



RE: Site Rear of 237 Bexley Road, DA8

08/01/2024

Our Reference: 5255/OW/ow

To Whom It May Concern,

I write in reference to the proposed development of the site to the rear of 237 Bexley Road, DA8. We were engaged by the developer to undertake an assessment of the proposed development in relation to daylight levels received by the proposed units.

An assessment was undertaken in line with the requirements of the BRE guidance document "Site Layout Planning for Daylight and Sunlight - a Guide to Good Practice", *Littlefair, P.*, 3rd Edition, BRE Press, 2022 and BS EN 17037: 2018+A1:2021 (with UK Annexe): 'Daylight in Buildings'.

The assessment of daylight within habitable rooms in the proposed units, shows that all rooms pass the requirements of the BRE Guidance and BS EN 17037, using the Target Daylight Factor method (DF_T). This assessment has been carried out for each habitable room in both proposed units.

The modelling was undertaken using a 3D CAD package, based on the drawings provided and assumptions listed in the report. The model included all nearby obstructions and therefore represents an accurate assessment of the daylight levels expected to be achieved within the rooms assessed.

We trust this is of use, but if any further detail is required, please let us know.

Yours faithfully

Ollie Westover,
Director