
Daylight and Sunlight Impact Assessment Sidcup Library

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Introduction

D&S Impact Assessment

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Introduction

The aim of this daylight and sunlight impact assessment report is to support the planning application for the proposed development at Sidcup Library in the London Borough of Bexley. This report will evaluate the potential impact of the proposed development on the daylight and sunlight received by the neighbouring buildings. The proposal is to demolish the existing building to develop a three-storey building consisting of 23 new residential units.

The daylight and sunlight impact has been calculated and assessed according to the BRE guidance "Site layout planning for daylight and sunlight – A guide to good practice" (second edition).

The calculations are based on plans of the proposed development provided by Stitch Architects, issued in September 2021.

Best practice guidance

According to the BRE guidance "Site layout planning for daylight and sunlight – A guide to good practice" (second edition), the impact of the new development on the daylight and sunlight received by the neighbouring buildings has to be analysed according to the loss of light from the sky and the loss of sunlight. The loss of daylight and sunlight to existing neighbouring buildings needs to be analysed where:

- The distance of each part of the new development from the existing window is less than three times its height above the centre of the existing window.
- Or the angle from the centre of the existing window to the top of the new proposed building is more than 25°.

Light from the sky

The loss of light from sky to the living room, kitchen and bedroom of existing buildings has to be assessed.

Vertical Sky Component (VSC) – This is the ratio of the direct sky illuminance on the centre of the outside pane of a window, to the simultaneous illuminance on an unobstructed horizontal plane. This must be:

- Greater than 27%.
- Or more than 0.8 times its former value (before the new development).

No-Sky Line (NSL) – This is the outline of the area that has a direct view of the sky on a working plane. Where room layouts are known, in each of the main rooms, the area that receives direct light from the sky must be:

- More than 0.8 times its former value (before the new development).

Sunlight

The loss of sunlight to the living room of existing buildings that has a window facing within 90° of due south has to be assessed.

Annual Probable Sunlight Hours (APSH) – This is the average of total number of hours during a year in which direct sunlight reaches the centre of a window. This must be:

- More than 25% of the total Annual sunlight hours (unobstructed horizontal plane), including at least 5% of the total annual sunlight hours (unobstructed horizontal plane) in the winter months (21 September – 21 March).
- Or more than 0.8 times its former value for the whole year and the winter period (before the new development).

Sunlight on gardens and open spaces:

- At least half of the garden space should receive at least 2 hours of sunlight on 21st March.
- The area that receives at least 2 hours of sunlight on 21st March is more than 0.8 times its former area (before the new development).

Where a detailed calculation cannot be carried out, the centre of the garden should receive 2 hours of sunlight on 21st March.

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Site Layout

The figure below shows the site plan of the proposed development. The red outline indicates the boundary of the proposed development. The neighbouring buildings that could possibly experience impacts to their daylight and sunlight levels are:

- Travelodge
- 9–11 High St
- 13–15 High St
- 17 High St
- 19 High St
- 21 High St
- 23 High St
- 1 Hadlow Road
- 2 Hadlow Road
- 3 Hadlow Road
- 40 St. John's Road



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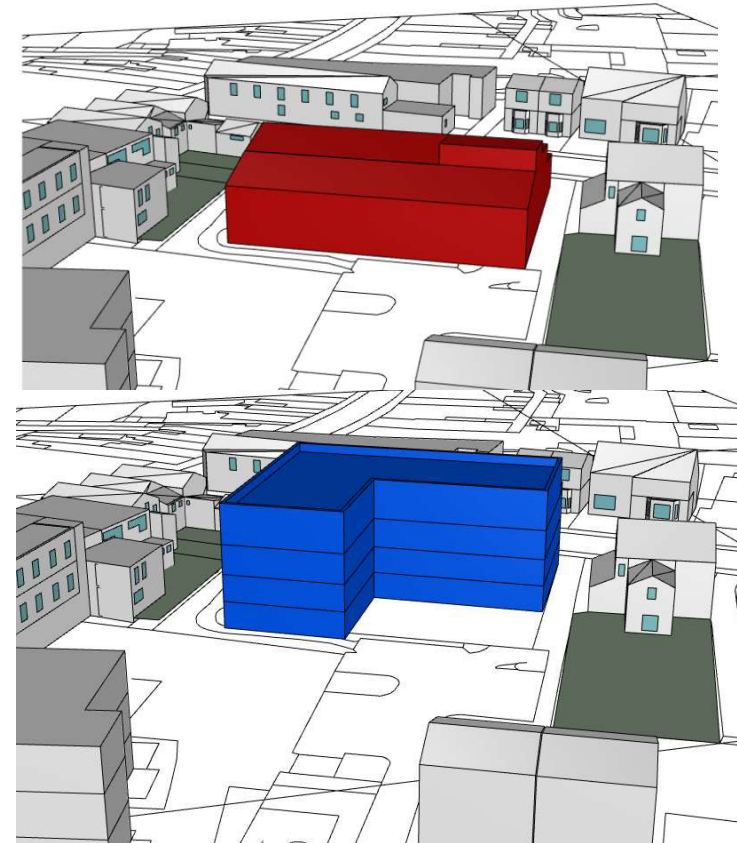
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Existing and proposed development

The daylight conditions of the assessed windows will be analysed with the existing building (before) and with the proposed development (after). The figures in the side shows the two cases, before and after the proposed development. The red building is the existing and blue is the proposed development.

Impact on neighbouring buildings

3D illustrations of the assessed properties and windows are presented in Appendix A.



Light from the sky

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Rationale and Methodology

According to the BRE guidance, the VSC and NSL must be calculated to assess the loss of light from the sky.

Vertical Sky Component (VSC)

According to BRE guidance, dwellings lit by windows with a VSC of less than 27% or less than 0.8 times its former value are likely to appear more gloomy and electric light will be needed more of the time. Please note that the room type and layout of each window is unknown. A table with the VSC results is presented in Appendix B. A summary of the results is presented below:

- Travelodge: All windows meet the VSC recommendations.
- 9–11 High St: All windows meet the VSC recommendations except two windows, however they are both marginally outside of the guidelines, therefore the daylight levels of this property should be acceptable.
- 13–15 High St: Four windows fail to meet the VSC recommendations, however they serve non-residential rooms, which are not considered primary living spaces and the losses are marginally above the guidelines. Therefore, the daylight levels of this property should be acceptable.
- 17 High St: All windows meet the VSC recommendations.
- 19 High St: All windows meet the VSC recommendations.
- 21 High St: All windows meet the VSC recommendations.
- 23 High St: All windows meet the VSC recommendations.
- 1 Hadlow Road: All windows meet the VSC recommendations.
- 2 Hadlow Road: All windows meet the VSC recommendations except three windows, however, two of the failing windows serve rooms that have additional windows providing daylight access and therefore the daylight of these rooms will not be significantly affected. The third failing windows (W46) has a minor loss of VSC but meets the APSH recommendations. Therefore, the daylight levels of this property should be acceptable.
- 3 Hadlow Road: All windows meet the VSC recommendations.
- 40 St. John's Road: All windows meet the VSC recommendations.

In summary, 87.7% of the assessed windows meet the recommendations for the VSC.

No-Sky Line (NSL)

According to BRE guidance, the area of the room that receives direct light from the sky must be more than 0.8 times its former value (before the new development). Please note that where the room layouts are unknown, reasonable room dimensions have been assumed.

A table with the full NSL results is presented in Appendix B. A summary of the results is presented below:

- Travelodge: All rooms meet the NSL recommendations.
- 9–11 High St: All rooms meet the NSL recommendations.
- 13–15 High St: All rooms meet the NSL recommendations except two rooms, however they are non-residential rooms, which are not considered primary living spaces and lower daylight levels should be acceptable.
- 17 High St: All rooms meet the NSL recommendations except two non-domestic rooms, however both rooms meet the VSC criteria. Therefore, results should be acceptable.
- 19 High St: Two rooms fail to meet the NSL recommendations, however, they are both marginally outside of the guidelines, therefore the daylight level of this property should be acceptable.
- 21 High St: All rooms meet the NSL recommendations.
- 23 High St: All rooms meet the NSL recommendations.
- 1 Hadlow Road: Two rooms fail to meet the NSL recommendations, however, they are both marginally outside of the guidelines, therefore the daylight level of this property should be acceptable.
- 2 Hadlow Road: All rooms meet the NSL recommendations except one room (Room 46) which will have a loss up to 66.3%. However, room 44, at this same property, will have an improvement of 43.4% of NSL. Moreover, this window is unlikely to serve a living room.
- 3 Hadlow Road: All rooms meet the NSL recommendations.
- 40 St. John's Road: All rooms meet the NSL recommendations.

In summary, 82.0% of the assessed rooms meet the recommendations for the no-sky line.

Sunlight

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Annual Probable Sunlight Hours (APSH)

The calculation of the APSH is only applicable for windows of living rooms that face 90° of due south. The room use is unknown and therefore, the APSH will be calculated for all south facing windows.

According to BRE guidance, where living rooms are lit by windows with APSH of at least 25% of the total annual sunlight hours (unobstructed horizontal plane) including at least 5% of the total annual sunlight hours (unobstructed horizontal plane) in the winter months (21 September – 21 March) or more than 0.8 times its former value for the whole year and the winter period (before the new development) then the room should still receive enough sunlight. A table with the full APSH results is presented in Appendix B. A summary of the results is presented below:

- Travelodge: There are no potentially affected south-facing windows.
- 9–11 High St: There are no potentially affected south-facing windows.
- 13–15 High St: There are no potentially affected south-facing windows.
- 17 High St: There are no potentially affected south-facing windows.
- 19 High St: There are no potentially affected south-facing windows.
- 21 High St: All windows meet the APSH recommendations.
- 23 High St: All windows meet the APSH recommendations.
- 1 Hadlow Road: All windows meet the APSH recommendations.
- 2 Hadlow Road: All windows meet the APSH recommendations except three windows. all these failing windows serve rooms that have additional windows providing daylight access and therefore the daylight of these rooms will not be significantly affected.
- 3 Hadlow Road: All windows meet the APSH recommendations.
- 40 St. John's Road: All windows meet the APSH recommendations.

In summary, 90.0% of the analysed south facing windows meet the recommendations for the APSH.

Sunlight reaching gardens and open spaces

According to BRE guidance, gardens that receive less than 2 hours of daylight on 21 March at more than 50% of their area, or less than 0.8 times its former value will tend to look more heavily overshadowed. An illustration of the sunlight hours is presented in Appendix A. A table with the sunlight hours results is presented in Appendix B.

In summary, all gardens meet the recommendations for sunlight hours.

Conclusions

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Conclusions

Based on the results of this analysis and according to the recommendations provided in the BRE guidance "Site layout planning for daylight and sunlight – A guide to good practice" (second edition), the study concludes that:

- Vertical Sky Component (VSC): 87.7% of the existing windows could meet the BRE recommendation for VSC. Nine windows do not meet the BRE guidance for VSC, however results should be acceptable as:
 - Two windows at 9–11 High St are marginally outside of the guidelines, therefore the daylight level of this property should be acceptable.
 - Four windows at 13–15 High St fail to meet the VSC recommendations, however they serve non-residential rooms, which are not considered primary living spaces and lower daylight levels should be acceptable
 - Three failing windows at 2 Hadlow Road, serve to rooms that have additional windows providing daylight access and/or meet other daylight metrics. Therefore, the daylight of these rooms will not be significantly affected.
- No-Sky Line (NSL): 82% of the existing rooms could meet the BRE recommendation for NSL. Nine rooms do not meet the BRE guidance for NSL, however results should be acceptable as:
 - Two rooms at 13–15 High St fail to meet the NSL, however they are non-residential rooms, which are not considered primary living spaces and lower daylight levels should be acceptable
 - Two failing rooms at 17 High St, meet the VSC criteria and therefore results should be acceptable.
 - Four failing rooms (19 High St and 1 Hadlow Road) are marginally outside of the guidelines; therefore, the daylight level of these properties should be acceptable.
 - One room (Room 46) at 2 Hadlow Road will have a loss up to 66.3%. However, room 44, at this same property, will have an improvement of 43.4% of NSL. Moreover, this window is unlikely to serve a living room.

- Annual Probable Sunlight Hours (APSH): The APSH have been calculated for all existing south facing windows. 90% of the existing windows meet the APSH recommendations. All the three failing windows serve rooms that have additional windows providing daylight access and therefore the daylight of these rooms will not be significantly affected.
- The sunlight of all existing gardens would not be affected by the proposed development.

According to BRE report paragraph I6, the impact is assessed as 'minor' when only a small number of windows are affected, or the loss of light is only marginally outside the guidelines. The proposed development will have a 'minor' impact on the daylight and sunlight received by the neighbouring amenities.

Note: the BRE report is a guide for good practice and not an assessment of "Pass" and "Fail". Therefore, the failure to meet the recommended values for the VSC and APSH, do not indicate that the development is unsuitable. According to the BRE guidance the VSC does not include the light reflected by the ground and neighbouring buildings. Therefore, in reality, the reduction of the light would be less, and the neighbouring properties would receive more daylight and sunlight than numerically stated in this report.

Appendix A

D&S Impact Assessment

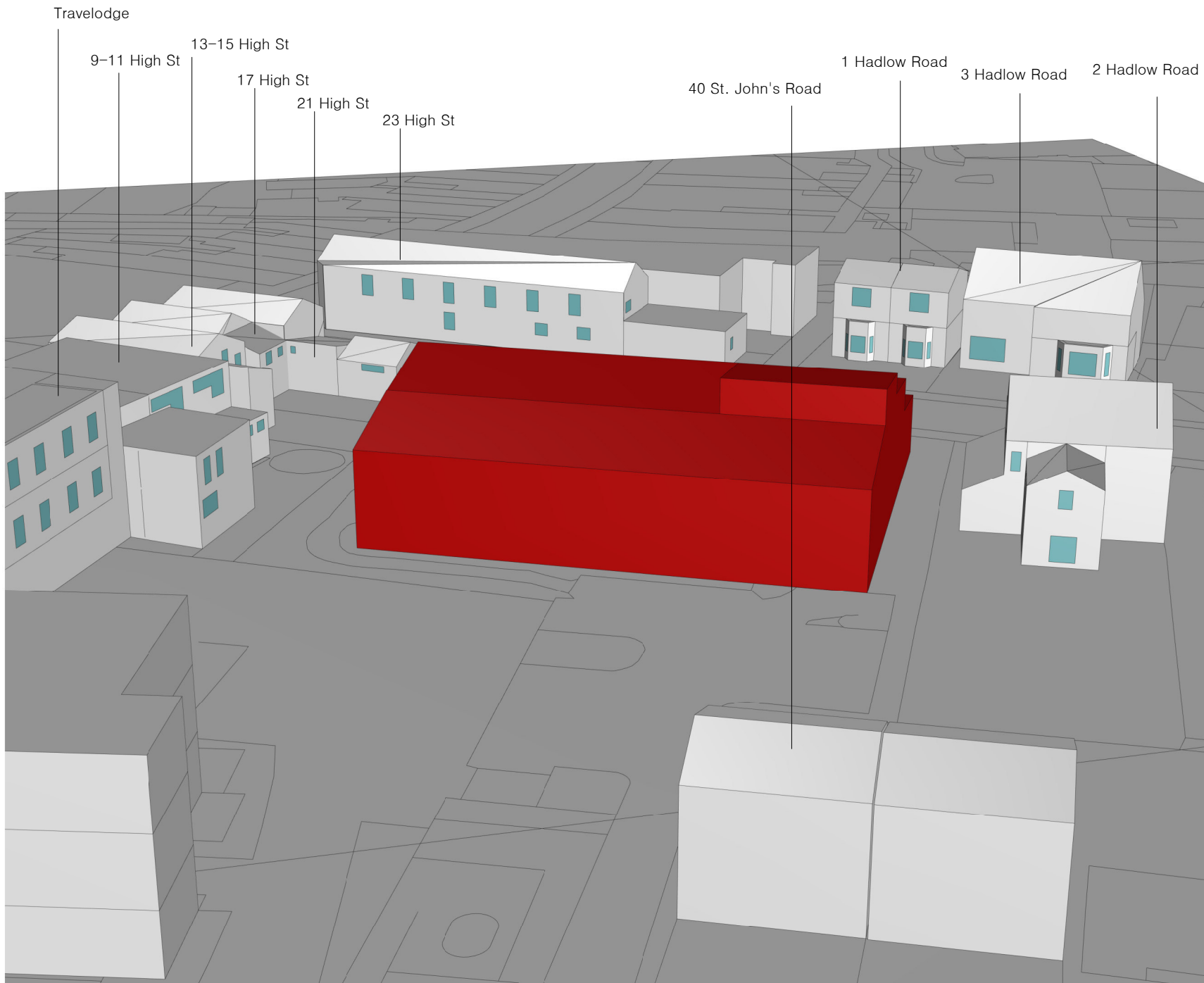
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3D Illustrations and Windows map



Project Name:

Sidcup Library

Drawing Name

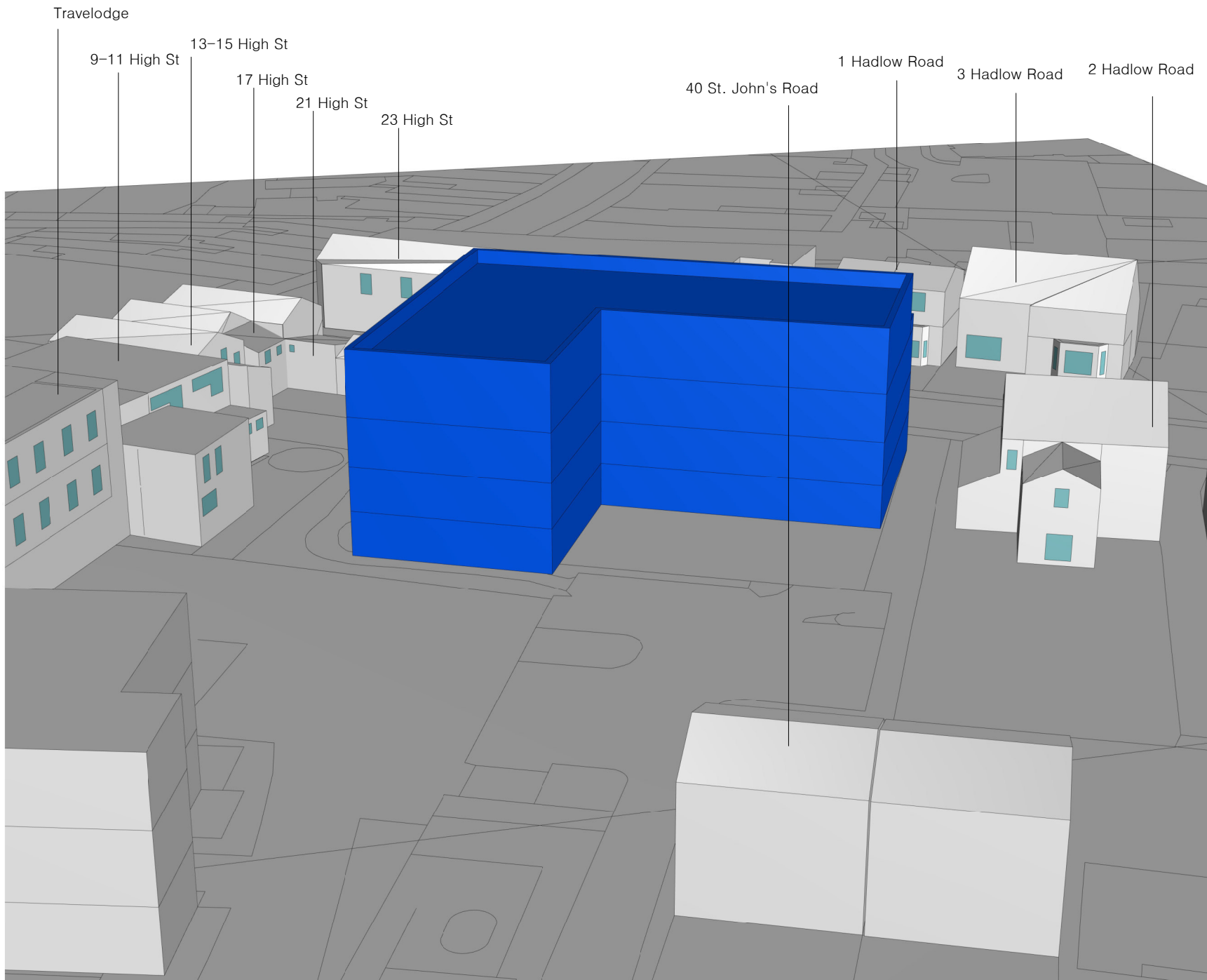
Existing development

Date:

08/10/2021

Drawing Number:

6207_A_02



Project Name:

Sidcup Library

Drawing Name

Proposed development

Date:

08/10/2021

Drawing Number:

6207_A_03



Project Name:

Sidcup Library

Drawing Name

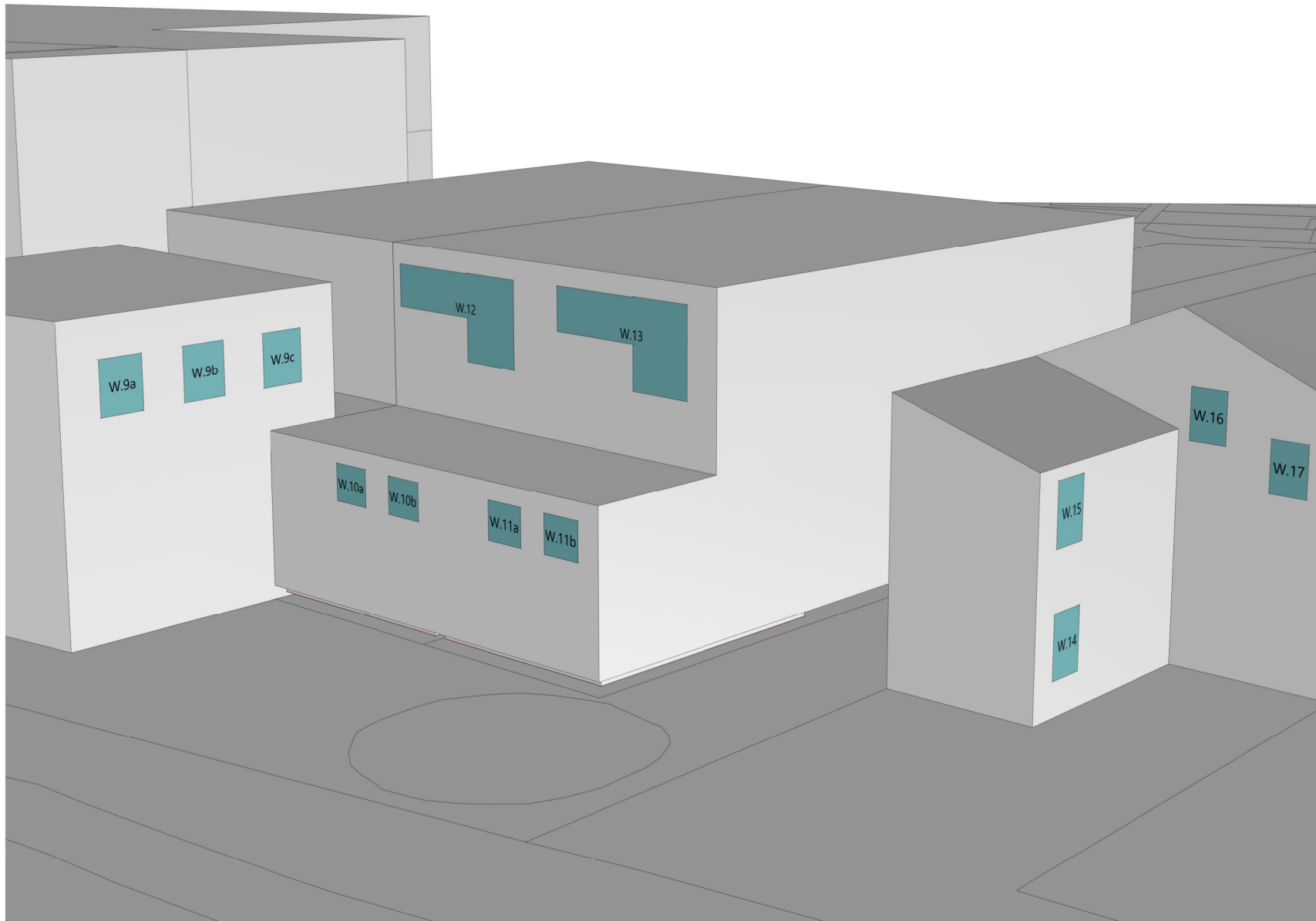
Windows Map
Travelodge

Date:

08/10/2021

Drawing Number:

6207_B_01



Project Name:

Sidcup Library

Drawing Name

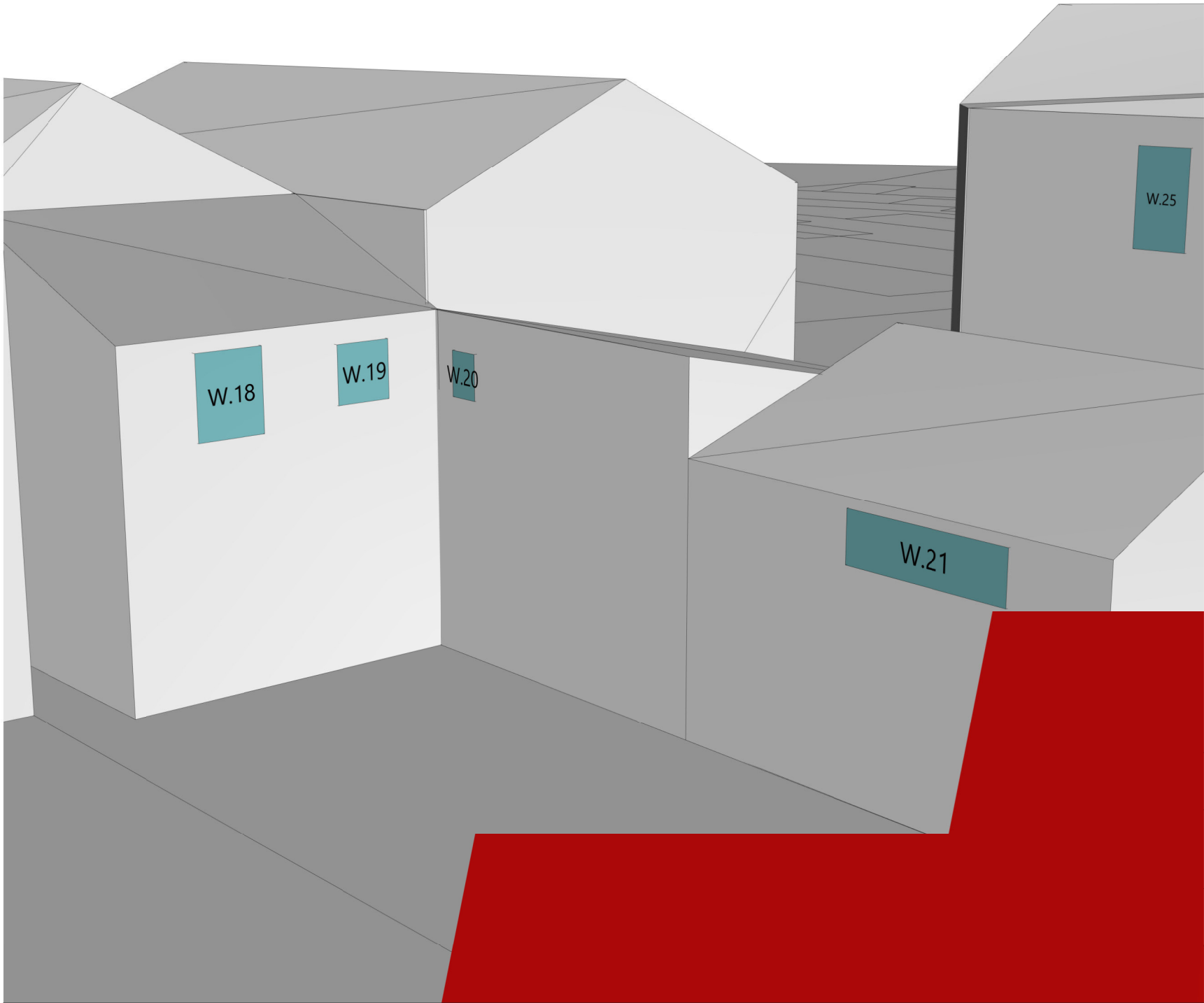
Windows Map
9-17 High Street

Date:

03/09/2021

Drawing Number:

6207_B_02



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Project Name:

Sidcup Library

Drawing Name

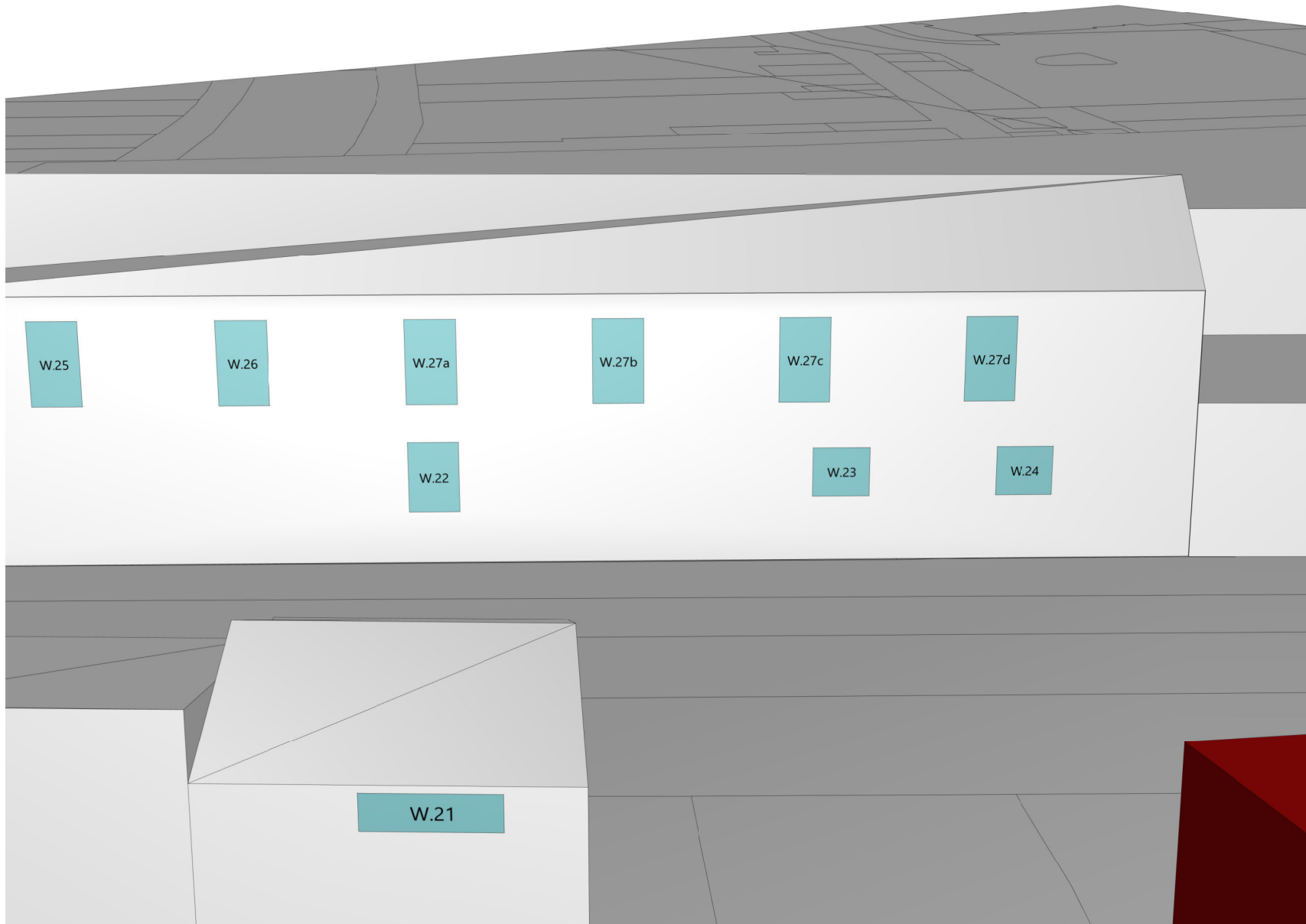
Windows Map
19–21 High Street

Date:

03/09/2021

Drawing Number:

6207_B_03



Project Name:

Sidcup Library

Drawing Name

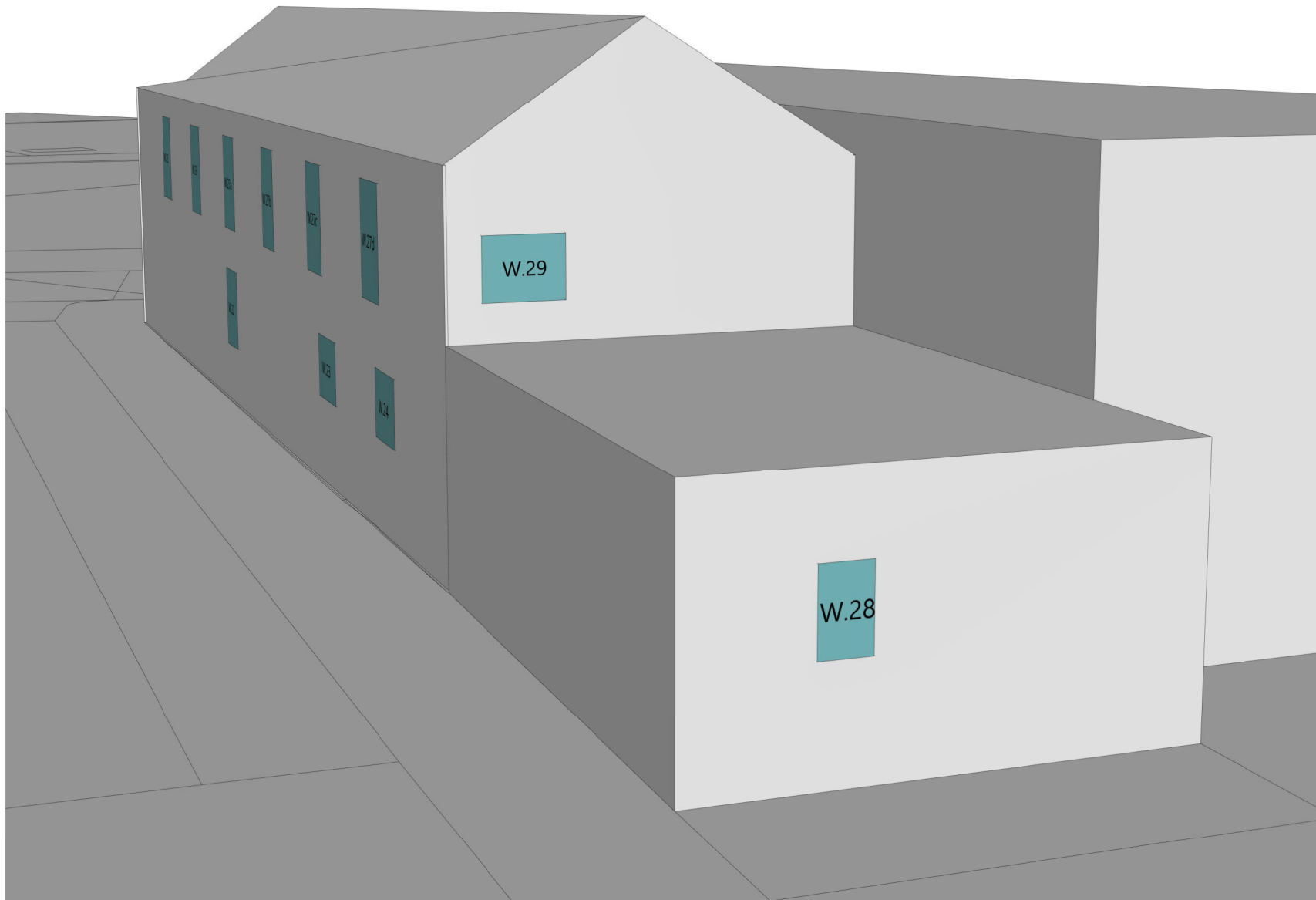
Windows Map
23 High Street- 1

Date:

03/09/2021

Drawing Number:

6207_B_04



Project Name:

Sidcup Library

Drawing Name

Windows Map
23 High Street-2

Date:

03/09/2021

Drawing Number:

6207_B_05



Project Name:

Sidcup Library

Drawing Name

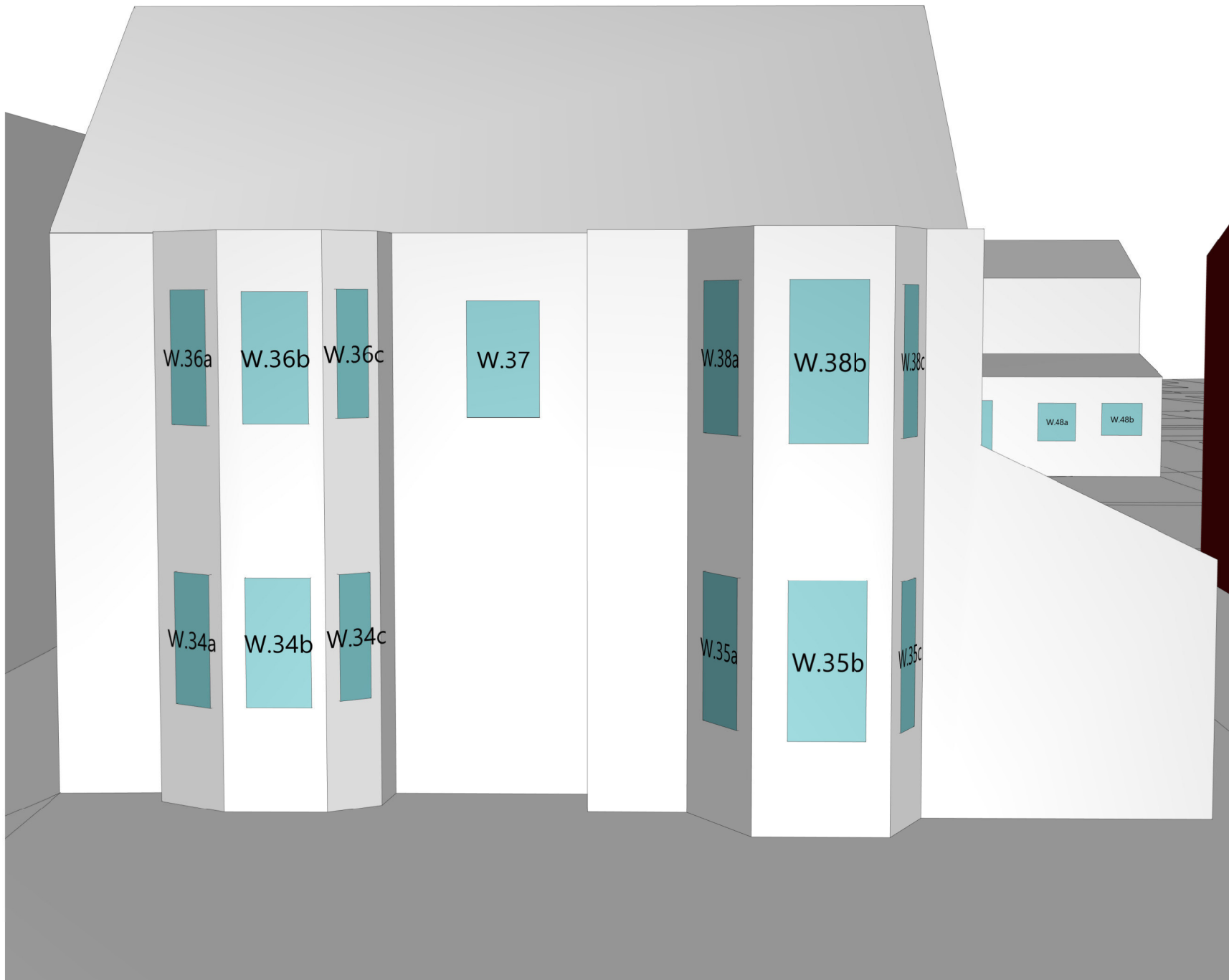
Windows Map
1 Hadlow Road

Date:

03/09/2021

Drawing Number:

6207_B_06



Project Name:

Sidcup Library

Drawing Name

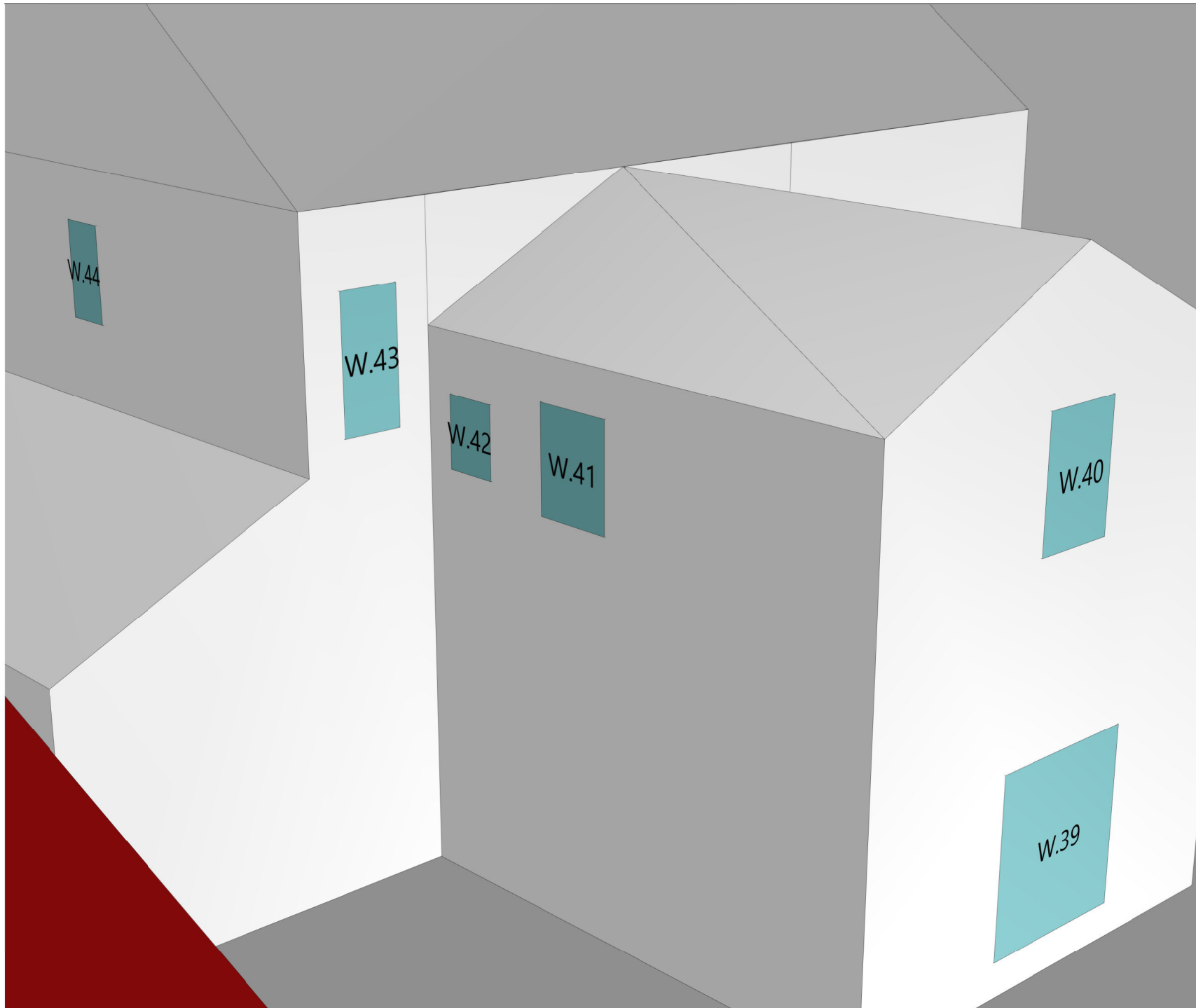
Windows Map
2 Hadlow Road-1

Date:

03/09/2021

Drawing Number:

6207_B_07



Project Name:

Sidcup Library

Drawing Name

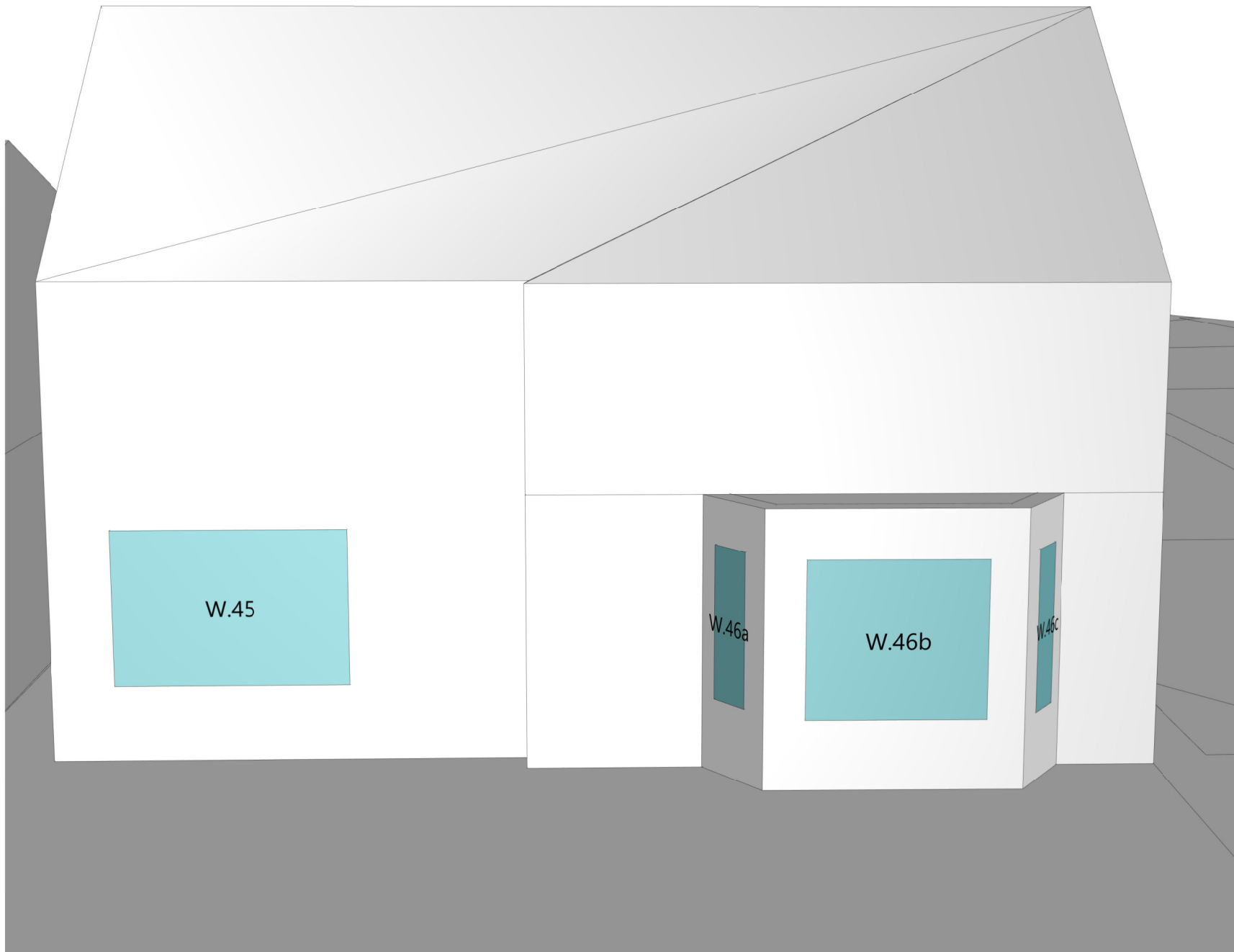
Windows Map
2 Hadlow Road -2

Date:

03/09/2021

Drawing Number:

6207_B_08



Project Name:

Sidcup Library

Drawing Name

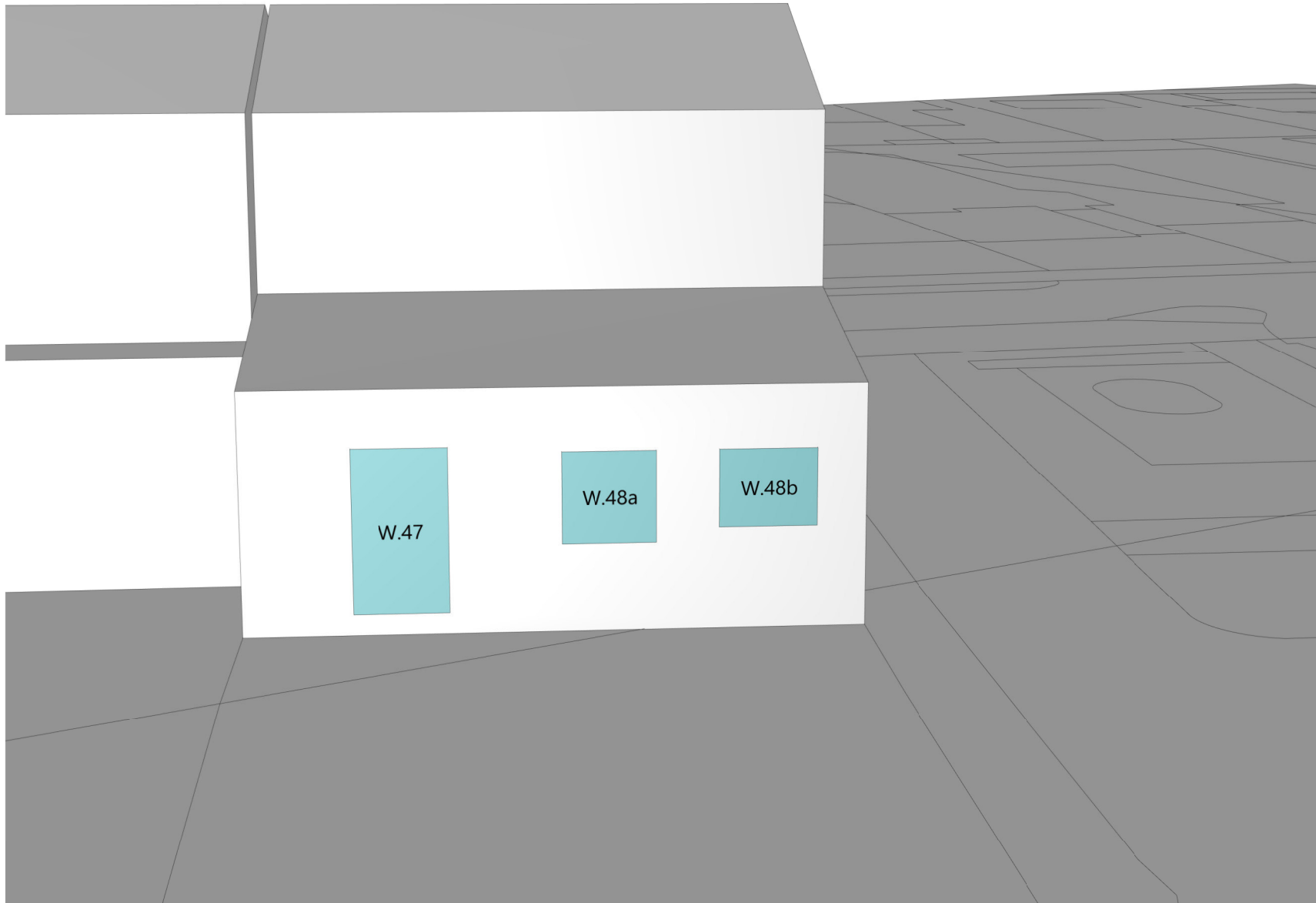
Windows Map
3 Hadlow Road

Date:

03/09/2021

Drawing Number:

6207_B_09



Project Name:

Sidcup Library

Drawing Name

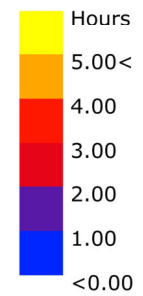
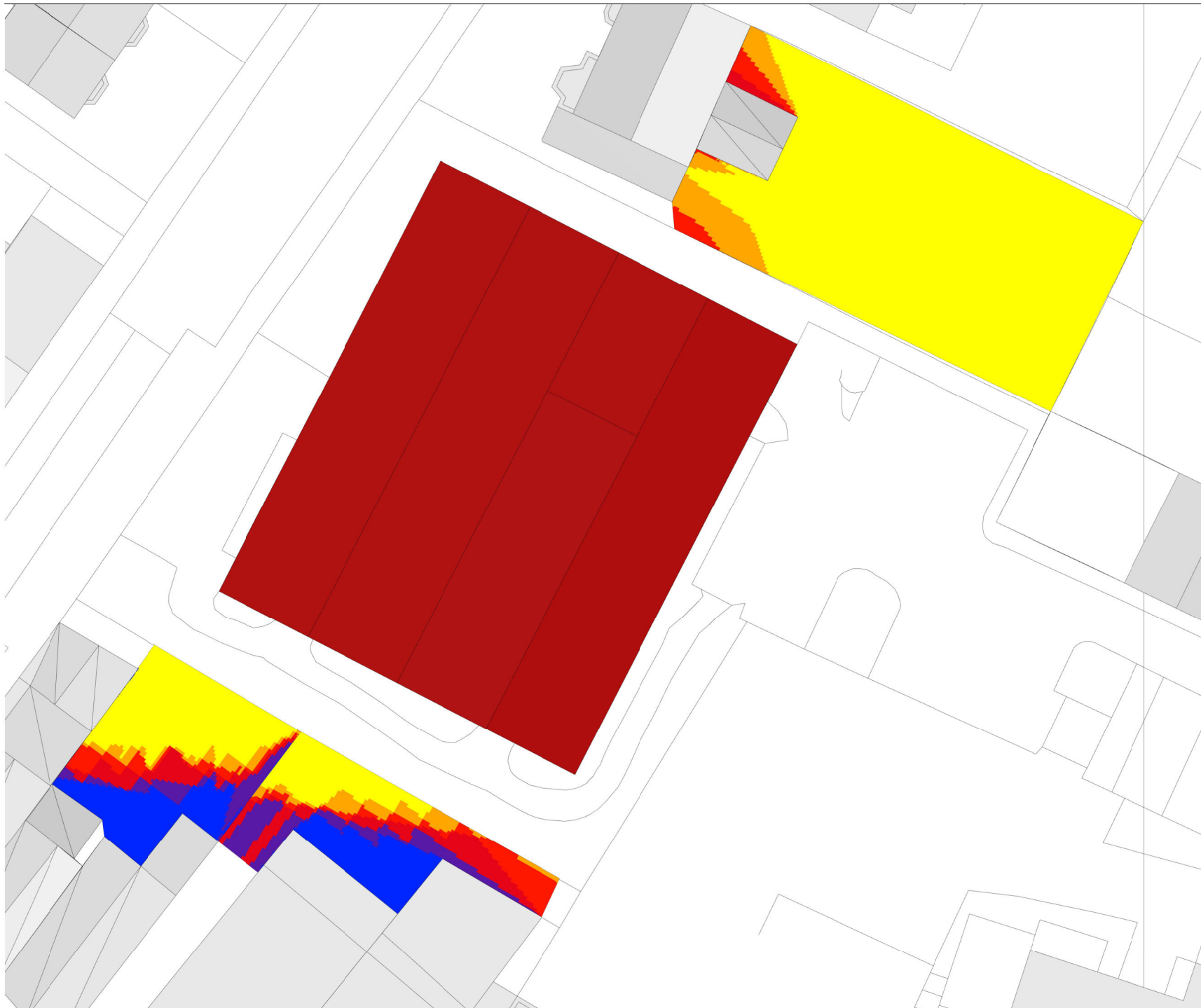
Windows Map
40 St. John's Road

Date:

03/09/2021

Drawing Number:

6207_B_10



SunlightHours

Project Name:

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Drawing Name

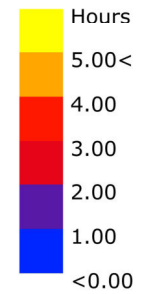
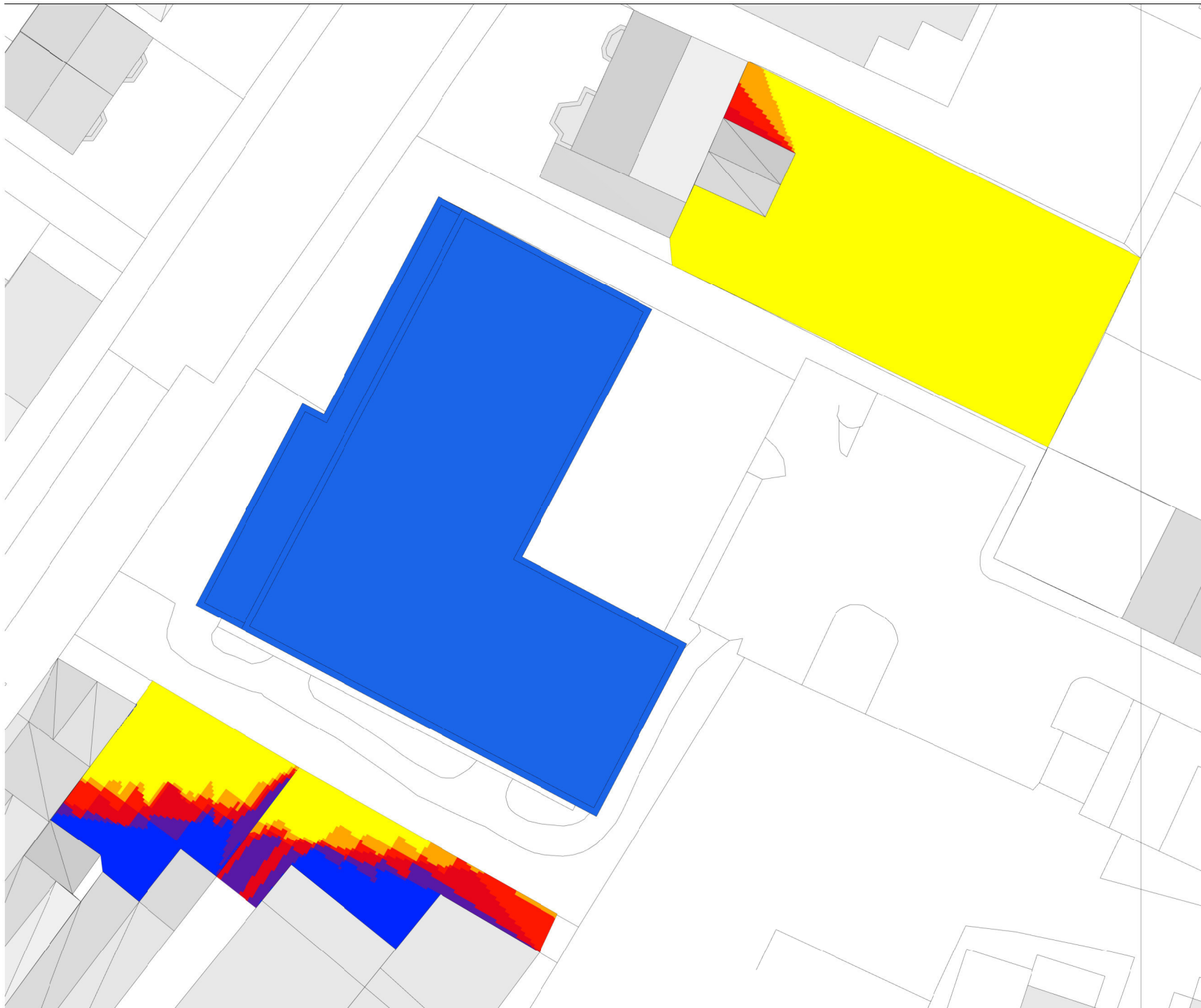
Garden – Sunlight Hours – Existing

Date:

08/10/2021

Drawing Number:

6207_C_01



SunlightHours

Project Name:

Sidcup Library

Drawing Name

Garden – Sunlight Hours –
Proposed

Date:

08/10/2021

Drawing Number:

6207_C_02

Appendix B

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Daylight and Sunlight results

Appendix B – Results

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Property			VSC Calculations				APSH Calculations						
Property	Window	Room type	VSC (%)		Loss	Compliance	Year (%)			Winter (%)			Compliance
			Before	After			Before	After	Loss	Before	After	Loss	
Travelodge	W.1	Unknown	36.67	34.77	5.2%	PASS	–	–	–	–	–	–	–
	W.2	Unknown	36.82	34.41	6.5%	PASS	–	–	–	–	–	–	–
	W.3	Unknown	36.73	33.66	8.4%	PASS	–	–	–	–	–	–	–
	W.4	Unknown	35.57	32.52	8.6%	PASS	–	–	–	–	–	–	–
	W.5	Unknown	38.53	37.26	3.3%	PASS	–	–	–	–	–	–	–
	W.6	Unknown	38.6	36.99	4.2%	PASS	–	–	–	–	–	–	–
	W.7	Unknown	38.64	36.53	5.5%	PASS	–	–	–	–	–	–	–
	W.8	Unknown	38.67	36	6.9%	PASS	–	–	–	–	–	–	–
9–11 High St	W.9	Unknown	32.19	25.23	21.6%	FAIL	–	–	–	–	–	–	–
	W.10a	Unknown	35.54	27.6	22.3%	PASS	–	–	–	–	–	–	–
	W.10b	Unknown	34.71	25.29	27.1%	FAIL	–	–	–	–	–	–	–
	W.11a	Unknown	34.12	29.79	12.7%	PASS	–	–	–	–	–	–	–
	W.11b	Unknown	33.78	30.06	11.0%	PASS	–	–	–	–	–	–	–
	W.11c	Unknown	31.87	28.7	9.9%	PASS	–	–	–	–	–	–	–
13–15 High St	W.12a	non-domestic	23.47	15.89	32.3%	FAIL	–	–	–	–	–	–	–
	W.12b	non-domestic	26.42	18.61	29.6%	FAIL	–	–	–	–	–	–	–
	W.13a	non-domestic	28.47	20.11	29.4%	FAIL	–	–	–	–	–	–	–
	W.13b	non-domestic	28.83	20.13	30.2%	FAIL	–	–	–	–	–	–	–
	W.14	Unknown	35.27	29.16	17.3%	PASS	–	–	–	–	–	–	–
	W.15	Unknown	36.06	28.94	19.7%	PASS	–	–	–	–	–	–	–

Appendix B – Results

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Property			VSC Calculations				APSH Calculations						
Property	Window	Room type	VSC (%)		Loss	Compliance	Year (%)			Winter (%)			Compliance
			Before	After			Before	After	Loss	Before	After	Loss	
17 High St	W.16	Unknown	26.53	25.26	4.8%	PASS	–	–	–	–	–	–	–
	W.17	Unknown	33.11	31.92	3.6%	PASS	–	–	–	–	–	–	–
	W.18	Unknown	35.68	30.56	14.3%	PASS	–	–	–	–	–	–	–
	W.19	Unknown	35.05	29.97	14.5%	PASS	–	–	–	–	–	–	–
19 High St	W.20	Unknown	34.9	29.96	14.2%	PASS	–	–	–	–	–	–	–
	W.21	Unknown	31.99	27.48	14.1%	PASS	–	–	–	–	–	–	–
21 High St	W.22	Unknown	26.54	24.91	6.1%	PASS	32.4	30.5	5.9	4.0	4.0	0.0	PASS
	W.23	Unknown	31.61	28.41	10.1%	PASS	48.2	44.3	8.1	19.1	19.0	0.5	PASS
23 High St	W.24	Unknown	33.85	31.48	7.0%	PASS	53.5	47.4	11.4	21.4	21.3	0.5	PASS
	W.25	Unknown	34.3	30.56	10.9%	PASS	55.3	47.5	14.1	23.6	23.4	0.8	PASS
	W.26	Unknown	34.09	29.11	14.6%	PASS	54.3	45.6	16.0	23.1	22.0	4.8	PASS
	W.27	Unknown	36.34	34.99	3.7%	PASS	58.0	54.0	6.9	24.4	24.4	0.0	PASS
	W.28	Unknown	36.26	34.59	4.6%	PASS	58.8	53.8	8.5	25.2	24.8	1.6	PASS
	W.29a	Unknown	36.27	34.19	5.7%	PASS	59.1	52.5	11.2	25.4	25.0	1.6	PASS
	W.29b	Unknown	36.25	33.67	7.1%	PASS	58.6	52.1	11.1	24.8	24.7	0.4	PASS
	W.29c	Unknown	36.19	33.01	8.8%	PASS	58.7	50.8	13.5	24.9	24.3	2.4	PASS
	W.29d	Unknown	36.05	31.91	11.5%	PASS	58.2	49.3	15.3	24.6	23.2	5.7	PASS
	W.30	Unknown	32.91	31.14	5.4%	PASS	–	–	–	–	–	–	–
1 Hadlow Road	W.31	Unknown	35.16	33.1	5.9%	PASS	–	–	–	–	–	–	–
	W.32a	Unknown	27.69	24.46	11.7%	PASS	50.5	42.4	16.0	20.6	14.1	31.6	PASS
	W.32b	Unknown	33.85	28.92	14.6%	PASS	53.4	45.4	15.0	20.4	13.8	32.4	PASS
	W.32c	Unknown	27.05	24.99	7.6%	PASS	–	–	–	–	–	–	–
	W.33a	Unknown	26.82	23.42	12.7%	PASS	47.5	40.1	15.6	20.6	13.8	33.0	PASS
	W.33b	Unknown	34.12	29.87	12.5%	PASS	53.7	46.7	13.0	21.2	14.4	32.1	PASS
	W.33c	Unknown	28.49	27.17	4.6%	PASS	–	–	–	–	–	–	–
	W.34	Unknown	36.94	33.28	9.9%	PASS	60.6	54.5	10.1	25.5	19.5	23.5	PASS
	W.35	Unknown	36.95	33.77	8.6%	PASS	60.9	55.5	8.9	25.6	20.2	21.1	PASS

Appendix B – Results

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Property			VSC Calculations				APSH Calculations						
Property	Window	Room type	VSC (%)		Loss	Compliance	Year (%)			Winter (%)			Compliance
			Before	After			Before	After	Loss	Before	After	Loss	
2 Hadlow Road	W.36a	Unknown	35.02	35.04	-0.1%	PASS	-	-	-	-	-	-	-
	W.36b	Unknown	36.24	35.84	1.1%	PASS	-	-	-	-	-	-	-
	W.36c	Unknown	30.64	29.79	2.8%	PASS	24.9	23.7	4.8	4.8	3.6	25.0	FAIL
	W.37a	Unknown	30.62	30.63	0.0%	PASS	-	-	-	-	-	-	-
	W.37b	Unknown	35.48	34.17	3.7%	PASS	-	-	-	-	-	-	-
	W.37c	Unknown	25.51	17.53	31.3%	FAIL	29.5	18.2	38.3	5.5	1.6	70.9	FAIL
	W.38a	Unknown	36.89	36.88	0.0%	PASS	-	-	-	-	-	-	-
	W.38b	Unknown	37.92	37.44	1.3%	PASS	-	-	-	-	-	-	-
	W.38c	Unknown	35.57	33.85	4.8%	PASS	41.6	37.4	10.1	10.9	6.7	38.5	PASS
	W.39	Unknown	32.4	32.4	0.0%	PASS	-	-	-	-	-	-	-
	W.40a	Unknown	34.01	33.99	0.1%	PASS	-	-	-	-	-	-	-
	W.40b	Unknown	37.77	36.3	3.9%	PASS	-	-	-	-	-	-	-
	W.40c	Unknown	33.13	21.32	35.6%	FAIL	46.5	27.6	40.6	17.1	2.6	84.8	FAIL
	W.41	Unknown	35.54	36.21	-1.9%	PASS	52.7	56.0	-6.3	17.4	20.8	-19.5	PASS
	W.42	Unknown	37.34	37.56	-0.6%	PASS	58.7	58.6	0.2	23.4	23.3	0.4	PASS
	W.43	Unknown	23.87	23.6	1.1%	PASS	47.4	45.6	3.8	16.9	21.5	-27.2	PASS
	W.44	Unknown	17.63	19.43	-10.2%	PASS	36.9	41.2	-11.7	14.9	20.9	-40.3	PASS
	W.45	Unknown	32.93	34.56	-4.9%	PASS	44.7	48.7	-8.9	16.2	21.1	-30.2	PASS
	W.46	Unknown	28.74	18.73	34.8%	FAIL	59.1	44.4	24.9	18.6	14.6	21.5	PASS
3 Hadlow Road	W.47	Unknown	34.39	31.21	9.2%	PASS	54.3	48.4	10.9	21.1	15.2	28.0	PASS
	W.48a	Unknown	29.24	26.45	9.5%	PASS	52.7	47.8	9.3	23.8	18.8	21.0	PASS
	W.48b	Unknown	33.95	31.62	6.9%	PASS	56.7	52.1	8.1	22.3	17.7	20.6	PASS
	W.48c	Unknown	31.34	31.23	0.4%	PASS	-	-	-	-	-	-	-
40 St. John's Road	W.49	Unknown	34.36	32.87	4.3%	PASS	-	-	-	-	-	-	-
	W.50a	Unknown	34.57	32.96	4.7%	PASS	-	-	-	-	-	-	-
	W.50b	Unknown	34.54	32.82	5.0%	PASS	-	-	-	-	-	-	-
			Total number of windows			73	Total number of windows						30
			Pass			64	Pass						27
						87.7%							90.0%
			Fail			9	Fail						3
						12.3%							10.0%

Appendix B – Results

D&Sunlight Impact Assessment

Sidcup Library

Property			NSL Calculations			
Property	Window	Room type	NSL (%)		Loss	Compliance
			Before	After		
Travelodge	R.1	Non-domestic	98.4	98.4	0.0%	PASS
	R.2	Non-domestic	98.9	98.9	0.0%	PASS
	R.3	Non-domestic	98.9	98.9	0.0%	PASS
	R.4	Non-domestic	99.6	99	0.6%	PASS
	R.5	Non-domestic	98.6	98.6	0.0%	PASS
	R.6	Non-domestic	99	99	0.0%	PASS
	R.7	Non-domestic	99.1	99.1	0.0%	PASS
	R.8	Non-domestic	99.8	99.8	0.0%	PASS
9–11 High St	R.9	Unknown	98.5	98.5	0.0%	PASS
	R.10	Unknown	100	87.2	12.8%	PASS
	R.11	Unknown	100	100	0.0%	PASS
13–15 High St	R.12	Non-domestic	84.4	41.9	50.4%	FAIL
	R.13	Non-domestic	78.7	39.9	49.3%	FAIL
	R.14	Unknown	98	98	0.0%	PASS
	R.15	Unknown	97.9	97.9	0.0%	PASS

Appendix B – Results

D&Sunlight Impact Assessment

Sidcup Library

eight
associates

Property			NSL Calculations			
Property	Window	Room type	NSL (%)		Loss	Compliance
			Before	After		
17 High St	R.16	Unknown	87.5	83.5	4.6%	PASS
	R.17	Unknown	86.8	82.3	5.2%	PASS
	R.18	Unknown	99	59.3	40.1%	FAIL
	R.19	Unknown	99.8	58.9	41.0%	FAIL
19 High St	R.20	Unknown	99.9	75.2	24.7%	FAIL
	R.21	Unknown	99.8	73.6	26.3%	FAIL
21 High St	R.22	Unknown	96.3	96.3	0.0%	PASS
	R.23	Unknown	99.6	99.3	0.3%	PASS
23 High St	R.24	Unknown	99.4	99.4	0.0%	PASS
	R.25	Unknown	99.3	97.3	2.0%	PASS
	R.26	Unknown	99.2	81.8	17.5%	PASS
	R.27	Unknown	98.5	98.5	0.0%	PASS
	R.28	Unknown	97.3	97.3	0.0%	PASS
	R.29	Unknown	98.4	98.4	0.0%	PASS
	R.30	Unknown	98.3	98.3	0.0%	PASS
	R.31	Unknown	99.9	99.9	0.0%	PASS
1 Hadlow Road	R.32	Unknown	98.3	70.6	28.2%	FAIL
	R.33	Unknown	98.6	76.5	22.4%	FAIL
	R.34	Unknown	99.1	99.1	0.0%	PASS
	R.35	Unknown	99.1	99.1	0.0%	PASS

Appendix B – Results

D&Sunlight Impact Assessment

Sidcup Library

Property			NSL Calculations			
Property	Window	Room type	NSL (%)		Loss	Compliance
			Before	After		
2 Hadlow Road	R.36	Unknown	98.3	98.3	0.0%	PASS
	R.37	Unknown	99.1	98.8	0.3%	PASS
	R.38	Unknown	97.8	97.8	0.0%	PASS
	R.39	Unknown	98.8	98.8	0.0%	PASS
	R.40	Unknown	99.4	98.5	0.9%	PASS
	R.41	Unknown	96.5	97.1	-0.6%	PASS
	R.42	Unknown	91.9	91.9	0.0%	PASS
	R.43	Unknown	70.2	70.6	-0.6%	PASS
	R.44	Unknown	58.5	83.9	-43.4%	PASS
	R.45	Unknown	95.3	96.4	-1.2%	PASS
	R.46	Unknown	97.2	32.8	66.3%	FAIL
3 Hadlow Road	R.47	Unknown	100	99.9	0.1%	PASS
	R.48	Unknown	98.6	93.3	5.4%	PASS
40 St. John's Road	R.49	Unknown	99.2	97	2.2%	PASS
	R.50	Unknown	100	100	0.0%	PASS
			Total number of rooms			50
			Pass			41
						82.0%
			Fail			9
						18.0%

Appendix B – Results

D&Sunlight Impact Assessment

Sidcup Library

Garden					
Area with at least 2 hours of sunlight (%)				Loss	Compliance
Property	Garden	Before	After		
9-15 High St	G.1	45.8	45.8	0.0%	PASS
17-19 High St	G.2	63.9	63.9	0.0%	PASS
2 Hadlow Road	G.3	97.3	97.3	0.0%	PASS
		Total number of gardens			3
		Pass			3
					100.0%
		Fail			0
					0.0%