

Our Ref: 02C205031
Your Ref: 54 Sarsfield Park



23 September 2022

Matthew Fagan
Studio dsq
First Floor, Tower 3
Fumbally Court
Fumbally Lane
Dublin
D08 TXY8

Dear Mr Fagan

54 Sarsfield Park – Sun Hours on Ground Overshadowing Assessment

Avison Young ('AY') have been instructed by Studio dsq to undertake a Sun Hours Ground Overshadowing assessment in relation to the proposed development at 54 Sarsfield Park (the '*Proposed Development*').

The assessment considers the potential sun hours on ground overshadowing effects that may occur to sensitive neighbouring amenity areas as a result of the Proposed Development.

The assessment has been undertaken in accordance with the Building Research Establishment BR 209 2022 edition, Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (the '*BRE Guidelines*').

The Site and Proposed Development

The Site is located at 54 Sarsfield Park in Dublin.

AY's understanding of the existing Site and the Proposed Development is based upon a 3D model provided by Studio dsq on 15th September 2022.

The existing Site is illustrated in drawings SHOG_01 and 03 located in Appendix I and the Proposed Development is illustrated in drawings SHOG_02 and 04 located in Appendix I.

Sun Hours on Ground (Overshadowing) Methodology – 2022 BRE Guidelines

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

- Gardens, usually the main back garden of a house;
- Parks and playing fields;
- Children's playgrounds;

- Outdoor swimming pools and paddling pools;
- Sitting out areas such as those between non-domestic buildings and in public squares; *and*
- Focal points for views such as a group of monuments or fountains.

The Sun Hours on Ground (SHOG) overshadowing methodology is set out in the 2022 BRE Guidelines in Paragraph 3.3.17 as follows:

'It is recommended that for it to appear adequately sunlit throughout the year, at least half (50%) of a garden or amenity area should receive at least two hours of sunlight on 21st March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which receives two hours of sun on 21st March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.'

The Vernal Equinox, 21st March date is chosen as it represents average annual conditions, therefore sunlight amenity within the amenity area is expected to increase after this point, to a maximum on the summer solstice (21st June).

The assessment has also been carried out on 21st June as this is the time of year that the amenity areas are most likely to be in use. This additional SHOG assessment has been undertaken to provide further context to the 21st March results.

Using specialist software called SOL, the path of the sun is tracked at one-minute intervals to establish where sunlight falls on the ground and where it is prevented from doing so as a result of surrounding obstructions.

Sun Hours on Ground Overshadowing Assessment for sensitive Neighbouring Amenity Areas

The Sun Hours on Ground assessment has been undertaken against four private neighbouring gardens serving no's 55A – Area 01, 55 – Area 02, 56 – Area 03 and 53 Sarsfield Park – Area 04. These areas are illustrated in drawings SHOG_01-04 located in Appendix I.

21st March

In accordance with the BRE Guidelines the assessment has been undertaken on 21st March.

The results of the technical assessment confirm that all four neighbouring gardens assessed will comply with the recommended BRE Guidelines, retaining two or more hours of direct sunlight to between 61% and 85% of their areas on 21st March, which is in excess of the 50% recommended by the BRE Guidelines.

21st June

The SHOG overshadowing assessment has also been carried out on 21st June (Summer Solstice) as this is the time of year that the amenity areas are most likely to be in use.

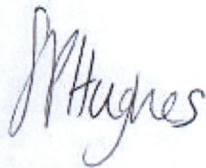
The results of the technical assessment confirm that all four neighbouring gardens assessed will retain two or more hours of direct sunlight to between 90% and 98% of their areas on 21st June and thus will also be well sunlit when they are most likely to be in use during the summer months.

Summary

The sun hours on ground overshadowing assessment demonstrates that all four neighbouring gardens assessed will comply with the recommended BRE Guidelines on 21st March. Furthermore the 21st March and 21st June assessments indicate that all four neighbouring gardens will retain good access to direct sunlight amenity throughout the year with the Proposed Development in place.

In consideration of the neighbouring overshadowing technical assessment, it is AY's professional opinion that the Proposed Development is acceptable in terms of neighbouring overshadowing in accordance with the 2022 BRE Guidelines.

Yours sincerely



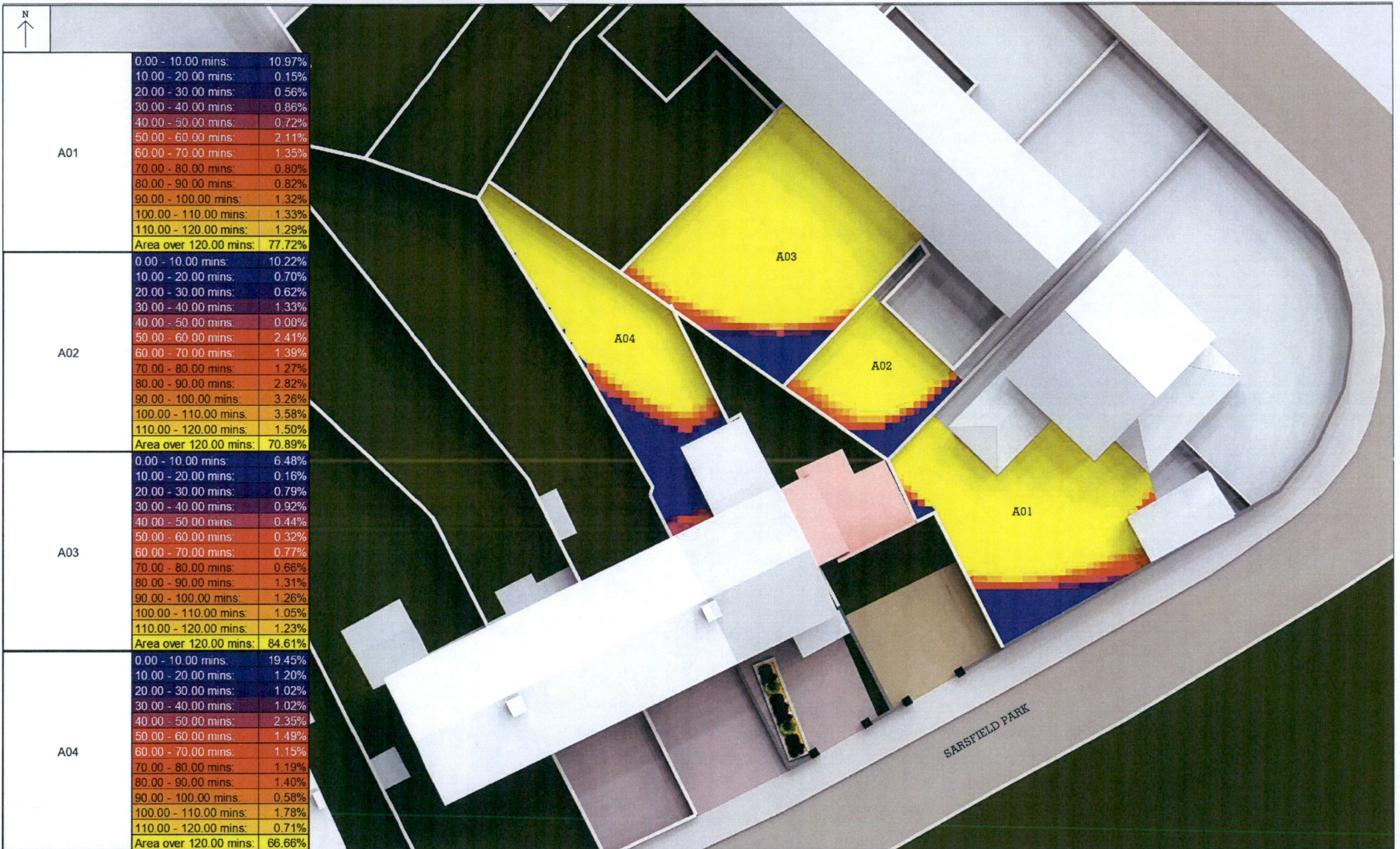
Sophie Probert-Hughes
Associate Director
Rights of Light | Daylight & Sunlight | Party Wall
+44 (0)777 176 2863
Sophie.probert-hughes@avisonyoung.com
For and on behalf of Avison Young (UK) Limited

Encls.

Appendix I Sun Hours on Ground Overshadowing Assessment: 21st March - Existing and Proposed, 21st June - Existing and Proposed

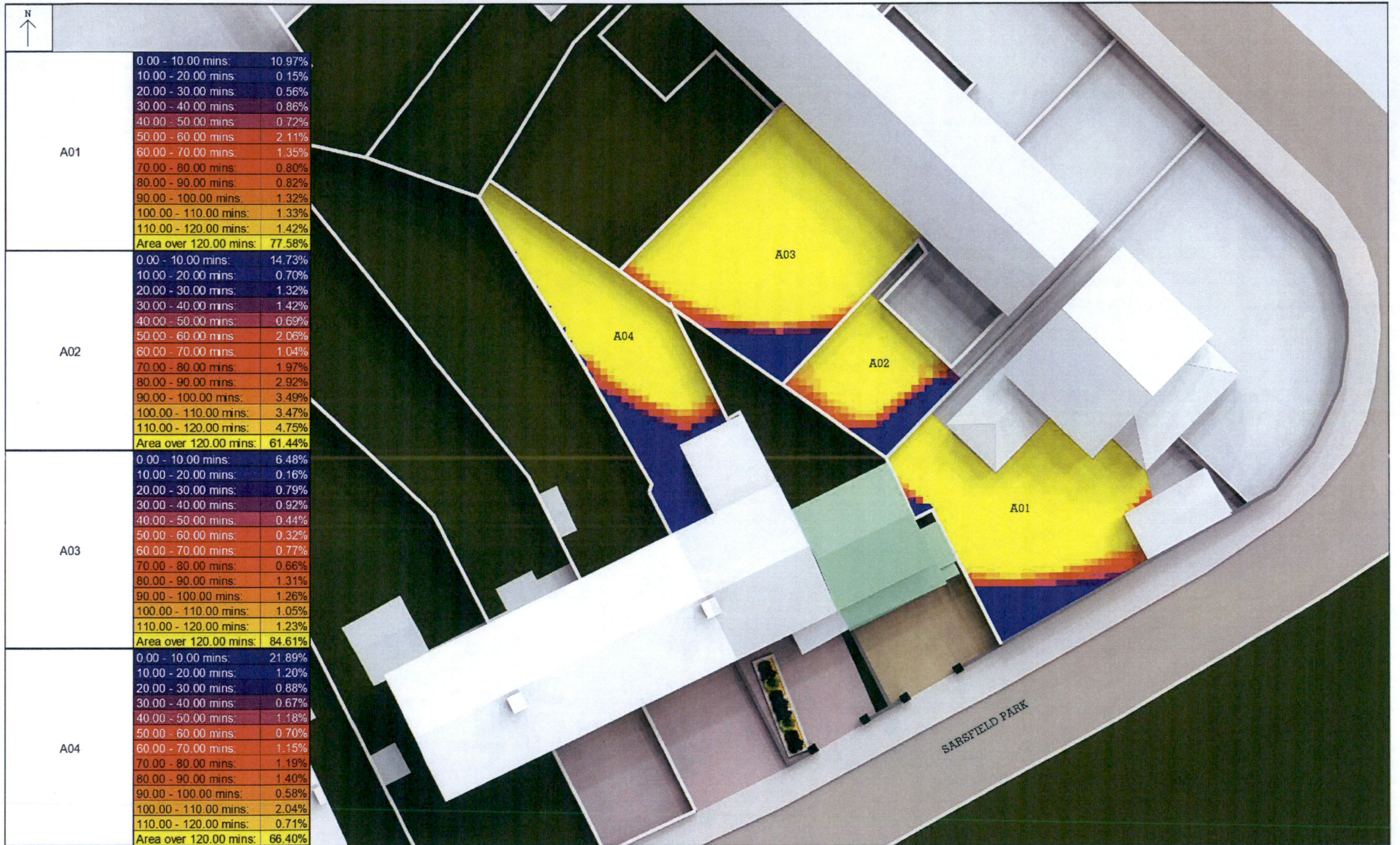
Appendix I
Sun Hours on Ground
Overshadowing Assessment

21st March - Existing and Proposed



Key: 0-10 min 10-20 min 20-30 min 30-40 min 40-50 min 50-60 min 60-70 min 70-80 min 80-90 min 90-100 min 100-110 min 110-120 min Over 120 min	Sources of information Existing building IBC 15 SEP 2022 (Studio) drg 22-026 54 Sarsfield Park	2 surrounding buildings IBC 15 SEP 2022 (Studio) drg 22-026 54 Sarsfield Park	Proposed building IBC 15 SEP 2022 (Studio) drg 22-026 54 Sarsfield Park	Consented NA	Project Name 54 Sarsfield Park	Drawn By AN	Scale @ A3	Date 16 SEP 2022
	Drawing Title Sunhours on Ground results for Existing, March 21st	Project No. SA53_01	Drawing No. SHOG_01	Revision	 85 Gresham Street, London, EC2V 7NQ 08449 02 03 04 www.avisonyoung.co.uk			

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Key:

- 0-10 min
- 10-20 min
- 20-30 min
- 30-40 min
- 40-50 min
- 50-60 min
- 60-70 min
- 70-80 min
- 80-90 min
- 90-100 min
- 100-110 min
- 110-120 min
- Over 120 min

Sources of information

Existing building	Commencement building	Proposed building	Consented
INFO 14 SEP 2022 (Studio dsq) 22-026 54 Sarsfield Park	22-026 54 Sarsfield Park	INFO 14 SEP 2022 (Studio dsq) 22-026 54 Sarsfield Park	NA

Project Name

54 Sarsfield Park

Drawing Title

Sunshours on Ground results for
Proposed, March 21st

Drawn By

AN

Project No.

SA53_01

Scale @ A3

Drawing No.

SHOG_02

Date

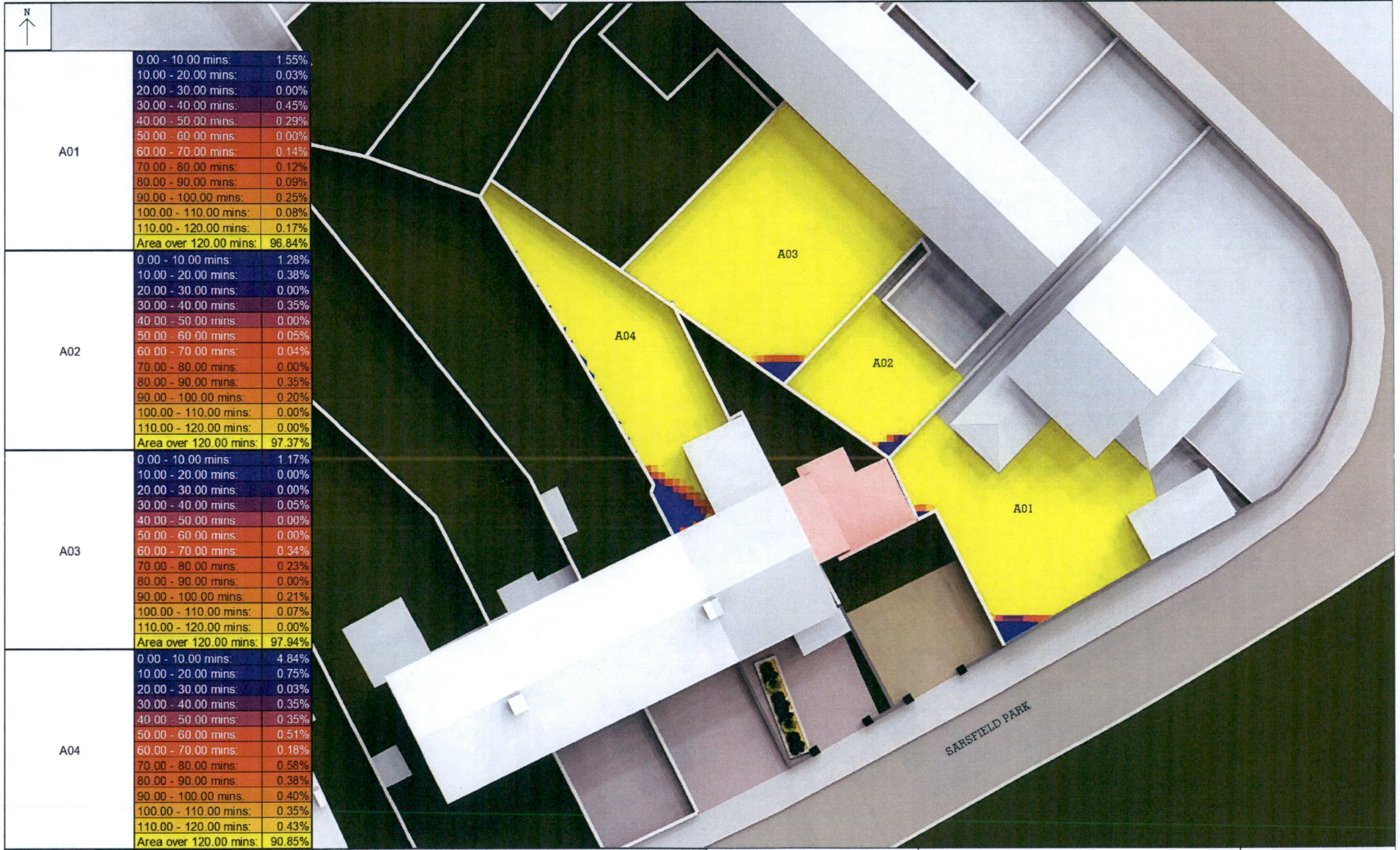
16 SEP 2022

Revision



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21st June - Existing and Proposed



N ↑

A01

0.00 - 10.00 mins:	1.55%
10.00 - 20.00 mins:	0.03%
20.00 - 30.00 mins:	0.00%
30.00 - 40.00 mins:	0.45%
40.00 - 50.00 mins:	0.29%
50.00 - 60.00 mins:	0.00%
60.00 - 70.00 mins:	0.14%
70.00 - 80.00 mins:	0.12%
80.00 - 90.00 mins:	0.09%
90.00 - 100.00 mins:	0.25%
100.00 - 110.00 mins:	0.08%
110.00 - 120.00 mins:	0.17%
Area over 120.00 mins:	96.84%

A02

0.00 - 10.00 mins:	1.28%
10.00 - 20.00 mins:	0.38%
20.00 - 30.00 mins:	0.00%
30.00 - 40.00 mins:	0.35%
40.00 - 50.00 mins:	0.00%
50.00 - 60.00 mins:	0.05%
60.00 - 70.00 mins:	0.04%
70.00 - 80.00 mins:	0.00%
80.00 - 90.00 mins:	0.35%
90.00 - 100.00 mins:	0.20%
100.00 - 110.00 mins:	0.00%
110.00 - 120.00 mins:	0.00%
Area over 120.00 mins:	97.37%

A03

0.00 - 10.00 mins:	1.17%
10.00 - 20.00 mins:	0.00%
20.00 - 30.00 mins:	0.00%
30.00 - 40.00 mins:	0.05%
40.00 - 50.00 mins:	0.00%
50.00 - 60.00 mins:	0.00%
60.00 - 70.00 mins:	0.34%
70.00 - 80.00 mins:	0.23%
80.00 - 90.00 mins:	0.00%
90.00 - 100.00 mins:	0.21%
100.00 - 110.00 mins:	0.07%
110.00 - 120.00 mins:	0.00%
Area over 120.00 mins:	97.94%

A04

0.00 - 10.00 mins:	4.84%
10.00 - 20.00 mins:	0.75%
20.00 - 30.00 mins:	0.03%
30.00 - 40.00 mins:	0.35%
40.00 - 50.00 mins:	0.35%
50.00 - 60.00 mins:	0.51%
60.00 - 70.00 mins:	0.18%
70.00 - 80.00 mins:	0.58%
80.00 - 90.00 mins:	0.38%
90.00 - 100.00 mins:	0.40%
100.00 - 110.00 mins:	0.35%
110.00 - 120.00 mins:	0.43%
Area over 120.00 mins:	90.85%

Key:

0-10 min
10-20 min
20-30 min
30-40 min
40-50 min
50-60 min
60-70 min
70-80 min
80-90 min
90-100 min
100-110 min
110-120 min
Over 120 min

Sources of information			
Existing building	Surrounding buildings	Proposed building	Consented
INFO 15 SEP 2022 (Studio dsq)	INFO 15 SEP 2022 (Studio dsq)	INFO 15 SEP 2022 (Studio dsq)	NA
22-026 54 Sarsfield Park	22-026 54 Sarsfield Park	22-026 54 Sarsfield Park	

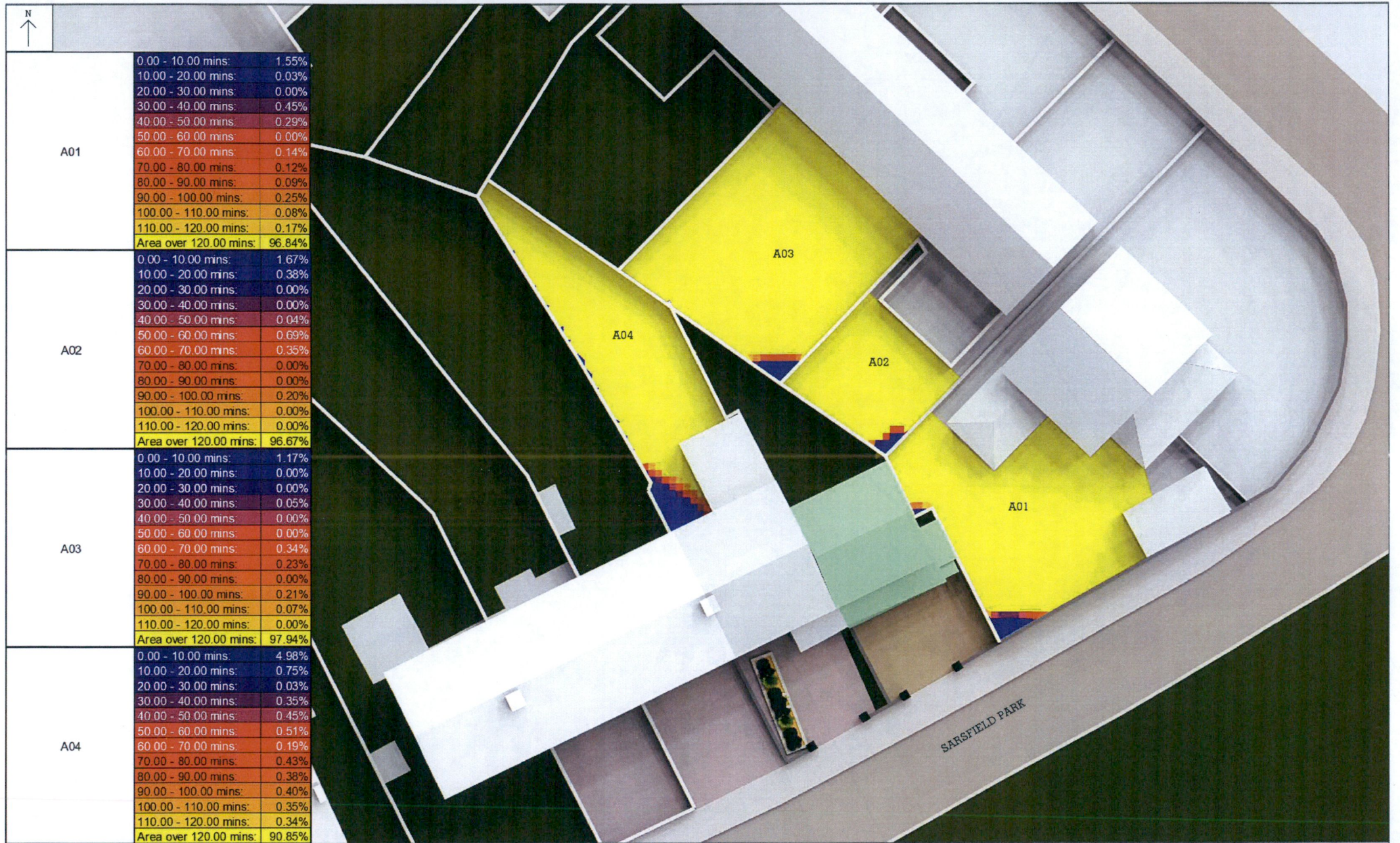
Project Name	Drawn By	Scale @ A3	Date
54 Sarsfield Park	AN		16 SEP 2022
Drawing Title	Project No.	Drawing No.	Revision
Sunhours on Ground results for Existing, June 21st	SA53_01	SHOG_03	

Drawn By	Scale @ A3	Date
AN		16 SEP 2022
Project No.	Drawing No.	Revision
SA53_01	SHOG_03	

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A01	0.00 - 10.00 mins:	1.55%
	10.00 - 20.00 mins:	0.03%
	20.00 - 30.00 mins:	0.00%
	30.00 - 40.00 mins:	0.45%
	40.00 - 50.00 mins:	0.29%
	50.00 - 60.00 mins:	0.00%
	60.00 - 70.00 mins:	0.14%
	70.00 - 80.00 mins:	0.12%
	80.00 - 90.00 mins:	0.09%
	90.00 - 100.00 mins:	0.25%
	100.00 - 110.00 mins:	0.08%
	110.00 - 120.00 mins:	0.17%
	Area over 120.00 mins:	96.84%

A02	0.00 - 10.00 mins:	1.67%
	10.00 - 20.00 mins:	0.38%
	20.00 - 30.00 mins:	0.00%
	30.00 - 40.00 mins:	0.00%
	40.00 - 50.00 mins:	0.04%
	50.00 - 60.00 mins:	0.69%
	60.00 - 70.00 mins:	0.35%
	70.00 - 80.00 mins:	0.00%
	80.00 - 90.00 mins:	0.00%
	90.00 - 100.00 mins:	0.20%
	100.00 - 110.00 mins:	0.00%
	110.00 - 120.00 mins:	0.00%
	Area over 120.00 mins:	96.67%

A03	0.00 - 10.00 mins:	1.17%
	10.00 - 20.00 mins:	0.00%
	20.00 - 30.00 mins:	0.00%
	30.00 - 40.00 mins:	0.05%
	40.00 - 50.00 mins:	0.00%
	50.00 - 60.00 mins:	0.00%
	60.00 - 70.00 mins:	0.34%
	70.00 - 80.00 mins:	0.23%
	80.00 - 90.00 mins:	0.00%
	90.00 - 100.00 mins:	0.21%
	100.00 - 110.00 mins:	0.07%
	110.00 - 120.00 mins:	0.00%
	Area over 120.00 mins:	97.94%

A04	0.00 - 10.00 mins:	4.98%
	10.00 - 20.00 mins:	0.75%
	20.00 - 30.00 mins:	0.03%
	30.00 - 40.00 mins:	0.35%
	40.00 - 50.00 mins:	0.45%
	50.00 - 60.00 mins:	0.51%
	60.00 - 70.00 mins:	0.19%
	70.00 - 80.00 mins:	0.43%
	80.00 - 90.00 mins:	0.38%
	90.00 - 100.00 mins:	0.40%
	100.00 - 110.00 mins:	0.35%
	110.00 - 120.00 mins:	0.34%
	Area over 120.00 mins:	90.85%

Key:

0-10 min
10-20 min
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30-40 min
40-50 min
50-60 min
60-70 min
70-80 min
80-90 min
90-100 min
100-110 min
110-120 min
Over 120 min

Sources of information		
Existing building INFO 15 SEP 2022 (Studio dia) 22-026 54 Sarsfield Park	Surrounding buildings INFO 15 SEP 2022 (Studio dia) 22-026 54 Sarsfield Park	Proposed building INFO 15 SEP 2022 (Studio dia) 22-026 54 Sarsfield Park
Consented NA		

Project Name 54 Sarsfield Park
Drawing Title Sunhours on Ground results for Proposed, June 21st

Drawn By AN	Scale @ A3	Date 16 SEP 2022
Project No. SA53_01	Drawing No. SHOG_04	Revision

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