

Richmond Road Phase 2, Dublin 3

Response to DCC Opinion Item 2II - Impact on Existing Windows
Applicant: Malkey Limited

"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." - BRE 209

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The full set of results for each assessment and shadow study can be found in the appendix section of this report.

1.0 Executive Summary

This document accompanies 3D Design Bureau's Daylight and Sunlight Assessment Report for the proposed development Richmond Road Phase 2 Dublin 3. It has been produced in response to DCC's request at the pre-application stage to ensure clarity is given with regard to the explanation of the levels of impact that could be experienced by neighbouring existing properties. Therefore this document provides a graphical representation of the impact on the VSC of the existing windows in the surrounding context.

For windows servicing the same room, a weighed average has been calculated. For each window that is part of an average, the average result is being displayed with the # symbol below the individual window result.

The windows' view out are showing baseline, proposed (with Phase 2 only), and cumulative (Phase 1 and Phase 2) model states, and their respective results in percentages. For a more detailed explanation on the model states, and weighted averages calculation, please refer to the main Daylight and Sunlight Assessment Report.

The adversely impacted windows are located on:

- **1 Waterfall Court, 145 & 147 Richmond Road**
- **149, 149A, 149C, 151, 151A, 153 and 155 Richmond Road**
- **161, 163, 165, 167 and 169 Richmond Road**
- **2 Hogan View and 189 Richmond Road**
- **Corn House Building**
- **Grain Store Building**
- **The Granary Building**
- **Clonliffe Square**

Any assessed windows that have yielded levels of effect that were compliant under the BRE Guidelines, have not been included in this supplementary document.

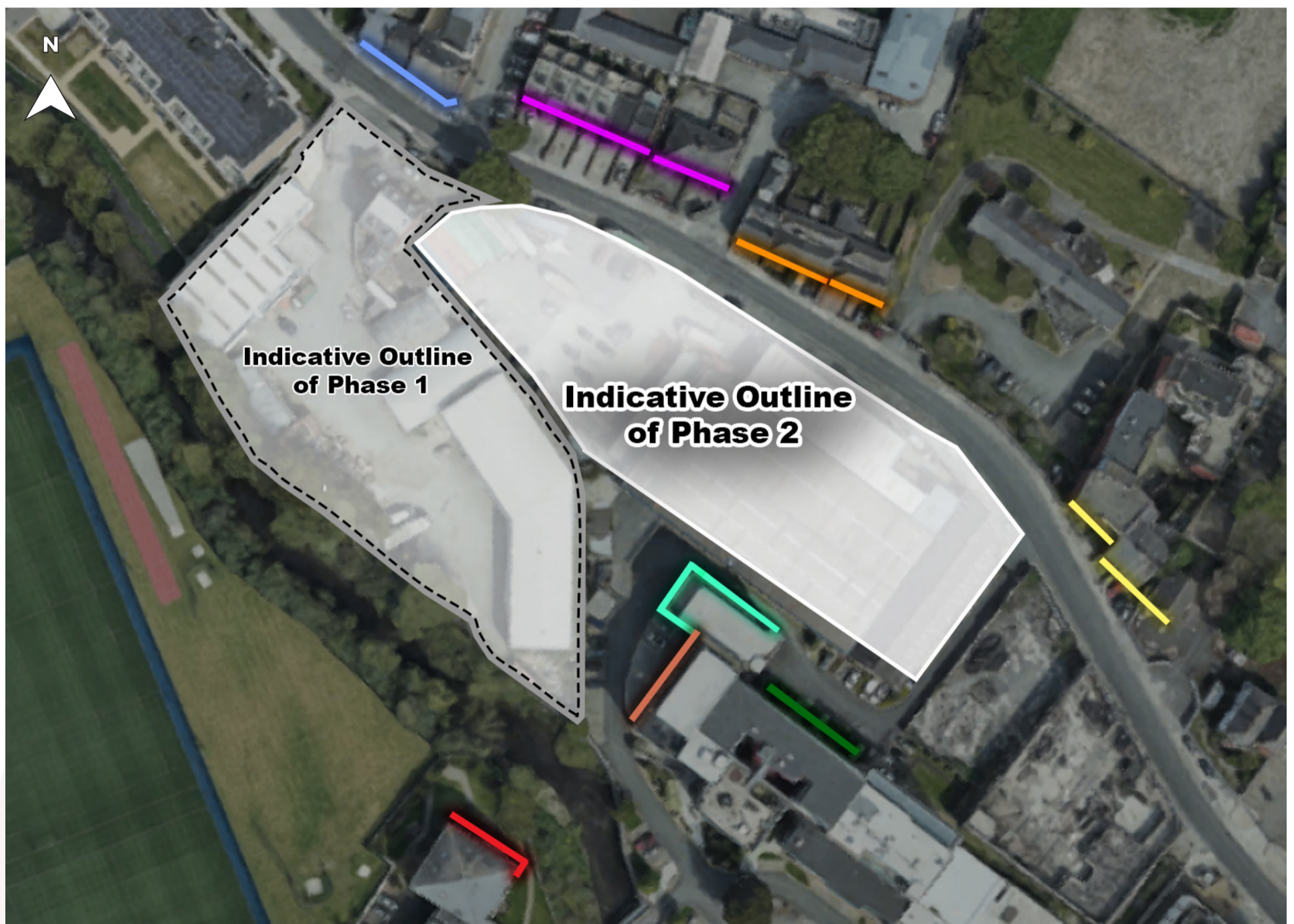


Figure 1.1: Scope of surrounding properties and environment assessed.

2.0 Definition of Effects

The BRE Guidelines state that:

“Adverse impacts occur when there is a significant decrease in the amount of skylight and sunlight reaching an existing building where it is required, or in the amount of sunlight reaching an open space. The assessment of impact will depend on a combination of factors, and there is no simple rule of thumb that can be applied.”

As such, planning authorities should consider a range of localised factors when making decisions. The terminology suggested in the BRE Guidelines is as listed below, whilst the assessment of impact should depend on a combination of factors. The BRE Guidelines also state:

“Where a new development affects a number of existing buildings or open spaces, the clearest approach is usually to assess the impact on each one separately. It is also clearer to assess skylight and sunlight impacts separately.”

Taking this advice, 3DDB have categorised the level of effect on each window/room/open space on an individual basis. In quantifying the levels of effect, 3DDB have assigned numerical values to the levels of compliance with the BRE recommendations. By applying a numerical logic to the terminology used in defining the levels of effect there is no ambiguity regarding how the levels of effect have been categorised within this report.

The list of definitions given below is taken from ‘Appendix H: Environmental impact assessment’ of the BRE 209 with a clear indication of how they have been applied in the context of this report.

Negligible

For the purposes of this Sunlight and Daylight Assessment Report an ‘*Negligible*’ level of effect will be stated if the level of effect is within the criteria as recommended in the BRE Guidelines and the applied target value has been achieved.

Minor Adverse

For the purposes of this Sunlight and Daylight Assessment Report, a ‘*Minor Adverse*’ level of effect will be stated if the level of effect is marginally outside of the criteria as stated in the BRE Guidelines. Typically a ‘*Minor Adverse*’ level of effect will be applied if the level of daylight or sunlight is reduced to between 80-99% of the applied target value.

Moderate Adverse

For the purposes of this Sunlight and Daylight Assessment Report, a ‘*Moderate Adverse*’ level of effect will be stated if the level of daylight or sunlight is reduced to between 50-80% of the applied target value. A ‘*Moderate Adverse*’ level of effect would be quite typical in instances where a proposed development is planned on an under-developed plot of land. The level of daylight and/or sunlight of an assessed property is reduced in a manner that is consistent with similar properties in the immediate surrounding area.

Major Adverse

An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment. For the purposes of this Sunlight and Daylight Assessment Report a ‘*Major Adverse*’ level of effect will be stated if the proposed development reduces the availability of daylight or sunlight of a neighbouring property to significantly below a baseline level. A ‘*Major Adverse*’ level of effect will be stated if the level of daylight or sunlight is reduced to less than 50% of the applied target value.

Beneficial Impact

In relation to sunlight or daylight access, it is conceivable that a proposed development could yield positive effects on the neighbouring properties. In such circumstances the development would typically involve a reduction to the size or scale of built form (e.g. such as the demolition of a building or the removal of a large belt of evergreen trees, which might result in an increase in light access). Where such improvements occur, a ‘*Beneficial Impact*’ will only be stated if the ratio of change is greater than 1.20 (an improvement of 20%). Should less perceptible improvements occur an ‘*Negligible*’ level of effect will be stated.

Not Applicable (n.a.)

In instances where a baseline value is particularly low, levels of effects can appear exaggerated. To mitigate against such occurrences, if the baseline value in the VSC, APSH/WPSH or SOG studies is below 1%, 3DDB have categorised the level of effect as n.a. (not applicable).

Averaged Windows (-)

If it can be determined or reasonably assumed that multiple windows are servicing the same room, each window will be assessed and a weighted average will be calculated. In such instances the level of effect for the room will be stated, but the level of effect for the individual windows contributing towards the average will be left blank in the table. This will be indicated in the tables with the dash symbol. (-)

3.0 Windows showing a level of impact

3.1 1 Waterfall Court

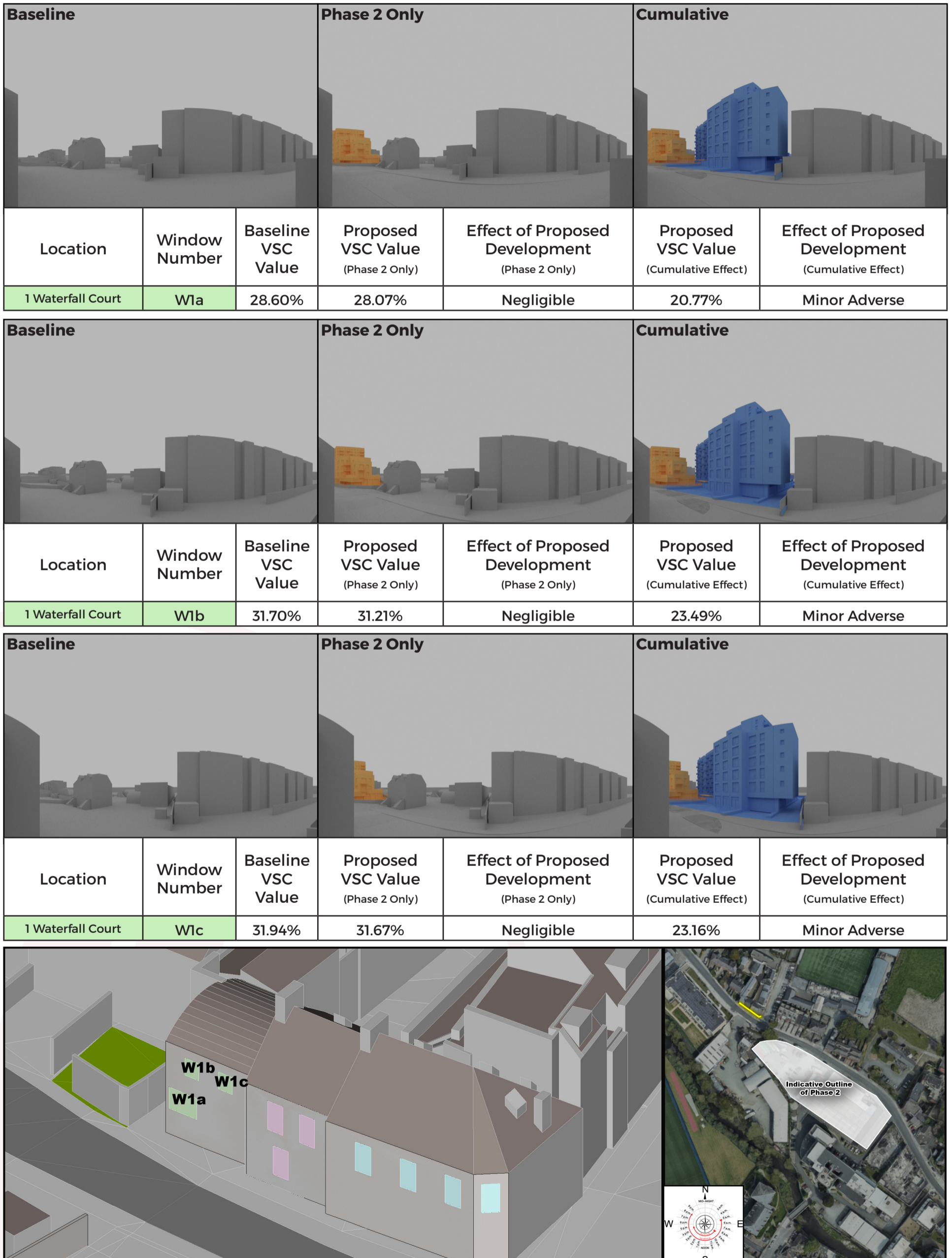


Figure 2.1: Highlighted areas indicate the position of assessed windows (L). Aerial view of assessed location (R)

3.2 145 Richmond Road

Baseline			Phase 2 Only			Cumulative		
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)		
145 Richmond Road	145a	30.39%	29.65%	Negligible	19.92%	Minor Adverse		

Baseline			Phase 2 Only			Cumulative		
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)		
145 Richmond Road	145b	33.18%	32.53%	Negligible	22.45%	Minor Adverse		

Baseline			Phase 2 Only			Cumulative		
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)		
145 Richmond Road	145c	33.01%	32.49%	Negligible	21.45%	Minor Adverse		

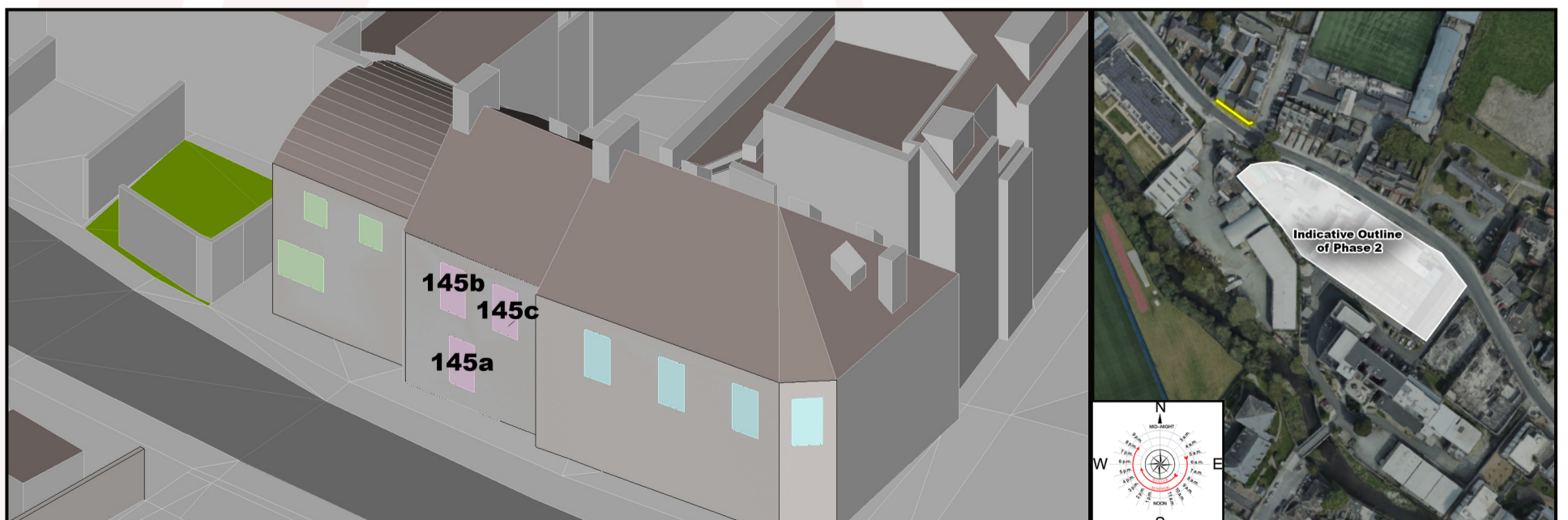
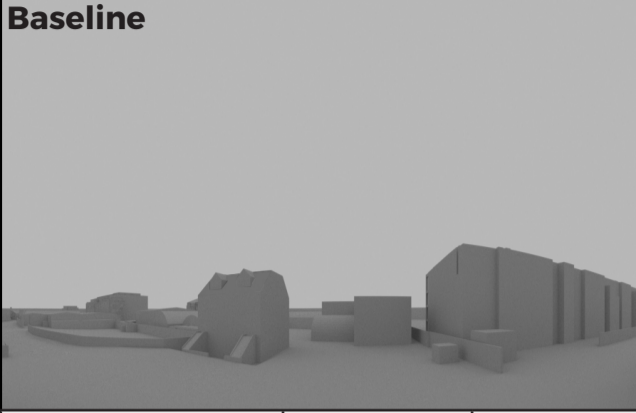
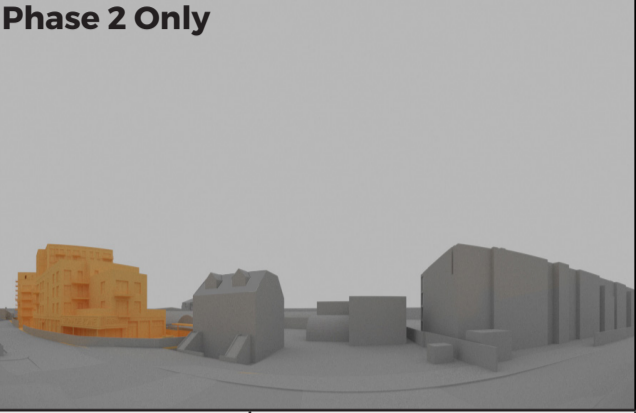
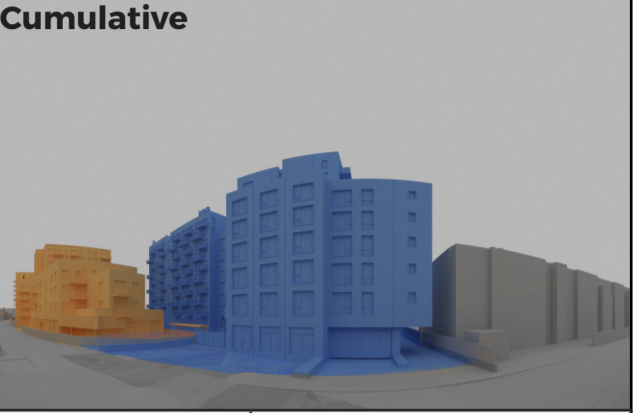
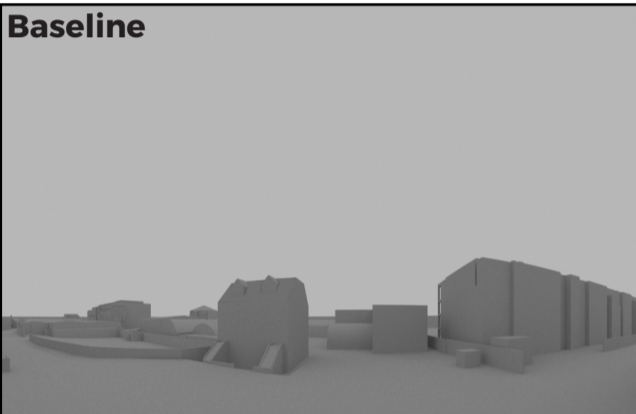
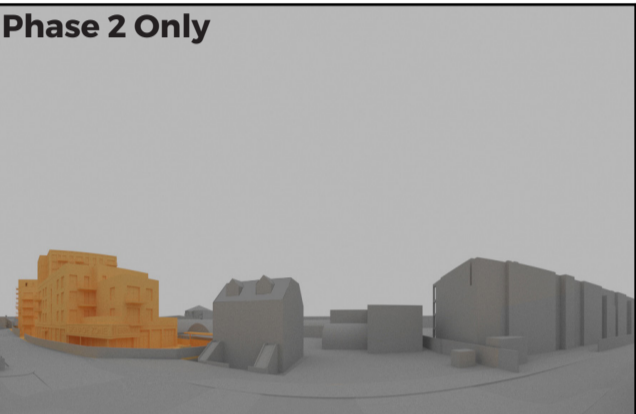
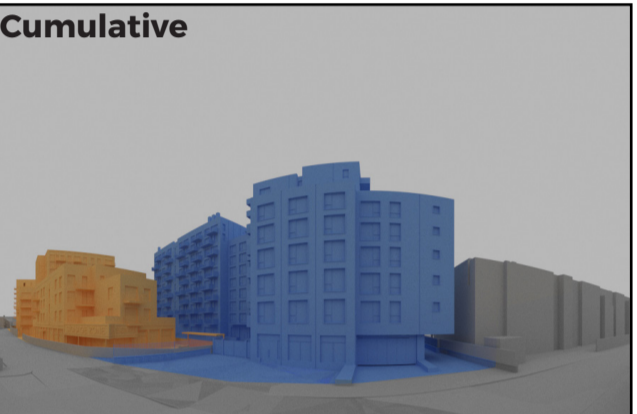
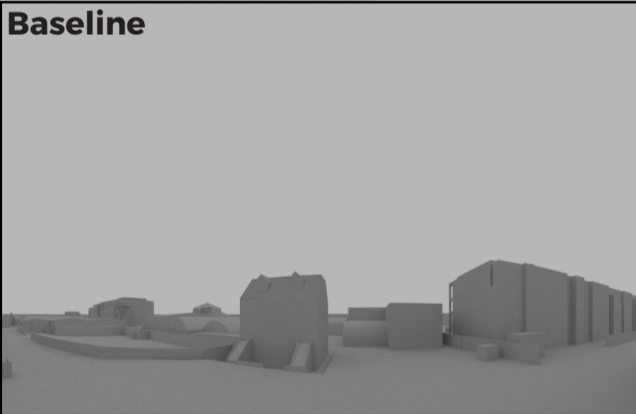

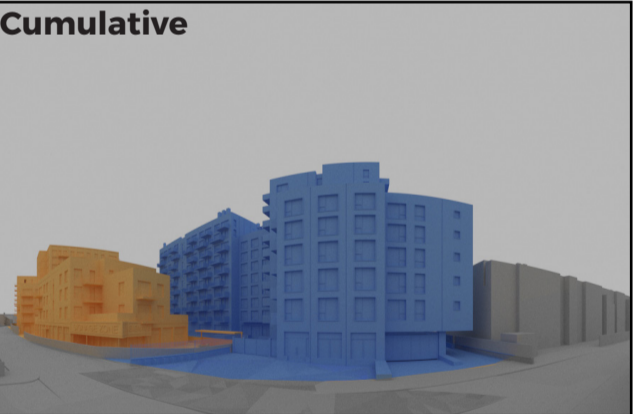


Figure 3.1: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.3 147 Richmond Road

Baseline			Phase 2 Only		Cumulative	
						
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
147 Richmond Road	147a	34.42%	33.35%	Negligible	21.00%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
						
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
147 Richmond Road	147b	34.73%	33.43%	Negligible	20.88%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
						
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
147 Richmond Road	147c	35.03%	33.45%	Negligible	20.87%	Moderate Adverse

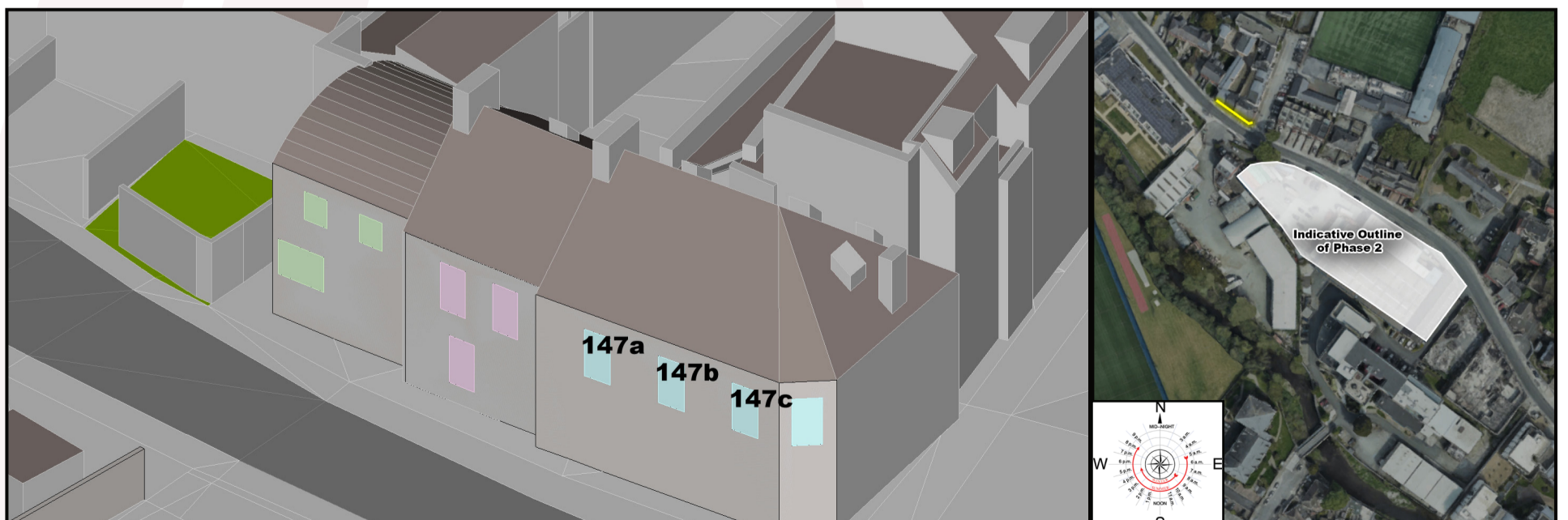


Figure 3.2: Highlighted areas indicate the position of assessed windows (L). Aerial view of assessed location (R)

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
147 Richmond Road	147d	36.57%	33.05%	Negligible	23.95%	Minor Adverse

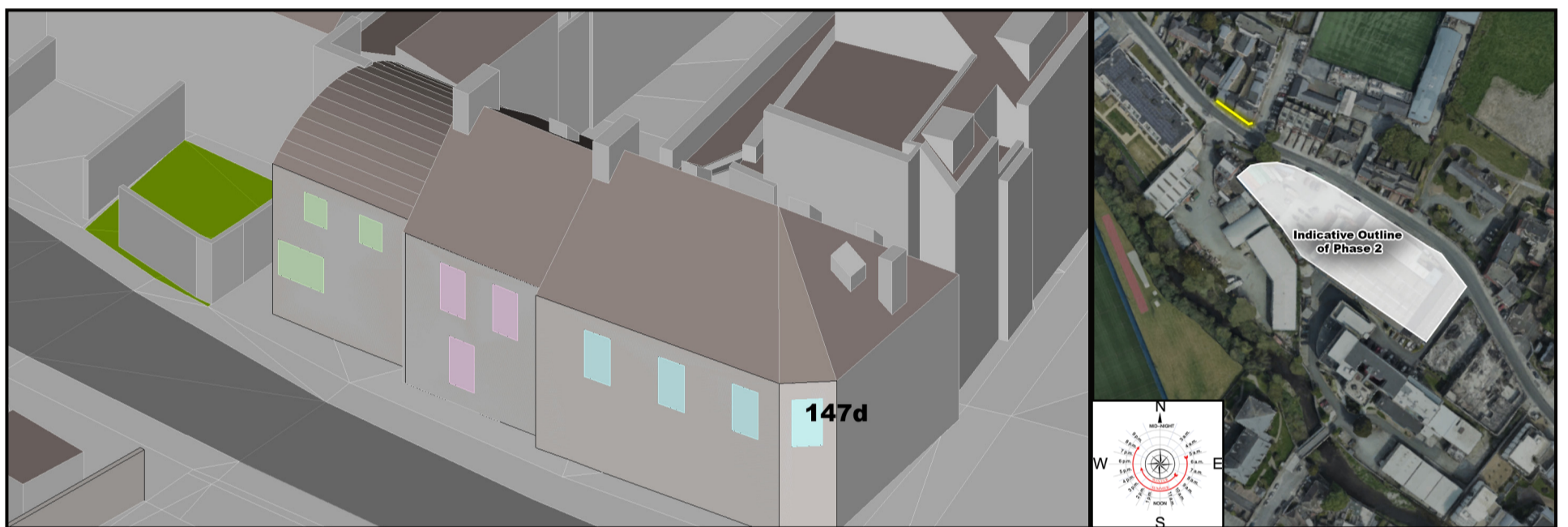


Figure 3.3: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.4 149 Richmond Road

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
149 Richmond Road	149a	24.95%	19.29%	Minor Adverse	12.59%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
149 Richmond Road	149b	37.15%	31.98%	Negligible	24.28%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
149 Richmond Road	149c#1	38.31%	34.61%	-	26.48%	-
149 Richmond Road	149c#	38.07%	33.97%	Negligible	26.13%	Minor Adverse

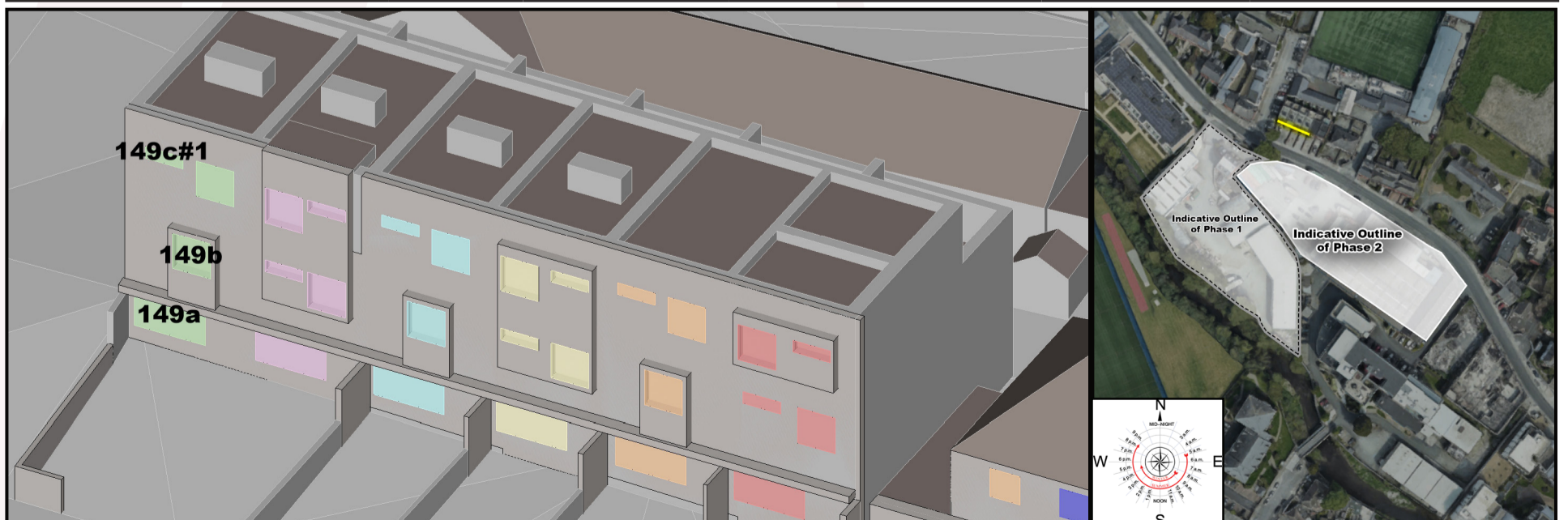


Figure 3.4: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline		Phase 2 Only			Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
149 Richmond Road	149c#2	37.98%	33.76%	-	26.01%	-
149 Richmond Road	149c#	38.07%	33.97%	Negligible	26.13%	Minor Adverse

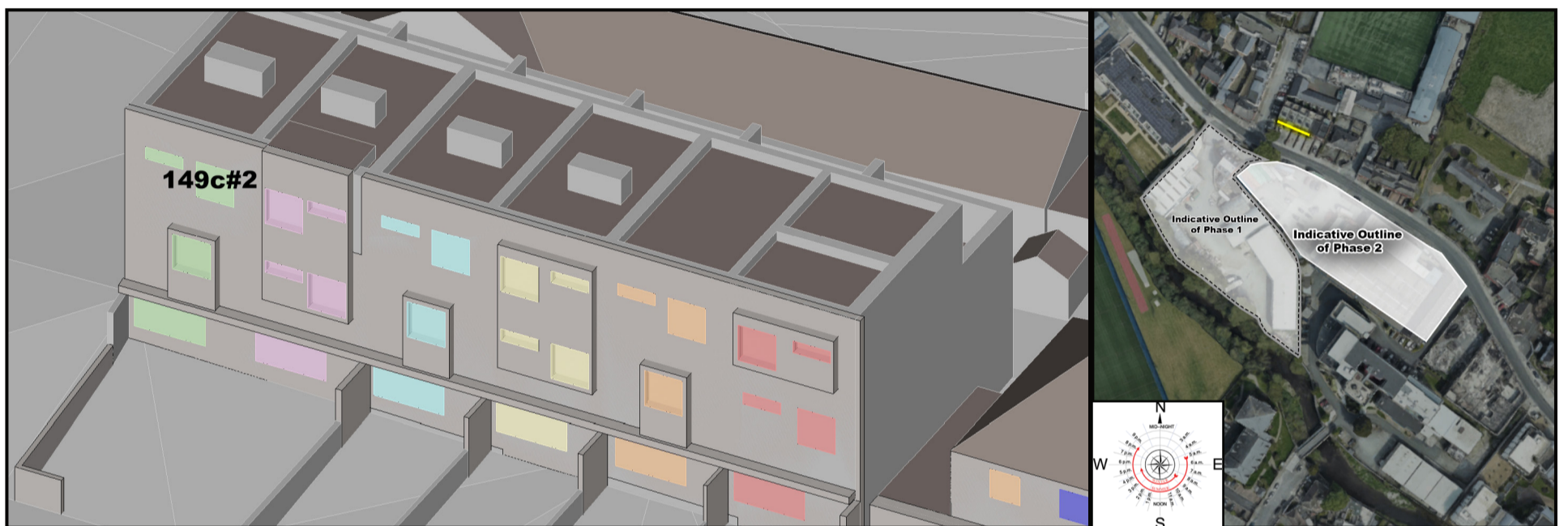


Figure 3.5: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.5 149A Richmond Road

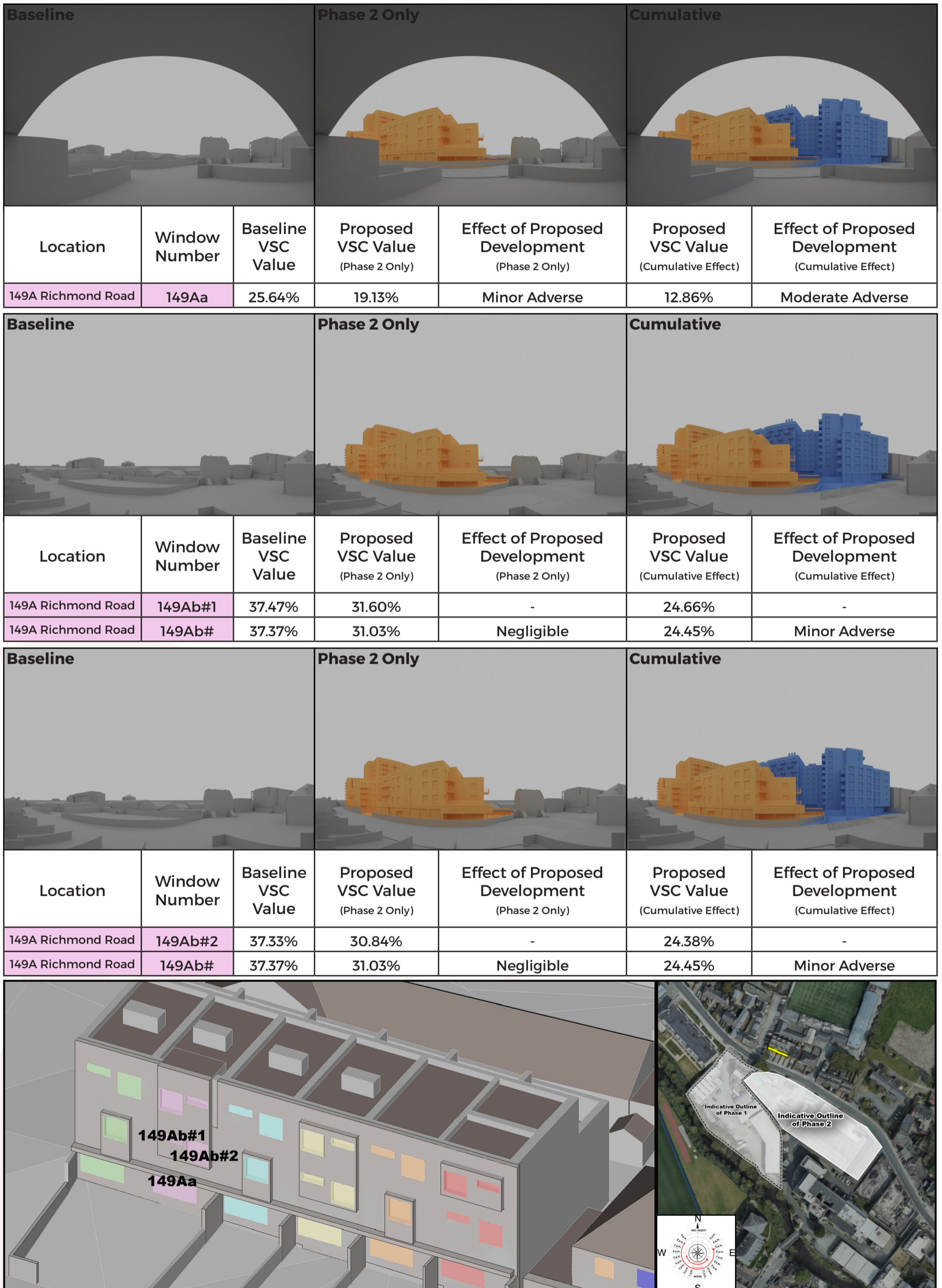


Figure 3.6: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only			Cumulative		
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)		
149A Richmond Road	149Ac#1	38.27%	33.45%	-	26.23%	-		
149A Richmond Road	149Ac#	38.31%	33.46%	Negligible	26.32%	Minor Adverse		

Baseline			Phase 2 Only			Cumulative		
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)		
149A Richmond Road	149Ac#2	38.42%	33.50%	-	26.58%	-		
149A Richmond Road	149Ac#	38.31%	33.46%	Negligible	26.32%	Minor Adverse		

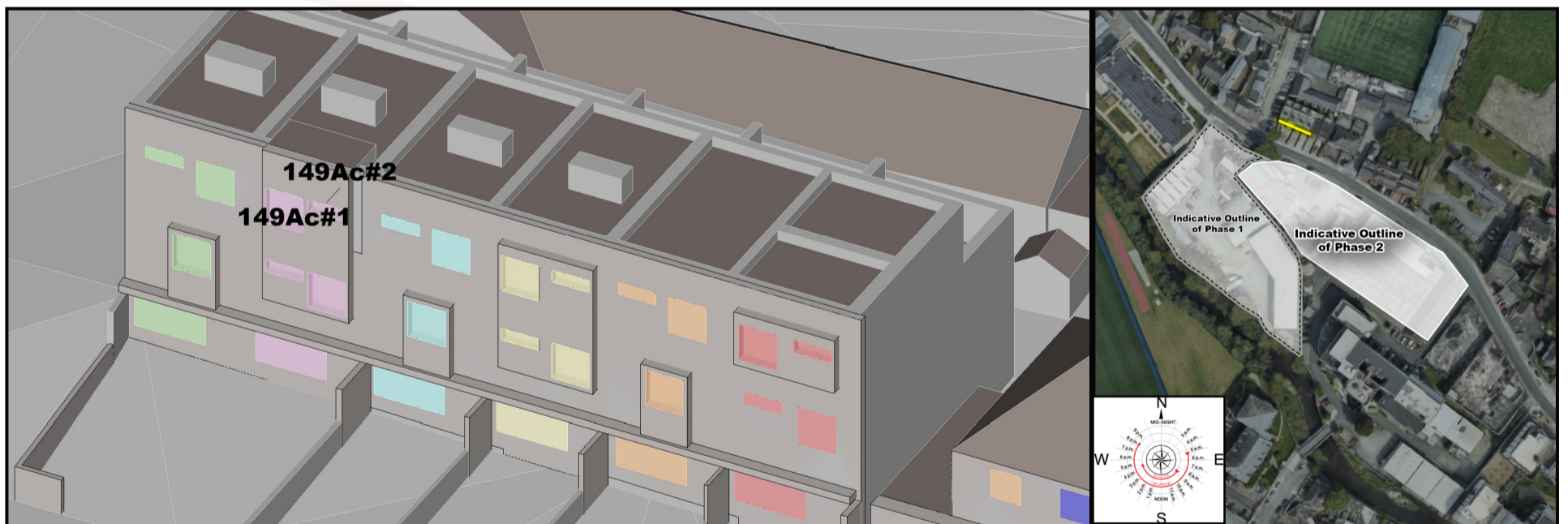


Figure 3.7: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.6 149B Richmond Road



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
149B Richmond Road	149Ba	24.80%	16.58%	Minor Adverse	12.49%	Moderate Adverse



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
149B Richmond Road	149Bb	37.46%	29.89%	Negligible	24.42%	Minor Adverse



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
149B Richmond Road	149Bc#1	38.16%	32.72%	-	26.44%	-
149B Richmond Road	149Bc#	38.12%	32.17%	Negligible	26.27%	Minor Adverse

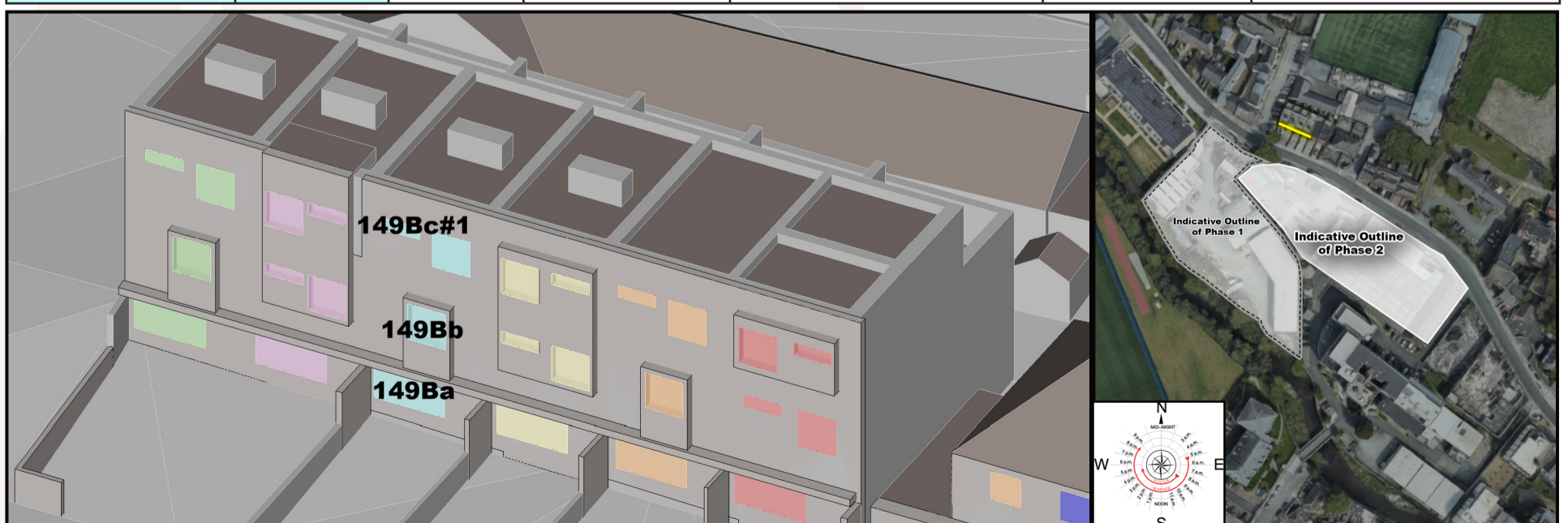


Figure 3.8: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline		Phase 2 Only			Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
149B Richmond Road	149Bc#2	38.11%	31.99%	-	26.22%	-
149B Richmond Road	149Bc#	38.12%	32.17%	Negligible	26.27%	Minor Adverse

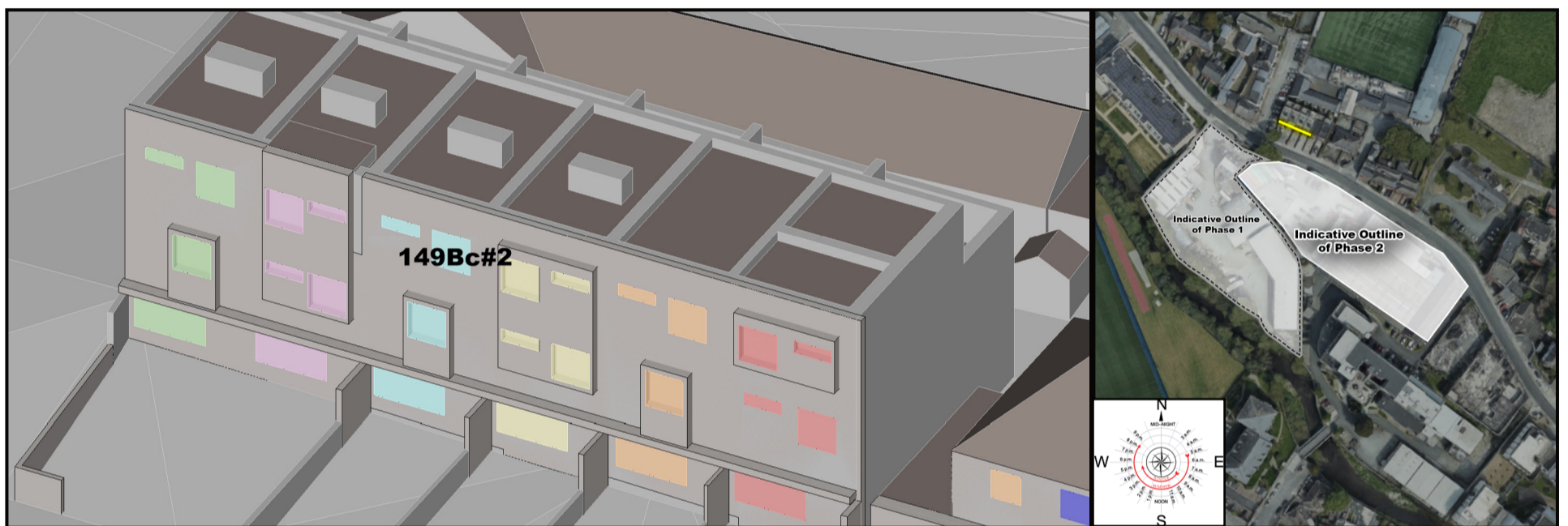


Figure 3.9: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.7 149C Richmond Road

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
149C Richmond Road	149Ca	25.08%	15.63%	Moderate Adverse	12.45%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
149C Richmond Road	149Cb#1	37.71%	29.44%	-	24.81%	-
149C Richmond Road	149Cb#	37.61%	28.78%	Negligible	24.57%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
149C Richmond Road	149Cb#2	37.58%	28.56%	-	24.49%	-
149C Richmond Road	149Cb#	37.61%	28.78%	Negligible	24.57%	Minor Adverse

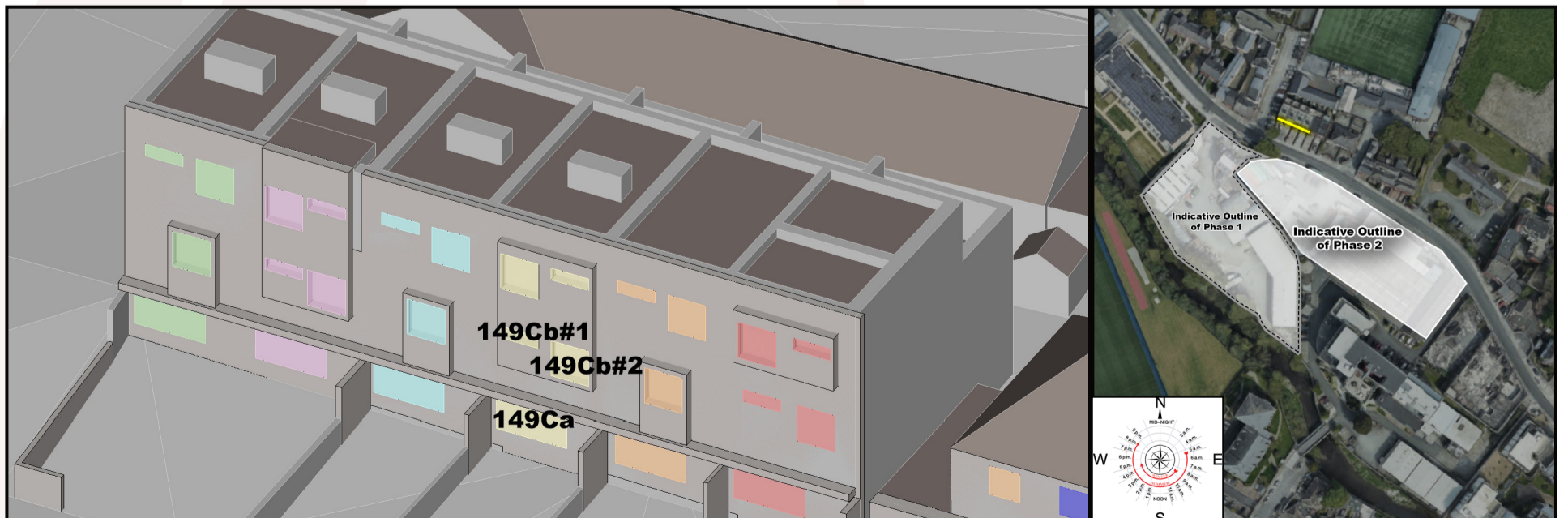


Figure 3.10: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only			Cumulative		
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)		
149C Richmond Road	149Cc#1	38.37%	31.57%	-	26.39%	-		
149C Richmond Road	149Cc#	38.40%	31.58%	Negligible	26.47%	Minor Adverse		

Baseline			Phase 2 Only			Cumulative		
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)		
149C Richmond Road	149Cc#2	38.49%	31.59%	-	26.70%	-		
149C Richmond Road	149Cc#	38.40%	31.58%	Negligible	26.47%	Minor Adverse		

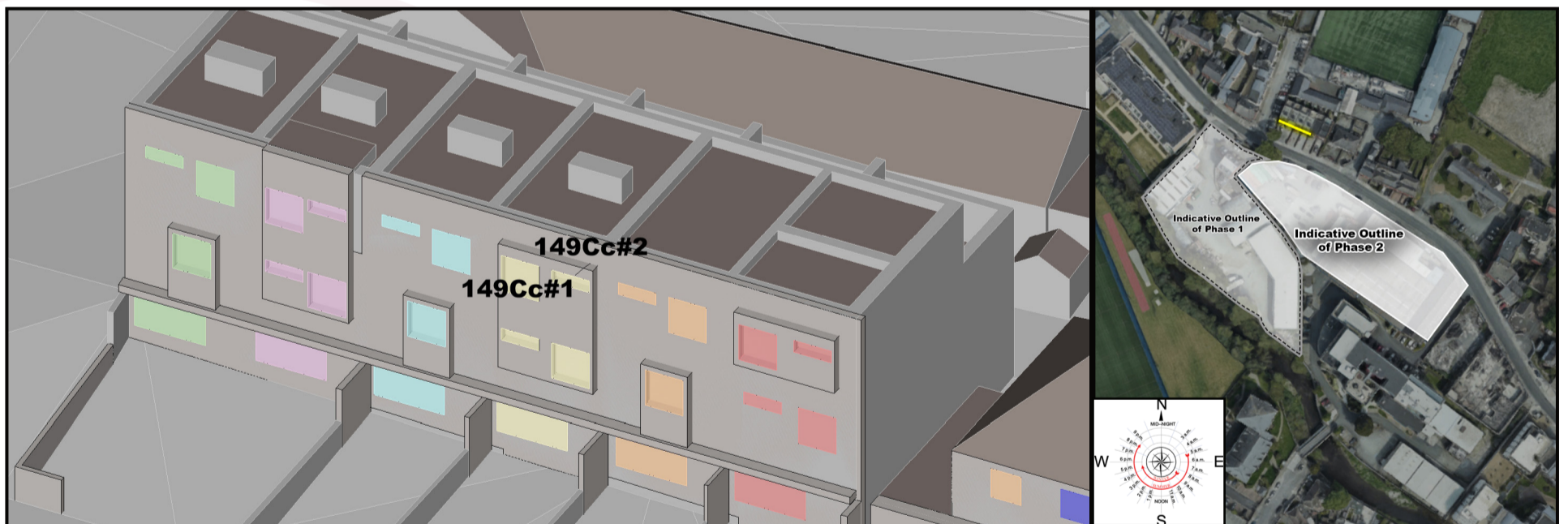
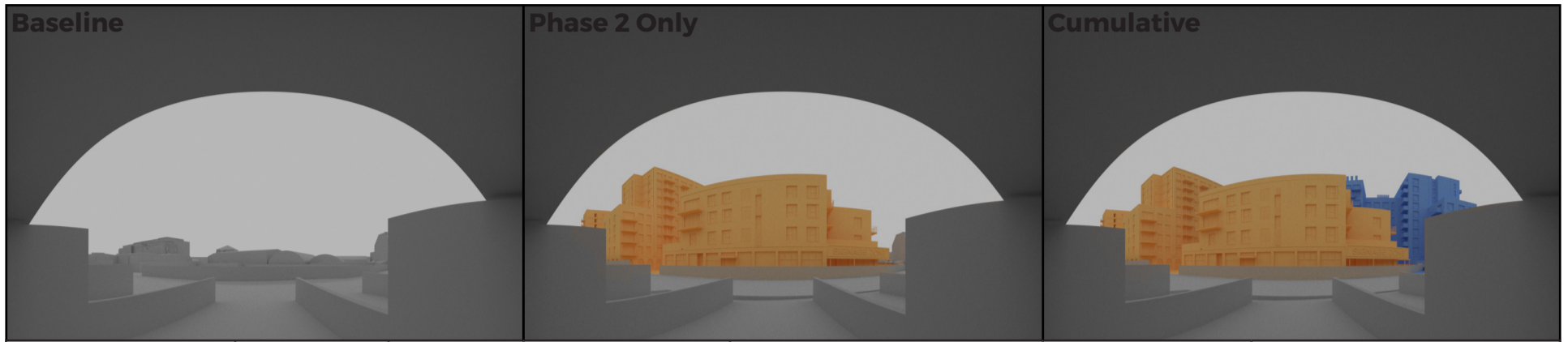
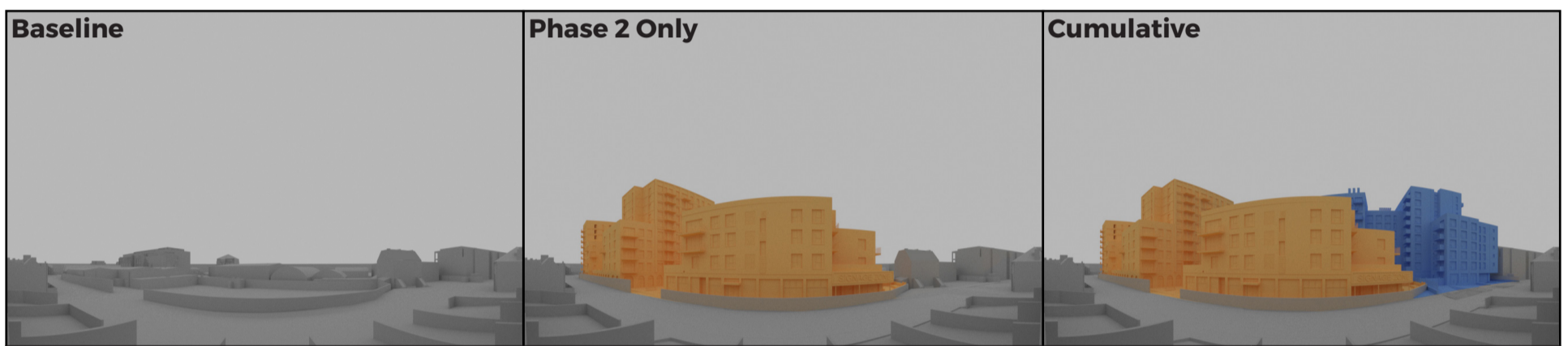


Figure 3.11: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.8 151 Richmond Road



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
151 Richmond Road	151a	25.41%	14.63%	Moderate Adverse	12.43%	Moderate Adverse



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
151 Richmond Road	151b	37.63%	27.79%	Negligible	24.52%	Minor Adverse



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
151 Richmond Road	151c#1	38.25%	30.99%	-	26.54%	-
151 Richmond Road	151c#	38.20%	30.41%	Negligible	26.34%	Minor Adverse

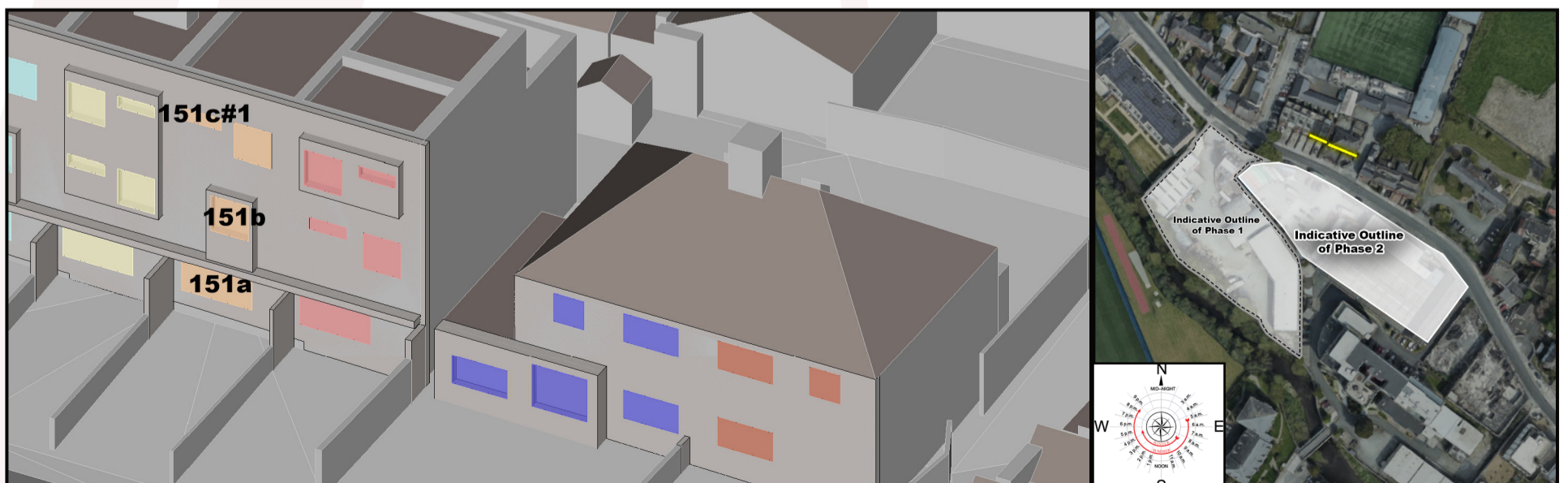


Figure 3.12: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline		Phase 2 Only			Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
151 Richmond Road	151c#2	38.18%	30.22%	-	26.28%	-
151 Richmond Road	151c#	38.20%	30.41%	Negligible	26.34%	Minor Adverse

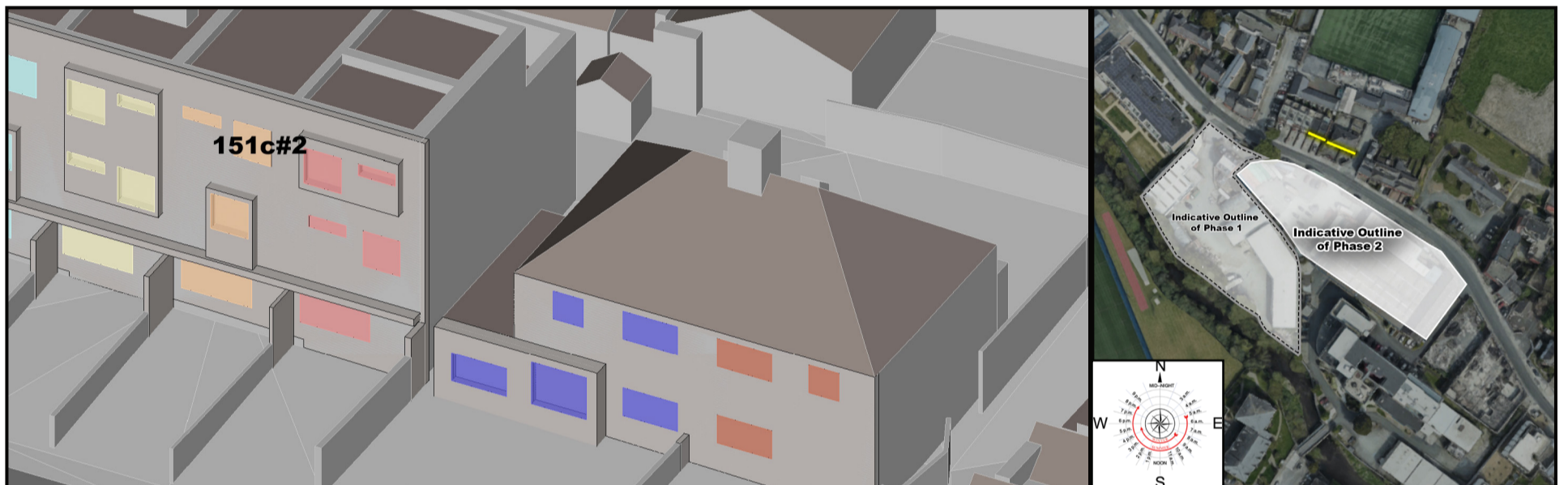


Figure 3.13: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.9 151A Richmond Road



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
151A Richmond Road	151Aa	25.77%	13.92%	Moderate Adverse	12.50%	Moderate Adverse



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
151A Richmond Road	151Ab#1	35.20%	25.10%	-	22.37%	-
151A Richmond Road	151Ab#	35.83%	25.23%	Minor Adverse	22.81%	Minor Adverse



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
151A Richmond Road	151Ab#2	36.04%	25.28%	-	22.95%	-
151A Richmond Road	151Ab#	35.83%	25.23%	Minor Adverse	22.81%	Minor Adverse

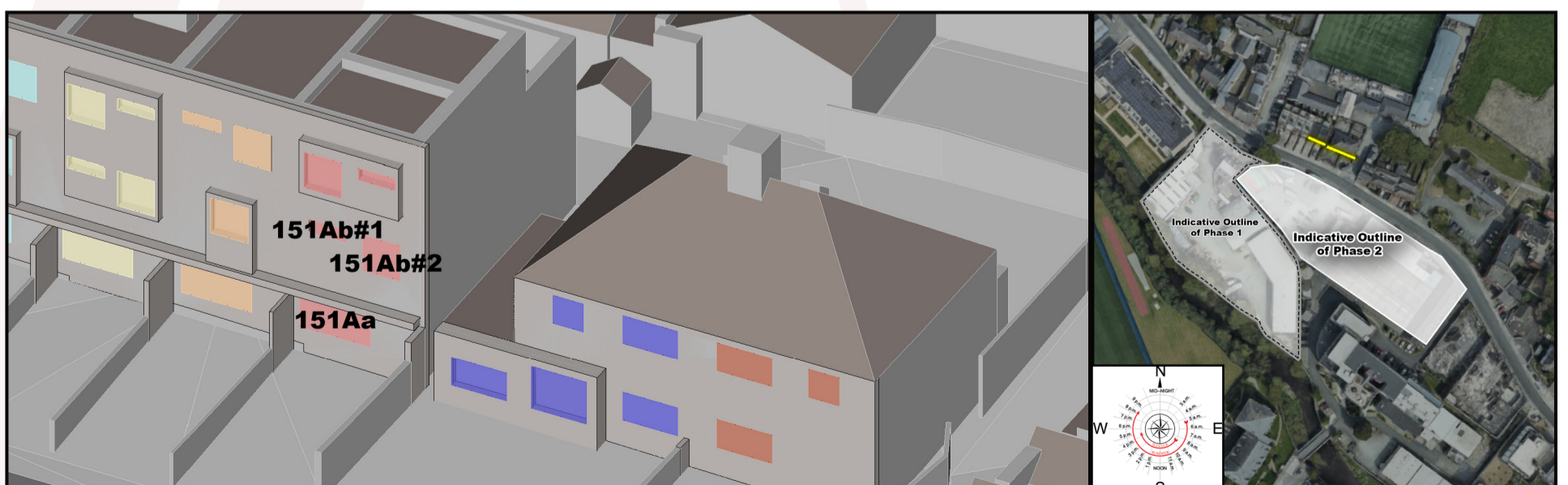


Figure 3.14: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only			Cumulative		
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)		
151A Richmond Road	151Ac#1	38.40%	29.82%	-	26.39%	-		
151A Richmond Road	151Ac#	38.42%	29.84%	Negligible	26.45%	Minor Adverse		

Baseline			Phase 2 Only			Cumulative		
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)		
151A Richmond Road	151Ac#2	38.49%	29.91%	-	26.63%	-		
151A Richmond Road	151Ac#	38.42%	29.84%	Negligible	26.45%	Minor Adverse		

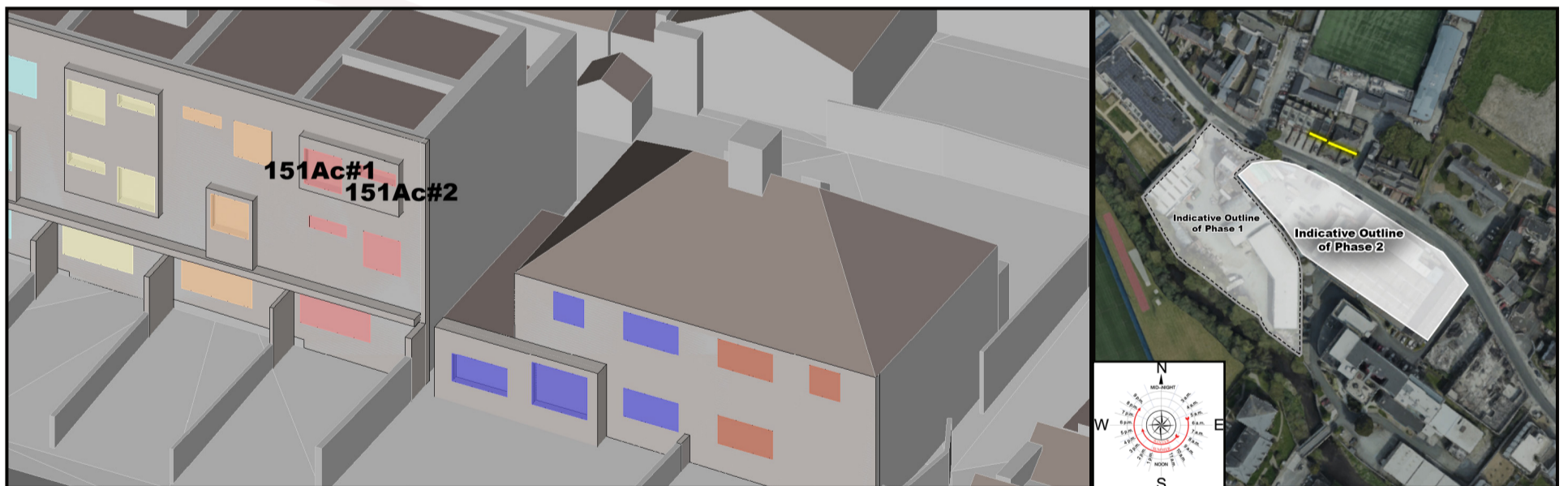


Figure 3.15: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.10 153 Richmond Road

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
153 Richmond Road	153a	35.61%	22.81%	Minor Adverse	21.32%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
153 Richmond Road	153b	36.12%	23.18%	Minor Adverse	21.91%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
153 Richmond Road	153c	35.18%	22.89%	Minor Adverse	21.82%	Minor Adverse

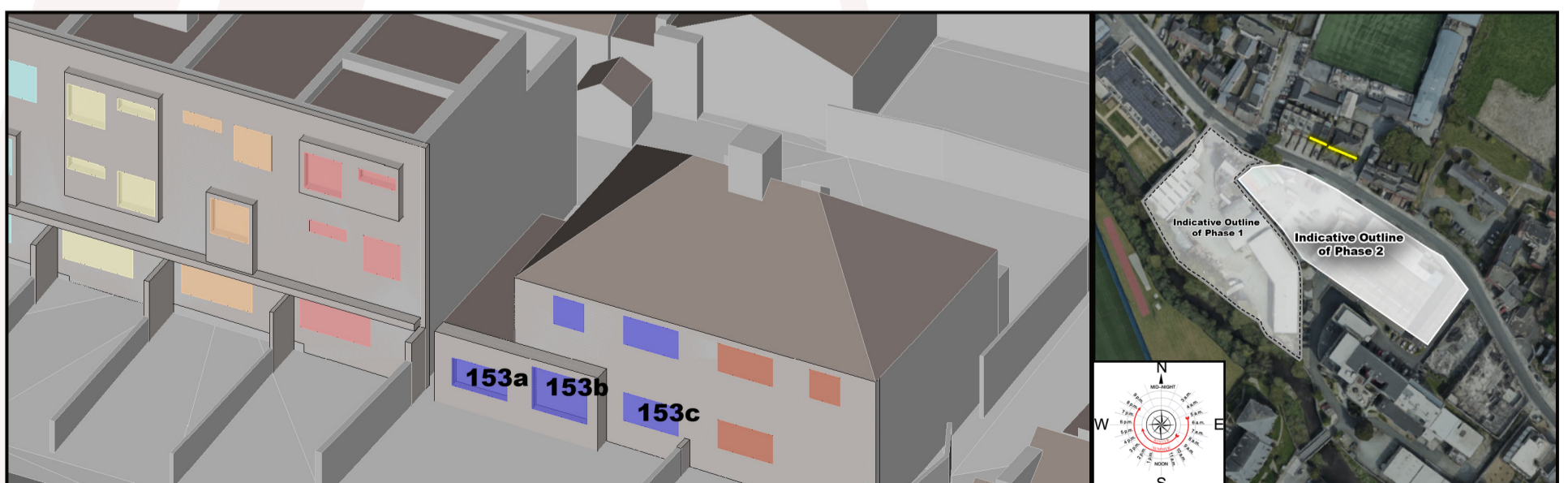


Figure 3.16: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
153 Richmond Road	153d	37.47%	26.07%	Minor Adverse	24.51%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
153 Richmond Road	153e	37.43%	26.25%	Minor Adverse	24.89%	Minor Adverse

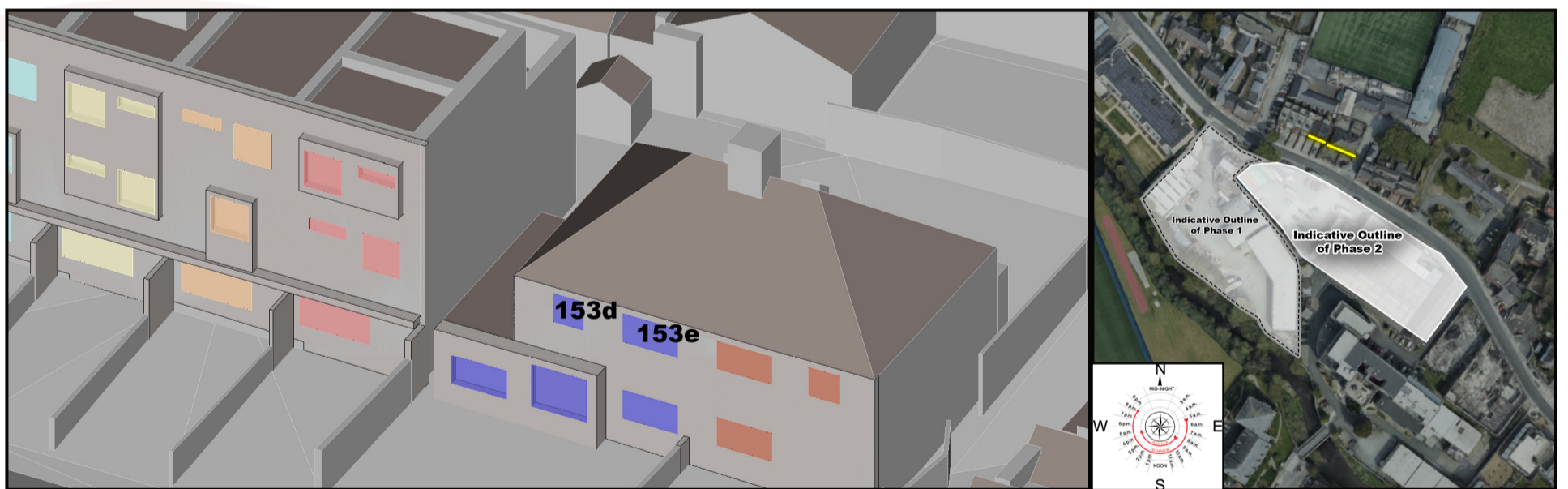


Figure 3.17: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.11 155 Richmond Road

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
155 Richmond Road	155a	35.21%	23.61%	Minor Adverse	22.29%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
155 Richmond Road	155b	37.26%	26.53%	Minor Adverse	24.74%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
155 Richmond Road	155c	36.88%	26.52%	Minor Adverse	24.53%	Minor Adverse

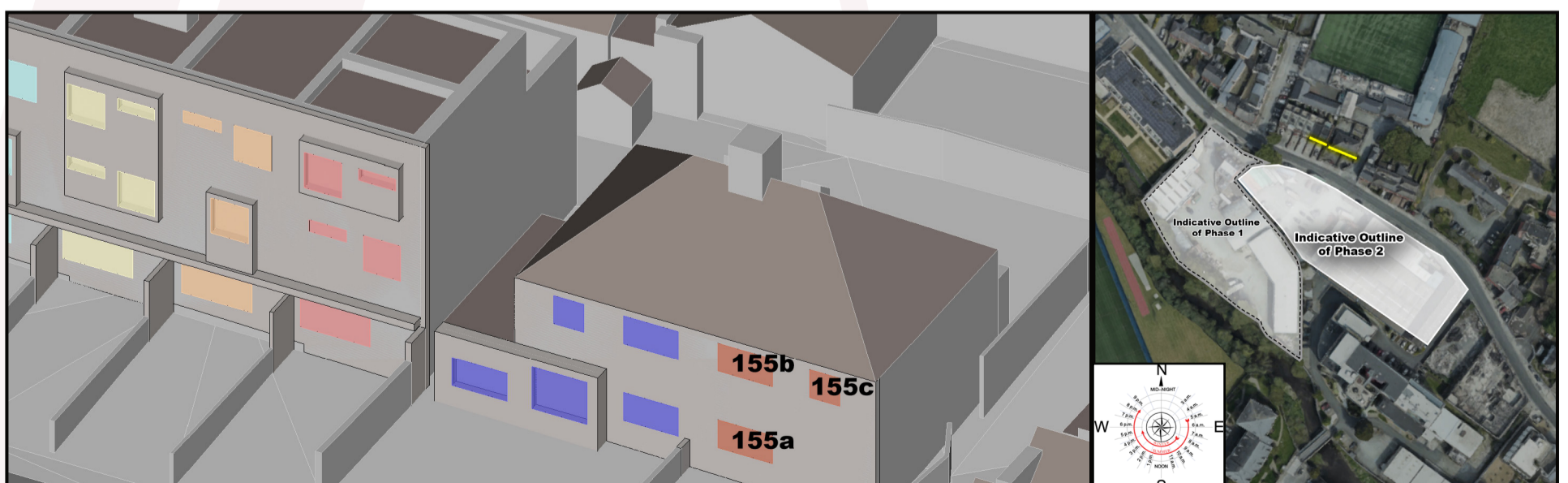


Figure 3.18: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.12 161 Richmond Road

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
161 Richmond Road	161a	35.54%	21.11%	Moderate Adverse	18.64%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
161 Richmond Road	161b	35.35%	20.87%	Moderate Adverse	18.37%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
161 Richmond Road	161c	37.12%	23.10%	Minor Adverse	20.40%	Moderate Adverse

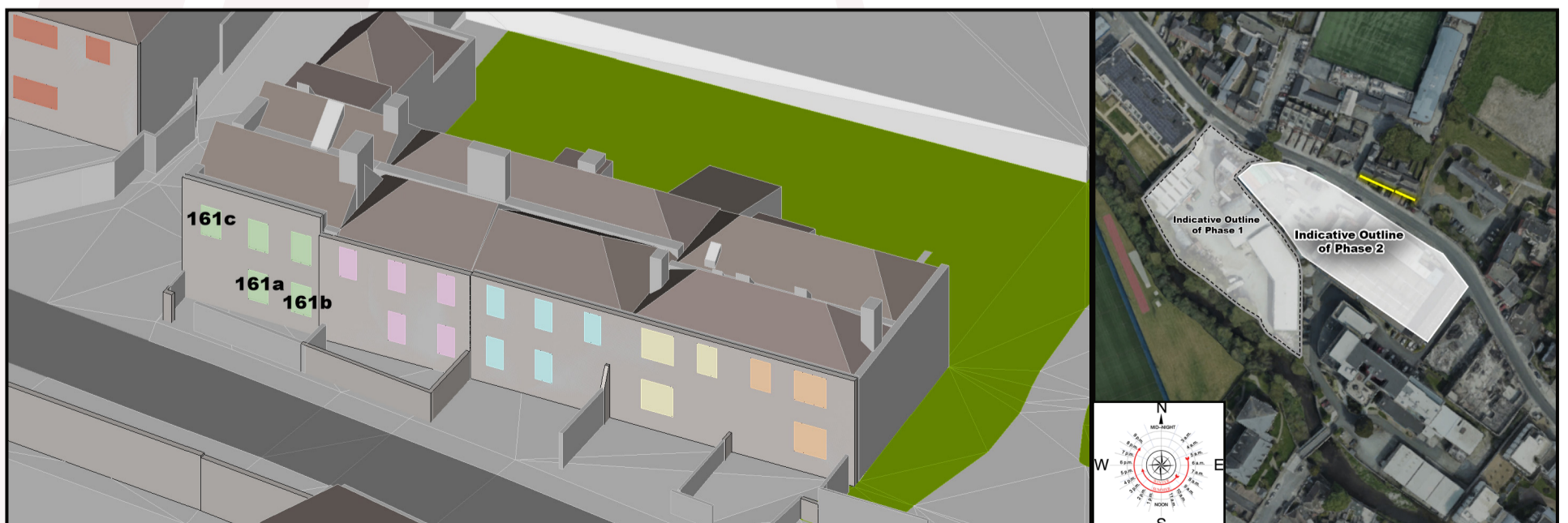


Figure 3.19: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
161 Richmond Road	161d	37.07%	23.01%	Minor Adverse	20.19%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
161 Richmond Road	161e	36.88%	22.72%	Minor Adverse	19.87%	Moderate Adverse

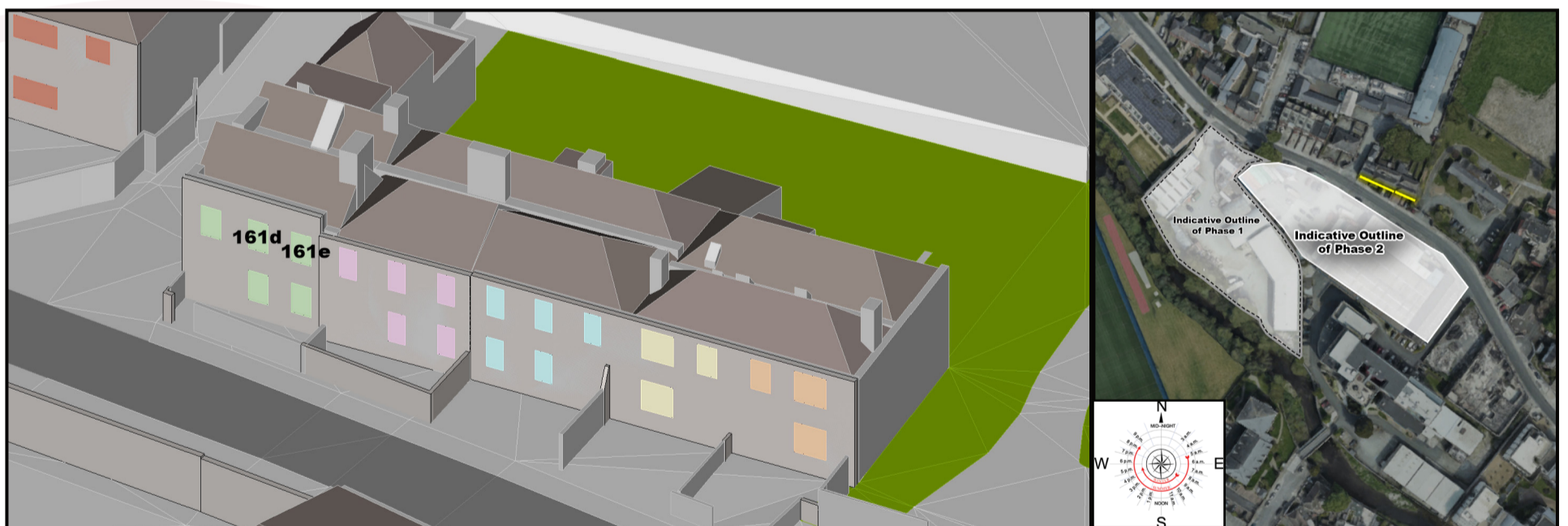


Figure 3.20: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.13 163 Richmond Road

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
163 Richmond Road	163a	35.46%	20.03%	Moderate Adverse	18.34%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
163 Richmond Road	163b	35.36%	19.72%	Moderate Adverse	18.54%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
163 Richmond Road	163c	36.99%	22.33%	Minor Adverse	19.85%	Moderate Adverse

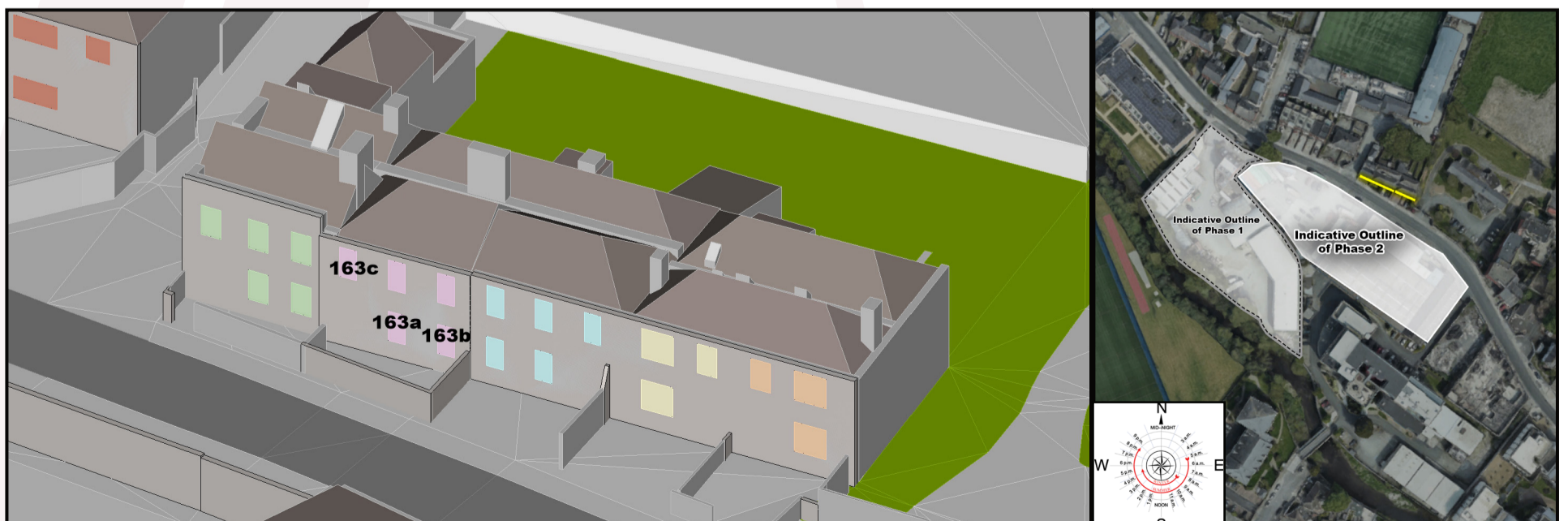


Figure 3.21: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
163 Richmond Road	163d	36.93%	21.81%	Minor Adverse	19.85%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
163 Richmond Road	163e	36.88%	21.43%	Moderate Adverse	20.03%	Moderate Adverse

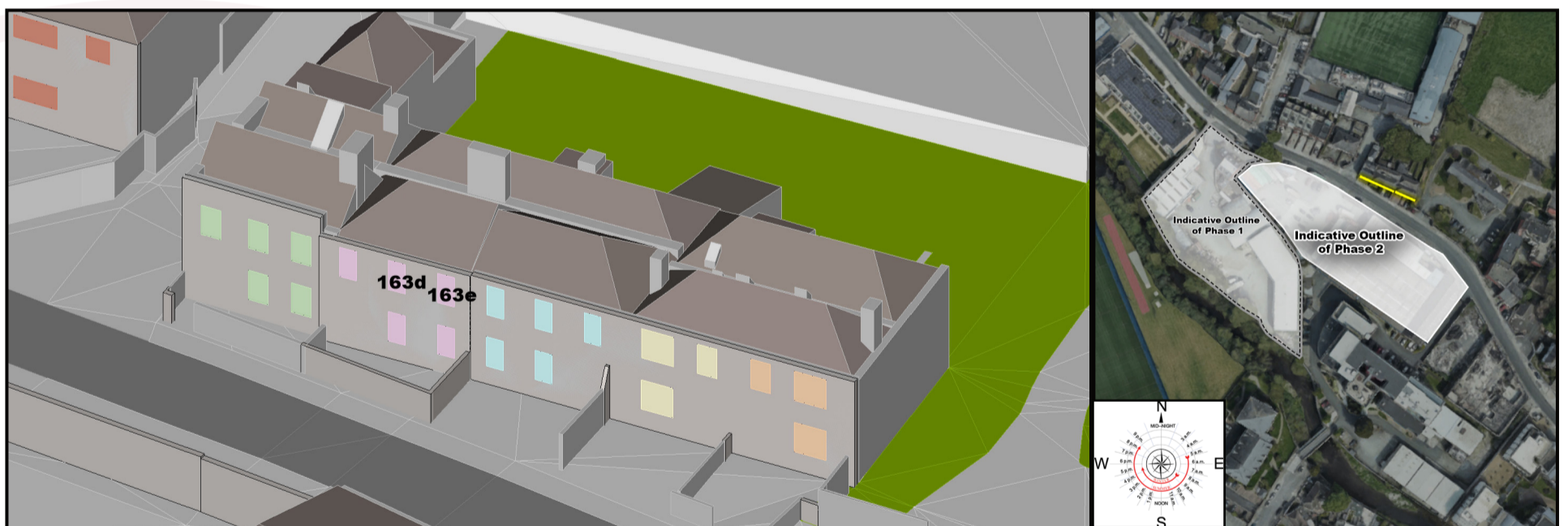


Figure 3.22: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.14 165 Richmond Road

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
165 Richmond Road	165a	35.12%	19.74%	Moderate Adverse	18.89%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
165 Richmond Road	165b	35.01%	20.08%	Moderate Adverse	19.52%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
165 Richmond Road	165c	36.75%	21.46%	Moderate Adverse	20.39%	Moderate Adverse

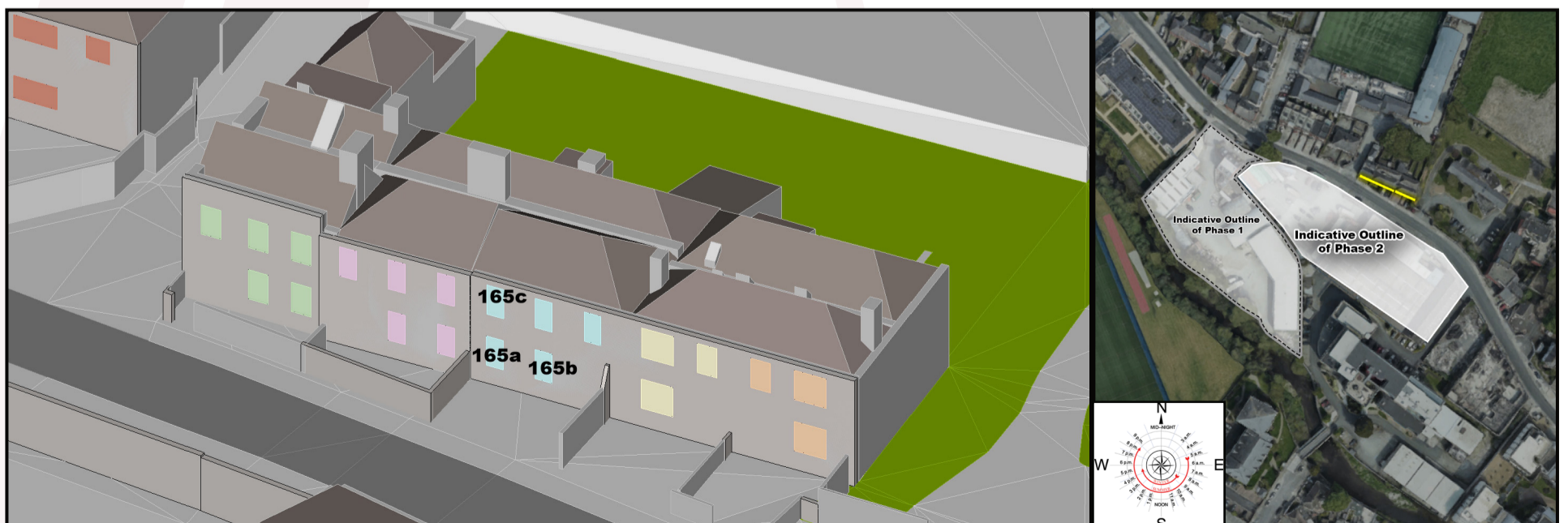


Figure 3.23: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
165 Richmond Road	165d	36.76%	21.75%	Minor Adverse	21.03%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
165 Richmond Road	165e	36.70%	22.22%	Minor Adverse	21.72%	Minor Adverse

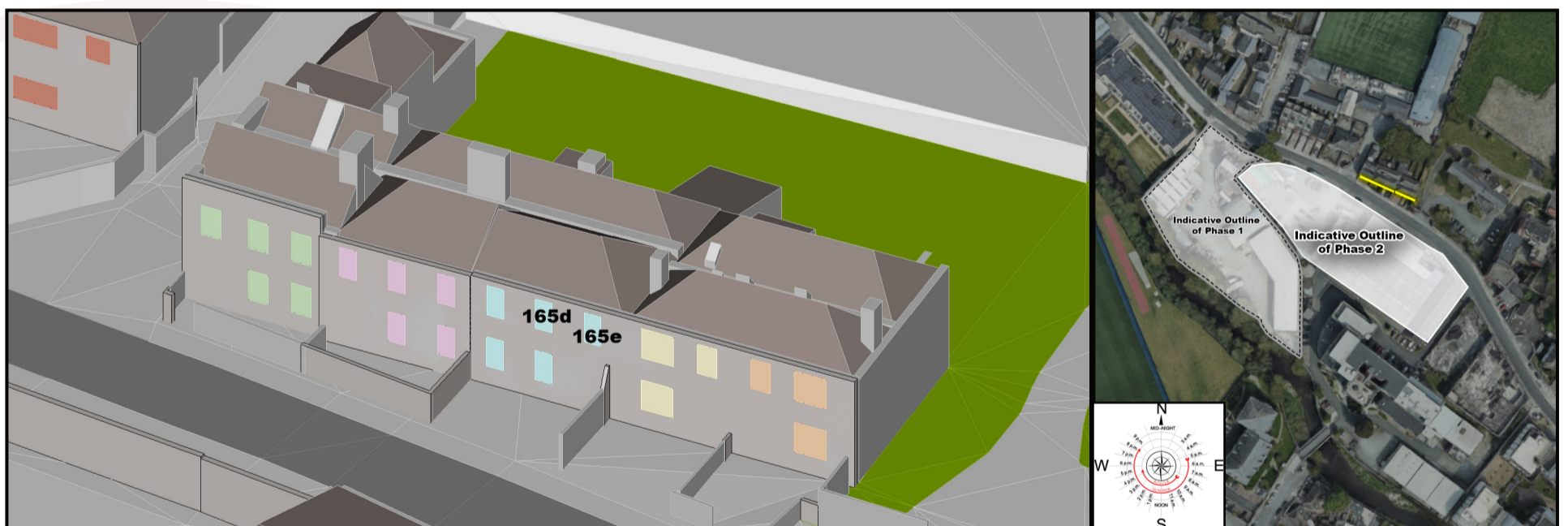


Figure 3.24: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.15 167 Richmond Road

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
167 Richmond Road	167a	34.64%	21.45%	Moderate Adverse	21.24%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
167 Richmond Road	167b	36.61%	23.04%	Minor Adverse	22.72%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
167 Richmond Road	167c	36.55%	23.65%	Minor Adverse	23.41%	Minor Adverse

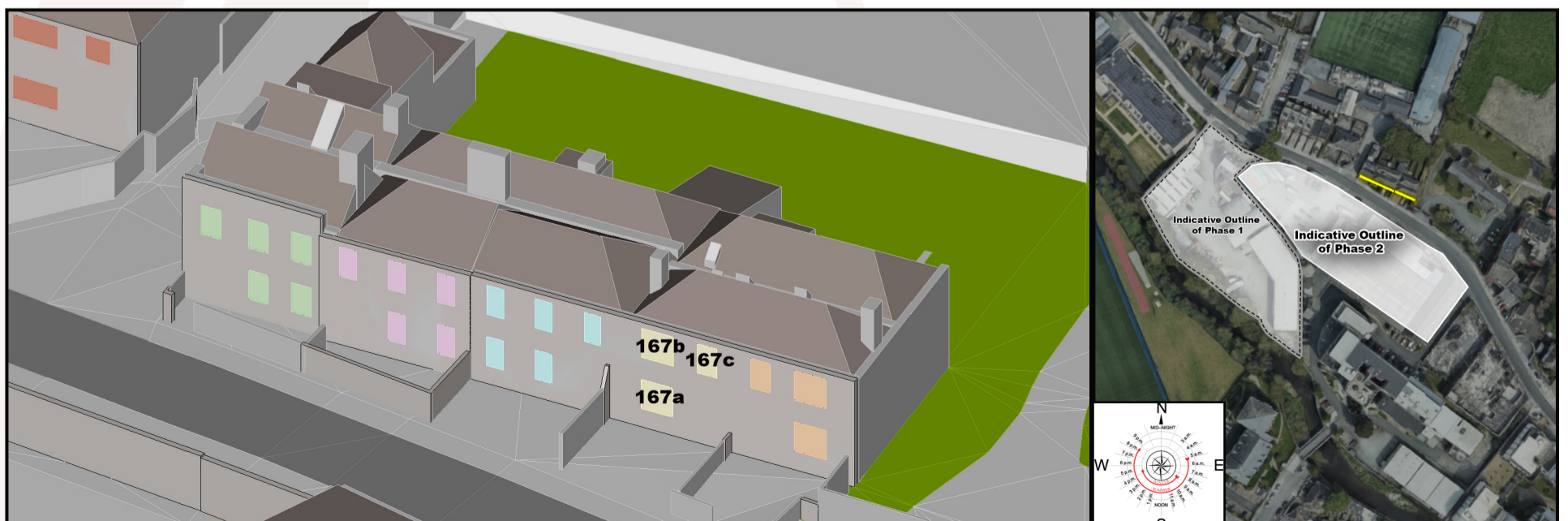


Figure 3.25: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.16 169 Richmond Road

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
169 Richmond Road	169a	34.47%	22.51%	Minor Adverse	22.42%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
169 Richmond Road	169b	36.50%	24.04%	Minor Adverse	23.85%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
169 Richmond Road	169c	36.45%	24.13%	Minor Adverse	24.00%	Minor Adverse

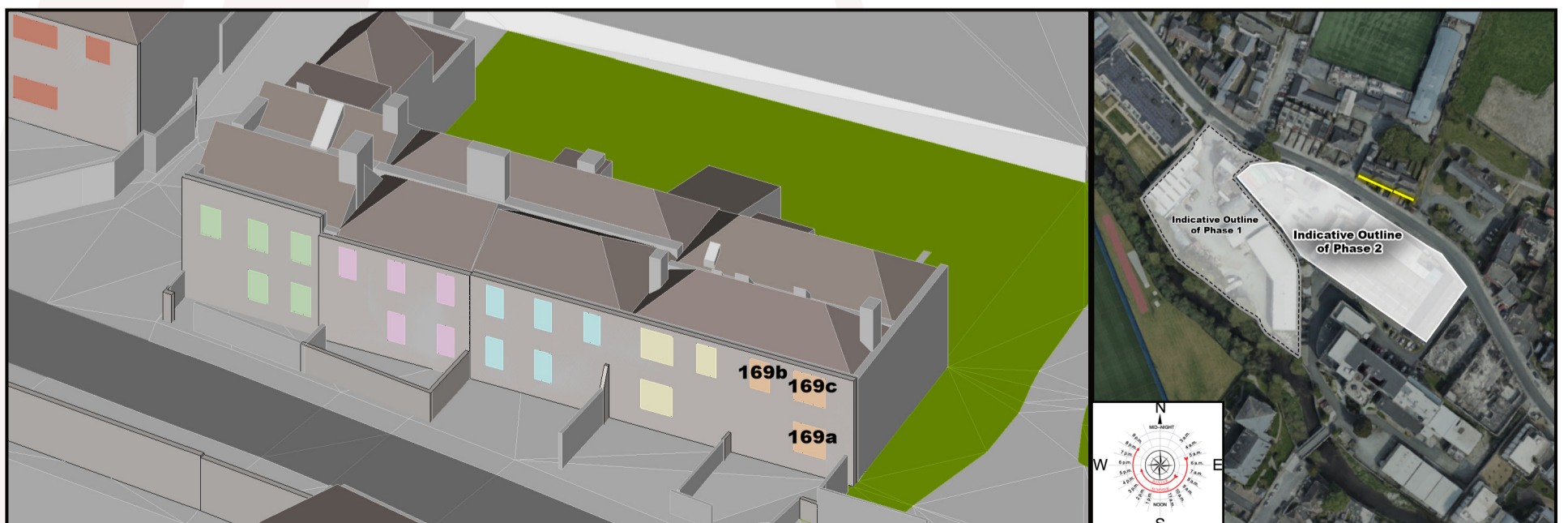
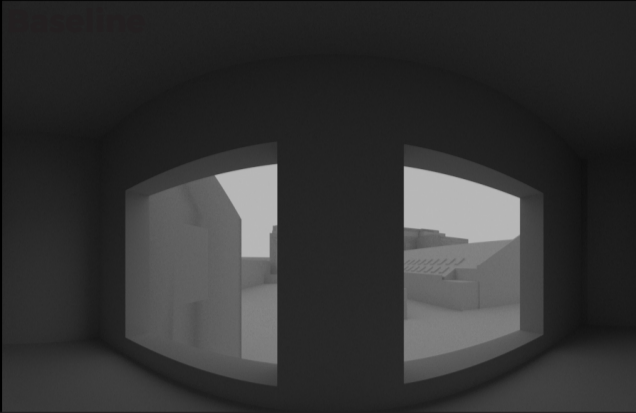




Figure 3.26: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.17 2 Hogan View and 189 Richmond Road

						
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
2 Hogan View	H2d	3.84%	1.82%	Moderate Adverse	1.82%	Moderate Adverse

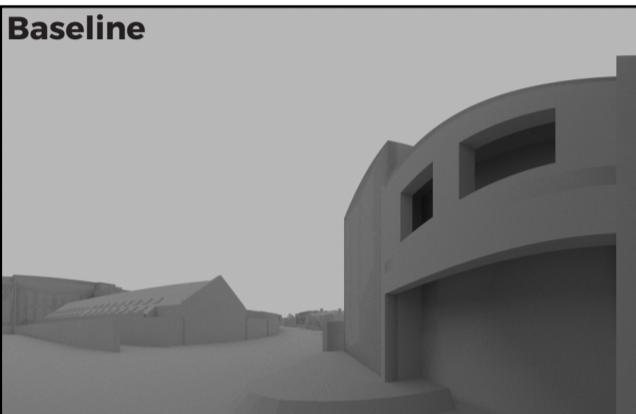
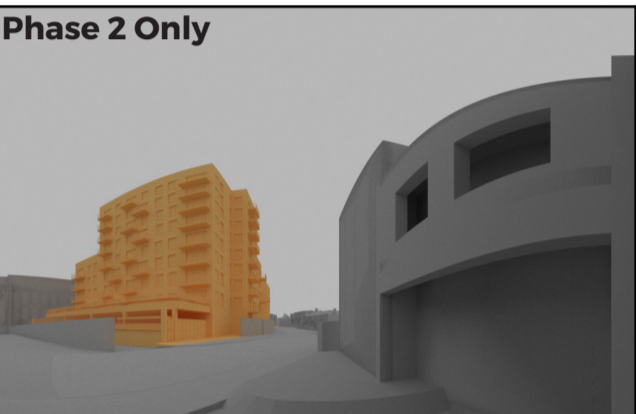
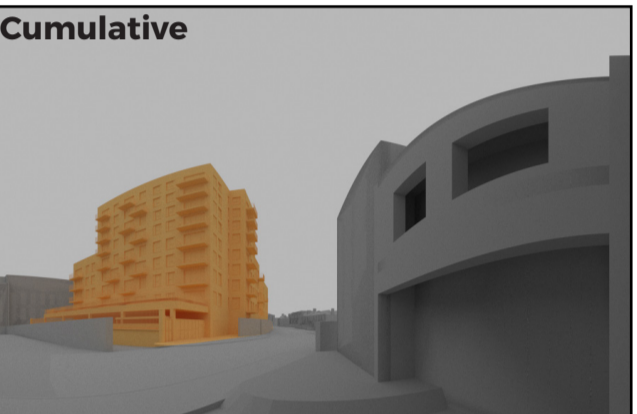
Baseline		Phase 2 Only		Cumulative		
						
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
189 Richmond Road	189a	22.56%	16.69%	Minor Adverse	16.69%	Minor Adverse



Figure 3.27: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.18 Grain Store

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 1F	G1a	33.33%	18.07%	Moderate Adverse	17.98%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 1F	G1b	33.42%	18.64%	Moderate Adverse	18.55%	Moderate Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 1F	G1c#1	33.60%	18.28%	-	18.15%	-
Grain Store 1F	G1c#	33.07%	23.86%	Minor Adverse	20.00%	Moderate Adverse

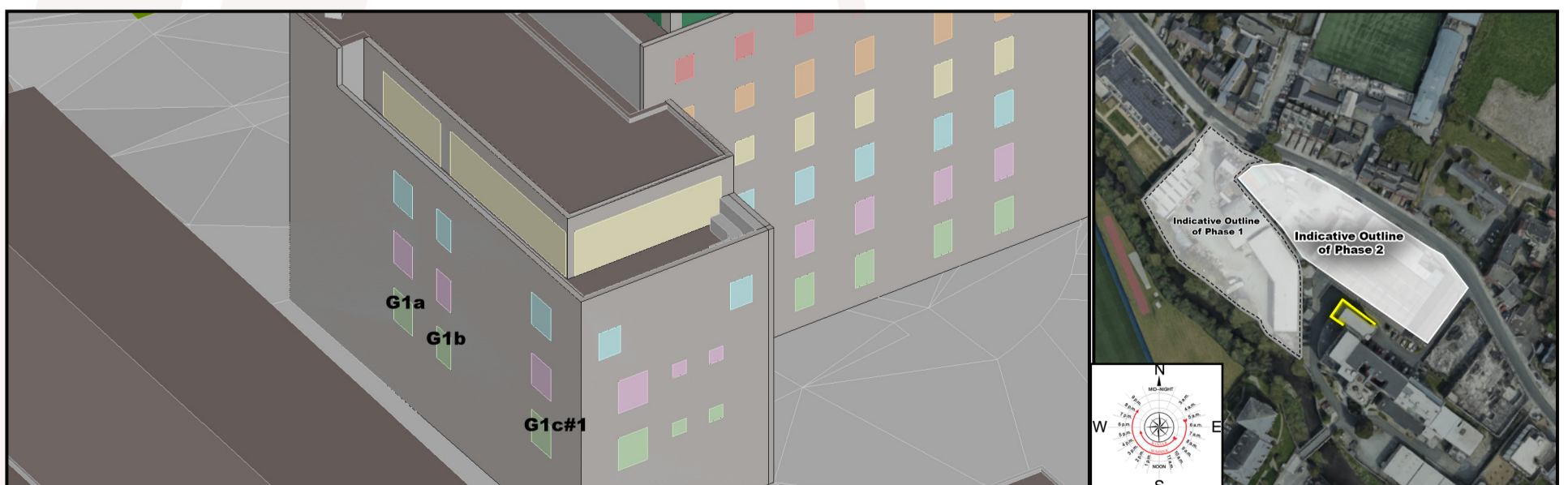
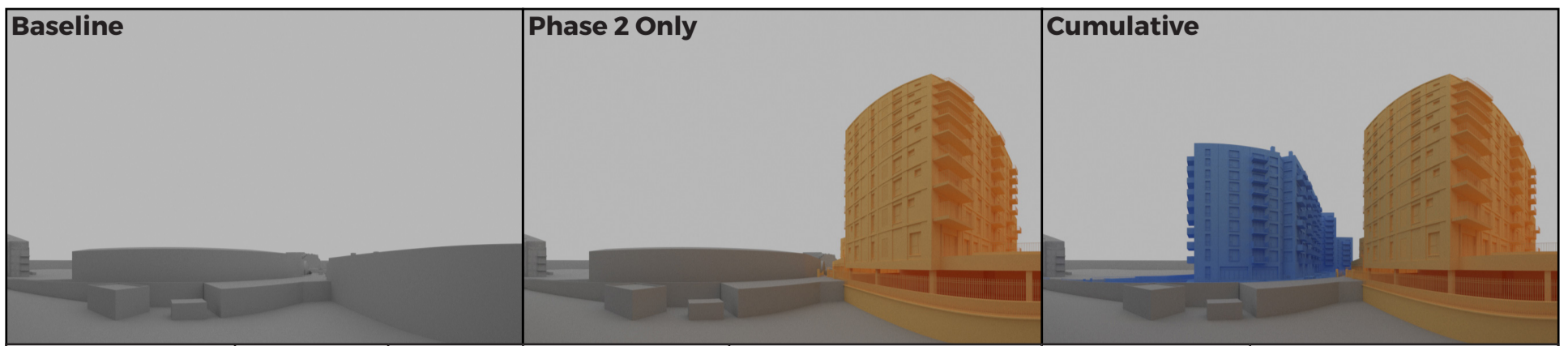
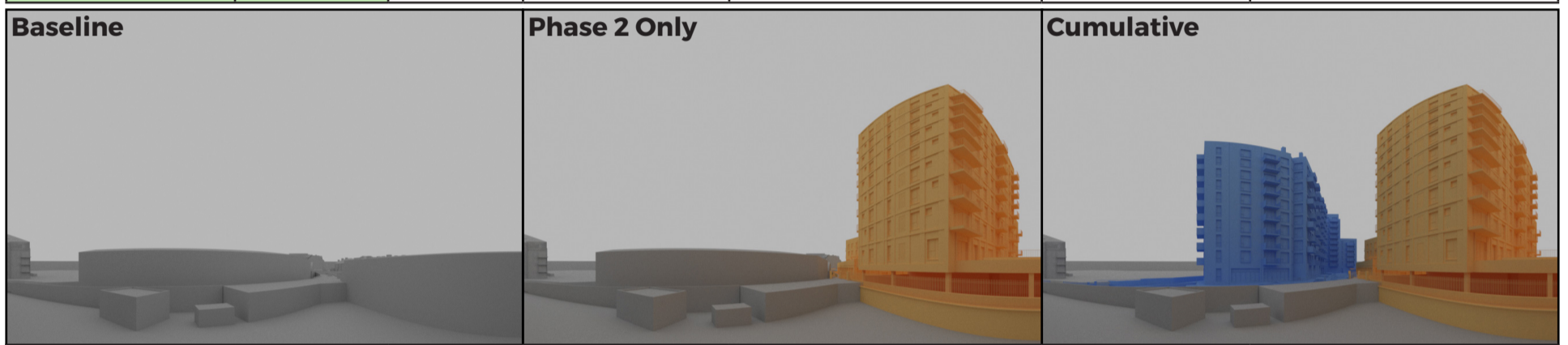


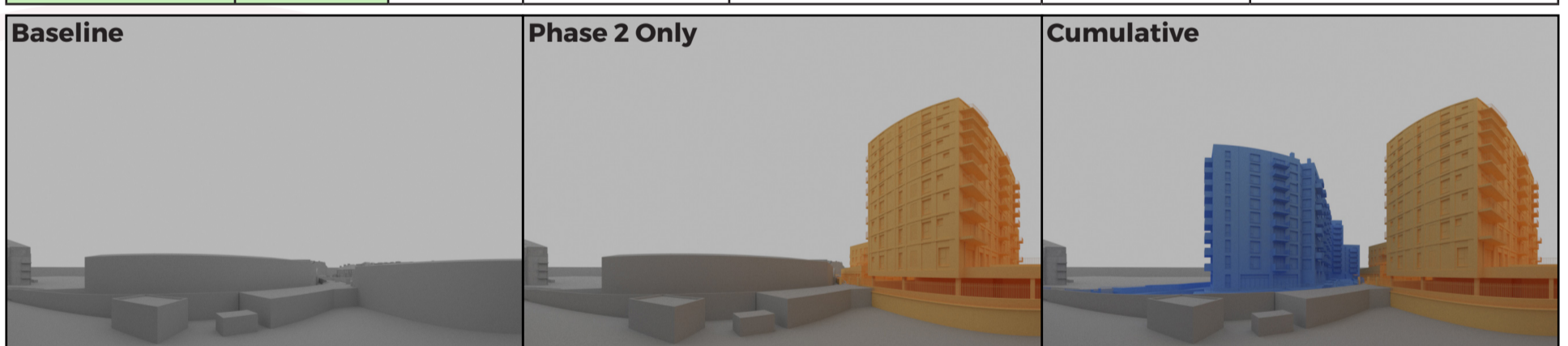
Figure 3.28: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 1F	G1c#2	36.21%	26.86%	-	18.91%	-
Grain Store 1F	G1c#	33.07%	23.86%	Minor Adverse	20.00%	Moderate Adverse



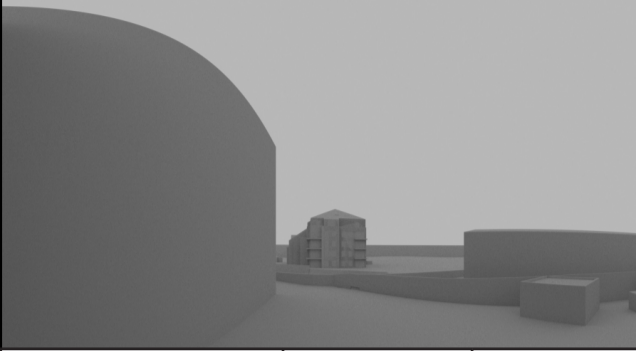
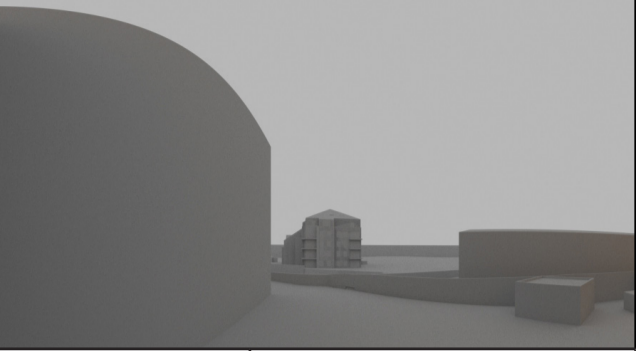
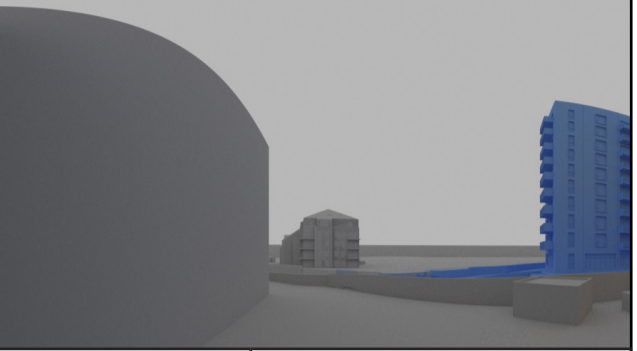
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 1F	G1c#3	36.55%	28.17%	-	20.27%	-
Grain Store 1F	G1c#	33.07%	23.86%	Minor Adverse	20.00%	Moderate Adverse


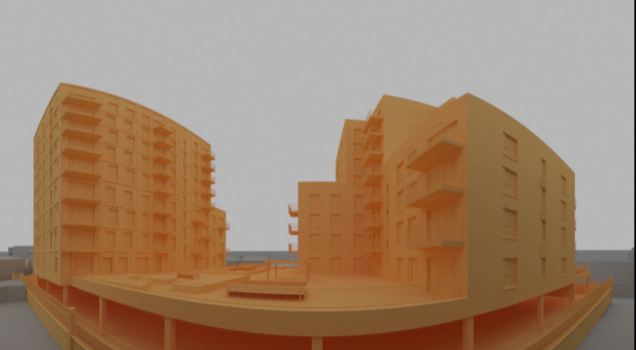
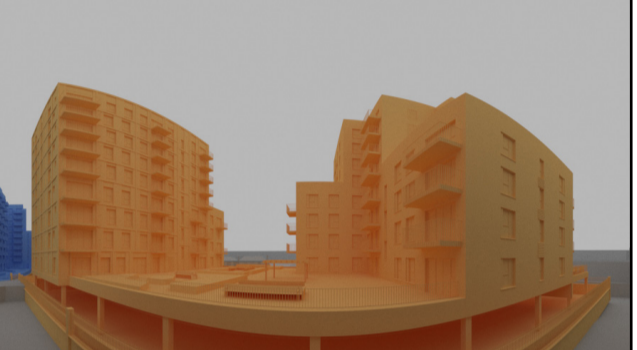


Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 1F	G1c#4	36.51%	28.99%	-	21.20%	-
Grain Store 1F	G1c#	33.07%	23.86%	Minor Adverse	20.00%	Moderate Adverse



Figure 3.29: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only			Cumulative		
								
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)		
Grain Store 1F	G1c#5	25.02%	25.02%	-	24.25%	-		
Grain Store 1F	G1c#	33.07%	23.86%	Minor Adverse	20.00%	Moderate Adverse		

Baseline			Phase 2 Only			Cumulative		
								
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)		
Grain Store 2F	G2a	38.66%	20.56%	Moderate Adverse	20.48%	Moderate Adverse		


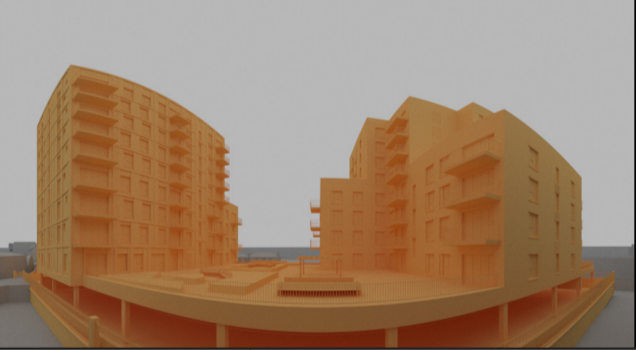
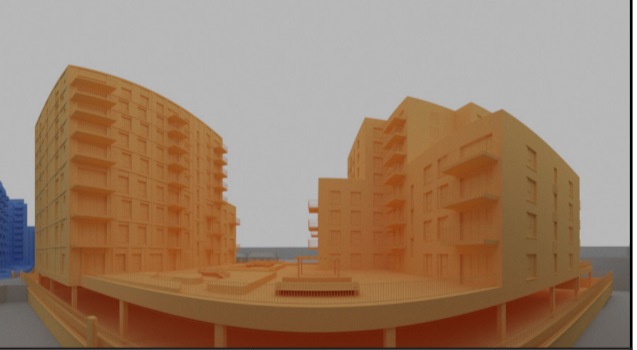
Baseline			Phase 2 Only			Cumulative		
								
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)		
Grain Store 2F	G2b	38.67%	20.96%	Moderate Adverse	20.87%	Moderate Adverse		



Figure 3.30: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

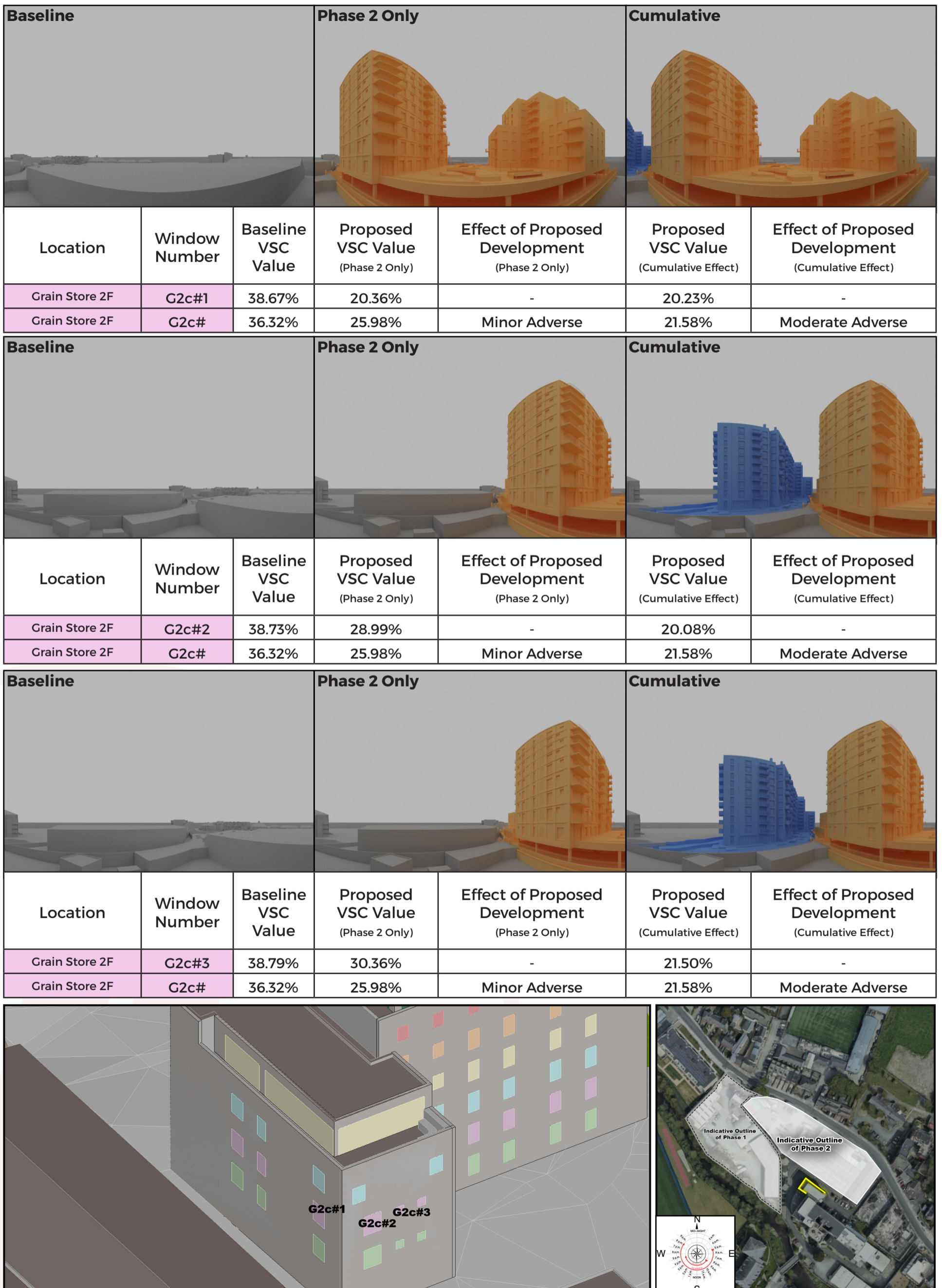


Figure 3.31: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only			Cumulative		
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)		
Grain Store 2F	G2c#4	38.80%	31.30%	-	22.44%	-		
Grain Store 2F	G2c#	36.32%	25.98%	Minor Adverse	21.58%	Moderate Adverse		

Baseline			Phase 2 Only			Cumulative		
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)		
Grain Store 2F	G2c#5	27.14%	27.14%	-	25.90%	-		
Grain Store 2F	G2c#	36.32%	25.98%	Minor Adverse	21.58%	Moderate Adverse		



Figure 3.32: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 3F	G3a	39.21%	22.83%	Minor Adverse	22.75%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 3F	G3b	39.21%	23.04%	Minor Adverse	22.95%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 3F	G3c#1	39.22%	22.11%	-	21.99%	-
Grain Store 3F	G3c#	37.06%	27.44%	Negligible	23.55%	Minor Adverse

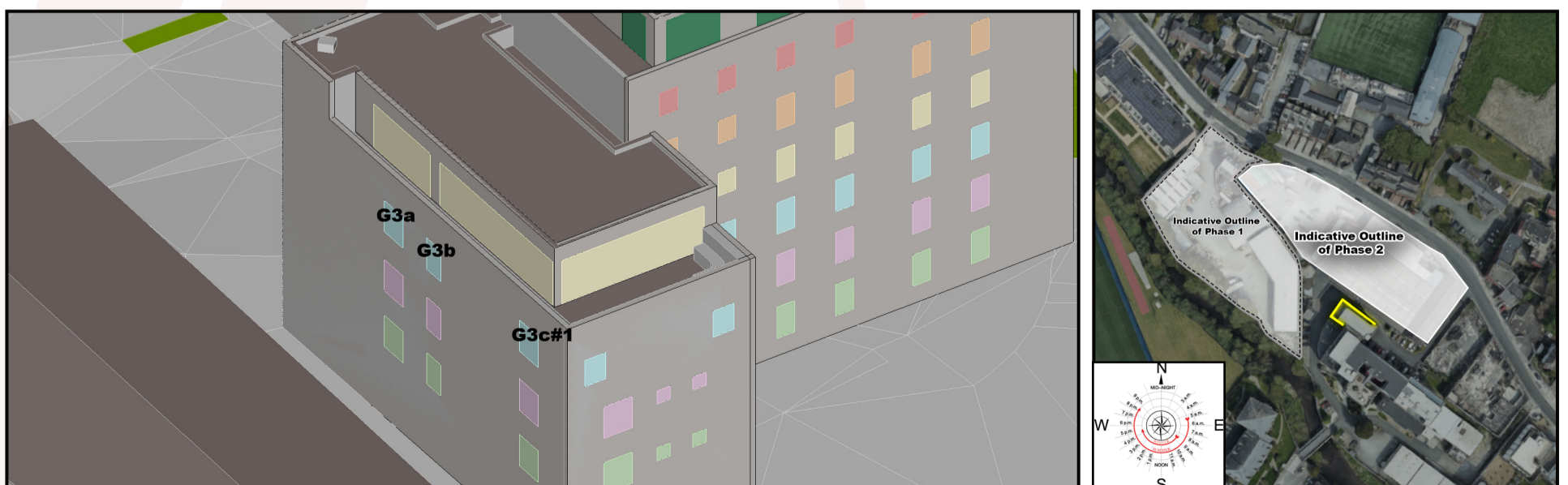
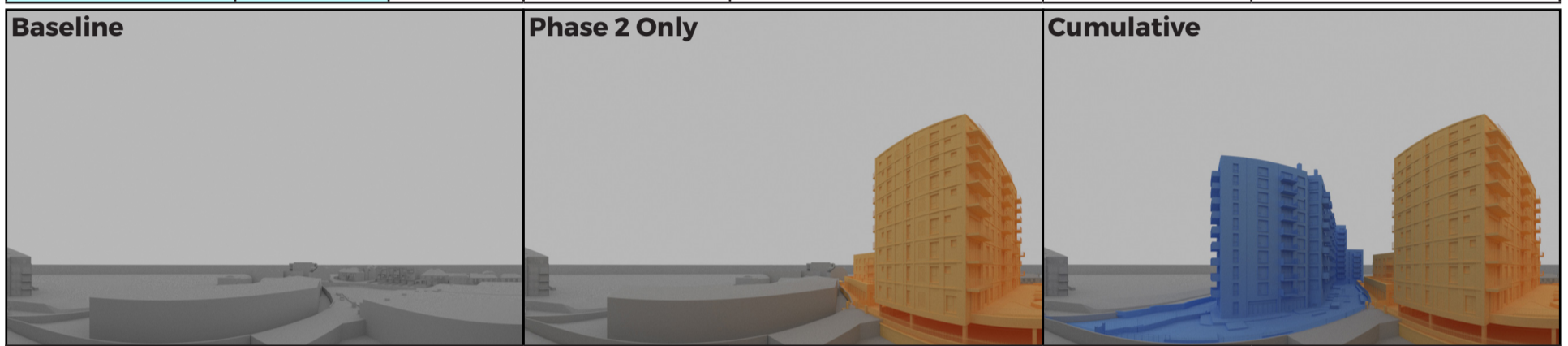


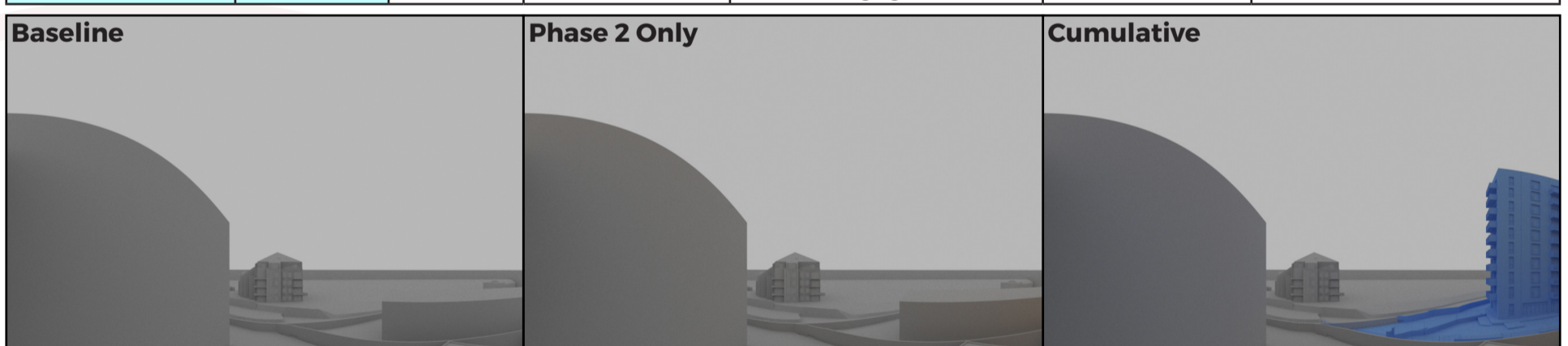
Figure 3.33: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 3F	G3c#2	39.22%	28.99%	-	20.73%	-
Grain Store 3F	G3c#	37.06%	27.44%	Negligible	23.55%	Minor Adverse



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 3F	G3c#3	39.21%	32.59%	-	24.29%	-
Grain Store 3F	G3c#	37.06%	27.44%	Negligible	23.55%	Minor Adverse



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 3F	G3c#4	29.28%	29.28%	-	28.13%	-
Grain Store 3F	G3c#	37.06%	27.44%	Negligible	23.55%	Minor Adverse



Figure 3.34: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 4F	G4a	39.11%	25.12%	Minor Adverse	25.04%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 4F	G4b#1	39.55%	25.27%	-	25.15%	-
Grain Store 4F	G4b#	38.16%	28.65%	Negligible	25.86%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 4F	G4b#2	39.59%	32.25%	-	25.54%	-
Grain Store 4F	G4b#	38.16%	28.65%	Negligible	25.86%	Minor Adverse



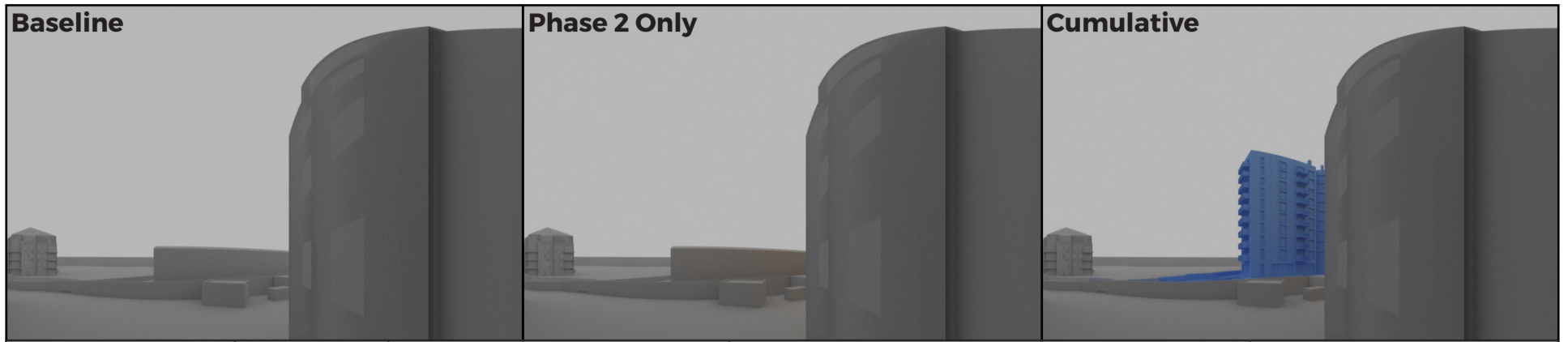
Figure 3.35: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Grain Store 4F	G4b#3	29.89%	29.89%	-	28.96%	-
Grain Store 4F	G4b#	38.16%	28.65%	Negligible	25.86%	Minor Adverse



Figure 3.36: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.19 Corn House



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Corn House 1F	C1a	21.92%	21.92%	Negligible	17.22%	Minor Adverse

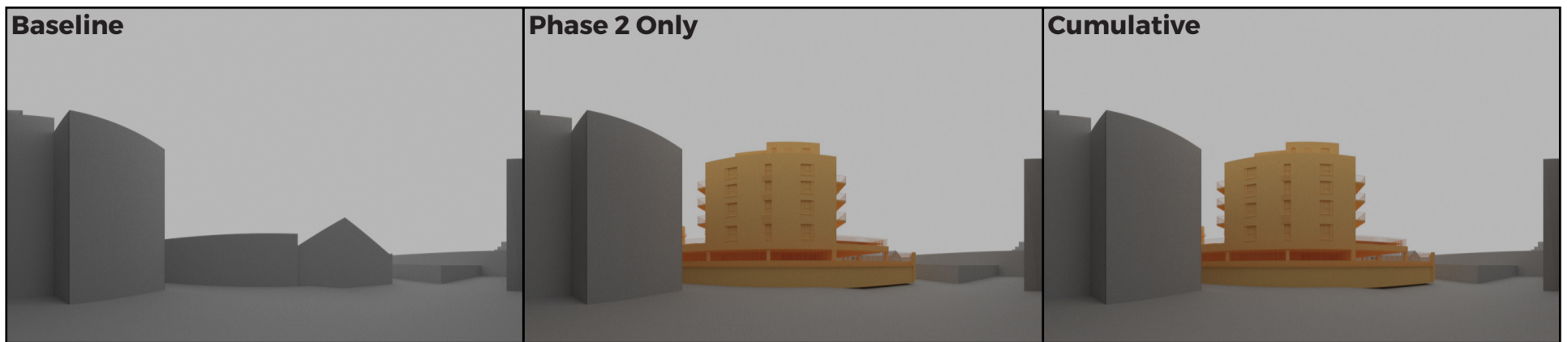


Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Corn House 2F	C2a	23.59%	23.59%	Negligible	18.33%	Minor Adverse

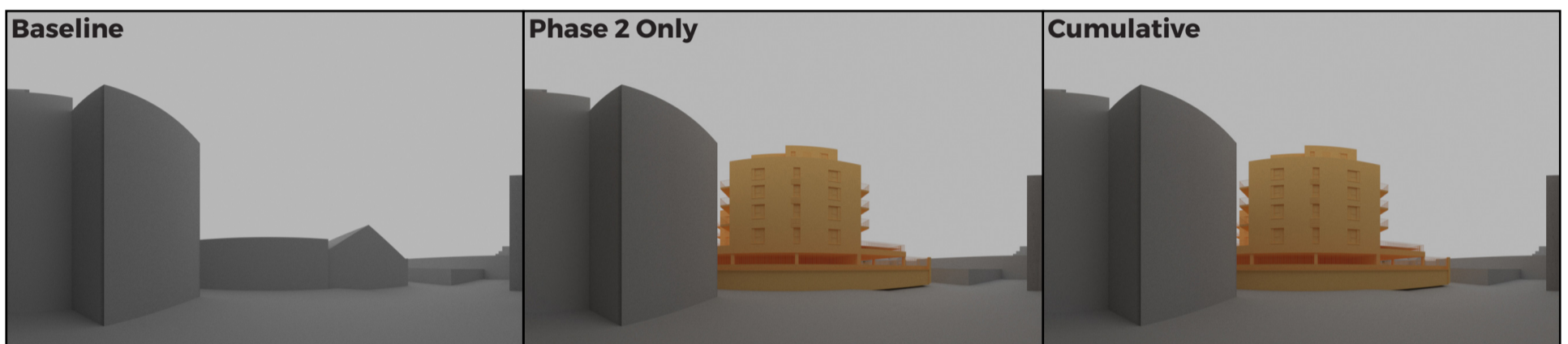


Figure 3.37: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

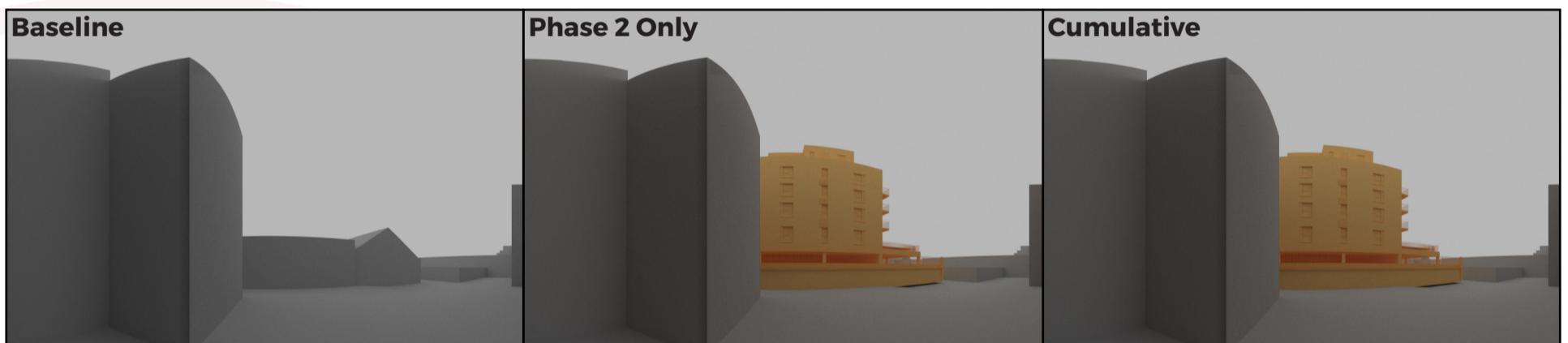
3.20 The Granary



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
The Granary OF	N0a	28.39%	21.66%	Minor Adverse	21.66%	Minor Adverse



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
The Granary OF	N0b	25.11%	18.20%	Minor Adverse	18.20%	Minor Adverse



Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
The Granary OF	N0c#1	20.42%	14.39%	-	14.39%	-
The Granary OF	N0c#	15.49%	11.71%	Minor Adverse	11.71%	Minor Adverse

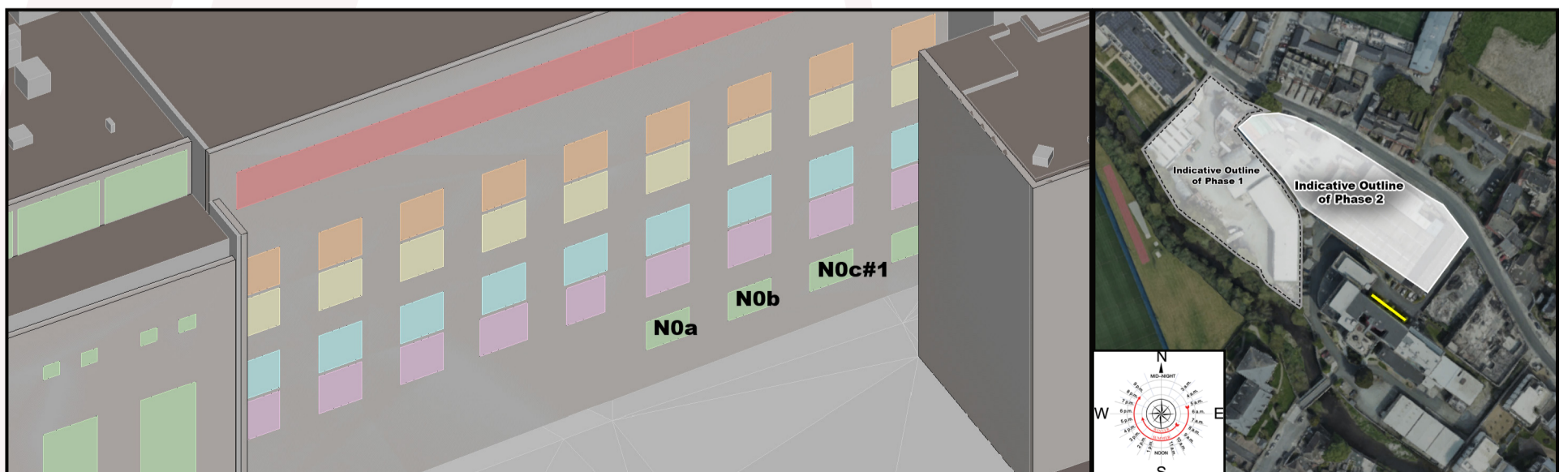


Figure 3.38: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
The Granary OF	N0c#2	10.56%	9.04%	-	9.04%	-
The Granary OF	N0c#	15.49%	11.71%	Minor Adverse	11.71%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
The Granary 1F	N1a	29.34%	23.12%	Minor Adverse	23.12%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
The Granary 1F	N1e	32.30%	24.13%	Minor Adverse	24.13%	Minor Adverse



Figure 3.39: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
The Granary 1F	N1f	28.76%	20.54%	Minor Adverse	20.54%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
The Granary 1F	N1g	23.28%	16.20%	Minor Adverse	16.20%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
The Granary 2F	N2a	30.48%	24.06%	Minor Adverse	24.06%	Minor Adverse



Figure 3.40: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
The Granary 2F	N2e	33.87%	25.76%	Minor Adverse	25.77%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
The Granary 2F	N2f	30.46%	22.25%	Minor Adverse	22.24%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
The Granary 2F	N2g	24.76%	17.63%	Minor Adverse	17.63%	Minor Adverse



Figure 3.41: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
The Granary 3F	N3f	33.00%	25.72%	Minor Adverse	25.72%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
The Granary 3F	N3g	27.41%	20.94%	Minor Adverse	20.94%	Minor Adverse

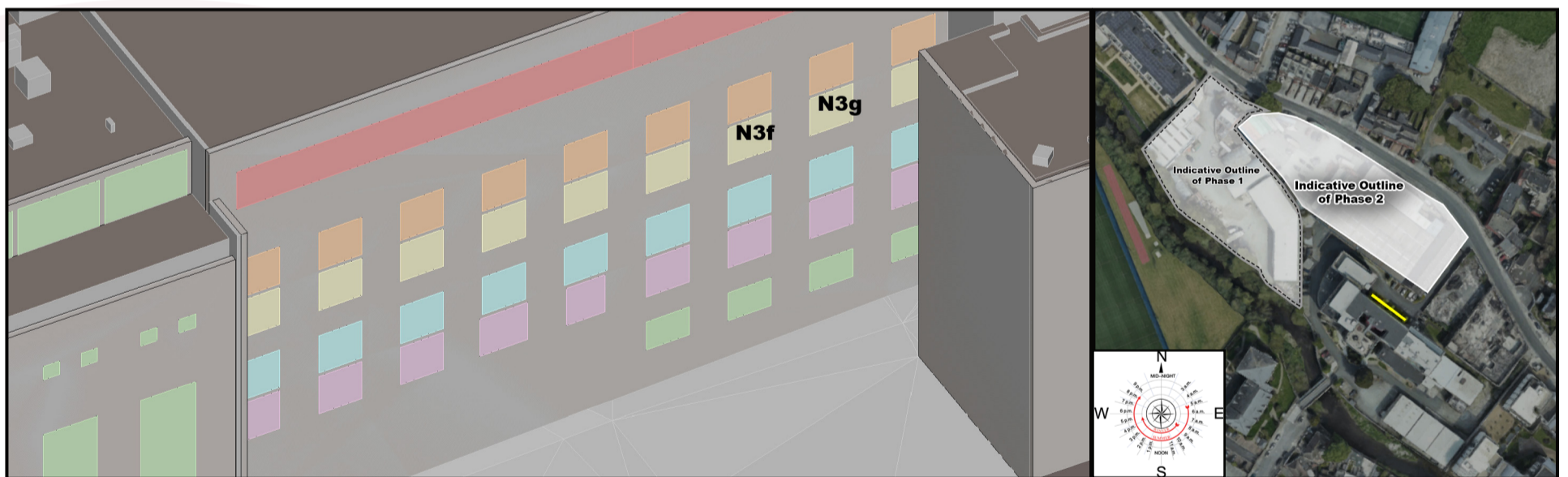


Figure 3.42: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)

3.21 Clonliffe Square

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Clonliffe Square 0F	L0f	16.58%	15.02%	Negligible	11.53%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Clonliffe Square 1F	L1f	18.14%	16.28%	Negligible	12.80%	Minor Adverse

Baseline			Phase 2 Only		Cumulative	
Location	Window Number	Baseline VSC Value	Proposed VSC Value (Phase 2 Only)	Effect of Proposed Development (Phase 2 Only)	Proposed VSC Value (Cumulative Effect)	Effect of Proposed Development (Cumulative Effect)
Clonliffe Square 2F	L2f	19.39%	17.47%	Negligible	14.06%	Minor Adverse

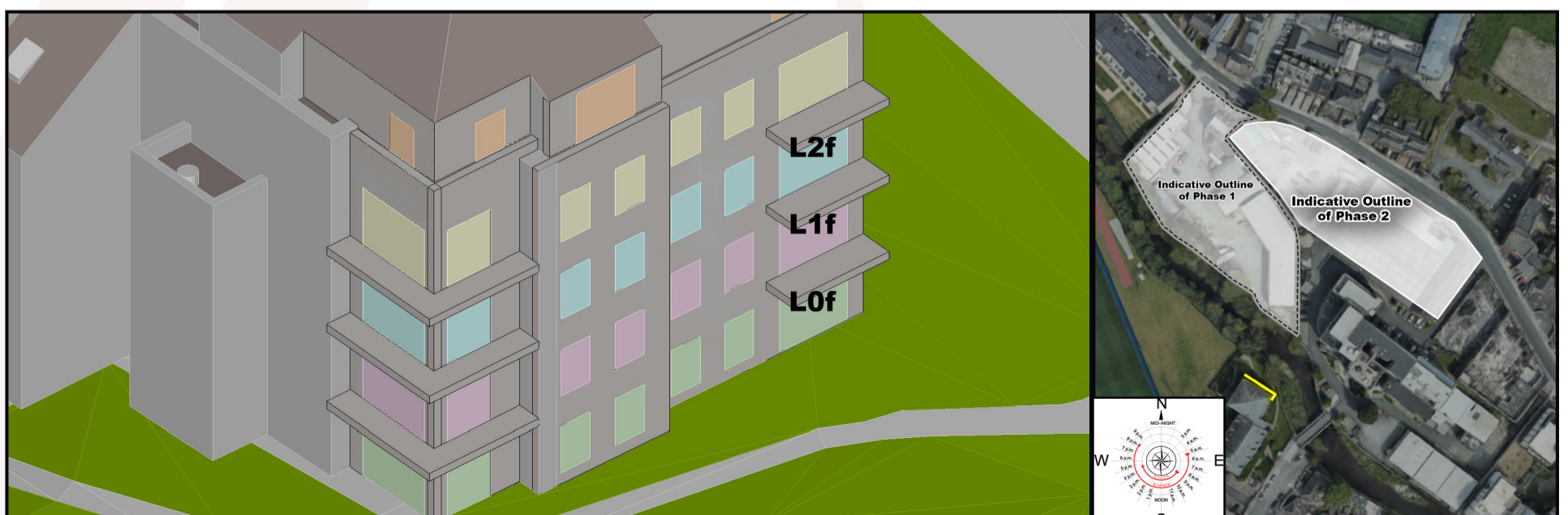


Figure 3.43: Highlighted areas indicate the position of assessed windows (L), Aerial view of assessed location (R)