3.10	8.41	3.88	✓
70-84 North Road	80	9.16	4.23	7.33	3.38	8.81	3.89	✓
70-84 North Road	81	2.44	0.87	1.95	0.70	2.44	0.87	✓
70-84 North Road	82(Door)	5.69	2.11	4.55	1.69	5.40	1.82	✓
70-84 North Road	83	1.97	0.21	1.58	0.17	1.97	0.21	✓
70-84 North Road	84(Door)	3.79	0.38	3.03	0.30	3.79	0.38	✓
70-84 North Road	85	8.50	3.92	6.80	3.14	8.50	3.92	✓
70-84 North Road	86	8.66	4.23	6.93	3.38	8.40	3.97	✓
70-84 North Road	87	8.19	3.80	6.55	3.04	8.19	3.80	✓
70-84 North Road	88	8.64	4.23	6.91	3.38	8.43	4.02	✓
70-84 North Road	89	1.94	0.87	1.55	0.70	1.94	0.87	✓
70-84 North Road	90(Door)	5.19	2.11	4.15	1.69	4.93	1.85	✓
70-84 North Road	91	1.26	0.22	1.01	0.18	1.26	0.22	✓
70-84 North Road	92(Door)	3.06	0.39	2.45	0.31	3.04	0.37	✓
70-84 North Road	93	9.02	4.55	7.22	3.64	8.32	3.85	✓
70-84 North Road	94	9.02	4.66	7.22	3.73	8.46	4.11	✓
70-84 North Road	95	2.11	1.19	1.69	0.95	1.48	0.56	✓
70-84 North Road	96(Door)	5.95	2.43	4.76	1.94	4.70	1.89	✓
70-84 North Road	97	6.23	2.71	4.98	2.17	4.93	2.11	✓
70-84 North Road	98	1.62	0.10	1.30	0.08	1.05	0.00	✓
70-84 North Road	99	9.82	4.59	7.86	3.67	8.41	3.89	✓
70-84 North Road	100	9.66	4.73	7.73	3.78	8.42	4.20	✓

Table 9.1 Annual Probable Sunlight Hours Results