

Gaiety Bingo 199 City Road Cardiff CF24 3BP

Daylight & Sunlight Report
prepared on behalf of
DG1 Developments Ltd
September 2024
Our Ref: 24-02008



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1 EXECUTIVE SUMMARY

- 1.1 We have been instructed to compile a Daylight & Sunlight Report regarding the proposed development at Gaiety Bingo, 199 City Road, Cardiff. The proposed development comprises the demolition of the existing building and the construction of a new residential apartment block arranged over 8 floors.
- 1.2 We have reviewed the Local Authority's planning policy and thereafter have conducted an analysis in accordance with Building Research Establishment's Report 209 "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2022 3rd Edition). This guidance is regarded as industry standard, and we regularly prepare such studies for local authorities throughout the UK.
- 1.3 Our study has been based upon a highly accurate laser scan of the site, subject properties and surrounding context and then had specialist, industry standard, software applied. The analysis has involved utilising specialist software applied an AutoCAD model, using a 3D model from 12 July 2024, supplied by Holder Matthias Architects.

Neighbouring Results

- 1.4 The Vertical Sky Component (VSC) and Annual Probable Sunlight Hours (APSH) results confirm isolated areas of adverse impact to the City Heights student accommodation and the buildings in the immediate vicinity on City Road. When applying BRE Guidance, the VSC results show that 63% of the windows we have assessed will meet the BRE targets. When we comprehensively review the results⁴² of the 63 windows (66%) that fall below guidance serve the City Heights scheme. Many of these windows are poorly lit in the existing scenario and the actual reduction in VSC are minor (ie – less than 5%) in most cases.
- 1.5 In our opinion, 75% of the windows meeting guidance and/or experiencing minor adverse impacts are in keeping with the flexible approach suggested by the BRE, given the city centre location and their uses as bedrooms in student accommodation (in many cases), which is transient in nature. Furthermore we are of the opinion that the development and City Heights follow the principles of the mirror massing exercise used to set alternative targets and therefore acceptable.
- 1.6 The Daylight Distribution (DD) results, showing the amount of light received by the occupiers of the buildings will be satisfactory to 67% of the property – which, given that 33 of the 41 rooms that deviate are made up of student accommodation, however they should continue to provide adequate Daylight penetration to the 'critical areas' within the rooms to enable study and other activities requiring Daylight.

Internal Results

- 1.7 The results of the internal Spatial Daylight Autonomy (SDA) test confirm 74% compliance, with 106 of 144 rooms within the proposed development meeting the BRE recommendations.
- 1.8 The majority of the infractions occur at lower levels, where it is difficult to achieve higher levels of Daylight when a proposal is set within a dense urban environment such as this. These rooms, which are providing a room typology without strict guidance in the BRE are typically considered transient in nature, accordingly they have been designed to accommodate Daylight to the front parts of the room (in most cases) to satisfy the requirements of the future occupiers.
- 1.9 The Sunlight Exposure (SE) results from the analysis confirm that 49% of the rooms within the scheme will meet the target values, when tested on a room-by-room basis.
- 1.10 On the whole, the results of this assessment are positive and whilst there are some shortfalls identified in the SDA test, the overall level of compliance is very good for this type of development set within a dense urban area undergoing significant regeneration.
- 1.11 Overall, we would consider the proposed development and its effect on neighbouring properties to be acceptable. The site benefits from good internal design practices and although there are some deviations from the guidance set out by the BRE (mainly to rooms where the accommodation is transient in nature). the BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. When the results are interpreted flexibly and practically, as the guidance is intended, the occupants of the building will enjoy more than adequate levels of daylight amenity and the majority of fixed occupiers will have preservation of their Daylight & Sunlight amenity

2 INSTRUCTIONS

- 2.1 We received instructions from DG1 Developments Ltd to prepare a BRE Daylight & Sunlight (Neighbouring) Amenity Study in respect of the proposed development at Friary House, Greyfriars Road, Cardiff CF10 3AE.
- 2.2 We confirm copies of our Terms of Engagement are held on file.

CONFLICT OF INTEREST

- 2.3 We confirm that, as far as we are aware, no conflict of interest exists either personally or with Rapleys, in connection with DG1 Developments Ltd. We would further confirm that Professional Indemnity Insurance on a per claim basis is available in respect of this report.

DISCLOSURE

- 2.4 This report is specifically for the addressee stated above.

QUALITY ASSURANCE

- 2.5 This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2015.
- 2.6 We confirm that the undersigned is an appropriately qualified Surveyor experienced in the commercial property sector.

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3 BASIS OF ASSESSMENT

DETAILS OF THE PROPOSALS

- 3.1 The proposals comprise of the redevelopment of the building to provide three additional storeys and convert the existing building to student accommodation.
- 3.2 The proposals we have analysed are those which were provided electronically by the project architect, Holder Matthias in a Revit model, received via email on 12 July 2024. An initial set of indicative proposals were forwarded to us prior to this to assist our understanding of the proposals in general.
- 3.3 Rapleys have taken the information supplied upon which this report is based, in good faith, as being sufficiently accurate for these purposes. In the event inaccuracies become apparent, Rapleys would be willing to re visit the analysis subject to further instructions.

BACKGROUND TO THE ANALYSIS

- 3.4 In order to undertake the analysis, a 3D computer model was drawn in AutoCAD for the development site and the surrounding properties. This was based upon a 3D laser scan which is widely accepted by the industry as the most accurate method of gathering information for this purpose. The 3D laser scan was undertaken by a specialist sub-consultant and the survey area for their scan was determined following our site inspection.
- 3.5 Internal room layout information obtained by the laser scan was supplemented by a review of the Local Authority Planning archives where we found internal layout information with regard to the Eclipse Student Accommodation building.
- 3.6 Details of the proposals forwarded by the design team were incorporated into a 3D AutoCAD model.
- 3.7 Thereafter, industry standard Daylight & Sunlight analysis software was applied to the model. This produced the results which have been presented and commented upon within this report.
- 3.8 Images taken from the 3D model showing the development site as existing and as proposed, together with the relevant surrounding properties are within Appendix 1.

PLANNING GUIDANCE

- 4.1 We have undertaken a review of planning guidance supplied by Cardiff City Council. The Cardiff Local Plan was published in January 2016 and contains within it the following clauses which we consider to be relevant to the proposed development:

Policy H6: Change of use or redevelopment to residential use – states that:
“Change of use of redundant premises or redevelopment of redundant previously developed land for residential use will be permitted where the resulting residential accommodation and amenity will be satisfactory.”

Policy KP5: Good quality and sustainable design – states that:
“To help support the development of Cardiff as a world-class European Capital City, all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities.”

Policy EN13: Air, noise, lights and contaminated land – states that:
“Development will not be permitted where it would cause or result in unacceptable harm to health, local amenity, the character and quality of the countryside, or interests of nature conservation, landscape or built heritage importance because of air, noise, light pollution or the presence of unacceptable levels of land contamination.”

- 4.2 Cardiff City Council also have a supplementary Tall Buildings guidance note published in January 2017. This will be a key document and in terms of Daylight & Sunlight Amenity, we have identified the following clauses of note:

2.2. To justify an appropriate location, proposals need to show a detailed context analysis at a variety of scales including street, block, neighbourhood, skyline and city.

All tall building proposals must demonstrate that:

- *No material harm is caused by overshadowing or overlooking.*

6.29. The proposal must demonstrate evidence of an acceptable level of impact in terms of microclimatic effects including wind tunnel effect, shadowing, solar glare and the effect of night time illumination.

6.30. A daylight and sunlight assessment should include a technical assessment as well as a 3D model sun path analysis illustrating the shadowing of the building at during each season and in the morning, midday and evening.

6.37. Tall buildings will not be permitted in locations where they would overshadow or overlook adjacent properties to the significant detriment of the amenity of neighbouring occupiers.

6.38. The proximity of two or more tall buildings can create significant issues of overlooking and overshadowing. Proposals adjacent to or in the vicinity of other tall buildings need to ensure that the privacy and amenity of existing and future residents and occupiers is not compromised, in addition to the implications of the proposal on existing views from neighbouring properties. Appropriate positioning and orientation of windows and habitable rooms may assist in mitigating amenity issues.

- 4.3 No specific guidance as to how levels of Daylight & Sunlight Amenity are to be reviewed are provided by the Local Authority. Nevertheless, by far the most common method of considering this subject is using the Building Research Establishment's Report 209 "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2022 3rd Edition) [the BRE Report].

- 4.4 The BRE Report is widely recognised as the most appropriate way of undertaking a study such as this.

OUTCOME OF POLICY REVIEW

- 4.5 The location, nature of the site, surrounding property uses together with the anticipated scale of the proposal meant that the design team were aware that consideration of Daylight & Sunlight Amenity needed to be taken on board right from the outset of the project.
- 4.6 Rapleys have experience producing Daylight & Sunlight Amenity Studies in accordance with BRE Report 209, for the Council as well as other local authorities.

5 ASSESSMENT GUIDELINES

- 5.1 The BRE Report 209 – Site Layout Planning for Daylight & Sunlight, A guide to good practice, Third Edition (2022) [the BRE Report] provides guidance to designers, clients, consultants and planning officials on laying out proposed development sites to minimise impact on surrounding buildings and open spaces. This document is widely used in the construction industry.
- 5.2 The BRE Report states under paragraph 2.2.2:
- “The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices.”*
- 5.3 The BRE Report sets out criteria against which an assessment may be made of the levels of Daylight & Sunlight and the impact that development may cause.
- 5.4 An important point to note contained within the introduction of the BRE Report is:
- “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 the main factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable...”*
- 5.5 The basis of the BRE guide is suburban environments. It does not provide alternative targets specific to city centre or dense urban environments. The overarching recommendation to interpret the results flexibly, for any other environment besides suburban, is essential to any assessment.

NEIGHBOUR ASSESSMENT TYPES

VERTICAL SKY COMPONENT (VSC)

- 5.6 The VSC is a measure of the amount of light falling on a window; it is quantified as a ratio of the direct sky illuminance falling on the surface at a specific reference point against the horizontal illuminance under an unobstructed sky. The maximum possible ratio is just under 40% for a completely unobstructed vertical wall. The VSC values attained by windows of a building will not vary with the compass orientation of that building; therefore orientation does not give an appreciation of the interior daylighting.
- 5.7 The target value recommended is 27% but this is not to be strictly applied. This is because if the VSC for a window is less than 27% and is less than 0.8 times its former value, the BRE numerical guidelines will not be satisfied.
- 5.8 However, if the Vertical Sky Component is less than 27%, but more than 0.8 times its former value then daylight levels might still be adequate to the neighbouring property.
- 5.9 We find it useful to consider the Reduction Factor of 0.8, as a percentage equal to 80%, or put another way, a 20% reduction is recommended as the guideline figure within the BRE Report.

ANNUAL PROBABLE SUNLIGHT HOURS (APSH)

- 5.10 With regard to assessing sunlight, the BRE Report gives recommendations for the assessment of the effect on sunlight enjoyed by individual windows. When considering sunlight, in the northern hemisphere, it is only those windows that face within 90 degrees of due south that will enjoy significant amounts of Sunlight. The BRE Report limits the extent of assessments required to only these windows. Sunlight amenity is measured in terms of Annual Probable Sunlight Hours (APSH).
- 5.11 Any windows that face within 90 degrees of due north will be annotated as such within the analysis results.
- 5.12 The assessment analyses a point in each window which receives at least a quarter of Annual Probable Sunlight Hours (represented as 25% in the results tables). This includes at least 5% of Annual Probable

Sunlight Hours during the winter months, between 21 September and 21 March. Again, a Reduction Factor of 0.8 is also applied to the results.

DAYLIGHT DISTRIBUTION (DD)

- 5.13 The Daylight Distribution is otherwise known as the 'no sky-line' (NSL) method and takes the VSC analysis a step further in looking at where in the room Daylight is received at the working plane (roughly desk or kitchen worktop height). After a development is complete, the area of a room with visible sky should, ideally be 0.8 times or more of the former area on the working plane prior to the development.

INTERNAL DAYLIGHT ASSESSMENT TYPES

SPATIAL DAYLIGHT AUTONOMY (SDA)

- 5.14 The Spatial Daylight Autonomy test is also referred to as the Illuminance Method. It involves using climate data (based on weather data collected every hour across various locations since the 1980s).
- 5.15 This information is used to calculate the illuminance from Daylight at each point on an assessment grid placed within the room at the working plane at hourly intervals for a typical year.
- 5.16 Target illuminance (ET) for bedrooms is 100 lx, for living rooms, 150 lx and kitchens, 200 lx.
- 5.17 These levels should be achieved across at least 50% of the working plane in a daylit space for at least half of the possible Daylight hours (4,380 hours).
- 5.18 The following reflectance values have been applied to our assessment:
- Surrounding – 0.4
 - External – 0.4
 - External Ground – 0.2
 - Internal Ceilings – 0.7
 - Internal Walls – 0.5
 - Internal Floors – 0.2

SUNLIGHT EXPOSURE (SE)

- 5.19 The BRE guide requires for all living rooms and conservatories (or special need non-domestic buildings) facing within 90 degrees of due South to be tested for sunlight.
- 5.20 It is recommended that each dwelling has at least one main living room window that faces within 90 degrees of due South. It also recognises that this is not always possible when it comes to flats. Therefore, if it can be demonstrated that the developer has made an effort to have as many of the windows to these types of rooms facing within 90 degrees of due South, this should be regarded as satisfactory.
- 5.21 The orientation of the site will play a big role in the proposal's compliance with this test. Obviously not all sites are well situated to receive direct sunlight, so a flexible approach is recommended on this basis.
- 5.22 A dwelling will appear reasonably sunlit provided at least one main window wall faces within 90° of due south and a habitable room, preferably a main living room, receive a total of at least 1.5 hours of sunlight on 21 March.

6 FINDINGS OF THE ANALYSIS

RESULTS

- 6.1 The VSC, DD & APSH results are shown in the tables contained within Appendix 2. No Sky-Line (DD) contours are contained in Appendix 3. SDA and SE results are within Appendices 4 and 5.
- 6.2 The following properties have been assessed for Daylight & Sunlight and will remain fully compliant with the proposed development in place:
- 22-25 Ravenscourt;
 - 124-132 Richmond Road; and
 - 134-138 Richmond Road.
- 6.3 The following properties warrant further discussion:

CITY HEIGHTS



- 6.4 Located opposite the proposed development site, this building contains student accommodation and was constructed recently. We obtained floor layouts from online research and information obtained by the laser survey and via the Cardiff planning portal.

VSC RESULTS

- 6.5 The VSC results show that 20 of the 62 windows we have assessed will meet the BRE Guidelines. 2 windows will experience minor adverse impact, 10 will experience a moderate adverse loss and 30 will experience substantial losses.
- 6.6 Many of these windows, particularly at lower levels are poorly lit in the existing scenario and as a result, any reduction in VSC, however minor, is likely to result in a percentage change that is beyond the BRE guidance. For example, Rooms 5-7 at first floor are all lit to less than 10% VSC in the existing scenario, and experience actual reductions in VSC of 5% or less – barely perceptible to occupants, but a percentage change that results in a “substantial loss”.
- 6.7 Further to the above, Appendix F of the BRE seeks to set alternative target values in situations (such as this) where a neighbour may benefit from overlooking a relatively underdeveloped site, or where they may present a burden on the site by being built too close to the boundary (making it difficult for an increase in massing without breaching the guidance). We have not carried out a mirrored-massing analysis in this instance, as it is clear that the almost identical massing and location of the City Heights building and the proposed development would present results that are broadly similar with each other and therefore meeting the BRE aims.

- 6.8 Overall, we believe these results are commensurate with what we expect to see in a city centre. There will be an adverse impact upon the City Heights building, when the above is taken into account, the results are in keeping with the expectation of Daylight this building would receive, were it facing itself.

APSH RESULTS

- 6.9 46% of the windows facing within 90° of due south will meet the total APSH target. 52% will meet the winter targets (with 7 windows actually experiencing gains in winter sunlight).

DD RESULTS

- 6.10 15 of the 48 rooms (31%) we have assessed will meet the BRE target values for DD. The layout required student accommodation rooms necessitates that are long and narrow. Rooms of this nature are notoriously difficult to enable Daylight penetration to the back of the rooms. This is highlighted by the majority of the rooms failing to meet the BRE guidance in the existing scenario.
- 6.11 The proposed results show that the vast majority of the rooms will continue to enjoy a view of the sky to the front half of the rooms, which is where student accommodation rooms are designed to be used.
- 6.12 As such, we believe the room serving City Heights will continue to enjoy adequate levels of Daylight Distribution with the proposal in place.

198-210 CITY ROAD



- 6.13 Located opposite the proposed development site, this terrace of building contains commercial uses at ground floor level and what appears to be residential accommodation on the upper floors. We obtained floor layouts from information obtained by the laser survey.

VSC RESULTS

- 6.14 The results show that 8 of the 26 of the windows will pass the BRE target values. Of the 18 that fail, 17 will experience a minor adverse loss and one will experience a moderate impact as a result of the proposed development. All except 3 windows will continue to enjoy VSC levels greater than 20%, which in our view should be more than adequate to provide good levels of Daylight amenity within a city centre.

APSH RESULTS

- 6.15 87% of the windows facing within 90° of due south will meet the total APSH target. 85% will meet the winter targets.

DD RESULTS

- 6.16 10 of the 15 rooms we have assessed will meet the BRE target values for DD. 2 rooms will experience minor adverse losses, 2 will experience moderate losses and 1 will experience a substantial loss. All rooms that do not meet guidance are lit to circa 50% in the existing scenario (against a recommended 80%), making it harder to achieve compliance.



- 6.17 This property is located immediately to the south of the proposed development. The building has windows facing the site along the boundary. We used information from the laser scan to guide our assumptions for the room dimensions.

VSC RESULTS

- 6.18 The VSC results show that 3 of the 6 windows we have assessed will meet the BRE guidance. The 3 that fail will experience substantial losses as a result of their proximity to the boundary and the underdeveloped nature of the site in that region. 1 of the windows serves a kitchen, which has another window that will be more than adequately lit with the proposal in place (30.32% VSC) and the other 2 are serving bedrooms, which have a lesser expectation of Daylight, according to the BRE.

APSH RESULTS

- 6.19 All windows facing within 90° of due south will meet the total and winter APSH targets.

DD RESULTS

- 6.20 Both bedrooms will experience reduction in DD levels that do not meet BRE targets. As with the VSC assessment, the location of these windows prohibits any meaningful additional massing with the results being hindered.



- 6.21 Located further down City Road, this building contains two bedrooms on the top floor with rooflight windows facing the site. We have made careful assumptions on the room sizes from the information obtained by the laser survey.

VSC RESULTS

- 6.22 All windows will be compliant with the BRE target values for VSC.

APSH RESULTS

- 6.23 Both windows face within 90° of due north and therefore do not require assessment.

DD RESULTS

- 6.24 One room will meet the BRE target values for DD. The room that falls below the BRE target (Room 1) does not meet the target in the existing scenario and is reduced by approximately 30% of it's area. Given that this room is a bedroom, with acceptable VSC levels, we believe these levels, whilst not strictly meeting the BRE targets, should be acceptable.

INTERNAL DAYLIGHT / SUNLIGHT ASSESSMENT

- 6.25 We have assessed the Daylight & Sunlight amenity to all habitable rooms within the proposed development. The SDA results are contained within **Appendix 4** and the SE results within **Appendix 5**.
- 6.26 The following section contains commentary on the results from the analysis.

SPATIAL DAYLIGHT AUTONOMY (SDA) RESULTS

- 6.27 The results for the Spatial Daylight Autonomy (SDA) test show that of the 144 rooms tested, 106 meet the BRE recommendations – a compliance rate of 74%. In our opinion, this is a good pass rate for an urban regeneration scheme of this type.
- 6.28 All rooms, except 1, that fall below the guidance are located within the part of the building facing the City Heights building. Given the size and location of the massing at City Heights, it presents a burden upon any proposed massing on the site and, as such, the results need to be interpreted flexibly.
- 6.29 The burden of the City Heights development upon the proposed site can be demonstrated by the pass rates and amenity levels of the near identical rooms on the other side of the building, with all (except 1 room – 2% below the target) meeting the BRE target values. This clearly demonstrates the potential for satisfactory amenity levels within rooms of the same design.
- 6.30 Whilst not demonstrating full compliance, the 74% pass rate for a building of this nature in a regenerative redevelopment, in our view, is very good. Where there are areas that do not meet the guidelines, many are unavoidable and we have worked with the design team to maximise Daylight amenity for occupants, by ensuring that the room layouts within the scheme have desks in front of the windows.

SUNLIGHT EXPOSURE (SE) RESULTS

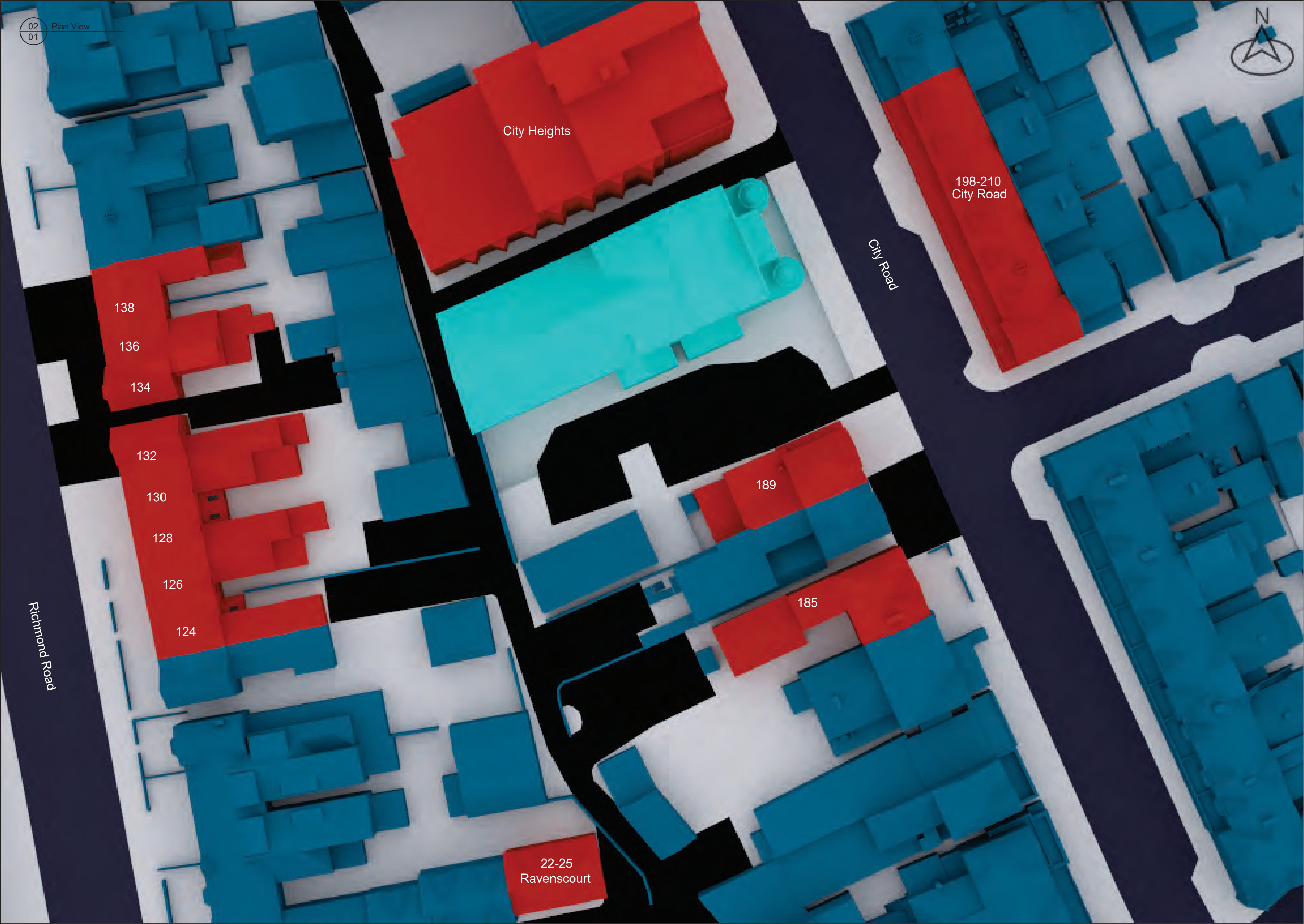
- 6.31 The results from the analysis confirm that 63% of the rooms will meet the BRE guidance, with 43 of the 69 main living areas assessed receiving adequate sunlight. 100% of the south facing rooms will receive Daylight levels that are BRE compliant.
- 6.32 Overall, the results show good levels of compliance when a flexible approach is undertaken, in accordance with the BRE Report.

7 CONCLUSIONS

- 7.1 We have assessed the impact of the proposed new massing at the site upon the Daylight & Sunlight amenity currently received by the proposed habitable buildings surrounding the site, as well as carrying out an analysis to review the potential for good amenity levels to the habitable rooms within the scheme
- 7.2 The results of the BRE Neighbouring analysis show that 63% of the 170 windows assessed will meet the BRE guidance for VSC, when the existing vs proposed scenario is assessed. 19 of the remaining windows show reductions marginally more than the targets set by the BRE (i.e. – no greater than 0.7x their former value). This represents 74% of the windows assessed. 21 of the remaining windows show reduction of not more than 0.6x their former value. In addition to this we are of the opinion the retained VSC levels, which provides a better overview of Daylight to the window are acceptable given the high density urban built environment.
- 7.3 The Daylight Distribution results show that 67% of the 125 rooms tested will meet the BRE guidance. The majority of the rooms that fall below guidance are located within the new student accommodation building opposite (City Heights), these rooms are long and narrow and notoriously difficult to ensure compliance, as highlighted by the existing results.
- 7.4 73% of the neighbouring windows will comply with BRE guidance for sunlight.
- 7.5 Our internal SDA assessment shows that there will be 74% compliance across the proposed development, with 106 of the 144 rooms meeting the BRE targets. All, except 1 of the rooms that fall below guidance are located on the elevation facing the City Heights scheme. We have sought to maximise the available Daylight to these rooms.
- 7.6 The sunlight assessment shows a 63% compliance with the BRE guide. The development has been optimised to reduce the number of north-facing rooms but because of the dense urban location, it is expected that not all rooms would meet the criteria set out by the BRE guidelines.
- 7.7 By their very nature, urban regeneration schemes seek to improve the locality, this typically involves maximising the buildable area consequently presenting a proposals ability in meeting the BRE targets. The BRE recognises this and does provide guidance and allows for alternative targeting to be adopted.
- 7.8 It is our opinion that reviewing the Daylight levels to this proposal on a traditional basis would be inappropriate as the recommendations made in the BRE do not strictly fit the criteria of this proposed building.
- 7.9 In the first instance the proposed development looks to match the height, scale and massing of the neighbouring receptor that is most effected (City Heights). The BRE guidance, provides guidance on mirror massing and how this should be used to set alternative targeting, we are of the opinion that the proposal follows these principles. Secondly, we have undertaken a preliminary review of the effect City Heights had on neighbouring Daylight & Sunlight levels. The results are almost identical to what has been presented in this report, which has further set precedent for the need to apply flexibility in areas suitable for the built environment.
- 7.10 Deviations to the BRE guidance, in opportunity areas are inevitable. This is why the BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. Combining this with the National Planning Policy Framework which advises on taking a flexible approach in applying policies or guidance relating to Daylight & Sunlight, where making efficient use of a site is at risk, we are happy to support this development based on that.
- 7.11 On the basis of the above, we acknowledge that the proposal will cause a degree of impact but believe that this needs to be considered in context. Whilst there are isolated instances where the impact is gauged as being moderate in extent, this is the result of many factors and needs to be considered alongside other benefits the proposal will deliver.

Identification Drawings





02
01

Plan View



Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)
Existing Model & Surrounding Model
Models derived from 3d terrestrial laser scan survey pointcloud and an AccuCities tile.
Ref: 004173_City_Road_Cardiff_MASTER.dwg
Internal room layouts derived from pointcloud wherever possible or from plans listed below.
All other room information is assumed.
Floorplans
City Heights
Ref: City Heights 1st - 8th Floorplans.pdf
Supplemented with site photography, Bing maps and Google Streetmaps.
Proposed Model
Received 12.07.2023
Ref: 4773-HMA-22-22-M-A-XX001 -
Building_Model_2023_240712.rvt

Client
DG1 Developments
Limited
Job Title
The Gaiety, City Road,
Cardiff

Drawing Title
Existing Plan View

Scale	Date	Drawn
NTS	August 2024	RH

RAPLEYS

55 Spring Gardens,
MANCHESTER M2 2BY
Tel: 0870 777 6292 www.rapleys.com

24-02008-02-01



City Heights

198-210
City Road

City Road

138

136

134

132

130

128

126

124

189

185

22-25
Ravenscourt

Richmond Road

Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Models derived from 3d terrestrial laser scan survey pointcloud and an AccuCities tile.
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Job Title
The Gaiety, City Road,
Cardiff

Drawing Title
Proposed Plan View

Scale	Date	Drawn
NTS	August 2024	RH

RAPLEYS

55 Spring Gardens,
MANCHESTER M2 2BY
Tel: 0870 777 6292 www.rapleys.com

24-02008-02-02



02
03

3d View

Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

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Client
DG1 Developments
Limited
Job Title
The Gaiety, City Road,
Cardiff

Drawing Title
Existing 3d View

Scale
NTS

Date
August 2024

Drawn
RH

RAPLEYS

55 Spring Gardens,
MANCHESTER M2 2BY
Tel: 0870 777 6292 www.rapleys.com

24-02008-02-03



Analysis
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Internal room layouts derived from pointcloud wherever possible or from plans listed below.
All other room information is assumed.
Floorplans
City Heights
Ref: City Heights 1st - 8th Floorplans.pdf
Supplemented with site photography, Bing maps and Google Streetmaps.
Proposed Model
Received 12.07.2023
Ref: 4773-HMA-ZZ-ZZ-M-A-XX001 - Building_Model_2023_240712.rvt

Client
DG1 Developments
Limited
Job Title
The Gaiety, City Road,
Cardiff

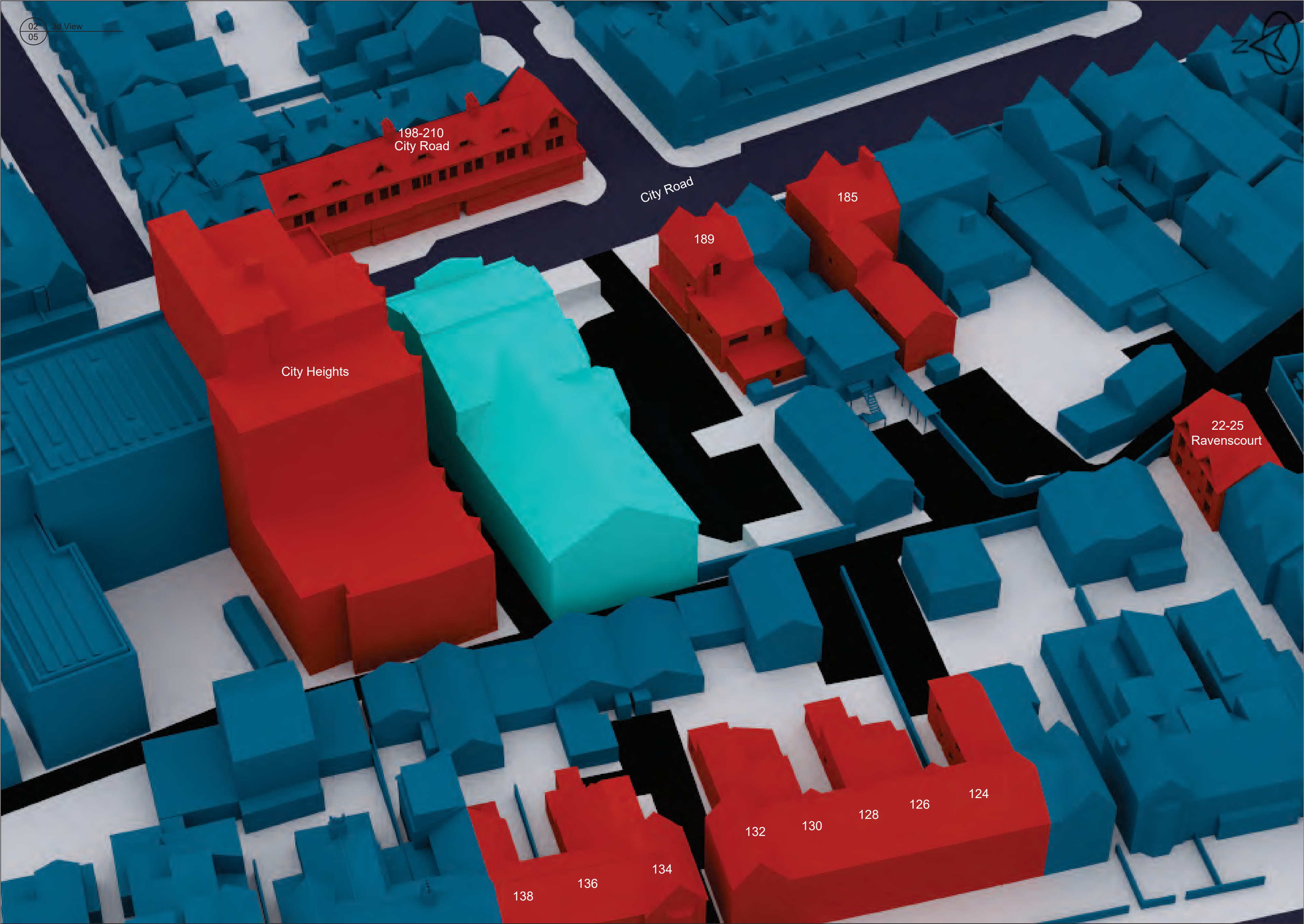
Drawing Title
Proposed 3d View

Scale
NTS
Date
August 2024
Drawn
RH

RAPLEYS

55 Spring Gardens,
MANCHESTER M2 2BY
Tel: 0870 777 6292 www.rapleys.com

24-02008-02-04



02
05

3d View

Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Models derived from 3d terrestrial laser scan survey pointcloud and an AccuCities tile.
Ref: 004173_City_Road_Cardiff_MASTER.dwg

Internal room layouts derived from pointcloud wherever possible or from plans listed below.
All other room information is assumed.

Floorplans
City Heights
Ref: City Heights 1st - 8th Floorplans.pdf

Supplemented with site photography, Bing maps and Google Streetmaps.

Proposed Model
Received 12.07.2023
Ref: 4773-HMA-ZZ-ZZ-M-A-XX001 -
Building_Model_2023_240712.rvt

Client
**DG1 Developments
Limited**
Job Title
**The Gaiety, City Road,
Cardiff**

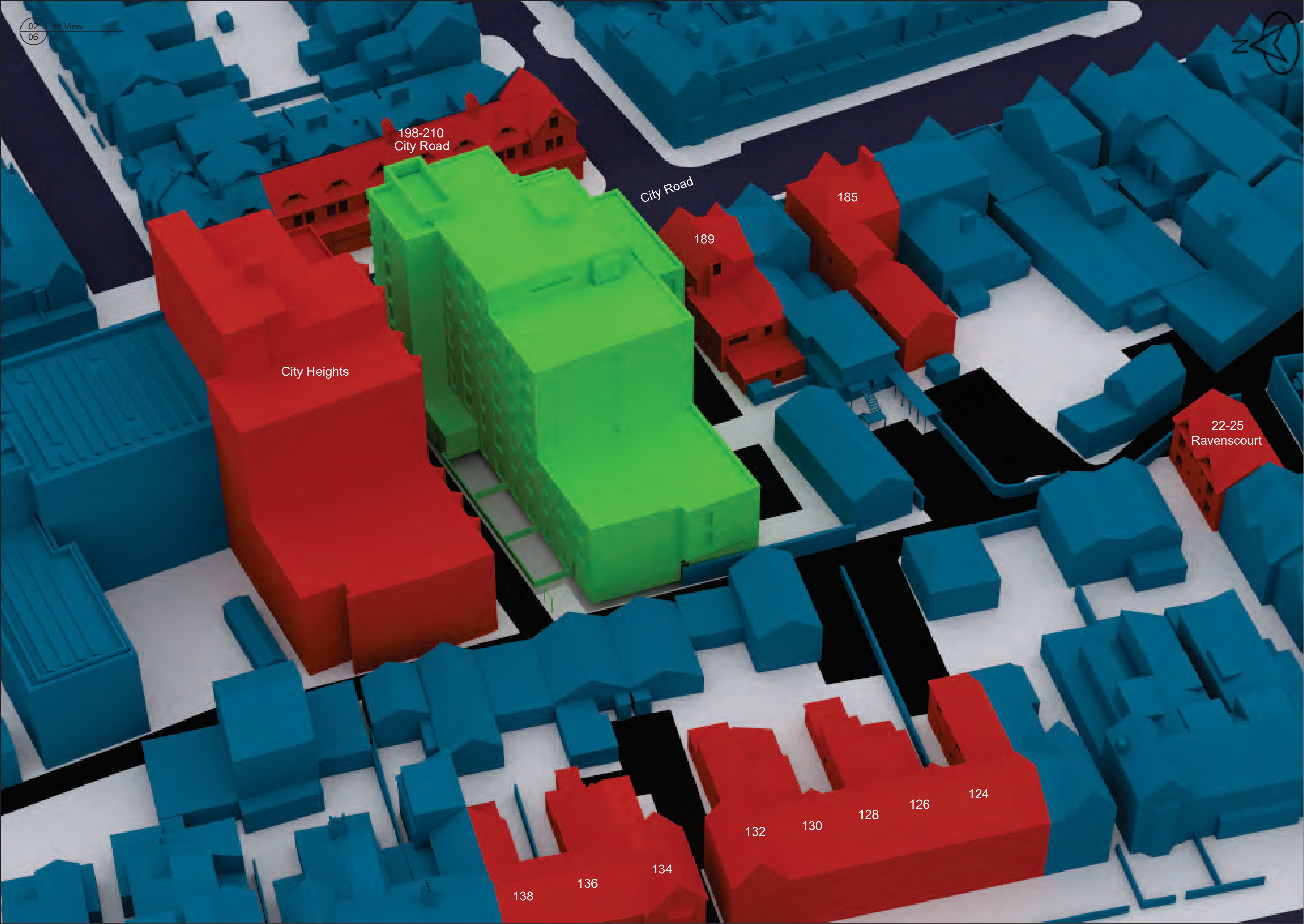
Drawing Title
Existing 3d View

Scale	Date	Drawn
NTS	August 2024	RH

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24-02008-02-05



02
06

3d View

Analysis

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Existing Model & Surrounding Model

Models derived from 3d terrestrial laser scan survey pointcloud and an AccuCities tile.
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Floorplans
City Heights
Ref: City Heights 1st - 8th Floorplans.pdf

Supplemented with site photography, Bing maps and Google Streetmaps.

Proposed Model
Received 12.07.2023
Ref: 4773-HMA-ZZ-ZZ-M-A-XX001 -
Building_Model_2023_240712.rvt

Client
**DG1 Developments
Limited**
Job Title
**The Gaiety, City Road,
Cardiff**

Drawing Title
Proposed 3d View

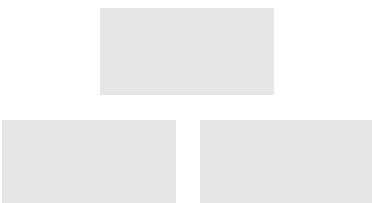
Scale	Date	Drawn
NTS	August 2024	RH

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MANCHESTER M2 2BY
Tel: 0870 777 6292 www.rapleys.com

24-02008-02-06

Daylight & Sunlight (VSC, DD & APSH) Results



Project Name: The Galety, Cardiff Project No.: 24-02008-02 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 01/08/2024																									
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	VSC	Pv/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pv/Ex	Meets BRE Criteria	Annual	Pv/Ex	Meets BRE Criteria	Winter	Pv/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pv/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pv/Ex	Meets BRE Criteria	
City Heights																									
First	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	25.69 25.39	0.99	YES	156°	25.69 25.39	0.99	YES	63.00 53.00	0.84	YES	14.00 17.00	1.21	YES	63.00 53.00	0.84	YES	14.00 17.00	1.21	YES
First	R2	Assumed	Residential	Bedroom	W2	Existing Proposed	16.28 9.96	0.61	NO	106°	16.28 9.96	0.61	NO	32.00 23.00	0.72	NO	1.00 8.00	8.00	YES	32.00 23.00	0.72	NO	1.00 8.00	8.00	YES
First	R3	Assumed	Residential	Bedroom	W3	Existing Proposed	15.19 7.78	0.51	NO	105°	15.19 7.78	0.51	NO	30.00 17.00	0.57	NO	1.00 6.00	6.00	YES	30.00 17.00	0.57	NO	1.00 6.00	6.00	YES
First	R4	Assumed	Residential	Bedroom	W4	Existing Proposed	12.81 5.28	0.41	NO	105°	12.81 5.28	0.41	NO	24.00 10.00	0.42	NO	1.00 3.00	3.00	YES	24.00 10.00	0.42	NO	1.00 3.00	3.00	YES
First	R5	Assumed	Residential	Bedroom	W5	Existing Proposed	9.80 4.76	0.49	NO	106°	9.80 4.76	0.49	NO	18.00 4.00	0.22	NO	1.00 0.00	0.00	NO	18.00 4.00	0.22	NO	1.00 0.00	0.00	NO
First	R6	Assumed	Residential	Bedroom	W6	Existing Proposed	6.92 4.54	0.66	NO	105°	6.92 4.54	0.66	NO	10.00 5.00	0.50	NO	1.00 0.00	0.00	NO	10.00 5.00	0.50	NO	1.00 0.00	0.00	NO
First	R7	Assumed	Residential	Bedroom	W7	Existing Proposed	7.21 4.86	0.67	NO	106°	7.21 4.86	0.67	NO	5.00 4.00	0.80	YES	0.00 0.00	1.00	YES	5.00 4.00	0.80	YES	0.00 0.00	1.00	YES
First	R8	Assumed	Residential	Bedroom	W8	Existing Proposed	13.34 9.83	0.74	NO	106°	13.34 9.83	0.74	NO	9.00 5.00	0.56	YES	0.00 0.00	1.00	YES	9.00 5.00	0.56	YES	0.00 0.00	1.00	YES
First	R9	Assumed	Residential	Bedroom	W9	Existing Proposed	9.55 5.10	0.53	NO	156°	9.55 5.10	0.53	NO	20.00 10.00	0.50	NO	2.00 0.00	0.00	NO	20.00 10.00	0.50	NO	2.00 0.00	0.00	NO
First	R9	Assumed	Residential	Bedroom	W10	Existing Proposed	13.32 6.39	0.48	NO	156°	13.32 6.39	0.48	NO	35.00 21.00	0.60	NO	3.00 1.00	0.33	NO	35.00 21.00	0.60	NO	3.00 1.00	0.33	NO
First	R10	Assumed	Residential	Bedroom	W11	Existing Proposed	33.46 33.46	1.00	YES	66°N	33.46 33.46	1.00	YES	*North	*North		*North	*North	36.00 21.00	0.58	NO	3.00 1.00	0.33	NO	
First	R10	Assumed	Residential	Bedroom	W12	Existing Proposed	32.54 32.46	1.00	YES	66°N	32.54 32.46	1.00	YES	*North	*North		*North	*North	36.00 21.00	0.58	NO	3.00 1.00	0.33	NO	
Second	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	31.62 30.07	0.95	YES	156°	31.62 30.07	0.95	YES	73.00 62.00	0.85	YES	21.00 24.00	1.14	YES	*North	*North		*North	*North	
Second	R2	Assumed	Residential	Bedroom	W2	Existing Proposed	22.52 14.65	0.65	NO	106°	22.52 14.65	0.65	NO	45.00 30.00	0.67	YES	9.00 14.00	1.56	YES	73.00 62.00	0.85	YES	21.00 24.00	1.14	YES
Second	R3	Assumed	Residential	Bedroom	W3	Existing Proposed	21.27 11.31	0.53	NO	105°	21.27 11.31	0.53	NO	45.00 24.00	0.53	NO	9.00 12.00	1.33	YES	45.00 30.00	0.67	YES	9.00 14.00	1.56	YES
Second	R4	Assumed	Residential	Bedroom	W4	Existing Proposed	19.08 7.15	0.37	NO	105°	19.08 7.15	0.37	NO	42.00 15.00	0.36	NO	9.00 6.00	0.67	YES	42.00 15.00	0.36	NO	9.00 6.00	0.67	YES
Second	R5	Assumed	Residential	Bedroom	W5	Existing Proposed	15.93 6.27	0.39	NO	106°	15.93 6.27	0.39	NO	35.00 7.00	0.20	NO	8.00 0.00	0.00	NO	35.00 7.00	0.20	NO	8.00 0.00	0.00	NO
Second	R6	Assumed	Residential	Bedroom	W6	Existing Proposed	11.39 5.80	0.51	NO	105°	11.39 5.80	0.51	NO	22.00 6.00	0.27	NO	3.00 0.00	0.00	NO	22.00 6.00	0.27	NO	3.00 0.00	0.00	NO
Second	R7	Assumed	Residential	Bedroom	W7	Existing Proposed	10.46 5.92	0.57	NO	106°	10.46 5.92	0.57	NO	14.00 5.00	0.36	NO	0.00 0.00	1.00	YES	14.00 5.00	0.36	NO	0.00 0.00	1.00	YES
Second	R8	Assumed	Residential	Bedroom	W8	Existing Proposed	16.60 11.01	0.66	NO	106°	16.60 11.01	0.66	NO	18.00 7.00	0.39	NO	0.00 0.00	1.00	YES	18.00 7.00	0.39	NO	0.00 0.00	1.00	YES
Second	R9	Assumed	Residential	Bedroom	W9	Existing Proposed	13.59 6.20	0.46	NO	156°	13.59 6.20	0.46	NO	30.00 13.00	0.43	NO	2.00 0.00	0.00	NO	30.00 13.00	0.43	NO	2.00 0.00	0.00	NO
Second	R9	Assumed	Residential	Bedroom	W10	Existing Proposed	18.99 7.88	0.41	NO	156°	18.99 7.88	0.41	NO	49.00 24.00	0.49	NO	5.00 1.00	0.20	NO	49.00 24.00	0.49	NO	5.00 1.00	0.20	NO
Second	R10	Assumed	Residential	Bedroom	W11	Existing Proposed	36.04 36.04	1.00	YES	66°N	36.04 36.04	1.00	YES	*North	*North		*North	*North	49.00 25.00	0.51	YES	5.00 1.00	0.20	NO	
Second	R10	Assumed	Residential	Bedroom	W12	Existing Proposed	35.05 34.97	1.00	YES	66°N	35.05 34.97	1.00	YES	*North	*North		*North	*North	49.00 25.00	0.51	YES	5.00 1.00	0.20	NO	
Third	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	23.72 8.51	0.36	NO	106°	23.72 8.51	0.36	NO	54.00 10.00	0.19	NO	17.00 0.00	0.00	NO	*North	*North		*North	*North	
Third	R2	Assumed	Residential	Bedroom	W2	Existing Proposed	20.18 7.66	0.38	NO	105°	20.18 7.66	0.38	NO	50.00 9.00	0.18	NO	15.00 0.00	0.00	NO	54.00 10.00	0.19	NO	17.00 0.00	0.00	NO
Third	R3	Assumed	Residential	Bedroom	W3	Existing Proposed	16.92 7.43	0.44	NO	106°	16.92 7.43	0.44	NO	36.00 9.00	0.25	NO	6.00 0.00	0.00	NO	50.00 9.00	0.18	NO	15.00 0.00	0.00	NO
Third	R4	Assumed	Residential	Bedroom	W4	Existing Proposed	22.45 12.36	0.55	NO	106°	22.45 12.36	0.55	NO	35.00 10.00	0.29	NO	1.00 0.00	0.00	NO	36.00 9.00	0.25	NO	6.00 0.00	0.00	NO
Third	R5	Assumed	Residential	Bedroom	W5	Existing Proposed	21.20 7.77	0.37	NO	156°	21.20 7.77	0.37	NO	45.00 16.00	0.36	NO	5.00 0.00	0.00	NO	35.00 10.00	0.29	NO	1.00 0.00	0.00	NO
Third	R5	Assumed	Residential	Bedroom	W6	Existing Proposed	28.11 9.73	0.35	NO	156°	28.11 9.73	0.35	NO	67.00 26.00	0.39	YES	18.00 1.00	0.06	NO	67.00 26.00	0.39	YES	18.00 1.00	0.06	NO
Third	R6	Assumed	Residential	Bedroom	W7	Existing Proposed	37.46 37.46	1.00	YES	66°N	37.46 37.46	1.00	YES	*North	*North		*North	*North	67.00 26.00	0.42	YES	18.00 1.00	0.06	NO	
Third	R6	Assumed	Residential	Bedroom	W8	Existing Proposed	36.41 36.33	1.00	YES	66°N	36.41 36.33	1.00	YES	*North	*North		*North	*North	67.00 26.00	0.42	YES	18.00 1.00	0.06	NO	
Fourth	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	28.62 11.85	0.41	NO	106°	28.62 11.85	0.41	NO	59.00 21.00	0.36	NO	20.00 0.00	0.00	NO	*North	*North		*North	*North	
Fourth	R2	Assumed	Residential	Bedroom	W2	Existing Proposed	27.43 10.48	0.38	NO	105°	27.43 10.48	0.38	NO	56.00 18.00	0.32	NO	18.00 0.00	0.00	NO	59.00 21.00	0.36	NO	20.00 0.00	0.00	NO
Fourth	R3	Assumed	Residential	Bedroom	W3	Existing Proposed	26.69 9.78	0.37	NO	106°	26.69 9.78	0.37	NO	56.00 15.00	0.27	NO	18.00 0.00	0.00	NO	56.00 18.00	0.32	NO	18.00 0.00	0.00	NO
Fourth	R4	Assumed	Residential	Bedroom	W4	Existing Proposed	31.18 14.20	0.46	NO	106°	31.18 14.20	0.46	NO	56.00 13.00	0.23	NO	17.00 0.00	0.00	NO	56.00 15.00	0.27	NO	18.00 0.00	0.00	NO
Fourth	R5	Assumed	Residential	Bedroom	W5	Existing Proposed	31.18 10.17	0.33	NO	156°	31.18 10.17	0.33	NO	61.00 18.00	0.30	NO	21.00 0.00	0.00	NO	56.00 13.00	0.23	NO	17.00 0.00	0.00	NO
Fourth	R5	Assumed	Residential	Bedroom	W6	Existing Proposed	35.79 12.55	0.35	NO	156°	35.79 12.55	0.35	NO	75.00 33.00	0.44	YES	26.00 3.00	0.12	NO	75.00 34.00	0.45	YES	26.00 3.00	0.12	NO
Fourth	R6	Assumed	Residential	Bedroom	W7	Existing Proposed	37.55 37.55	1.00	YES	66°N	37.55 37.55	1.00	YES	*North	*North		*North	*North	75.00 34.00	0.45	YES	26.00 3.00	0.12	NO	
Fourth	R6	Assumed	Residential	Bedroom	W8	Existing Proposed	36.49 36.42	1.00	YES	66°N	36.49 36.42	1.00	YES	*North	*North		*North	*North	75.00 34.00	0.45	YES	26.00 3.00	0.12	NO	
Fifth	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	30.23 16.86	0.56	NO	106°	30.23 16.86	0.56	NO	59.00 38.00	0.64	YES	20.00 7.00	0.35	YES	*North	*North		*North	*North	
Fifth	R2	Assumed	Residential	Bedroom	W2	Existing Proposed	29.40 14.78	0.50	NO	105°	29.40 14.78	0.50	NO	58.00 34.00	0.59	YES	20.00 5.00	0.25	YES	59.00 38.00	0.64	YES	20.00 7.00	0.35	YES
Fifth	R3	Assumed	Residential	Bedroom	W3	Existing Proposed	29.60 13.65	0.46	NO	106°	29.60 13.65	0.46	NO	58.00 27.00	0.47	YES	20.00 3.00	0.15	NO	58.00 34.00	0.59	YES	20.00 5.00	0.25	YES

Date of Analysis: 01/08/2024

Floor Ref.	Room Ref.	Room Attributes	Property Type	Room Use	Window Ref.	VSC	P/E/x	Meets BRE Criteria	Window Observation	Room VSC	P/E/x	Meets BRE Criteria	Annual	P/E/x	Meets BRE Criteria	Winter	P/E/x	Meets BRE Criteria	Total Sun on Room Annual	P/E/x	Meets BRE Criteria	Total Sun on Room Winter	P/E/x	Meets BRE Criteria
Fifth	R4	Assumed	Residential	Bedroom	W4	Existing Proposed	34.32	0.51	NO	106"			59.00	0.32	NO	20.00	0.00	NO						
							17.56			34.32	0.51	NO	19.00			0.00			59.00	0.32	NO	20.00	0.00	NO
Fifth	R5	Assumed	Residential	Bedroom	W5	Existing Proposed	34.04	0.42	NO	156"			61.00	0.46	YES	21.00	0.05	NO						
							14.19						28.00			1.00								
Fifth	R5	Assumed	Residential	Bedroom	W6	Existing Proposed	36.58	0.47	NO	156"			75.00	0.60	YES	36.00	0.23	YES						
							17.24						45.00			6.00			75.00	0.61	YES	36.00	0.23	YES
										34.39	0.42	NO	46.00						46.00			26.00		

Project Name: The Galety, Cardiff
Project No.: 24-02008-02
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 01/08/2024

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	VSC	Pv/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pv/Ex	Meets BRE Criteria	Annual	Pv/Ex	Meets BRE Criteria	Winter	Pv/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pv/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pv/Ex	Meets BRE Criteria	
Fifth	R6	Assumed	Residential	Bedroom	W7	Existing Proposed	37.60 37.60	1.00	YES	66°N							*North	*North							
Fifth	R6	Assumed	Residential	Bedroom	W8	Existing Proposed	36.52 36.46	1.00	YES	66°N	36.80 36.75	1.00	YES				*North	*North							
Sixth	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	32.15 24.61	0.77	NO	106°	32.15 24.61	0.77	NO	59.00 53.00	0.90	YES	20.00 15.00	0.75	YES						
Sixth	R2	Assumed	Residential	Bedroom	W2	Existing Proposed	29.76 20.83	0.70	NO	105°	29.76 20.83	0.70	NO	58.00 49.00	0.84	YES	20.00 13.00	0.65	YES	59.00 53.00	0.90	YES	20.00 15.00	0.75	YES
Sixth	R3	Assumed	Residential	Bedroom	W3	Existing Proposed	29.96 19.76	0.66	NO	106°	29.96 20.83	0.70	NO	58.00 49.00	0.79	YES	20.00 13.00	0.65	YES	58.00 49.00	0.84	YES	20.00 13.00	0.65	YES
Sixth	R4	Assumed	Residential	Bedroom	W4	Existing Proposed	35.19 23.74	0.67	NO	106°	29.96 19.76	0.66	NO	59.00 41.00	0.69	YES	20.00 7.00	0.35	YES	58.00 46.00	0.79	YES	20.00 10.00	0.50	YES
Sixth	R5	Assumed	Residential	Bedroom	W5	Existing Proposed	34.04 20.76	0.61	NO	156°	35.19 23.74	0.67	NO	61.00 44.00	0.72	YES	21.00 7.00	0.33	YES	59.00 41.00	0.69	YES	20.00 7.00	0.35	YES
Sixth	R5	Assumed	Residential	Bedroom	W6	Existing Proposed	36.60 24.87	0.68	NO	156°	34.04 20.76	0.61	NO	75.00 62.00	0.83	YES	26.00 13.00	0.50	YES	75.00 63.00	0.84	YES	26.00 14.00	0.54	YES
Sixth	R6	Assumed	Residential	Bedroom	W7	Existing Proposed	38.84 38.75	1.00	YES	66°N	34.39 21.33	0.62	NO		*North	*North		*North	*North						
Sixth	R6	Assumed	Residential	Bedroom	W8	Existing Proposed	35.69 35.64	1.00	YES	66°N	37.27 37.20	1.00	YES		*North	*North		*North	*North						
Seventh	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	32.03 28.27	0.88	YES	106°	32.03 28.27	0.88	YES	58.00 56.00	0.97	YES	20.00 18.00	0.90	YES						
Seventh	R2	Assumed	Residential	Bedroom	W2	Existing Proposed	36.66 32.24	0.88	YES	106°	36.66 32.24	0.88	YES	60.00 58.00	0.97	YES	20.00 18.00	0.90	YES	58.00 56.00	0.97	YES	20.00 18.00	0.90	YES
Seventh	R3	Assumed	Residential	Bedroom	W3	Existing Proposed	34.89 33.27	0.95	YES	156°	36.66 32.24	0.88	YES	71.00 70.00	0.99	YES	18.00 17.00	0.94	YES	60.00 58.00	0.97	YES	20.00 18.00	0.90	YES
Seventh	R4	Assumed	Residential	Bedroom	W4	Existing Proposed	38.88 36.14	0.93	YES	156°	34.89 33.27	0.95	YES	80.00 80.00	1.00	YES	25.00 25.00	1.00	YES	71.00 70.00	0.99	YES	18.00 17.00	0.94	YES
Seventh	R4	Assumed	Residential	Bedroom	W5	Existing Proposed	39.35 39.35	1.00	YES	66°N				35.00 35.00	*North	*North	6.00 6.00	*North	*North						
Seventh	R4	Assumed	Residential	Bedroom	W6	Existing Proposed	39.38 39.38	1.00	YES	66°N				37.00 37.00	*North	*North	8.00 8.00	*North	*North	81.00 81.00	1.00	YES	25.00 25.00	1.00	YES
189-210 City Road																									
First	R1	Assumed	Residential	Living Room	W1	Existing Proposed	26.76 20.57	0.77	NO	246°				46.00 36.00	0.78	YES	19.00 15.00	0.79	YES						
First	R1	Assumed	Residential	Living Room	W2	Existing Proposed	27.04 20.34	0.75	NO	246°	26.90 20.45	0.76	NO	45.00 34.00	0.76	YES	18.00 14.00	0.78	YES	47.00 36.00	0.77	YES	20.00 15.00	0.75	YES
First	R2	Assumed	Residential	Living Room	W3	Existing Proposed	27.62 20.06	0.73	NO	246°	27.82 20.06	0.72	NO	47.00 34.00	0.72	YES	18.00 14.00	0.78	YES	48.00 36.00	0.75	YES	18.00 14.00	0.78	YES
First	R3	Assumed	Residential	Living Room	W5	Existing Proposed	28.89 20.40	0.71	NO	246°				48.00 34.00	0.71	YES	19.00 14.00	0.74	YES						
First	R3	Assumed	Residential	Living Room	W6	Existing Proposed	29.42 20.77	0.71	NO	246°				48.00 35.00	0.73	YES	19.00 14.00	0.74	YES						
First	R3	Assumed	Residential	Living Room	W7	Existing Proposed	29.81 21.12	0.71	NO	246°	29.37 20.76	0.71	NO	49.00 36.00	0.73	YES	19.00 14.00	0.74	YES	49.00 37.00	0.76	YES	19.00 14.00	0.74	YES
First	R4	Assumed	Residential	Living Room	W8	Existing Proposed	30.53 21.90	0.72	NO	246°				50.00 37.00	0.74	YES	19.00 14.00	0.74	YES						
First	R4	Assumed	Residential	Living Room	W9	Existing Proposed	30.84 22.35	0.72	NO	246°	30.69 22.13	0.72	NO	50.00 39.00	0.78	YES	19.00 16.00	0.84	YES	50.00 39.00	0.78	YES	19.00 16.00	0.84	YES
First	R5	Assumed	Residential	Living Room	W9	Existing Proposed	30.84 22.35	0.72	NO	246°				50.00 39.00	0.78	YES	19.00 16.00	0.84	YES						
First	R5	Assumed	Residential	Living Room	W10	Existing Proposed	31.21 23.01	0.74	NO	246°	31.01 22.66	0.73	NO	51.00 42.00	0.82	YES	20.00 17.00	0.85	YES	51.00 42.00	0.82	YES	20.00 17.00	0.85	YES
First	R6	Assumed	Residential	Living Room	W11	Existing Proposed	31.47 23.54	0.75	NO	246°				49.00 40.00	0.82	YES	18.00 15.00	0.83	YES						
First	R6	Assumed	Residential	Living Room	W12	Existing Proposed	31.75 24.25	0.76	NO	246°				50.00 41.00	0.82	YES	19.00 16.00	0.84	YES						
First	R6	Assumed	Residential	Living Room	W13	Existing Proposed	31.95 24.84	0.78	NO	246°	31.73 24.22	0.76	NO	51.00 43.00	0.84	YES	20.00 17.00	0.85	YES	51.00 43.00	0.84	YES	20.00 17.00	0.85	YES
First	R7	Assumed	Residential	Living Room	W14	Existing Proposed	32.18 25.46	0.80	YES	246°				52.00 43.00	0.83	YES	19.00 17.00	0.89	YES						
First	R7	Assumed	Residential	Living Room	W15	Existing Proposed	32.03 26.18	0.82	YES	246°				49.00 40.00	0.82	YES	17.00 15.00	0.88	YES						
First	R7	Assumed	Residential	Living Room	W16	Existing Proposed	27.09 21.83	0.81	YES	246°	30.64 24.79	0.81	YES	30.00 23.00	0.77	NO	7.00 5.00	0.71	YES	52.00 45.00	0.87	YES	19.00 17.00	0.89	YES
First	R8	Assumed	Residential	Living Room	W17	Existing Proposed	33.36 28.74	0.86	YES	246°				52.00 45.00	0.87	YES	18.00 16.00	0.89	YES						
First	R8	Assumed	Residential	Living Room	W18	Existing Proposed	32.37 29.06	0.87	YES	246°				54.00 51.00	0.94	YES	20.00 20.00	1.00	YES						
First	R8	Assumed	Residential	Living Room	W19	Existing Proposed	32.13 32.13	1.00	YES	156°				76.00 76.00	1.00	YES	21.00 21.00	1.00	YES						
Second	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	23.98 16.80	0.70	NO	246°	23.98 16.80	0.70	NO	35.00 24.00	0.69	NO	13.00 9.00	0.69	YES						
Second	R2	Assumed	Residential	Bedroom	W2	Existing Proposed	27.60 19.99	0.72	NO	246°	27.60 19.99	0.72	NO	39.00 27.00	0.69	YES	13.00 8.00	0.62	YES	35.00 24.00	0.69	NO	9.00 9.00	0.69	YES
Second	R3	Assumed	Residential	Bedroom	W3	Existing Proposed	25.38 18.13	0.71	NO	246°	27.60 19.99	0.72	NO	37.00 29.00	0.78	YES	14.00 12.00	0.86	YES	39.00 27.00	0.69	YES	13.00 8.00	0.62	YES
Second	R4	Assumed	Residential	Bedroom	W4	Existing Proposed	27.60 21.41	0.78	NO	246°	25.38 18.13	0.71	NO	41.00 30.00	0.73	YES	15.00 12.00	0.80	YES	37.00 29.00	0.78	YES	12.00 12.00	0.86	YES
Second	R5	Assumed	Residential	Bedroom	W5	Existing Proposed	26.43 21.58	0.82	YES	246°	27.60 21.41	0.78	NO	41.00 35.00	0.85	YES	15.00 13.00	0.87	YES	41.00 30.00	0.73	YES	15.00 12.00	0.80	YES
Second	R6	Assumed	Residential	Bedroom	W6	Existing Proposed	34.57 30.65	0.89	YES	246°	26.43 21.58	0.82	YES	54.00 48.00	0.89	YES	20.00 19.00	0.95	YES	41.00 35.00	0.85	YES	15.00 13.00	0.87	YES
Second	R7	Assumed	Residential	Bedroom	W7	Existing Proposed	23.04 17.26	0.75	NO	246°	34.57 30.65	0.89	YES	35.00 26.00	0.74	YES	15.00 10.00	0.67	YES	54.00 48.00	0.89	YES	20.00 19.00	0.95	YES
189 City Road																									
First	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	24.75 3.95	0.16	NO	336°N	24.75 3.95	0.16	NO		*North	*North		*North	*North						
First	R2	Assumed	Residential	Bedroom	W2	Existing Proposed	28.43 5.16	0.18	NO	336°N	28.43 5.16	0.18	NO		*North	*North		*North	*North						
First	R3	Assumed	Residential	Kitchen	W3	Existing Proposed	28.46 6.90	0.24	NO	336°N				15.00 11.00	*North	*North	2.00 2.00	*North	*North						
First	R3	Assumed	Residential	Kitchen	W4	Existing Proposed	34.45 30.32	0.88	YES	247°	33.12 25.13	0.76	NO	59.00 57.00	0.97	YES	19.00 19.00	1.00	YES						
First	R4	Assumed	Residential	Bedroom	W5	Existing	31.23	0.91	YES	247°				48.00	1.00	YES	8.00	1.00	YES	59.00 57.00	0.97	YES	19.00 19.00	1.00	YES

Project Name: The Gaiety, Cardiff
Project No.: 24-02008-02
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 01/08/2024

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	VSC	Pt/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pt/Ex	Meets BRE Criteria	Annual	Pt/Ex	Meets BRE Criteria	Winter	Pt/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pt/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pt/Ex	Meets BRE Criteria	
						Proposed	28.52			31.23 28.52	0.91	YES	48.00			8.00			48.00 48.00	1.00	YES	8.00 8.00	1.00	YES	
Second	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	34.45 32.52	0.94	YES	246°	34.45 32.52	0.94	YES	61.00 59.00	0.97	YES	21.00 21.00	1.00	YES	61.00 59.00	0.97	YES	21.00 21.00	1.00	YES

Project Name: The Galety, Cardiff Project No.: 24-02008-02 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 01/08/2024																								
Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	VSC	Pv/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pv/Ex	Meets BRE Criteria	Annual	Pv/Ex	Meets BRE Criteria	Winter	Pv/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pv/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pv/Ex	Meets BRE Criteria
185 City Road																								
First	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	21.63 18.08	0.84	YES	336°N				*North	*North	*North	*North							
First	R2	Assumed	Residential	Bedroom	W2	Existing Proposed	15.56 15.56	1.00	YES	336°N	21.63 18.08	0.84	YES							*North	*North	*North	*North	
											15.56 15.56	1.00	YES											
22-25 Ravenscourt																								
Ground	R1	Assumed	Residential	LD	W1	Existing Proposed	27.29 26.56	0.97	YES	349°N				*North	*North	*North	*North							
Ground	R2	Assumed	Residential	Bathroom	W2	Existing Proposed	28.14 27.13	0.96	YES	349°N	27.29 26.56	0.97	YES							*North	*North	*North	*North	
											28.14 27.13	0.96	YES											
Ground	R3	Assumed	Residential	Bathroom	W3	Existing Proposed	25.81 25.00	0.97	YES	349°N	25.81 25.00	0.97	YES							*North	*North	*North	*North	
											25.81 25.00	0.97	YES											
Ground	R4	Assumed	Residential	LD	W4	Existing Proposed	22.91 22.81	1.00	YES	349°N	22.91 22.81	1.00	YES							*North	*North	*North	*North	
											22.91 22.81	1.00	YES											
First	R1	Assumed	Residential	LD	W1	Existing Proposed	32.39 31.34	0.97	YES	349°N				*North	*North	*North	*North							
First	R2	Assumed	Residential	Bathroom	W2	Existing Proposed	31.55 30.56	0.97	YES	349°N	32.39 31.34	0.97	YES							*North	*North	*North	*North	
											31.55 30.56	0.97	YES											
First	R3	Assumed	Residential	Bathroom	W3	Existing Proposed	30.98 30.02	0.97	YES	349°N	30.98 30.02	0.97	YES							*North	*North	*North	*North	
											30.98 30.02	0.97	YES											
First	R4	Assumed	Residential	LD	W4	Existing Proposed	30.18 29.79	0.99	YES	349°N	30.18 29.79	0.99	YES							*North	*North	*North	*North	
											30.18 29.79	0.99	YES											
Second	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	30.57 29.70	0.97	YES	349°N				*North	*North	*North	*North							
Second	R2	Assumed	Residential	Bedroom	W2	Existing Proposed	30.62 29.84	0.97	YES	349°N	30.57 29.70	0.97	YES							*North	*North	*North	*North	
											30.62 29.84	0.97	YES											
124-132 Richmond Road																								
Ground	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	32.82 30.91	0.94	YES	77°N				*North	*North	*North	*North							
Ground	R1	Assumed	Residential	Bedroom	W2	Existing Proposed	23.43 22.75	0.97	YES	348°N	32.82 30.91	0.94	YES											
											30.81 29.16	0.95	YES											
Ground	R2	Assumed	Residential	Bedroom	W3	Existing Proposed	18.86 18.27	0.97	YES	348°N	18.86 18.27	0.97	YES							*North	*North	*North	*North	
											18.86 18.27	0.97	YES											
Ground	R3	Assumed	Residential	KD	W4	Existing Proposed	14.71 14.22	0.97	YES	348°N				*North	*North	*North	*North							
Ground	R3	Assumed	Residential	KD	W5	Existing Proposed	15.28 14.00	0.92	YES	80°N	15.28 14.22	0.92	YES											
											14.00 14.00	0.92	YES											
Ground	R3	Assumed	Residential	KD	W6	Existing Proposed	38.45 37.75	0.98	YES	80°N Inc	38.45 37.75	0.98	YES											
											20.13 19.12	0.95	YES											
Ground	R4	Assumed	Residential	KD	W7	Existing Proposed	14.62 14.60	1.00	YES	79°N				*North	*North	*North	*North							
Ground	R4	Assumed	Residential	KD	W8	Existing Proposed	13.25 9.66	1.00	YES	79°N	14.62 14.60	1.00	YES											
											9.66 9.65	1.00	YES											
Ground	R4	Assumed	Residential	KD	W9	Existing Proposed					13.25 9.66													
											12.47 12.46	1.00	YES											
Ground	R5	Assumed	Residential	Bedroom	W10	Existing Proposed	17.34 17.34	1.00	YES	169°				50.00 50.00	1.00	YES	1.00 1.00	YES			*North	*North	*North	*North
Ground	R5	Assumed	Residential	Bedroom	W11	Existing Proposed	28.96 27.93	0.96	YES	81°N	17.34 17.34	1.00	YES							*North	*North	*North	*North	
											28.96 27.93	0.96	YES											
Ground	R6	Assumed	Residential	Bedroom	W12	Existing Proposed	25.77 25.64	0.99	YES	78°N	22.69 22.22	0.98	YES											
											25.64 24.87	0.99	YES											
Ground	R6	Assumed	Residential	Bedroom	W13	Existing Proposed	24.87 24.56	0.99	YES	78°N	24.87 24.56	0.99	YES											
											24.56 24.56	0.99	YES											
Ground	R7	Assumed	Residential	Bedroom	W14	Existing Proposed	22.86 22.67	0.99	YES	349°N	25.13 24.87	0.99	YES							*North	*North	*North	*North	
											22.67 22.67	0.99	YES											
Ground	R8	Assumed	Residential	KD	W15	Existing Proposed	15.70 14.62	0.93	YES	79°N				*North	*North	*North	*North							
Ground	R8	Assumed	Residential	KD	W17	Existing Proposed	48.10 48.46	0.99	YES	79°N Inc	15.70 14.62	0.93	YES											
											48.10 48.46	0.99	YES											
Ground	R9	Assumed	Residential	KD	W16	Existing Proposed	16.30 15.30	0.94	YES	79°N	29.58 28.69	0.97	YES							*North	*North	*North	*North	
											15.30 15.30	0.94	YES											
Ground	R9	Assumed	Residential	KD	W18	Existing Proposed	52.24 52.70	0.99	YES	79°N Inc	16.30 15.30	0.94	YES											
											52.24 52.70	0.99	YES											
Ground	R10	Assumed	Residential	Bedroom	W19	Existing Proposed	27.23 25.55	0.94	YES	79°N	31.66 30.85	0.97	YES							*North	*North	*North	*North	
											25.55 25.55	0.94	YES											
Ground	R11	Assumed	Residential	Bedroom	W20	Existing Proposed	27.39 25.80	0.94	YES	79°N				*North	*North	*North	*North							
Ground	R11	Assumed	Residential	Bedroom	W21	Existing Proposed	28.15 28.20	1.00	YES	348°N	27.39 25.80	0.94	YES											
											28.15 28.20	1.00	YES											
Ground	R12	Assumed	Residential	Kitchen	W22	Existing Proposed	17.35 16.76	0.97	YES	79°N	27.77 27.01	0.97	YES							*North	*North	*North	*North	
											16.76 16.76	0.97	YES											
First	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	33.51 31.77	0.95	YES	77°N				*North	*North	*North	*North							
First	R1	Assumed	Residential	Bedroom	W2	Existing Proposed	30.93 30.21	0.98	YES	348°N	33.51 31.77	0.95	YES							*North	*North	*North	*North	
											30.93 30.21	0.98	YES											
First	R2	Assumed	Residential	Bedroom	W3	Existing Proposed	26.01 25.47	0.98	YES	348°N	30.93 30.21	0.98	YES							*North	*North	*North	*North	
											26.01 25.47	0.98	YES											
First	R3	Assumed	Residential	Bedroom	W4	Existing Proposed	21.18 20.71	0.98	YES	348°N	26.01 25.47	0.98	YES							*North	*North	*North	*North	
											21.18 20.71	0.98	YES											
First	R4	Assumed	Residential	Bedroom	W5	Existing Proposed	33.32 32.19	0.97	YES	79°N	33.32 32.19	0.97	YES							*North	*North	*North	*North	
											32.19 32.19	0.97	YES											
First	R5	Assumed	Residential	Bedroom	W6	Existing Proposed	33.71 32.52	0.96	YES	79°N	33.71 32.52	0.96	YES							*North	*North	*North	*North	
											32.52 32.52	0.96	YES											
First	R6	Assumed	Residential	Bedroom	W7	Existing Proposed	32.32 30.69	0.95	YES	79°N	33.71 32.52	0.96	YES							*North	*North	*North	*North	
											32.32 30.69	0.95	YES											
First	R7	Assumed	Residential	Bedroom	W8	Existing Proposed	33.73 32.16	0.95	YES	78°N	32.32 30.69	0.95	YES							*North	*North	*North	*North	
											33.73 32.16	0.95	YES											
First	R8	Assumed	Residential	Bedroom	W9	Existing Proposed	31.62 30.40	0.96	YES	79°N	33.73 32.16	0.95	YES							*North	*North	*North	*North	
											31.62 30.40	0.96	YES											

Project Name: The Galety, Cardiff Project No.: 24-02008-02 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 01/08/2024																								
Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	VSC	Pt/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pt/Ex	Meets BRE Criteria	Annual	Pt/Ex	Meets BRE Criteria	Winter	Pt/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pt/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pt/Ex	Meets BRE Criteria
First	R9	Assumed	Residential	Bedroom	W10	Existing Proposed	32.39 31.07	0.96 YES	79°N	32.39 31.07	0.96 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
First	R10	Assumed	Residential	Bedroom	W11	Existing Proposed	32.52 30.96	0.95 YES	79°N	32.52 30.96	0.95 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
First	R11	Assumed	Residential	Bedroom	W12	Existing Proposed	31.46 29.92	0.95 YES	79°N	31.46 29.92	0.95 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
First	R12	Assumed	Residential	Bedroom	W13	Existing Proposed	32.17 30.87	0.96 YES	79°N	32.17 30.87	0.96 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
Second	R2	Assumed	Residential	Bedroom	W2	Existing Proposed	37.34 36.33	0.97 YES	79°N	37.34 36.33	0.97 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
Second	R3	Assumed	Residential	Bedroom	W3	Existing Proposed	37.15 36.06	0.97 YES	79°N	37.15 36.06	0.97 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
Second	R6	Assumed	Residential	Bedroom	W6	Existing Proposed	36.87 35.70	0.97 YES	79°N	36.87 35.70	0.97 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
Second	R7	Assumed	Residential	Bedroom	W7	Existing Proposed	36.76 35.53	0.97 YES	79°N	36.76 35.53	0.97 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
Second	R10	Assumed	Residential	Bedroom	W10	Existing Proposed	36.45 35.15	0.96 YES	79°N	36.45 35.15	0.96 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
134-138 Richmond Road																								
Ground	R1	Assumed	Residential	Dining Room	W1	Existing Proposed	18.58 17.29	0.93 YES	80°N	18.58 17.29	0.93 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
Ground	R1	Assumed	Residential	Dining Room	W2	Existing Proposed	17.88 16.58	0.93 YES	80°N	17.88 16.58	0.93 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
Ground	R1	Assumed	Residential	Dining Room	W3	Existing Proposed	13.08 11.77	0.90 YES	80°N	13.08 11.77	0.90 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
Ground	R2	Assumed	Residential	Bedroom	W4	Existing Proposed	20.96 20.69	0.99 YES	168°	20.96 20.69	0.99 YES	YES	49.00 48.00	0.98 YES	YES	9.00 9.00	1.00 YES	YES	*North	*North		*North	*North	
Ground	R3	Assumed	Residential	Bedroom	W5	Existing Proposed	24.24 23.94	0.99 YES	168°	24.24 23.94	0.99 YES	YES	65.00 62.00	0.95 *North	YES	15.00 14.00	0.93 *North	YES	49.00 48.00	0.98 YES	9.00 9.00	1.00 YES	YES	
Ground	R3	Assumed	Residential	Bedroom	W6	Existing Proposed	27.18 25.71	0.95 YES	80°N	27.18 25.71	0.95 YES	YES	32.00 29.00	*North	*North	7.00 7.00	*North	*North	68.00 63.00	0.93 YES	16.00 15.00	0.94 YES	YES	
Ground	R4	Assumed	Residential	Bedroom	W7	Existing Proposed	20.02 19.00	0.95 YES	79°N	20.02 19.00	0.95 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
Ground	R4	Assumed	Residential	Bedroom	W8	Existing Proposed	19.69 19.69	1.00 YES	348°N	19.69 19.69	1.00 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
Ground	R5	Assumed	Residential	KD	W9	Existing Proposed	15.13 14.83	0.98 YES	80°N	15.13 14.83	0.98 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
Ground	R6	Assumed	Residential	KD	W10	Existing Proposed	17.20 16.16	0.94 YES	80°N	17.20 16.16	0.94 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
Ground	R7	Assumed	Residential	Bedroom	W11	Existing Proposed	17.04 16.65	0.98 YES	168°	17.04 16.65	0.98 YES	YES	38.00 36.00	0.95 1.00	YES	1.00 1.00	1.00 1.33	YES	*North	*North		*North	*North	
Ground	R7	Assumed	Residential	Bedroom	W12	Existing Proposed	20.68 20.33	0.98 YES	168°	20.68 20.33	0.98 YES	YES	46.00 46.00	1.00 YES	YES	3.00 4.00			48.00 46.00	0.96 YES	4.00 4.00	1.00 YES	YES	
Ground	R8	Assumed	Residential	Bedroom	W13	Existing Proposed	26.32 25.86	0.98 YES	168°	26.32 25.86	0.98 YES	YES	64.00 62.00	0.97 *North	YES	14.00 14.00	1.00 7.00	YES	64.00 62.00	0.96 YES	4.00 4.00	1.00 YES	YES	
Ground	R8	Assumed	Residential	Bedroom	W14	Existing Proposed	19.35 18.83	0.97 YES	78°N	19.35 18.83	0.97 YES	YES	29.00 28.00	*North	*North	7.00 7.00	*North	*North						
First	R1	Assumed	Residential	Living Room	W1	Existing Proposed	22.64 21.30	0.94 YES	80°N	22.64 21.30	0.94 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
First	R2	Assumed	Residential	Kitchen	W2	Existing Proposed	24.51 24.26	0.99 YES	168°	24.51 24.26	0.99 YES	YES	64.00 62.00	0.97 *North	YES	18.00 18.00	1.00 12.00	YES	*North	*North		*North	*North	
First	R2	Assumed	Residential	Kitchen	W3	Existing Proposed	32.06 30.44	0.95 YES	80°N	32.06 30.44	0.95 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
First	R3	Assumed	Residential	Bedroom	W4	Existing Proposed	31.09 29.55	0.95 YES	80°N	31.09 29.55	0.95 YES	YES	42.00 38.00	*North	*North		*North	*North		*North	*North		*North	*North
First	R4	Assumed	Residential	Bedroom	W5	Existing Proposed	28.38 27.23	0.96 YES	80°N	28.38 27.23	0.96 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
First	R6	Assumed	Residential	Bedroom	W7	Existing Proposed	29.07 27.87	0.96 YES	80°N	29.07 27.87	0.96 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
First	R8	Assumed	Residential	Bedroom	W9	Existing Proposed	24.81 23.53	0.95 YES	80°N	24.81 23.53	0.95 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
Second	R1	Assumed	Residential	Bedroom	W1	Existing Proposed	31.11 29.80	0.96 YES	80°N	31.11 29.80	0.96 YES	YES	*North	*North		*North	*North		*North	*North		*North	*North	
Second	R2	Assumed	Residential	Bedroom	W2	Existing Proposed	22.10 21.89	0.99 YES	168°	22.10 21.89	0.99 YES	YES	51.00 51.00	1.00 0.97	YES	17.00 23.00	1.00 1.00	YES	*North	*North		*North	*North	
Second	R2	Assumed	Residential	Bedroom	W3	Existing Proposed	28.16 27.92	0.99 YES	168°	28.16 27.92	0.99 YES	YES	66.00			23.00			68.00 66.00	0.97 YES	23.00	1.00 YES	YES	

Project Name: The Gaiety, Cardiff
Project No.: 24-02008-02
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 01/08/2024

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
City Heights										
First	R1	Assumed	Residential	Bedroom	Area m2 % of room	9.94	6.98 70.23%	8.96 90.11%	1.28	YES
	R2	Assumed	Residential	Bedroom	Area m2 % of room	13.71	5.41 39.49%	3.25 23.69%	0.60	NO
	R3	Assumed	Residential	Bedroom	Area m2 % of room	13.70	5.09 37.19%	2.30 16.82%	0.45	NO
	R4	Assumed	Residential	Bedroom	Area m2 % of room	13.70	3.91 28.55%	1.05 7.64%	0.27	NO
	R5	Assumed	Residential	Bedroom	Area m2 % of room	13.70	2.55 18.60%	0.94 6.89%	0.37	NO
	R6	Assumed	Residential	Bedroom	Area m2 % of room	13.70	1.70 12.41%	1.01 7.35%	0.59	NO
	R7	Assumed	Residential	Bedroom	Area m2 % of room	13.70	2.11 15.38%	1.48 10.82%	0.70	NO
	R8	Assumed	Residential	Bedroom	Area m2 % of room	13.70	3.03 22.16%	2.04 14.89%	0.67	NO
	R9	Assumed	Residential	Bedroom	Area m2 % of room	8.08	5.29 65.49%	2.41 29.82%	0.46	NO
	R10	Assumed	Residential	Bedroom	Area m2 % of room	13.26	13.15 99.23%	13.15 99.23%	1.00	YES
Second	R1	Assumed	Residential	Bedroom	Area m2 % of room	9.94	9.36 94.17%	9.36 94.17%	1.00	YES
	R2	Assumed	Residential	Bedroom	Area m2 % of room	13.71	9.75 71.16%	5.96 43.50%	0.61	NO
	R3	Assumed	Residential	Bedroom	Area m2 % of room	13.70	10.01 73.06%	4.24 30.98%	0.42	NO
	R4	Assumed	Residential	Bedroom	Area m2 % of room	13.70	10.03 73.26%	1.39 10.12%	0.14	NO
	R5	Assumed	Residential	Bedroom	Area m2 % of room	13.70	6.68 48.78%	1.22 8.88%	0.18	NO
	R6	Assumed	Residential	Bedroom	Area m2 % of room	13.70	3.03 22.14%	1.13 8.23%	0.37	NO
	R7	Assumed	Residential	Bedroom	Area m2 % of room	13.70	2.97 21.72%	1.63 11.88%	0.55	NO
	R8	Assumed	Residential	Bedroom	Area m2 % of room	13.70	3.61 26.37%	2.09 15.23%	0.58	NO
	R9	Assumed	Residential	Bedroom	Area m2 % of room	8.08	6.04 74.82%	2.65 32.77%	0.44	NO
	R10	Assumed	Residential	Bedroom	Area m2 % of room	13.26	13.15 99.23%	13.15 99.23%	1.00	YES
Third	R1	Assumed	Residential	Bedroom	Area m2 % of room	13.70	11.64 85.01%	1.72 12.59%	0.15	NO
	R2	Assumed	Residential	Bedroom	Area m2 % of room	13.70	11.14 81.31%	1.49 10.91%	0.13	NO
	R3	Assumed	Residential	Bedroom	Area m2 % of room	13.70	6.25 45.61%	1.80 13.15%	0.29	NO
	R4	Assumed	Residential	Bedroom	Area m2 % of room	13.70	6.56 47.87%	2.18 15.91%	0.33	NO
	R5	Assumed	Residential	Bedroom	Area m2 % of room	8.08	7.44 92.17%	3.13 38.74%	0.42	NO
	R6	Assumed	Residential	Bedroom	Area m2 % of room	13.26	13.15 99.23%	13.15 99.23%	1.00	YES
Fourth	R1	Assumed	Residential	Bedroom	Area m2 % of room	13.70	11.66 85.10%	2.87 20.94%	0.25	NO
	R2	Assumed	Residential	Bedroom	Area m2 % of room	13.70	11.66 85.10%	2.35 17.15%	0.20	NO
	R3	Assumed	Residential	Bedroom	Area m2 % of room	13.70	11.50 83.93%	2.26 16.49%	0.20	NO
	R4	Assumed	Residential	Bedroom	Area m2 % of room	13.70	11.54 84.22%	2.44 17.83%	0.21	NO
	R5	Assumed	Residential	Bedroom	Area m2 % of room	8.08	7.44 92.15%	4.00 49.53%	0.54	NO
	R6	Assumed	Residential	Bedroom	Area m2	13.26	13.16	13.16	1.00	YES

Project Name: The Gaiety, Cardiff
Project No.: 24-02008-02
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 01/08/2024

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
					% of room		99.28%	99.28%		
Fifth	R1	Assumed	Residential	Bedroom	Area m2	13.70	11.66	6.23	0.53	NO
					% of room		85.10%	45.50%		
	R2	Assumed	Residential	Bedroom	Area m2	13.70	11.66	4.47	0.38	NO
					% of room		85.10%	32.66%		
	R3	Assumed	Residential	Bedroom	Area m2	13.70	11.50	3.59	0.31	NO
					% of room		83.93%	26.24%		

Project Name: The Gaiety, Cardiff
Project No.: 24-02008-02
Report Title: Daylight Distribution Analysis - Neighbour
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Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R4	Assumed	Residential	Bedroom	Area m2	13.70	11.56	3.27	0.28	NO
	R5	Assumed	Residential	Bedroom	% of room Area m2	8.08	84.40% 7.44	23.89% 5.45	0.73	NO
	R6	Assumed	Residential	Bedroom	% of room Area m2	13.26	92.12% 13.15	67.44% 13.15	1.00	YES
Sixth	R1	Assumed	Residential	Bedroom	% of room Area m2	13.70	85.13% 11.66	80.56% 10.05	0.95	YES
	R2	Assumed	Residential	Bedroom	% of room Area m2	13.70	85.10% 11.50	73.40% 8.67	0.86	YES
	R3	Assumed	Residential	Bedroom	% of room Area m2	13.70	83.93% 11.56	63.29% 7.01	0.75	NO
	R4	Assumed	Residential	Bedroom	% of room Area m2	13.70	84.40% 7.44	51.18% 7.41	0.61	NO
	R5	Assumed	Residential	Bedroom	% of room Area m2	8.08	92.16% 13.03	91.75% 13.03	1.00	YES
	R6	Assumed	Residential	Bedroom	% of room Area m2	13.26	98.31% 13.03	98.31% 13.03	1.00	YES
Seventh	R1	Assumed	Residential	Bedroom	Area m2	13.70	11.49	11.48	1.00	YES
	R2	Assumed	Residential	Bedroom	% of room Area m2	13.70	83.87% 11.55	83.82% 11.54	1.00	YES
	R3	Assumed	Residential	Bedroom	% of room Area m2	8.08	84.30% 6.68	84.23% 6.68	1.00	YES
	R4	Assumed	Residential	Bedroom	% of room Area m2	16.52	82.66% 16.16	82.66% 16.16	1.00	YES
198-210 City Road										
First	R1	Assumed	Residential	Living Room	Area m2	18.23	17.62	16.72	0.95	YES
	R2	Assumed	Residential	Living Room	% of room Area m2	18.23	96.64% 16.71	91.70% 15.25	0.91	YES
	R3	Assumed	Residential	Living Room	% of room Area m2	18.85	91.64% 18.80	83.65% 16.21	0.86	YES
	R4	Assumed	Residential	Living Room	% of room Area m2	9.27	99.71% 9.24	85.96% 8.00	0.87	YES
	R5	Assumed	Residential	Living Room	% of room Area m2	8.55	99.62% 8.51	86.28% 7.45	0.87	YES
	R6	Assumed	Residential	Living Room	% of room Area m2	18.70	99.60% 18.62	87.12% 17.77	0.95	YES
	R7	Assumed	Residential	Living Room	% of room Area m2	18.44	99.60% 18.33	95.02% 18.33	1.00	YES
	R8	Assumed	Residential	Living Room	% of room Area m2	17.78	99.41% 17.51	99.41% 16.95	0.97	YES
Second	R1	Assumed	Residential	Bedroom	Area m2	15.53	7.84	4.70	0.60	NO
	R2	Assumed	Residential	Bedroom	% of room Area m2	16.06	50.48% 8.00	30.24% 5.05	0.63	NO
	R3	Assumed	Residential	Bedroom	% of room Area m2	15.50	49.82% 7.88	31.43% 5.51	0.70	NO
	R4	Assumed	Residential	Bedroom	% of room Area m2	15.93	50.85% 7.94	35.52% 6.27	0.79	NO
	R5	Assumed	Residential	Bedroom	% of room Area m2	15.77	49.88% 8.17	39.34% 6.58	0.80	YES
	R6	Assumed	Residential	Bedroom	% of room Area m2	17.59	51.84% 15.95	41.71% 14.09	0.88	YES
	R7	Assumed	Residential	Bedroom	% of room Area m2	15.53	90.67% 8.03	80.12% 5.85	0.73	NO
189 City Road										
First	R1	Assumed	Residential	Bedroom	Area m2	16.00	11.06	0.76	0.07	NO
	R2	Assumed	Residential	Bedroom	% of room Area m2	8.18	69.11% 6.59	4.76% 1.04	0.16	NO
					% of room		80.61%	12.69%		

Project Name: The Gaiety, Cardiff
Project No.: 24-02008-02
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 01/08/2024

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R3	Assumed	Residential	Kitchen	Area m2	17.09	17.04	16.67	0.98	YES
	R4	Assumed	Residential	Bedroom	% of room	14.54	99.71%	97.53%	0.96	YES
					Area m2		14.07	13.49		
Second	R1	Assumed	Residential	Bedroom	% of room	17.17	96.76%	92.78%	0.96	YES
					Area m2		16.58	15.88		
					% of room		96.61%	92.50%		

Project Name: The Gaiety, Cardiff
Project No.: 24-02008-02
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 01/08/2024

Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
185 City Road										
First	R1	Assumed	Residential	Bedroom	Area m2 % of room	9.00	6.09 67.66%	3.40 37.81%	0.56	NO
	R2	Assumed	Residential	Bedroom	Area m2 % of room	9.00	4.46 49.61%	4.31 47.89%	0.97	YES
22-25 Ravenscourt										
Ground	R1	Assumed	Residential	LD	Area m2 % of room	15.75	15.41 97.86%	14.62 92.80%	0.95	YES
	R2	Assumed	Residential	Bathroom	Area m2 % of room	3.60	3.28 91.25%	3.28 91.25%	1.00	YES
	R3	Assumed	Residential	Bathroom	Area m2 % of room	3.60	3.12 86.58%	3.12 86.58%	1.00	YES
	R4	Assumed	Residential	LD	Area m2 % of room	15.03	7.83 52.05%	7.73 51.40%	0.99	YES
First	R1	Assumed	Residential	LD	Area m2 % of room	11.24	11.09 98.73%	11.09 98.73%	1.00	YES
	R2	Assumed	Residential	Bathroom	Area m2 % of room	3.60	3.33 92.56%	3.33 92.56%	1.00	YES
	R3	Assumed	Residential	Bathroom	Area m2 % of room	3.60	3.33 92.38%	3.33 92.38%	1.00	YES
	R4	Assumed	Residential	LD	Area m2 % of room	10.27	10.17 98.97%	10.17 98.97%	1.00	YES
Second	R1	Assumed	Residential	Bedroom	Area m2 % of room	10.84	10.65 98.28%	10.65 98.28%	1.00	YES
	R2	Assumed	Residential	Bedroom	Area m2 % of room	11.19	10.97 98.00%	10.97 98.00%	1.00	YES
124-132 Richmond Road										
Ground	R1	Assumed	Residential	Bedroom	Area m2 % of room	15.76	15.68 99.47%	15.68 99.47%	1.00	YES
	R2	Assumed	Residential	Bedroom	Area m2 % of room	7.11	5.28 74.26%	5.25 73.83%	0.99	YES
	R3	Assumed	Residential	KD	Area m2 % of room	14.03	11.91 84.87%	11.91 84.87%	1.00	YES
	R4	Assumed	Residential	KD	Area m2 % of room	14.00	11.46 81.85%	11.46 81.85%	1.00	YES
	R5	Assumed	Residential	Bedroom	Area m2 % of room	12.64	11.53 91.22%	11.53 91.22%	1.00	YES
	R6	Assumed	Residential	Bedroom	Area m2 % of room	12.82	10.41 81.20%	10.44 81.41%	1.00	YES
	R7	Assumed	Residential	Bedroom	Area m2 % of room	6.44	5.48 85.10%	5.48 85.06%	1.00	YES
	R8	Assumed	Residential	KD	Area m2 % of room	19.01	18.79 98.82%	18.79 98.82%	1.00	YES
	R9	Assumed	Residential	KD	Area m2 % of room	19.01	18.82 98.99%	18.82 98.99%	1.00	YES
	R10	Assumed	Residential	Bedroom	Area m2 % of room	10.37	9.90 95.49%	10.08 97.17%	1.02	YES
	R11	Assumed	Residential	Bedroom	Area m2 % of room	9.83	9.69 98.53%	9.69 98.53%	1.00	YES
	R12	Assumed	Residential	Kitchen	Area m2 % of room	8.54	7.64 89.41%	7.64 89.41%	1.00	YES
First	R1	Assumed	Residential	Bedroom	Area m2 % of room	15.76	15.63 99.17%	15.63 99.17%	1.00	YES
	R2	Assumed	Residential	Bedroom	Area m2 % of room	8.35	6.45 77.29%	6.45 77.29%	1.00	YES
	R3	Assumed	Residential	Bedroom	Area m2 % of room	7.79	7.25 93.04%	7.23 92.85%	1.00	YES
	R4	Assumed	Residential	Bedroom	Area m2 % of room	9.00	8.77 97.49%	8.77 97.49%	1.00	YES
	R5	Assumed	Residential	Bedroom	Area m2	9.00	8.78	8.78	1.00	YES

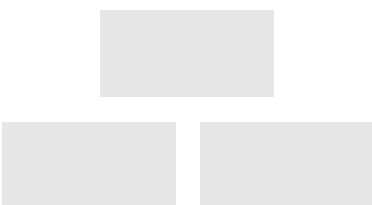
Project Name: The Gaiety, Cardiff
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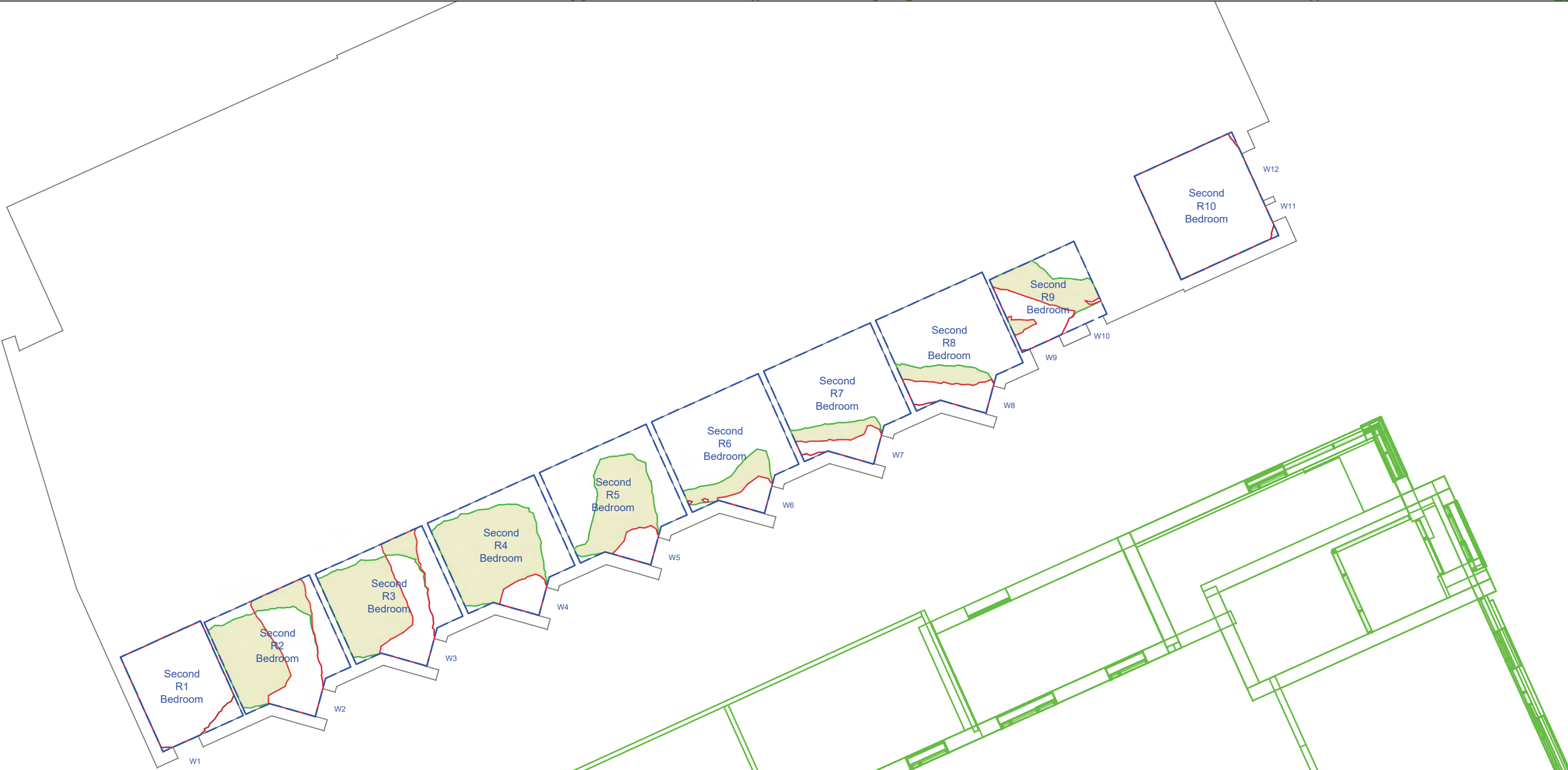
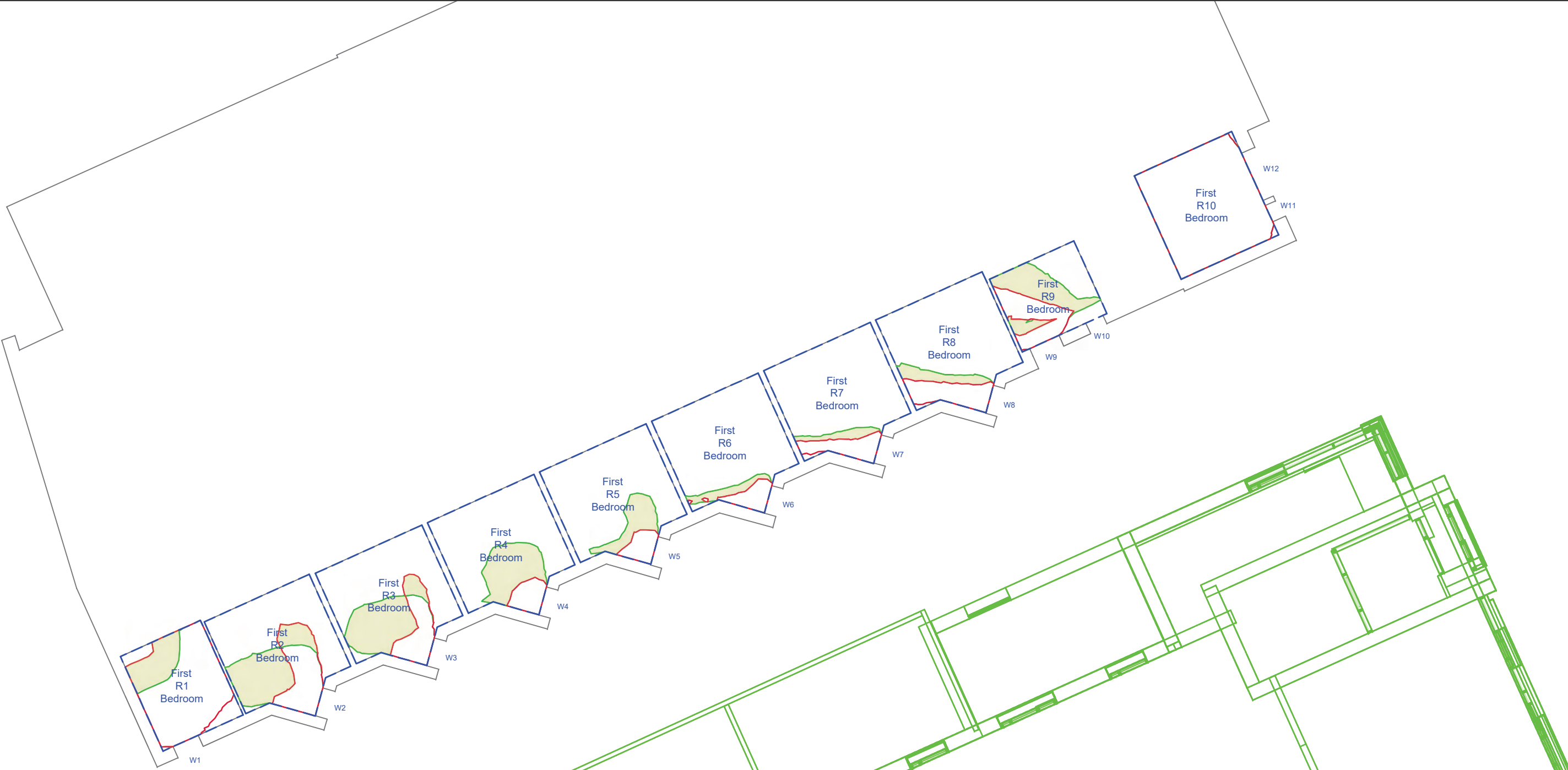
Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R6	Assumed	Residential	Bedroom	% of room Area m2	10.35	97.57% 9.98	97.57% 9.97	1.00	YES
	R7	Assumed	Residential	Bedroom	% of room Area m2	9.04	96.45% 8.84	96.34% 8.75	0.99	YES
	R8	Assumed	Residential	Bedroom	% of room Area m2	9.00	97.82% 8.77	96.86% 8.77	1.00	YES
					% of room		97.41% 97.41%			

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Report Title: Daylight Distribution Analysis - Neighbour
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Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R9	Assumed	Residential	Bedroom	Area m2	9.00	8.80	8.80	1.00	YES
	R10	Assumed	Residential	Bedroom	% of room Area m2	10.48	97.80% 10.37	97.80% 10.37	1.00	YES
	R11	Assumed	Residential	Bedroom	% of room Area m2	12.68	98.97% 10.77	98.97% 11.09	1.03	YES
	R12	Assumed	Residential	Bedroom	% of room Area m2	10.76	84.87% 10.33	87.44% 10.33	1.00	YES
					% of room		95.94%	95.94%		
Second	R2	Assumed	Residential	Bedroom	Area m2	10.33	9.62	9.53	0.99	YES
	R3	Assumed	Residential	Bedroom	% of room Area m2	10.33	93.13% 8.78	92.21% 8.32	0.95	YES
	R6	Assumed	Residential	Bedroom	% of room Area m2	10.33	84.98% 9.64	80.55% 9.58	0.99	YES
	R7	Assumed	Residential	Bedroom	% of room Area m2	10.33	93.28% 9.55	92.67% 9.55	1.00	YES
	R10	Assumed	Residential	Bedroom	% of room Area m2	10.76	92.37% 10.31	92.37% 10.31	1.00	YES
					% of room		95.81%	95.81%		
134-138 Richmond Road										
Ground	R1	Assumed	Residential	Dining Room	Area m2	10.30	9.68	9.68	1.00	YES
	R2	Assumed	Residential	Bedroom	% of room Area m2	11.68	94.03% 7.99	94.03% 7.99	1.00	YES
	R3	Assumed	Residential	Bedroom	% of room Area m2	9.11	68.44% 9.08	68.44% 9.08	1.00	YES
	R4	Assumed	Residential	Bedroom	% of room Area m2	11.58	99.60% 8.73	99.60% 8.73	1.00	YES
	R5	Assumed	Residential	KD	% of room Area m2	14.89	75.37% 11.83	75.37% 11.83	1.00	YES
	R6	Assumed	Residential	KD	% of room Area m2	14.89	79.44% 12.58	79.44% 12.58	1.00	YES
	R7	Assumed	Residential	Bedroom	% of room Area m2	18.57	84.48% 16.02	84.48% 16.01	1.00	YES
	R8	Assumed	Residential	Bedroom	% of room Area m2	11.12	86.26% 10.85	86.23% 10.83	1.00	YES
					% of room		97.61%	97.43%		
First	R1	Assumed	Residential	Living Room	Area m2	12.11	9.22	9.22	1.00	YES
	R2	Assumed	Residential	Kitchen	% of room Area m2	17.08	76.09% 16.53	76.09% 16.38	0.99	YES
	R3	Assumed	Residential	Bedroom	% of room Area m2	8.68	96.77% 6.87	95.89% 6.84	1.00	YES
	R4	Assumed	Residential	Bedroom	% of room Area m2	14.89	79.09% 14.06	78.77% 14.06	1.00	YES
	R6	Assumed	Residential	Bedroom	% of room Area m2	14.89	94.43% 14.29	94.43% 14.29	1.00	YES
	R8	Assumed	Residential	Bedroom	% of room Area m2	8.83	96.01% 8.03	96.01% 8.01	1.00	YES
					% of room		90.87%	90.70%		
Second	R1	Assumed	Residential	Bedroom	Area m2	12.12	11.57	11.57	1.00	YES
	R2	Assumed	Residential	Bedroom	% of room Area m2	9.43	95.50% 9.07	95.50% 9.04	1.00	YES
					% of room		96.17%	95.88%		

Daylight Distribution Contour drawings





Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Models derived from 3d terrestrial laser scan survey pointcloud and an AccuCities file.
Ref: 004173_City_Road_Cardiff_MASTER.dwg

Internal room layouts derived from pointcloud wherever possible or from plans listed below.
All other room information is assumed.

Floorplans

City Heights
Ref: City Heights 1st - 8th Floorplans.pdf

Supplemented with site photography, Bing maps and Google Streetmaps.

Proposed Model
Received 12.07.2023
Ref: 4773-HMA-ZZ-ZZ-M-A-XX001 -
Building_Model_2023_240712.rvt

KEY

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

Client

DG1 Developments
Limited

Job Title

The Gaiety, City Road,
Cardiff

Drawing Title

Daylight Distribution
Contours

Scale

NTS

Date

August 2024

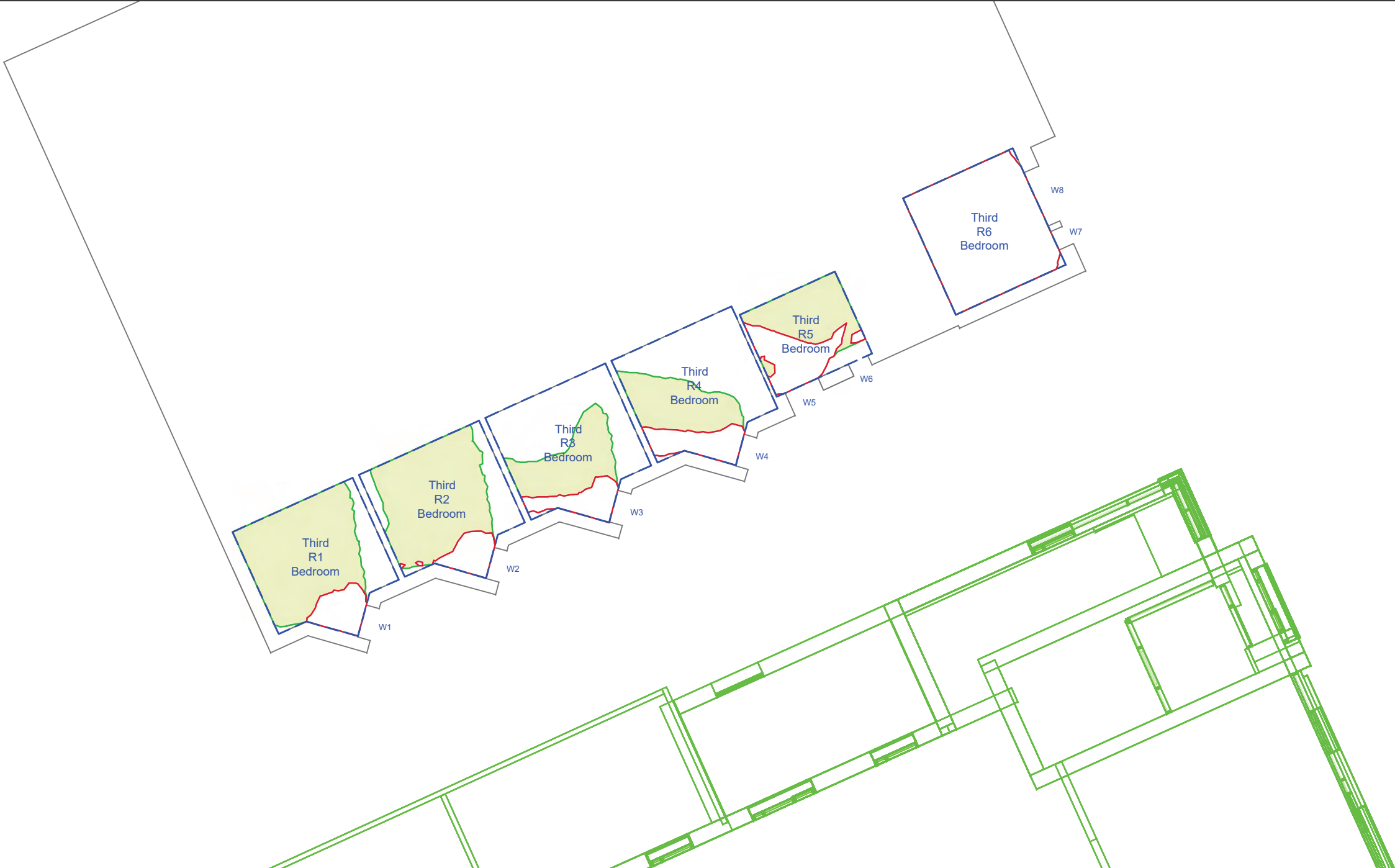
Drawn

RH

RAPLEYS

55 Spring Gardens,
MANCHESTER M2 2BY
Tel: 0870 777 6292 www.rapleys.com

24-02008-02-07



Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Models derived from 3d terrestrial laser scan survey pointcloud and an AccuCities file.
Ref: 004173_City_Road_Cardiff_MASTER.dwg

Internal room layouts derived from pointcloud wherever possible or from plans listed below.
All other room information is assumed.

Floorplans

City Heights

Ref: City Heights 1st - 8th Floorplans.pdf

Supplemented with site photography, Bing maps and Google Streetmaps.

Proposed Model

Received 12.07.2023
Ref: 4773-HMA-ZZ-ZZ-M-A-XX001 -
Building_Model_2023_240712.rvt

KEY

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

Client

DG1 Developments
Limited

Job Title

The Gaiety, City Road,
Cardiff

Drawing Title

Daylight Distribution
Contours

Scale

NTS

Date

August 2024

Drawn

RH

RAPLEYS

55 Spring Gardens,
MANCHESTER M2 2BY
Tel: 0870 777 6292 www.rapleys.com

24-02008-02-08

02
09

Fifth Floor
City Heights



Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Models derived from 3d terrestrial laser scan survey pointcloud and an AccuCities file.
Ref: 004173_City_Road_Cardiff_MASTER.dwg

Internal room layouts derived from pointcloud wherever possible or from plans listed below.
All other room information is assumed.

Floorplans

City Heights

Ref: City Heights 1st - 8th Floorplans.pdf

Supplemented with site photography, Bing maps and Google Streetmaps.

Proposed Model

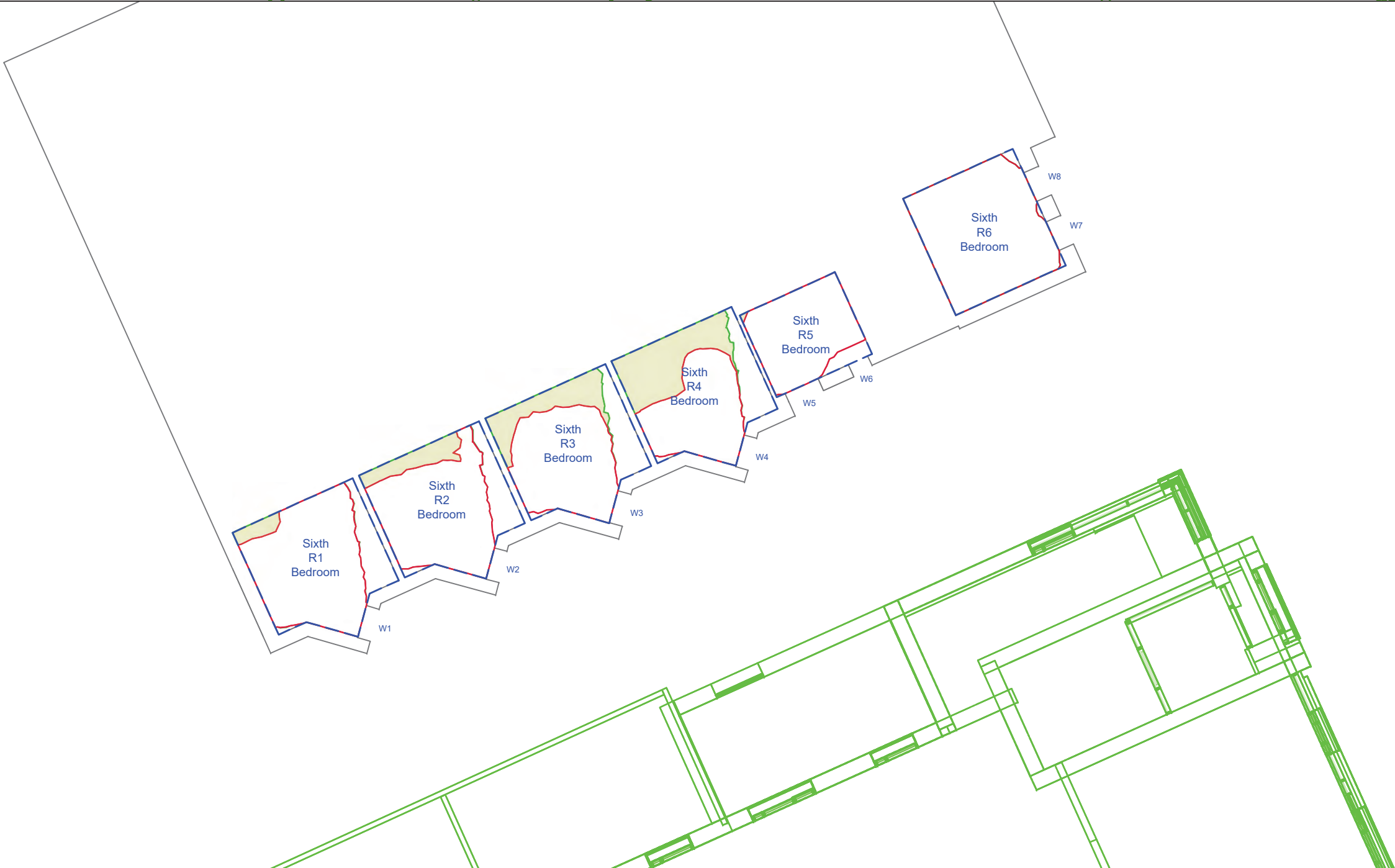
Received 12.07.2023
Ref: 4773-HMA-ZZ-ZZ-M-A-XX001 -
Building_Model_2023_240712.rvt

KEY

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

02
09

Sixth Floor
City Heights



Client

DG1 Developments
Limited

Job Title

The Gaiety, City Road,
Cardiff

Drawing Title

Daylight Distribution
Contours

Scale

NTS

Date

August 2024

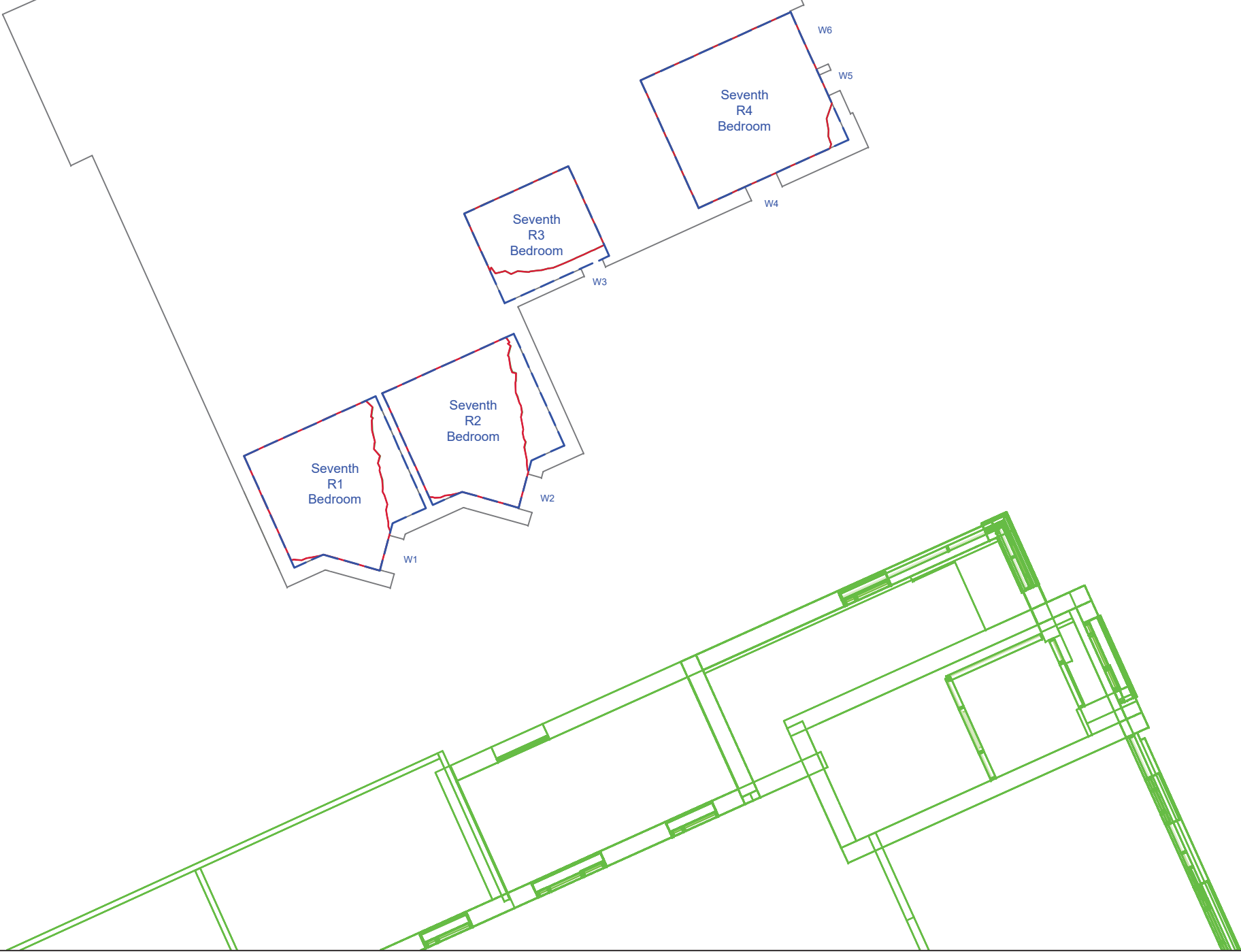
Drawn

RH

RAPLEYS

55 Spring Gardens,
MANCHESTER M2 2BY
Tel: 0870 777 6292 www.rapleys.com

24-02008-02-09



Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Models derived from 3d terrestrial laser scan survey pointcloud and an AccuCities file.
Ref: 004173_City_Road_Cardiff_MASTER.dwg

Internal room layouts derived from pointcloud wherever possible or from plans listed below.
All other room information is assumed.

Floorplans

City Heights

Ref: City Heights 1st - 8th Floorplans.pdf

Supplemented with site photography, Bing maps and Google Streetmaps.

Proposed Model

Received 12.07.2023
Ref: 4773-HMA-ZZ-ZZ-M-A-XX001 -
Building_Model_2023_240712.rvt

KEY

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

Client

DG1 Developments
Limited

Job Title

The Gaiety, City Road,
Cardiff

Drawing Title

Daylight Distribution
Contours

Scale

NTS

Date

August 2024

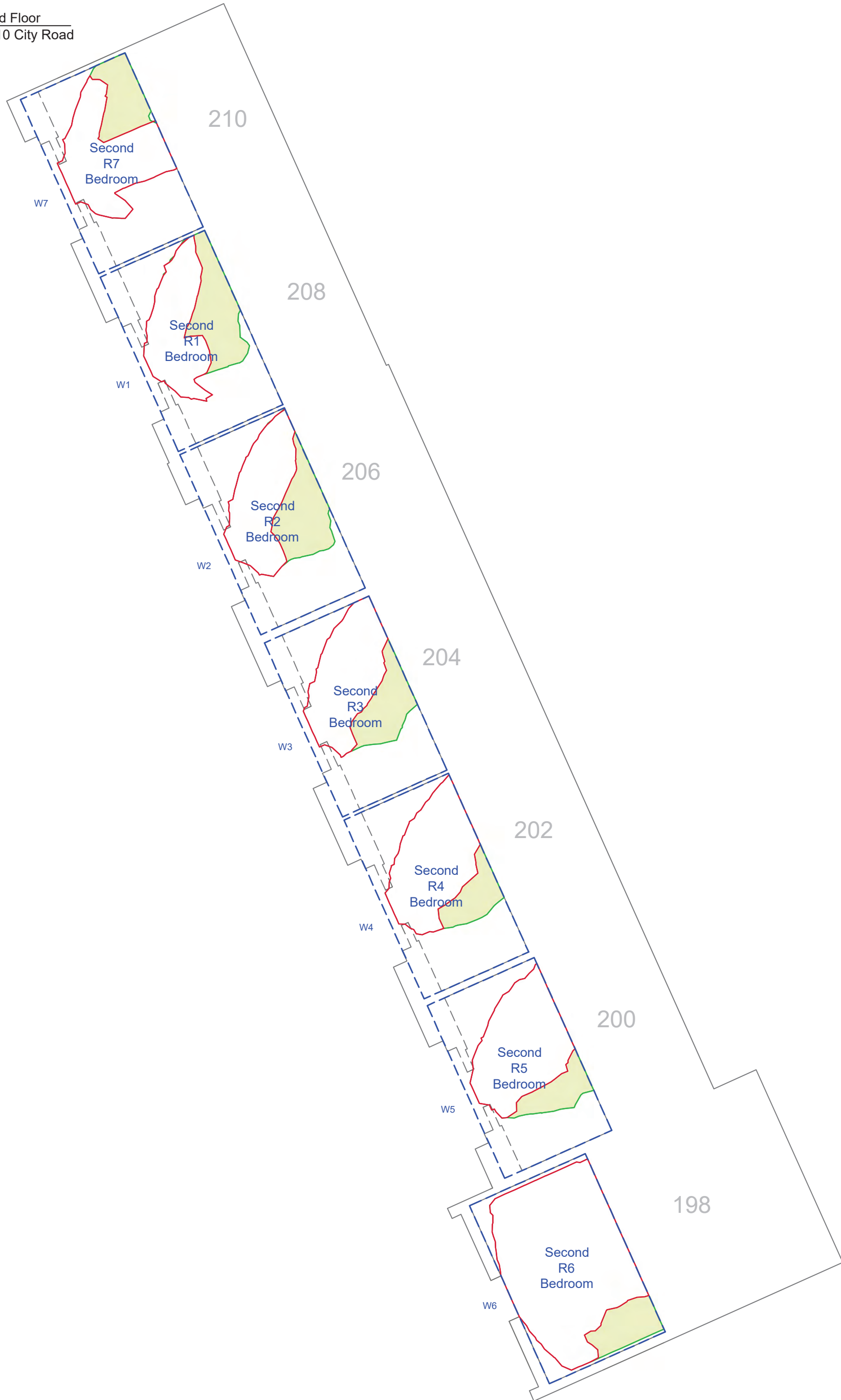
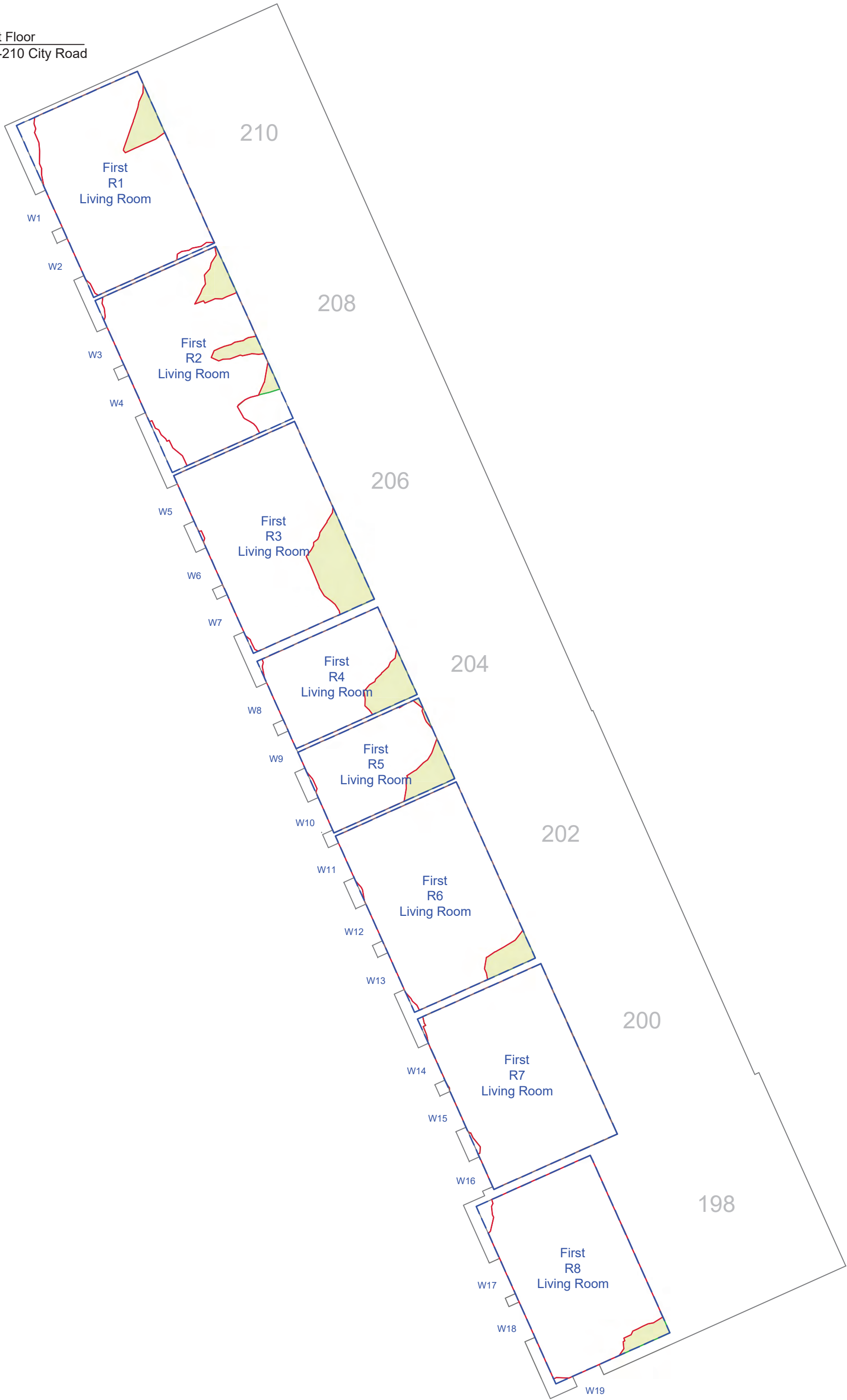
Drawn

RH

RAPLEYS

55 Spring Gardens,
MANCHESTER M2 2BY
Tel: 0870 777 6292 www.rapleys.com

24-02008-02-10



Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Models derived from 3d terrestrial laser scan survey pointcloud and an AccuCities file.
Ref: 004173_City_Road_Cardiff_MASTER.dwg

Internal room layouts derived from pointcloud wherever possible or from plans listed below.
All other room information is assumed.

Floorplans

City Heights
Ref: City Heights 1st - 8th Floorplans.pdf

Supplemented with site photography, Bing maps and Google Streetmaps.

Proposed Model
Received 12.07.2023
Ref: 4773-HMA-ZZ-ZZ-M-A-XX001 -
Building_Model_2023_240712.rvt

KEY

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

Client

DG1 Developments
Limited

Job Title

The Gaiety, City Road,
Cardiff

Drawing Title

Daylight Distribution
Contours

Scale

NTS

Date

August 2024

Drawn

RH

RAPLEYS

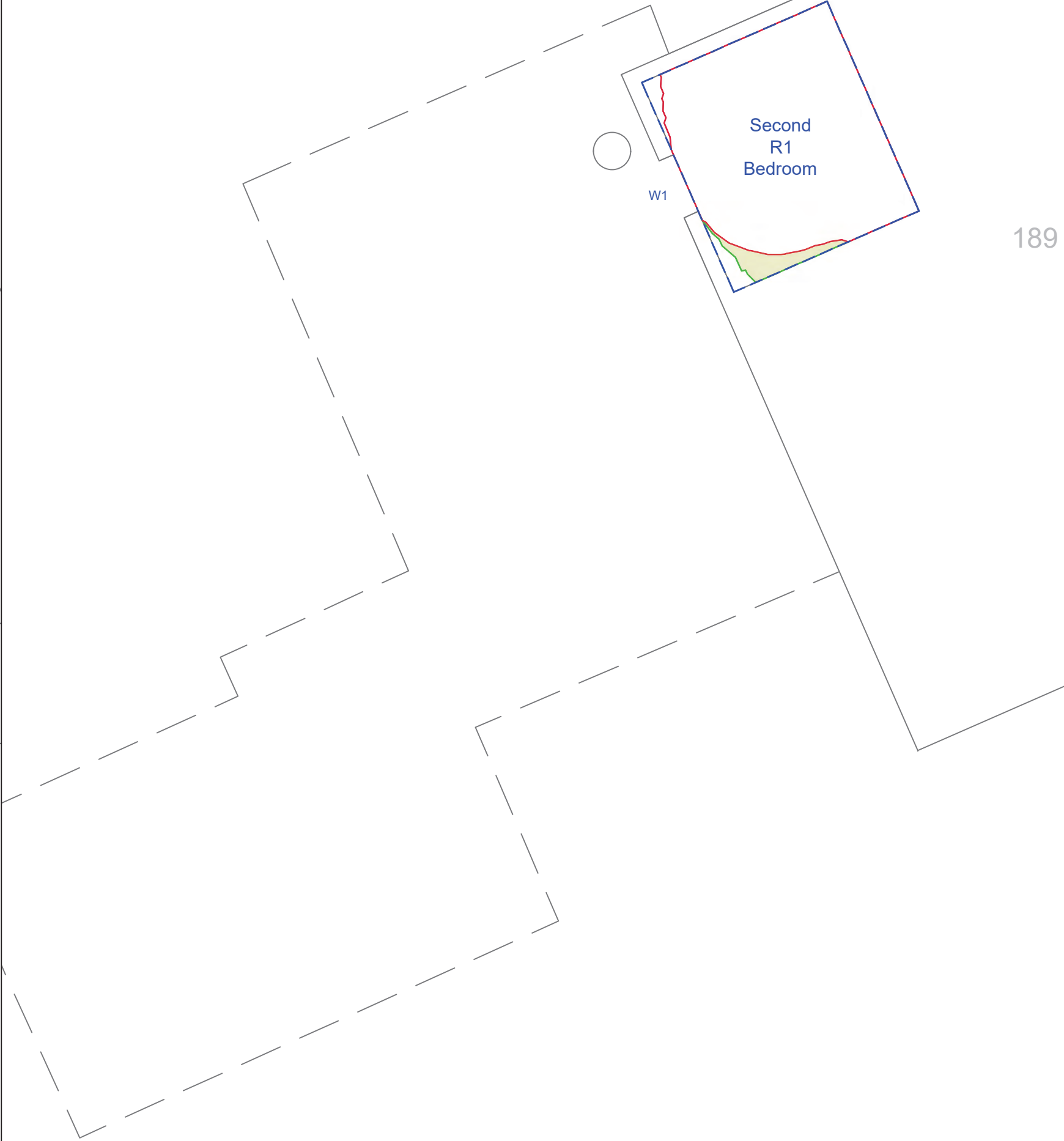
55 Spring Gardens,
MANCHESTER M2 2BY
Tel: 0870 777 6292 www.rapleys.com

24-02008-02-11

02 First Floor
12 185 & 189 City Road



02 Second Floor
12 185 & 189 City Road



Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Models derived from 3d terrestrial laser scan survey pointcloud and an AccuCities file.
Ref: 004173_City_Road_Cardiff_MASTER.dwg

Internal room layouts derived from pointcloud wherever possible or from plans listed below.
All other room information is assumed.

Floorplans

City Heights

Ref: City Heights 1st - 8th Floorplans.pdf

Supplemented with site photography, Bing maps and Google Streetmaps.

Proposed Model

Received 12.07.2023
Ref: 4773-HMA-ZZ-ZZ-M-A-XX001 -
Building_Model_2023_240712.rvt

KEY

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

Client

DG1 Developments
Limited

Job Title

The Gaiety, City Road,
Cardiff

Drawing Title

Daylight Distribution
Contours

Scale

NTS

Date

August 2024

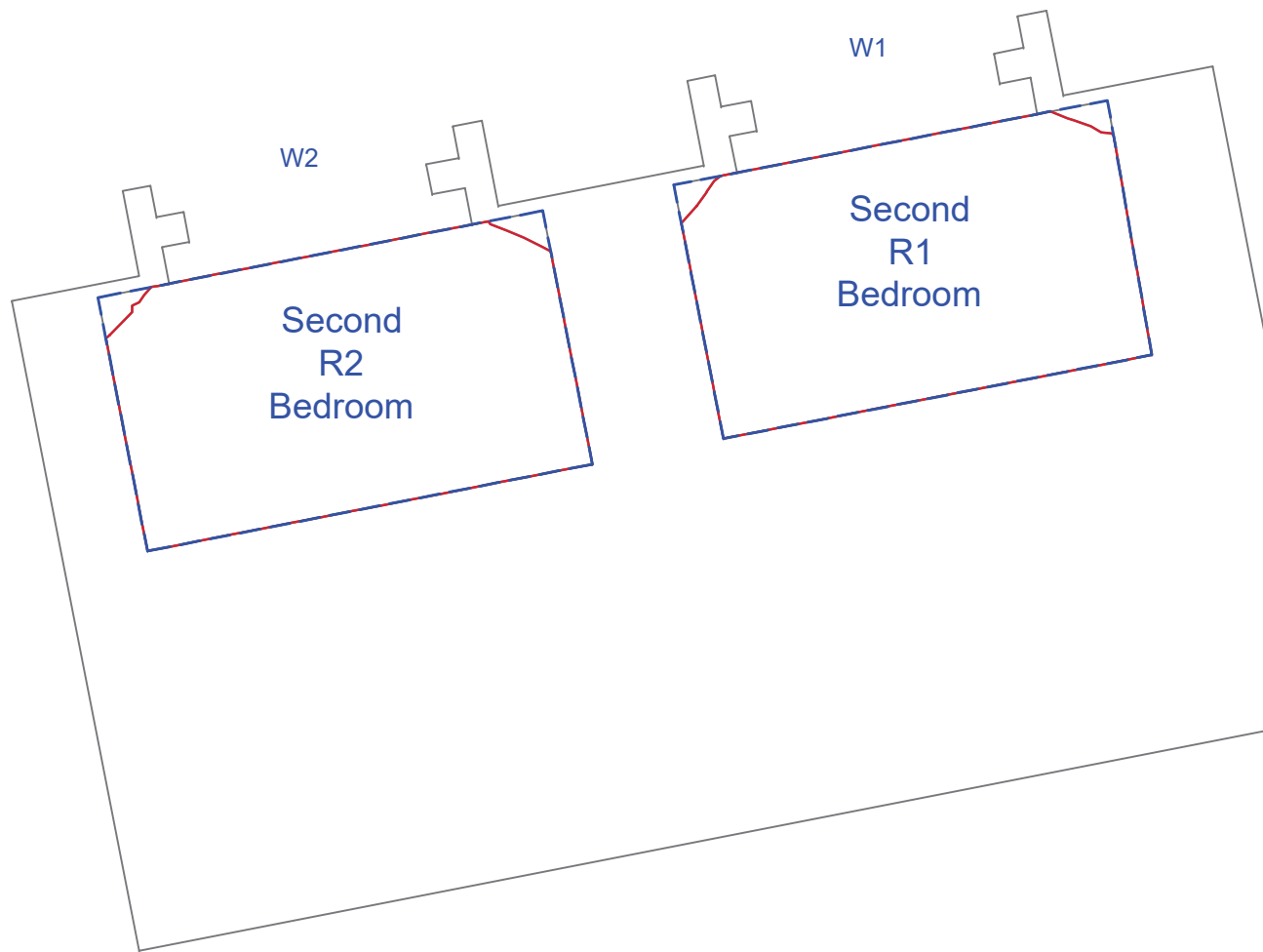
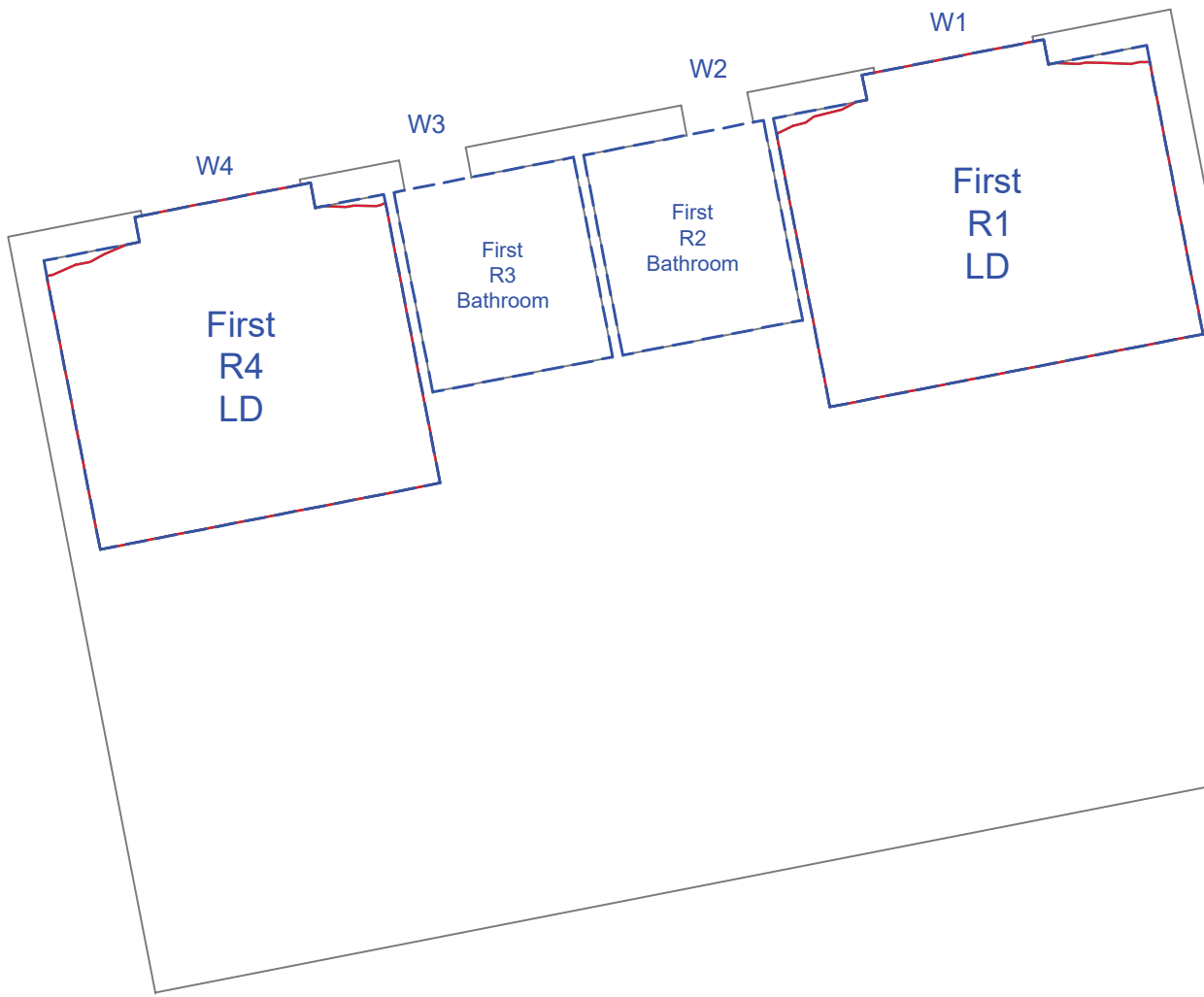
Drawn

RH

RAPLEYS

55 Spring Gardens,
MANCHESTER M2 2BY
Tel: 0870 777 6292 www.rapleys.com

24-02008-02-12



Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Models derived from 3d terrestrial laser scan survey pointcloud and an AccuCities file.
Ref: 004173_City_Road_Cardiff_MASTER.dwg

Internal room layouts derived from pointcloud wherever possible or from plans listed below.
All other room information is assumed.

Floorplans

City Heights

Ref: City Heights 1st - 8th Floorplans.pdf

Supplemented with site photography, Bing maps and Google Streetmaps.

Proposed Model

Received 12.07.2023
Ref: 4773-HMA-ZZ-ZZ-M-A-XX001 -
Building_Model_2023_240712.rvt

KEY

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

Client

DG1 Developments
Limited

Job Title

The Gaiety, City Road,
Cardiff

Drawing Title

Daylight Distribution
Contours

Scale

NTS

Date

August 2024

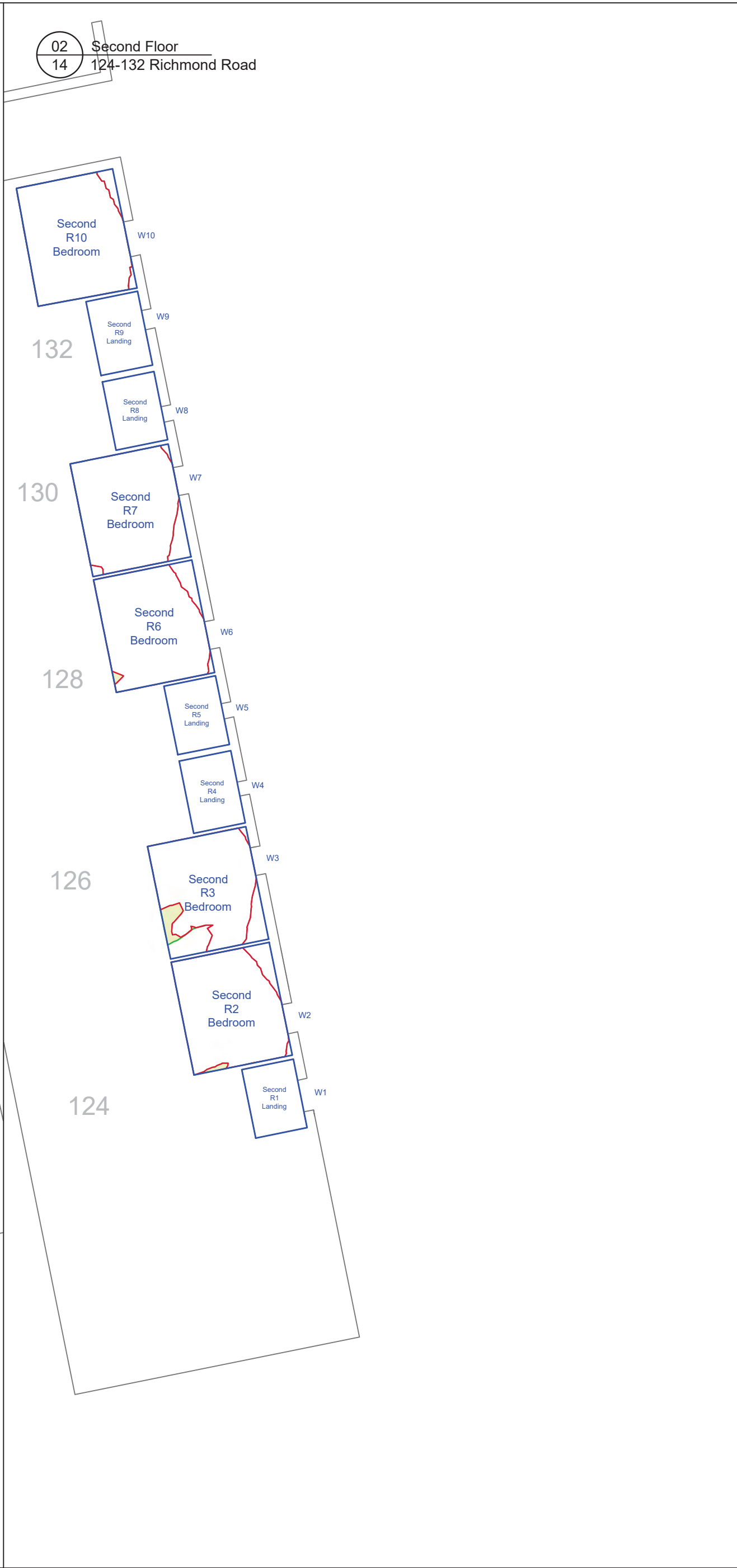
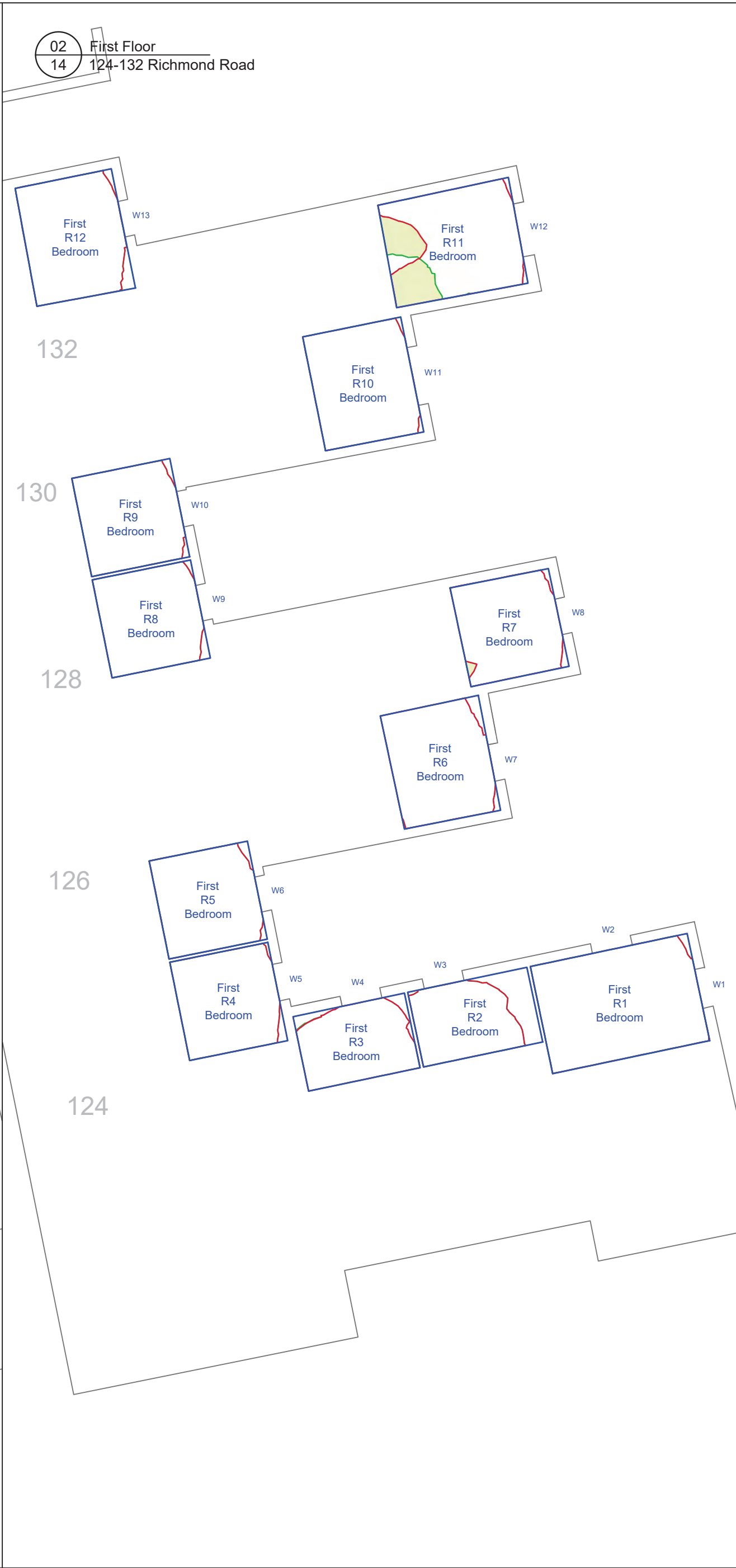
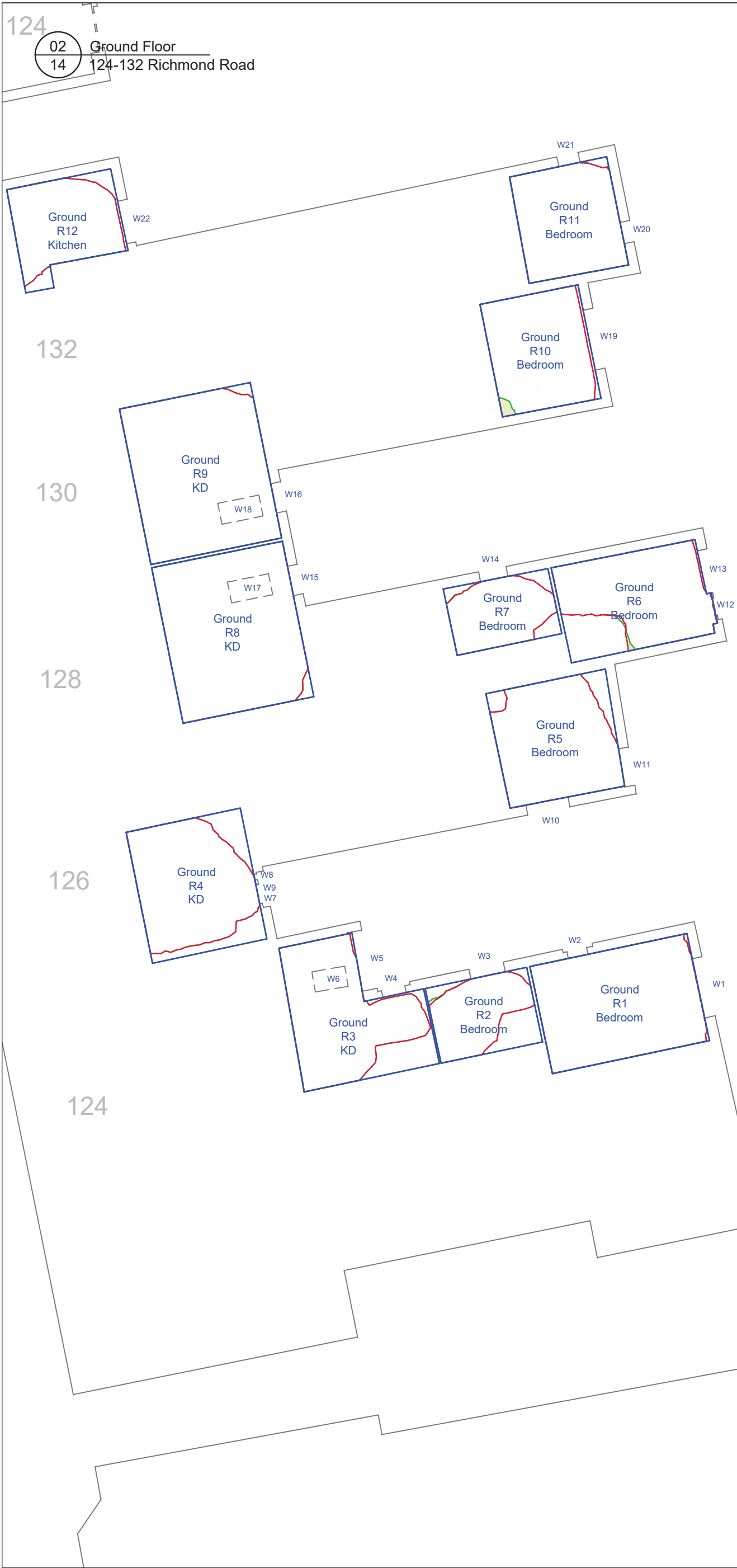
Drawn

RH

RAPLEYS

55 Spring Gardens,
MANCHESTER M2 2BY
Tel: 0870 777 6292 www.rapleys.com

24-02008-02-13



Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Models derived from 3d terrestrial laser scan survey pointcloud and an AccuCities file.
Ref: 004173_City_Road_Cardiff_MASTER.dwg

Internal room layouts derived from pointcloud wherever possible or from plans listed below.
All other room information is assumed.

Floorplans

City Heights

Ref: City Heights 1st - 8th Floorplans.pdf

Supplemented with site photography, Bing maps and Google Streetmaps.

Proposed Model
Received 12.07.2023
Ref: 4773-HMA-ZZ-ZZ-M-A-XX001 -
Building_Model_2023_240712.rvt

KEY

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

Client

DG1 Developments
Limited

Job Title

The Gaiety, City Road,
Cardiff

Drawing Title

Daylight Distribution
Contours

Scale

NTS

Date

August 2024

Drawn

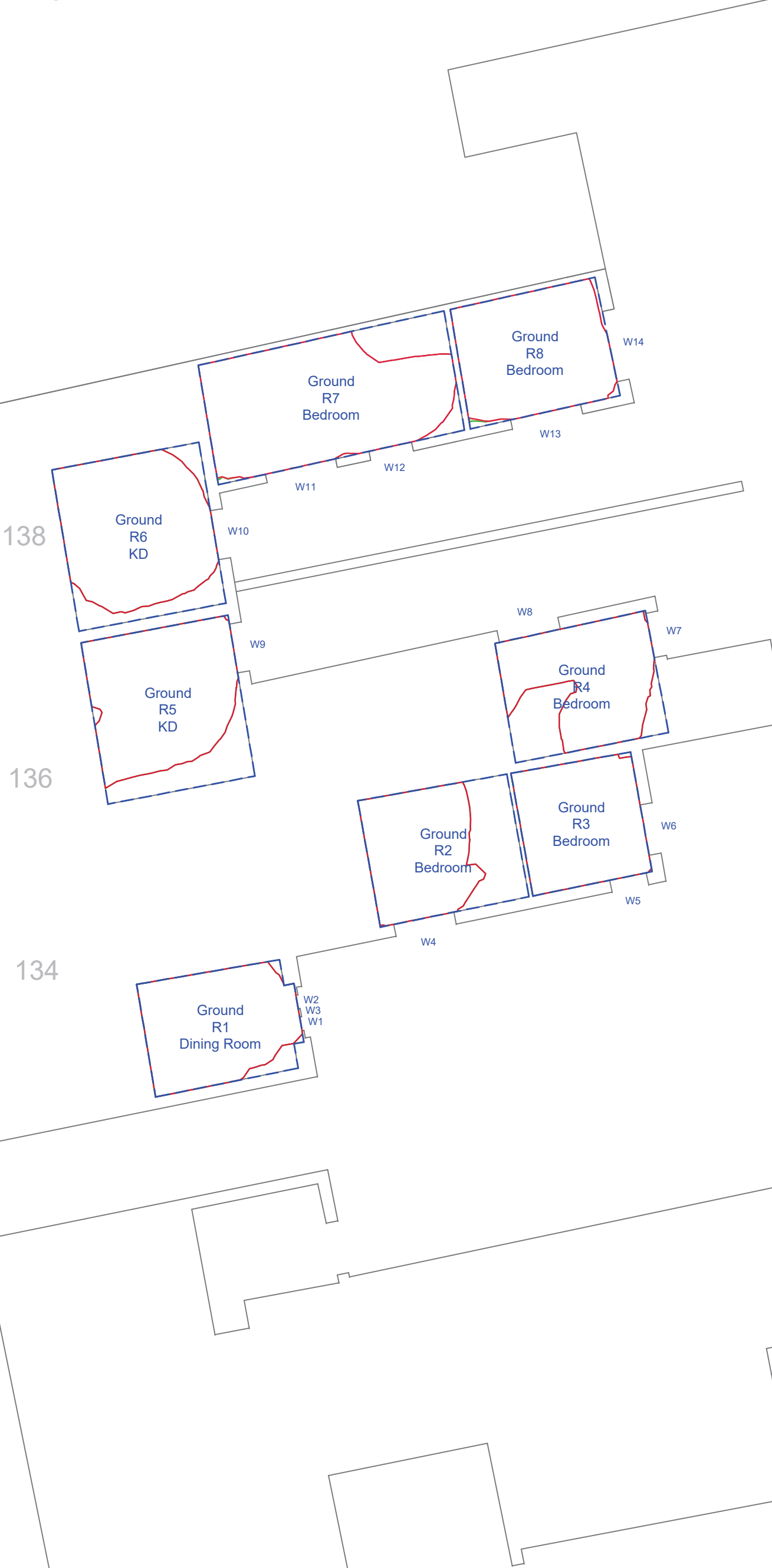
RH

RAPLEYS

55 Spring Gardens,
MANCHESTER M2 2BY
Tel: 0870 777 6292 www.rapleys.com

24-02008-02-14

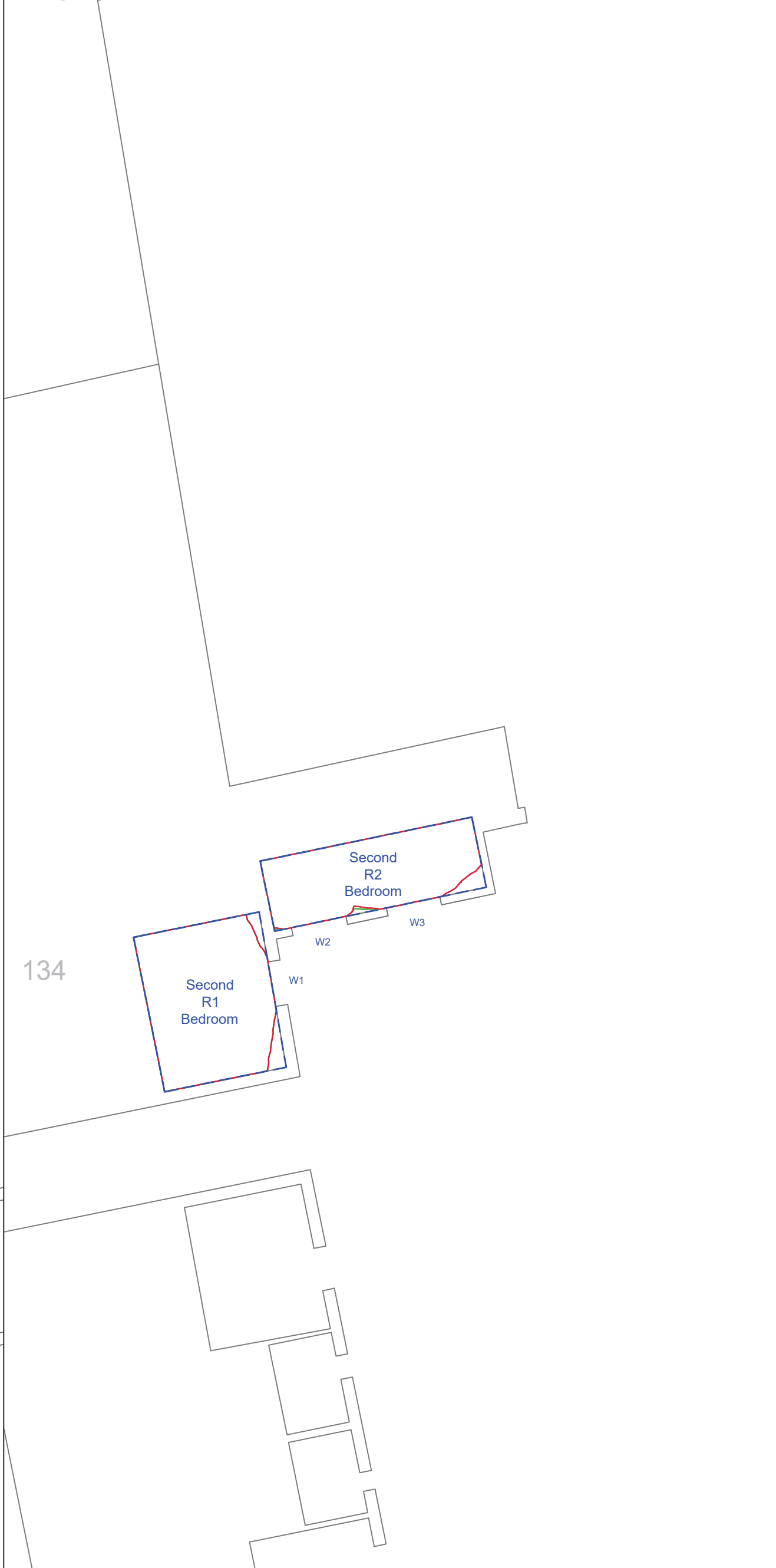
02 Ground Floor
15 134-138 Richmond Street



02 First Floor
15 134-138 Richmond Street



02 Second Floor
15 134 Richmond Street



Analysis

Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Models derived from 3d terrestrial laser scan survey pointcloud and an AccuCities file.
Ref: 004173_City_Road_Cardiff_MASTER.dwg

Internal room layouts derived from pointcloud wherever possible or from plans listed below.
All other room information is assumed.

Floorplans

City Heights
Ref: City Heights 1st - 8th Floorplans.pdf

Supplemented with site photography, Bing maps and Google Streetmaps.

Proposed Model
Received 12.07.2023
Ref: 4773-HMA-ZZ-ZZ-M-A-XX001 -
Building_Model_2023_240712.rvt

KEY

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

Client

DG1 Developments
Limited

Job Title

The Gaiety, City Road,
Cardiff

Drawing Title

Daylight Distribution
Contours

Scale

NTS

Date

August 2024

Drawn

RH

RAPLEYS

55 Spring Gardens,
MANCHESTER M2 2BY
Tel: 0870 777 6292 www.rapleys.com

24-02008-02-15

SE Analysis



Project Name: The Gaiety, Cardiff
Project No.: 24-02008-01
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 16/07/2024

									Criteria				
Floor Ref	Room Ref	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
The Gaiety													
Ground Floor	306	Residential	LKD	25.01	18.58	105	4.72	25%	150	50%	50%	4380	NO
	307	Residential	LKD	25.01	18.58	87	2.31	12%	150	50%	50%	4380	NO
	308	Residential	LKD	25.01	18.58	62	1.02	5%	150	50%	50%	4380	NO
	309	Residential	LKD	18.96	13.60	172	7.70	57%	150	50%	50%	4380	YES
	310	Residential	LKD	25.02	18.59	143	8.89	48%	150	50%	50%	4380	NO
	311	Residential	LKD	25.02	18.59	165	9.88	53%	150	50%	50%	4380	YES
	312	Residential	LKD	25.02	18.59	156	9.70	52%	150	50%	50%	4380	YES
	313	Residential	Bedroom	13.37	9.31	117	8.53	92%	100	50%	50%	4380	YES
	314	Residential	Bedroom	13.37	9.31	86	2.24	24%	100	50%	50%	4380	NO
	315	Residential	Bedroom	13.37	9.31	56	0.52	6%	100	50%	50%	4380	NO
	316	Residential	Bedroom	13.18	9.11	138	7.88	87%	100	50%	50%	4380	YES
	317	Residential	Bedroom	13.37	9.31	187	8.88	95%	100	50%	50%	4380	YES
	318	Residential	Bedroom	13.37	9.31	250	9.31	100%	100	50%	50%	4380	YES
Level 1	319	Residential	Bedroom	13.37	9.31	266	9.31	100%	100	50%	50%	4380	YES
	320	Residential	LKD	24.83	19.17	104	6.09	32%	150	50%	50%	4380	NO
	321	Residential	LKD	25.01	18.58	73	4.72	25%	150	50%	50%	4380	NO
	322	Residential	LKD	25.01	18.58	44	2.87	15%	150	50%	50%	4380	NO
	323	Residential	LKD	25.01	18.58	27	1.11	6%	150	50%	50%	4380	NO
	324	Residential	LKD	24.64	18.25	24	0.18	1%	150	50%	50%	4380	NO
	325	Residential	LKD	27.57	19.79	366	15.85	80%	150	50%	50%	4380	YES
	326	Residential	LKD	25.84	19.48	200	12.17	63%	150	50%	50%	4380	YES
	327	Residential	LKD	25.77	19.41	194	11.97	62%	150	50%	50%	4380	YES
	328	Residential	LKD	25.63	19.28	206	12.61	65%	150	50%	50%	4380	YES
	329	Residential	LKD	23.88	17.78	242	17.16	96%	150	50%	50%	4380	YES
	330	Residential	LKD	25.01	18.58	241	12.94	70%	150	50%	50%	4380	YES
	331	Residential	LKD	25.01	18.58	263	14.15	76%	150	50%	50%	4380	YES
	332	Residential	LKD	25.01	18.58	277	14.42	78%	150	50%	50%	4380	YES
	333	Residential	Bedroom	13.38	9.35	412	9.35	100%	100	50%	50%	4380	YES
	334	Residential	Bedroom	13.37	9.31	79	3.53	38%	100	50%	50%	4380	NO
	335	Residential	Bedroom	13.37	9.31	51	1.98	21%	100	50%	50%	4380	NO
	336	Residential	Bedroom	13.37	9.31	32	0.52	6%	100	50%	50%	4380	NO
	337	Residential	Bedroom	13.20	9.18	29	0.00	0%	100	50%	50%	4380	NO
	338	Residential	Bedroom	12.42	8.55	72	1.99	23%	100	50%	50%	4380	NO
	339	Residential	Bedroom	12.14	8.31	287	8.31	100%	100	50%	50%	4380	YES
	340	Residential	Bedroom	12.17	8.34	293	8.34	100%	100	50%	50%	4380	YES
	341	Residential	Bedroom	12.21	8.37	303	8.37	100%	100	50%	50%	4380	YES
	342	Residential	Bedroom	13.42	9.34	262	9.34	100%	100	50%	50%	4380	YES
	343	Residential	Bedroom	13.37	9.31	288	9.31	100%	100	50%	50%	4380	YES
	344	Residential	Bedroom	13.37	9.31	367	9.31	100%	100	50%	50%	4380	YES
	345	Residential	Bedroom	13.37	9.31	387	9.31	100%	100	50%	50%	4380	YES
	346	Residential	Bedroom	8.74	5.37	259	5.29	98%	100	50%	50%	4380	YES
Level 2	348	Residential	Bedroom	13.38	9.35	450	9.35	100%	100	50%	50%	4380	YES
	349	Residential	Bedroom	8.74	5.37	305	5.37	100%	100	50%	50%	4380	YES
	350	Residential	Bedroom	13.37	9.31	161	8.62	93%	100	50%	50%	4380	YES
	351	Residential	Bedroom	13.37	9.31	99	4.48	48%	100	50%	50%	4380	NO
	352	Residential	Bedroom	13.37	9.31	52	1.47	16%	100	50%	50%	4380	NO
	353	Residential	Bedroom	13.20	9.18	37	0.56	6%	100	50%	50%	4380	NO
	354	Residential	Bedroom	12.42	8.55	80	2.56	30%	100	50%	50%	4380	NO
	355	Residential	Bedroom	12.14	8.31	335	8.31	100%	100	50%	50%	4380	YES
	356	Residential	Bedroom	12.17	8.34	343	8.34	100%	100	50%	50%	4380	YES
	357	Residential	Bedroom	12.21	8.37	347	8.37	100%	100	50%	50%	4380	YES
	358	Residential	Bedroom	13.42	9.34	288	9.34	100%	100	50%	50%	4380	YES
	359	Residential	Bedroom	13.37	9.31	323	9.31	100%	100	50%	50%	4380	YES
	360	Residential	Bedroom	13.37	9.31	404	9.31	100%	100	50%	50%	4380	YES
	361	Residential	Bedroom	13.37	9.31	417	9.31	100%	100	50%	50%	4380	YES
	362	Residential	LKD	24.83	19.17	181	12.45	65%	150	50%	50%	4380	YES
	363	Residential	LKD	25.01	18.58	143	9.06	49%	150	50%	50%	4380	NO
	364	Residential	LKD	25.01	18.58	97	6.29	34%	150	50%	50%	4380	NO
	365	Residential	LKD	25.01	18.58	50	3.05	16%	150	50%	50%	4380	NO
	366	Residential	LKD	24.64	18.25	32	0.83	5%	150	50%	50%	4380	NO
	367	Residential	LKD	27.57	19.79	436	16.73	85%	150	50%	50%	4380	YES
	368	Residential	LKD	25.84	19.48	240	14.87	76%	150	50%	50%	4380	YES
	369	Residential	LKD	25.77	19.41	233	14.79	76%	150	50%	50%	4380	YES
	370	Residential	LKD	25.63	19.28	241	14.87	77%	150	50%	50%	4380	YES
	371	Residential	LKD	23.88	17.78	268	17.43	98%	150	50%	50%	4380	YES
	372	Residential	LKD	25.01	18.58	272	14.33	77%	150	50%	50%	4380	YES
	373	Residential	LKD	25.01	18.58	300	14.89	80%	150	50%	50%	4380	YES
	374	Residential	LKD	25.01	18.58	309	15.26	82%	150	50%	50%	4380	YES
Level 3	375	Residential	LKD	25.01	18.58	149	9.25	50%	150	50%	50%	4380	YES
	376	Residential	LKD	25.01	18.58	71	4.16	22%	150	50%	50%	4380	NO
	377	Residential	LKD	24.64	18.25	39	1.47	8%	150	50%	50%	4380	NO
	378	Residential	LKD	27.57	19.79	476	17.78	90%	150	50%	50%	4380	YES
	379	Residential	LKD	25.84	19.48	267	16.17	83%	150	50%	50%	4380	YES
	380	Residential	LKD	25.77	19.41	259	16.24	84%	150	50%	50%	4380	YES
	381	Residential	LKD	25.63	19.28	262	16.40	85%	150	50%	50%	4380	YES
	382	Residential	LKD	23.88	17.78	284	17.78	100%	150	50%	50%	4380	YES
	383	Residential	LKD	25.01	18.58	309	16.55	89%	150	50%	50%	4380	YES
	384	Residential	LKD	25.01	18.58	323	17.10	92%	150	50%	50%	4380	YES
	385	Residential	Bedroom	13.37	9.31	142	8.10	87%	100	50%	50%	4380	YES
	386	Residential	Bedroom	13.37	9.31	69	2.33	25%	100	50%	50%	4380	NO
	387	Residential	Bedroom	13.20	9.18	46	1.02	11%	100	50%	50%	4380	NO
	388	Residential	Bedroom	12.42	8.55	86	2.94	34%	100	50%	50%	4380	NO
	389	Residential	Bedroom	12.14	8.31	370	8.31	100%	100	50%	50%	4380	YES
	390	Residential	Bedroom	12.17	8.34	376	8.34	100%	100	50%	50%	4380	YES
Level 4	391	Residential	Bedroom	12.21	8.37	377	8.37	100%	100	50%	50%	4380	YES
	392	Residential	Bedroom	13.42	9.34	309	9.34	100%	100	50%	50%	4380	YES
	393	Residential	Bedroom	13.37	9.31	371	9.31	100%	100	50%	50%	4380	YES
	394	Residential	Bedroom	13.37	9.31	429	9.31	100%	100	50%	50%	4380	YES
	395	Residential	LKD	25.00	18.58	179	11.19	60%	150	50%	50%	4380	YES
	396	Residential	LKD	25.00	18.58	90	5.55	30%	150	50%	50%	4380	NO
	397	Residential	LKD	24.64	18.25	52	2.67	15%	150	50%	50%	4380	NO
	398	Residential	LKD	27.57	19.79	491	18.13	92%	150	50%	50%	4380	YES
	399	Residential	LKD	25.70	19.35	265	16.72	86%	150	50%	50%	4380	YES

Project Name: The Gaiety, Cardiff
Project No.: 24-02008-01
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 16/07/2024

									Criteria				Meets Criteria
Floor Ref	Room Ref	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	
	400	Residential	LKD	25.71	19.28	861	19.28	100%	150	50%	50%	4380	YES
	401	Residential	LKD	25.01	18.58	330	18.03	97%	150	50%	50%	4380	YES
	402	Residential	LKD	25.00	18.58	332	18.12	98%	150	50%	50%	4380	YES
	403	Residential	Bedroom	13.37	9.31	168	9.23	99%	100	50%	50%	4380	YES
	404	Residential	Bedroom	13.37	9.31	88	3.79	41%	100	50%	50%	4380	NO
	405	Residential	Bedroom	13.20	9.18	59	2.04	22%	100	50%	50%	4380	NO
	406	Residential	Bedroom	12.42	8.55	97	3.99	47%	100	50%	50%	4380	NO
	407	Residential	Bedroom	12.21	8.37	375	8.37	100%	100	50%	50%	4380	YES
	408	Residential	Bedroom	15.10	10.73	324	10.73	100%	100	50%	50%	4380	YES
	409	Residential	Bedroom	13.37	9.31	423	9.31	100%	100	50%	50%	4380	YES
	410	Residential	Bedroom	13.37	9.31	438	9.31	100%	100	50%	50%	4380	YES
	411	Residential	Bedroom	8.42	5.25	255	5.25	100%	100	50%	50%	4380	YES

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Floor Ref	Room Ref	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Criteria				Meets Criteria
									Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	
Level 5	412	Residential	LKD	25.01	18.58	202	12.48	67%	150	50%	50%	4380	YES
	413	Residential	LKD	25.01	18.58	114	6.75	36%	150	50%	50%	4380	NO
	414	Residential	LKD	24.64	18.25	71	4.42	24%	150	50%	50%	4380	NO
	415	Residential	LKD	27.57	19.79	500	18.22	92%	150	50%	50%	4380	YES
	416	Residential	LKD	25.70	19.35	270	17.54	91%	150	50%	50%	4380	YES
	417	Residential	LKD	25.70	19.35	270	17.63	91%	150	50%	50%	4380	YES
	418	Residential	LKD	25.01	18.58	334	18.31	99%	150	50%	50%	4380	YES
	419	Residential	LKD	25.01	18.58	338	18.21	98%	150	50%	50%	4380	YES
	420	Residential	Bedroom	13.37	9.31	205	9.31	100%	100	50%	50%	4380	YES
	421	Residential	Bedroom	13.37	9.31	118	5.95	64%	100	50%	50%	4380	YES
	422	Residential	Bedroom	13.20	9.18	81	3.15	34%	100	50%	50%	4380	NO
	423	Residential	Bedroom	12.42	8.55	113	6.08	71%	100	50%	50%	4380	YES
	424	Residential	Bedroom	12.21	8.37	383	8.37	100%	100	50%	50%	4380	YES
	425	Residential	Bedroom	12.17	8.34	387	8.34	100%	100	50%	50%	4380	YES
	426	Residential	Bedroom	13.37	9.31	433	9.31	100%	100	50%	50%	4380	YES
	427	Residential	Bedroom	13.37	9.31	446	9.31	100%	100	50%	50%	4380	YES
Level 6	428	Residential	LKD	25.01	18.59	223	13.50	73%	150	50%	50%	4380	YES
	429	Residential	LKD	25.01	18.58	161	9.62	52%	150	50%	50%	4380	YES
	430	Residential	LKD	24.64	18.25	109	6.73	37%	150	50%	50%	4380	NO
	431	Residential	LKD	27.57	19.80	506	18.48	93%	150	50%	50%	4380	YES
	432	Residential	LKD	26.56	20.04	825	20.04	100%	150	50%	50%	4380	YES
	433	Residential	LKD	25.01	18.58	345	18.31	99%	150	50%	50%	4380	YES
	434	Residential	LKD	25.00	18.58	337	18.30	99%	150	50%	50%	4380	YES
	435	Residential	Bedroom	13.39	9.32	261	9.32	100%	100	50%	50%	4380	YES
	436	Residential	Bedroom	13.37	9.31	188	9.14	98%	100	50%	50%	4380	YES
	437	Residential	Bedroom	13.20	9.18	124	6.21	68%	100	50%	50%	4380	YES
	438	Residential	Bedroom	12.42	8.55	151	8.55	100%	100	50%	50%	4380	YES
	439	Residential	Bedroom	15.62	11.16	319	11.16	100%	100	50%	50%	4380	YES
	440	Residential	Bedroom	13.37	9.31	437	9.31	100%	100	50%	50%	4380	YES
Level 7	441	Residential	Bedroom	13.36	9.30	450	9.30	100%	100	50%	50%	4380	YES
	450	Residential	Bedroom	8.22	5.08	210	5.08	100%	100	50%	50%	4380	YES
	442	Residential	Bedroom	14.79	10.53	252	10.53	100%	100	50%	50%	4380	YES
	443	Residential	Bedroom	13.28	9.24	209	9.24	100%	100	50%	50%	4380	YES
	444	Residential	Bedroom	12.42	8.55	224	8.55	100%	100	50%	50%	4380	YES
	445	Residential	Bedroom	12.21	8.37	391	8.37	100%	100	50%	50%	4380	YES
	446	Residential	LKD	24.67	18.28	181	10.61	58%	150	50%	50%	4380	YES
	447	Residential	LKD	27.57	19.79	496	18.22	92%	150	50%	50%	4380	YES
	448	Residential	LKD	25.86	19.50	285	18.19	93%	150	50%	50%	4380	YES
	449	Residential	LKD	24.68	18.37	1279	18.37	100%	150	50%	50%	4380	YES

SDA Analysis



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Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
The Gaiety							
Ground Floor	306	Residential	LKD	W-533	336°N	0	
						0	Failed
Ground Floor	307	Residential	LKD	W-521	336°N	0	
						0	Failed
Ground Floor	308	Residential	LKD	W-519	336°N	0	
						0	Failed
Ground Floor	309	Residential	LKD	W-580	246°	3.7	
						3.7	Medium
Ground Floor	310	Residential	LKD	W-542	156°	5.8	
						5.8	High
Ground Floor	311	Residential	LKD	W-546	156°	6.5	
						6.5	High
Ground Floor	312	Residential	LKD	W-553	156°	6.7	
						6.7	High
Ground Floor	313	Residential	Bedroom	W-538	336°N	0	
						0	Failed
Ground Floor	314	Residential	Bedroom	W-526	336°N	0	
						0	Failed
Ground Floor	315	Residential	Bedroom	W-520	336°N	0	
						0	Failed
Ground Floor	316	Residential	Bedroom	W-629	246°	3.7	
						3.7	Medium
Ground Floor	317	Residential	Bedroom	W-545	156°	4.5	
						4.5	High
Ground Floor	318	Residential	Bedroom	W-549	156°	5.7	
						5.7	High
Ground Floor	319	Residential	Bedroom	W-566	156°	6	
						6	High
Level 1	320	Residential	LKD	W-576	336°N	0	
						0	Failed
Level 1	321	Residential	LKD	W-562	336°N	0	
						0	Failed
Level 1	322	Residential	LKD	W-560	336°N	0	
						0	Failed
Level 1	323	Residential	LKD	W-558	336°N	0	
						0	Failed
Level 1	324	Residential	LKD	W-564	336°N	0	
						0	Failed
Level 1	325	Residential	LKD	W-453	66°N	2.4	
				W-472	66°N	0	
						2.4	Minimum
Level 1	326	Residential	LKD	W-552	66°N	2.1	
						2.1	Minimum
Level 1	327	Residential	LKD	W-550	66°N	2.1	
						2.1	Minimum
Level 1	328	Residential	LKD	W-547	66°N	2.1	
						2.1	Minimum
Level 1	329	Residential	LKD	W-516	246°	4.8	
						4.8	High
Level 1	330	Residential	LKD	W-503	156°	6.3	
						6.3	High
Level 1	331	Residential	LKD	W-505	156°	7	
						7	High
Level 1	332	Residential	LKD	W-509	156°	7.1	
						7.1	High
Level 1	333	Residential	Bedroom	W-523	156°	6.5	
						6.5	High
Level 1	334	Residential	Bedroom	W-563	336°N	0	
						0	Failed
Level 1	335	Residential	Bedroom	W-561	336°N	0	

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Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
						0	Failed
Level 1	336	Residential	Bedroom	W-559	336°N	0	
						0	Failed
Level 1	337	Residential	Bedroom	W-565	336°N	0	
						0	Failed
Level 1	338	Residential	Bedroom	W-522	336°N	0	
						0	Failed
Level 1	339	Residential	Bedroom	W-554	66°N	1.4	
						1.4	Failed
Level 1	340	Residential	Bedroom	W-551	66°N	1.4	
						1.4	Failed
Level 1	341	Residential	Bedroom	W-548	66°N	1.4	
						1.4	Failed
Level 1	342	Residential	Bedroom	W-518	246°	3.9	
						3.9	Medium
Level 1	343	Residential	Bedroom	W-504	156°	4.5	
						4.5	High
Level 1	344	Residential	Bedroom	W-506	156°	6.1	
						6.1	High
Level 1	345	Residential	Bedroom	W-513	156°	6.5	
						6.5	High
Level 1	346	Residential	Bedroom	W-556	246°	3.5	
						3.5	Medium
Level 2	348	Residential	Bedroom	W-540	156°	6.5	
						6.5	High
Level 2	349	Residential	Bedroom	W-557	246°	3.5	
						3.5	Medium
Level 2	350	Residential	Bedroom	W-499	336°N	0	
						0	Failed
Level 2	351	Residential	Bedroom	W-497	336°N	0	
						0	Failed
Level 2	352	Residential	Bedroom	W-495	336°N	0	
						0	Failed
Level 2	353	Residential	Bedroom	W-501	336°N	0	
						0	Failed
Level 2	354	Residential	Bedroom	W-524	336°N	0	
						0	Failed
Level 2	355	Residential	Bedroom	W-458	66°N	1.4	
						1.4	Failed
Level 2	356	Residential	Bedroom	W-456	66°N	1.4	
						1.4	Failed
Level 2	357	Residential	Bedroom	W-451	66°N	1.4	
						1.4	Failed
Level 2	358	Residential	Bedroom	W-633	246°	3.9	
						3.9	Medium
Level 2	359	Residential	Bedroom	W-641	156°	4.5	
						4.5	High
Level 2	360	Residential	Bedroom	W-643	156°	6.5	
						6.5	High
Level 2	361	Residential	Bedroom	W-645	156°	6.5	
						6.5	High
Level 2	362	Residential	LKD	W-510	336°N	0	
						0	Failed
Level 2	363	Residential	LKD	W-498	336°N	0	
						0	Failed
Level 2	364	Residential	LKD	W-496	336°N	0	
						0	Failed
Level 2	365	Residential	LKD	W-494	336°N	0	
						0	Failed
Level 2	366	Residential	LKD	W-500	336°N	0	
						0	Failed
Level 2	367	Residential	LKD	W-615	66°N	2.4	
				W-626	66°N	0	

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Level 2	368	Residential	LKD	W-457	66°N	2.4	Minimum
						2.1	
Level 2	369	Residential	LKD	W-454	66°N	2.1	Minimum
						2.1	
Level 2	370	Residential	LKD	W-450	66°N	2.1	Minimum
						2.1	
Level 2	371	Residential	LKD	W-632	246°	2.1	Minimum
						2.1	
Level 2	372	Residential	LKD	W-640	156°	4.8	
						4.8	High
Level 2	373	Residential	LKD	W-642	156°	6.3	
						6.3	High
Level 2	373	Residential	LKD	W-642	156°	7.1	
						7.1	High

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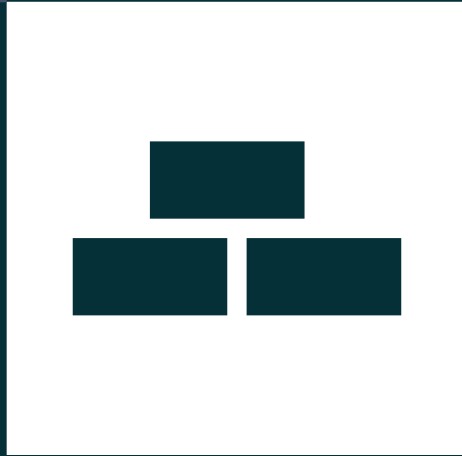
Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Level 2	374	Residential	LKD	W-644	156°	7.1	
						7.1	High
Level 3	375	Residential	LKD	W-568	336°N	0	
						0	Failed
Level 3	376	Residential	LKD	W-661	336°N	0	
						0	Failed
Level 3	377	Residential	LKD	W-664	336°N	0	
						0	Failed
Level 3	378	Residential	LKD	W-616	66°N	2.4	
				W-627	66°N	0	
Level 3	379	Residential	LKD	W-463	66°N	2.4	Minimum
						2.1	Minimum
Level 3	380	Residential	LKD	W-461	66°N	2.1	Minimum
						2.1	Minimum
Level 3	381	Residential	LKD	W-459	66°N	2.1	Minimum
						2.1	Minimum
Level 3	382	Residential	LKD	W-634	246°	4.8	
						4.8	High
Level 3	383	Residential	LKD	W-658	156°	7	
						7	High
Level 3	384	Residential	LKD	W-567	156°	7.1	
						7.1	High
Level 3	385	Residential	Bedroom	W-663	336°N	0	
						0	Failed
Level 3	386	Residential	Bedroom	W-662	336°N	0	
						0	Failed
Level 3	387	Residential	Bedroom	W-665	336°N	0	
						0	Failed
Level 3	388	Residential	Bedroom	W-529	336°N	0	
						0	Failed
Level 3	389	Residential	Bedroom	W-464	66°N	1.4	
						1.4	Failed
Level 3	390	Residential	Bedroom	W-462	66°N	1.4	
						1.4	Failed
Level 3	391	Residential	Bedroom	W-460	66°N	1.4	
						1.4	Failed
Level 3	392	Residential	Bedroom	W-635	246°	3.9	
						3.9	Medium
Level 3	393	Residential	Bedroom	W-659	156°	5.6	
						5.6	High
Level 3	394	Residential	Bedroom	W-660	156°	6.5	
						6.5	High
Level 4	395	Residential	LKD	W-571	336°N	0	
						0	Failed
Level 4	396	Residential	LKD	W-681	336°N	0	
						0	Failed
Level 4	397	Residential	LKD	W-684	336°N	0	
						0	Failed
Level 4	398	Residential	LKD	W-618	66°N	2.4	
				W-628	66°N	0	
Level 4	399	Residential	LKD	W-600	66°N	2.4	Minimum
						2.1	Minimum
Level 4	400	Residential	LKD	CP1	66°N	3	
				CP2	156°	6.7	
Level 4	401	Residential	LKD	CP3	156°	7.1	
				CP4	66°N	3.5	
Level 4	402	Residential	LKD	W-598	66°N	2.1	
						7.1	High
Level 4	401	Residential	LKD	W-676	156°	7.1	
						7.1	High
Level 4	402	Residential	LKD	W-570	156°	7.1	

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Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
						7.1	High
Level 4	403	Residential	Bedroom	W-683	336°N	0	
						0	Failed
Level 4	404	Residential	Bedroom	W-682	336°N	0	
						0	Failed
Level 4	405	Residential	Bedroom	W-685	336°N	0	
						0	Failed
Level 4	406	Residential	Bedroom	W-532	336°N	0	
						0	Failed
Level 4	407	Residential	Bedroom	W-601	66°N	1.4	
						1.4	Failed
Level 4	408	Residential	Bedroom	W-599	66°N	1.4	
						1.4	Failed
Level 4	409	Residential	Bedroom	W-677	156°	6.5	
						6.5	High
Level 4	410	Residential	Bedroom	W-678	156°	6.5	
						6.5	High
Level 4	411	Residential	Bedroom	W-577	156°	5.4	
						5.4	High
Level 5	412	Residential	LKD	W-574	336°N	0	
						0	Failed
Level 5	413	Residential	LKD	W-699	336°N	0	
						0	Failed
Level 5	414	Residential	LKD	W-702	336°N	0	
						0	Failed
Level 5	415	Residential	LKD	W-621	66°N	2.4	
				W-630	66°N	0	
						2.4	Minimum
Level 5	416	Residential	LKD	W-604	66°N	2.1	
						2.1	Minimum
Level 5	417	Residential	LKD	W-602	66°N	2.1	
						2.1	Minimum
Level 5	418	Residential	LKD	W-694	156°	7.1	
						7.1	High
Level 5	419	Residential	LKD	W-573	156°	7.1	
						7.1	High
Level 5	420	Residential	Bedroom	W-701	336°N	0	
						0	Failed
Level 5	421	Residential	Bedroom	W-700	336°N	0	
						0	Failed
Level 5	422	Residential	Bedroom	W-703	336°N	0	
						0	Failed
Level 5	423	Residential	Bedroom	W-534	336°N	0	
						0	Failed
Level 5	424	Residential	Bedroom	W-608	66°N	1.4	
						1.4	Failed
Level 5	425	Residential	Bedroom	W-603	66°N	1.4	
						1.4	Failed
Level 5	426	Residential	Bedroom	W-695	156°	6.5	
						6.5	High
Level 5	427	Residential	Bedroom	W-696	156°	6.5	
						6.5	High
Level 6	428	Residential	LKD	W-579	336°N	0	
						0	Failed
Level 6	429	Residential	LKD	W-707	336°N	0	
						0	Failed
Level 6	430	Residential	LKD	W-710	336°N	0	
						0	Failed
Level 6	431	Residential	LKD	W-623	66°N	2.4	
				W-631	66°N	0	
						2.4	Minimum
Level 6	432	Residential	LKD	CP6	66°N	2.9	
				CP7	66°N	1.6	

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Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
				CP8	66°N	3.5	
				CP9	156°	6.4	
				W-609	66°N	2.1	
Level 6	433	Residential	LKD	W-714	156°	6.4	High
						7.1	High
						7.1	
Level 6	434	Residential	LKD	W-581	156°	7.1	High
						7.1	
						7.1	High
Level 6	435	Residential	Bedroom	W-709	336°N	0	Failed
						0	
						0	Failed
Level 6	436	Residential	Bedroom	W-708	336°N	0	Failed
						0	
						0	Failed
Level 6	437	Residential	Bedroom	W-711	336°N	0	Failed
						0	
						0	Failed
Level 6	438	Residential	Bedroom	W-535	336°N	0	Failed
						0	
						0	Failed
Level 6	439	Residential	Bedroom	W-612	66°N	1.4	Failed
						1.4	
						6.5	High
Level 6	440	Residential	Bedroom	W-715	156°	6.5	
						6.5	High
						6.5	
Level 6	441	Residential	Bedroom	W-716	156°	6.5	High
						6.5	
						4.2	High
Level 6	450	Residential	Bedroom	W-606	156°	4.2	
						4.2	High
						0	
Level 7	442	Residential	Bedroom	W-620	336°N	0	Failed
						0	
						0	Failed
Level 7	443	Residential	Bedroom	W-670	336°N	0	
						0	Failed
						0	
Level 7	444	Residential	Bedroom	W-536	336°N	0	Failed
						0	
						0	Failed
Level 7	445	Residential	Bedroom	W-614	66°N	1.4	Failed
						1.4	
						0	Failed
Level 7	446	Residential	LKD	W-622	336°N	0	
						0	Failed
						0	
Level 7	447	Residential	LKD	W-624	66°N	2.4	
				W-636	66°N	0	
						2.4	Minimum
Level 7	448	Residential	LKD	W-613	66°N	2.1	Minimum
						2.1	
						2.1	Minimum
Level 7	449	Residential	LKD	CP10	246°	5.6	
				CP11	156°	5.2	
				CP12	336°N	0	
				CP13	246°	4.6	
				CP14	246°	5.6	
				W-617	156°	6.5	
						9.5	High



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