RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Within Development)



27 February 2026

56A Avenue Road
Bexleyheath
DA7 4EG

Regulated by RICS

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CONTENTS

1 EXECUTIVE SUMMARY 2
1.1 Overview 2

2 INFORMATION SOURCES 3
2.1 Documents Considered 3

3 METHODOLOGY OF THE ASSESSMENT 4
3.1 Local Planning Policy 4
3.2 National Planning Policy Framework 4
3.3 National Planning Practice Guidance 5
3.4 Interior Daylighting 5
3.5 Exposure to Sunlight 7
3.6 Trees and Hedges 7

4 RESULTS OF THE ASSESSMENT 9
4.1 Windows Analysed 9
4.2 Interior Daylighting 9
4.3 Exposure to Sunlight 9
4.4 Conclusion 9

5 CLARIFICATIONS 11
5.1 General 11

APPENDICES

APPENDIX 1 WINDOW KEY
APPENDIX 2 DAYLIGHT PROVISION DATA & CONTOURS
APPENDIX 3 EXPOSURE TO SUNLIGHT DATA

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Avanti property management Ltd to undertake a daylight and sunlight assessment in connection with the development at 56A Avenue Road, Bexleyheath DA7 4EG. The aim of the assessment is to check whether the proposed accommodation will provide its future occupiers with adequate levels of natural light.

1.1.2 The assessment is based on the numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a good practice guide, 3rd Edition' by P J Littlefair 2022.

1.1.3 Appendix 1 identifies the windows analysed in this assessment. Daylight provision data and contours for the habitable rooms are presented in Appendix 2. Exposure to sunlight data is provided in Appendix 3.

1.1.4 The numerical results demonstrate an overall high level of compliance with the BRE recommendations. Whilst there are instances where the Daylight Provision targets are not met, the results are not abnormal in the context of an urban location. The NPPF requires developments to provide acceptable living standards whilst making efficient use of land. The NPPG and BRE guide explain that acceptability is dependent on context and location. The BRE guide also explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. The local authority should therefore balance daylight and sunlight considerations against all other material planning considerations when deciding whether to grant planning permission.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on the following drawings:

3D House Surveys

Ground floor	Rev -
First floor	Rev -
Second floor	Rev -
Front elevation	Rev -
Rear elevation	Rev -
Right side elevation	Rev -
left side elevation	Rev -
Site plan	Rev -

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022. The BRE guide is based on European standard BS EN 17037 'Daylight in Buildings', 2019 (BS EN 17037).

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:

3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:

3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

"Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 National Planning Practice Guidance

3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Interior Daylighting

3.4.1 The BRE guide recommends that interior daylighting is checked using the daylight provision test set out in BS EN 17037. The test measures both the amount of daylight, as well as the distribution of daylight within a room. The test is applied to habitable rooms such as living rooms and bedrooms. A kitchen is generally deemed to be a habitable room if it is large enough to accommodate a dining area. If the kitchen is small and is solely used for cooking purposes, then the accepted practice is to treat the kitchen as a non-habitable room. The BRE guide recommends that if the layout means that a small internal kitchen is inevitable, it should be directly linked to a well daylit room.

3.4.2 The assessment is carried out using a grid of points on a horizontal reference plane in each room. In accordance with the BRE recommendations, we have set the reference plane at 850mm above the floor and have excluded assessment points from a 0.3m wide band around the perimeter of each room.

3.4.3 The UK National Annex to BS EN 17037 gives UK specific minimum illuminance recommendations which we have set as the targets for this project. The targets comprise of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens to be exceeded over at least 50% of the reference plane.

3.4.4 Where a room has a shared use, the highest target should apply. However, the BRE guide explains that local authorities could use discretion here. The guide gives the example where the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.

3.4.5 In the case of the proposed development, it has not been possible to achieve the 200 lux target for all living/dining/kitchen areas. One solution to this issue would have been to subdivide off the kitchens to make non-habitable non-daylit kitchens, which would not have a requirement for daylight. However, in our opinion this would result in a lower quality of accommodation. Therefore, we have instead applied a 150 lux target to the living/dining/kitchen areas as per the example given in the BRE guide. In our opinion, the 150 lux target is justified as it avoids separate small non-daylit kitchens and results in an overall better standard of accommodation.

3.4.6 The data in Appendix 2 includes the lux target we have assigned to each room, together with the percentage of the reference plane that meets the target. The median illuminance (lux) achieved for each room is also presented. Where the median illuminance exceeds the lux target, this means the lux target has been achieved over at least 50% of the assessment grid.

3.4.7 The daylight provision test may be carried out using either the daylight factor method, or the interior illuminance method. For the purpose of this assessment, we have adopted the daylight factor method. Using the conversion table set out in the BRE guide, we have expressed the results in terms of lux.

3.4.8 Since the assessment is based on a computer simulation, it is necessary to set various surface reflectance values. For example, a 0.6 reflectance means that 60% of the light hitting the surface will be reflected. The BRE guide states that it is necessary to make an allowance for the deterioration of surface finishes. Furniture within the rooms will also have an impact on daylight provision. Since the computer model used in the simulation does not include furniture, the BRE guide recommends that an allowance for this is also made within the reflectance values. For this reason, we have set out below, both the manufacturer's reflectance values, and the values used in the simulation. The simulation values include allowances for furniture and the deterioration of the surfaces. Should product substitutions be required, products with equal reflectance values should be chosen to ensure the daylight results presented in this report are achieved.

Surface	**Product**	**Product Reflectance**	**Simulation Reflectance**
Interior walls	Dulux Light & Space Absolute White	0.93	0.8
Ceilings	Dulux Light & Space Absolute White	0.93	0.8
Floors	Kahrs engineered wood (Ash Coral)	0.62	0.4
Development cladding	BRE default value	n/a	0.2

Balcony floors	Portland stone	0.6	0.5
Balcony soffits	Dulux Weathershield Brilliant White	0.92	0.6
Neighbouring buildings	BRE default value	n/a	0.2
Mirror	Generic value	n/a	0.95
Glass	Generic value	n/a	0.1
Exterior ground	BRE default value	n/a	0.2

3.4.9 The simulation is based on double-glazed windows with a glazed area that equates to 80% of the structural opening size. The glazing consists of a Pilkington 4mm Optifloat Clear outer pane and a Pilkington 6.4mm OptiLam K Glass S inner pane, which has an overall manufacturer's direct transmittance of 0.82. In accordance with the BRE guide, the simulation includes maintenance factors to allow for the effect of dirt on the glazing.

3.5 Exposure to Sunlight

3.5.1 The BRE guide states that the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon.

3.5.2 The BRE guide states that, in general, a dwelling will appear reasonably sunlit provided:

- at least one main window wall faces within 90 degrees of due south, and
- a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.

3.5.3 The guide states that, where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations.

3.6 Trees and Hedges

3.6.1 Appendix G of the BRE guide gives guidance on trees and hedges. The guide states that trees and hedges vary in their effects on skylight and sunlight and most tree species will cast partial shade.

3.6.2 In accordance with the BRE guide, we have factored the transparency and reflectance characteristics of any nearby trees and hedges into the daylight and sunlight calculations. Tables G1 and G2 in Appendix G of the BRE guide outline the transparency and reflectance values for a number of common tree types, which we used as a basis for our assessment.

3.6.3 When applying the daylight provision test to a property which has deciduous trees surrounding it, the calculations are repeated for summer and winter conditions. In the winter, when the tree crown has a much higher transparency, more light is able to penetrate through the branches. Therefore, in the winter daylight provision is usually higher than in the summer when the tree is in full bloom.

3.6.4 The BRE guide notes that, if the recommended daylight provision targets are exceeded in both summer and winter, then daylight would be considered adequate. The guide adds that, for a room where the minimum value is exceeded in winter but not in summer, daylight provision year-round is still likely to be adequate, but it is clear that the trees are having some effect on daylight.

3.6.5 The BRE guide recommends that where trees may affect exposure to sunlight, the calculations should first be carried out with deciduous trees treated as opaque objects. The calculations should then be repeated without deciduous trees entirely. This gives the range of potential sunlight hours. Evergreen trees and hedges should also always be assessed as opaque objects.

3.6.6 If the minimum recommendation is met with opaque trees, then sunlight would be adequate. If the minimum recommendation is not reached with either opaque trees or no trees, then sunlight would be considered inadequate. For a room where the recommendation is exceeded without trees, but not with opaque trees, sunlight provision may be adequate, but the trees will have some effect on the sunlight received.

4 RESULTS OF THE ASSESSMENT

4.1 Windows Analysed

4.1.1 Appendix 1 identifies the windows serving habitable rooms analysed in this assessment.

4.2 Interior Daylighting

4.2.1 Daylight provision data and contours for the habitable rooms are presented in Appendix 2.

4.2.2 The results confirm that all habitable rooms tested meet or surpass the BRE minimum illuminance recommendations in summer, with the exception of the bedroom served by window 10. However, the BRE guide explains that providing the targets are met in the winter months, daylight year-round is likely to be adequate. In this case, around 90% of all habitable rooms tested surpass the BRE minimum winter recommendations (i.e. 9 of the total 10 rooms meet or surpass their winter targets). This is a very high level of compliance in the context of an urban development site.

4.3 Exposure to Sunlight

4.3.1 Exposure to sunlight data is provided in Appendix 3.

4.3.2 All dwellings have at least one main window which faces within 90 degrees of due south. When considering the deciduous trees as opaque objects, all dwellings also have a living room which receives a total of at least 1.5 hours of sunlight on 21 March. The proposed development therefore satisfies the BRE exposure to sunlight requirements.

4.4 Conclusion

4.4.1 The numerical results demonstrate an overall high level of compliance with the BRE recommendations. Whilst there are instances where the Daylight Provision targets are not met, the results are not abnormal in the context of an urban location. The NPPF requires developments to provide acceptable living standards whilst making efficient use of land. The NPPG and BRE guide explain that acceptability is dependent on context and location. The BRE guide also explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout

design. The local authority should therefore balance daylight and sunlight considerations against all other material planning considerations when deciding whether to grant planning permission.

5 CLARIFICATIONS

5.1 General

5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.

5.1.2 The assessment is limited to assessing daylight, sunlight of the proposed development as set out in section 2.1 and 3.1 of the BRE guide.

5.1.3 The assessment is based on the information listed in section 2 of this report. The assessment has been undertaken without access to the proposed development site or neighbouring properties.

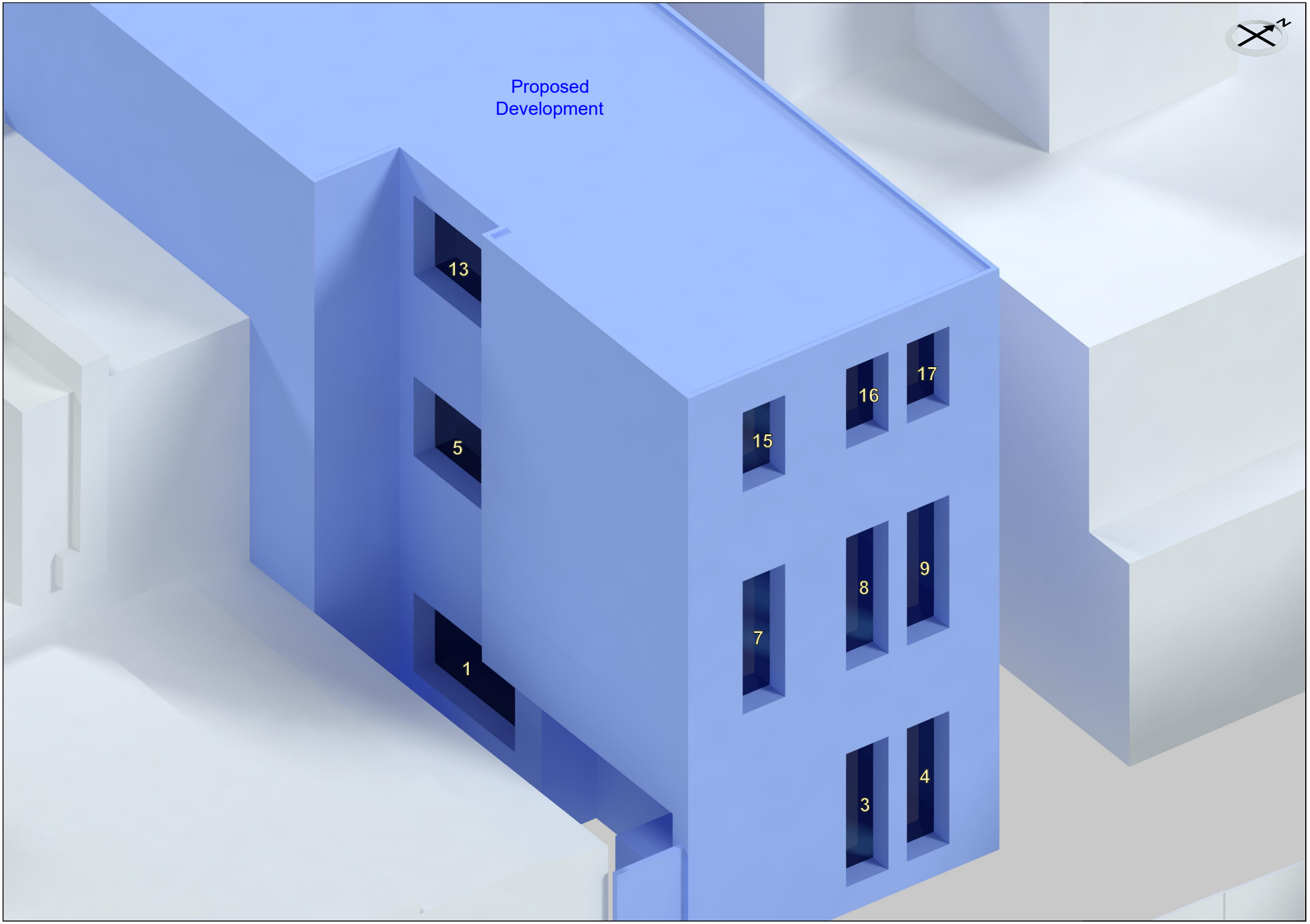
5.1.4 We have undertaken the survey following the guidelines of the RICS publication “Surveying Safely”. Where limited access is available, assumptions will have been made.

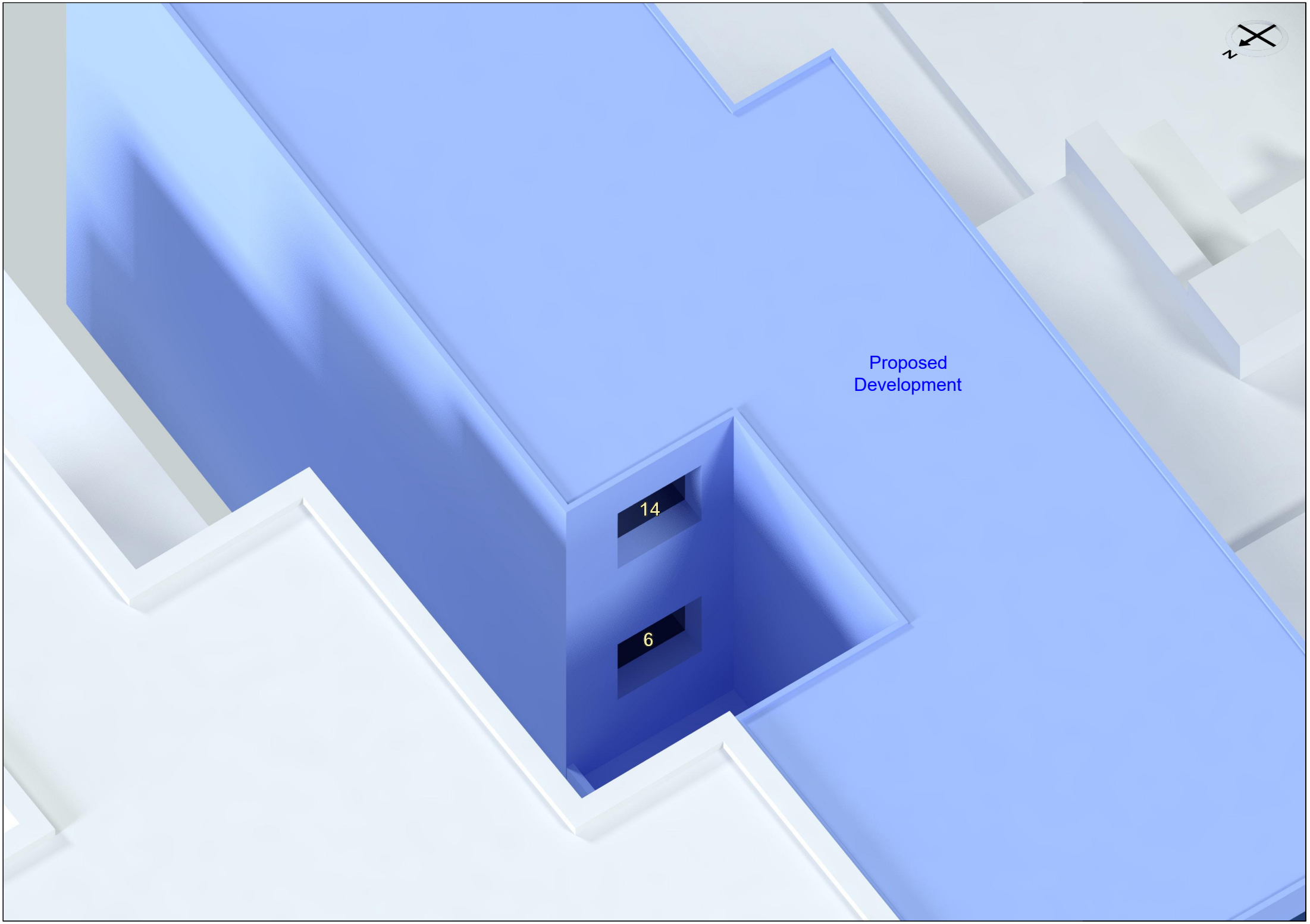
5.1.5 This report is based upon and subject to the scope of work set out in Right of Light Consulting’s quotation and standard terms and conditions.

APPENDICES

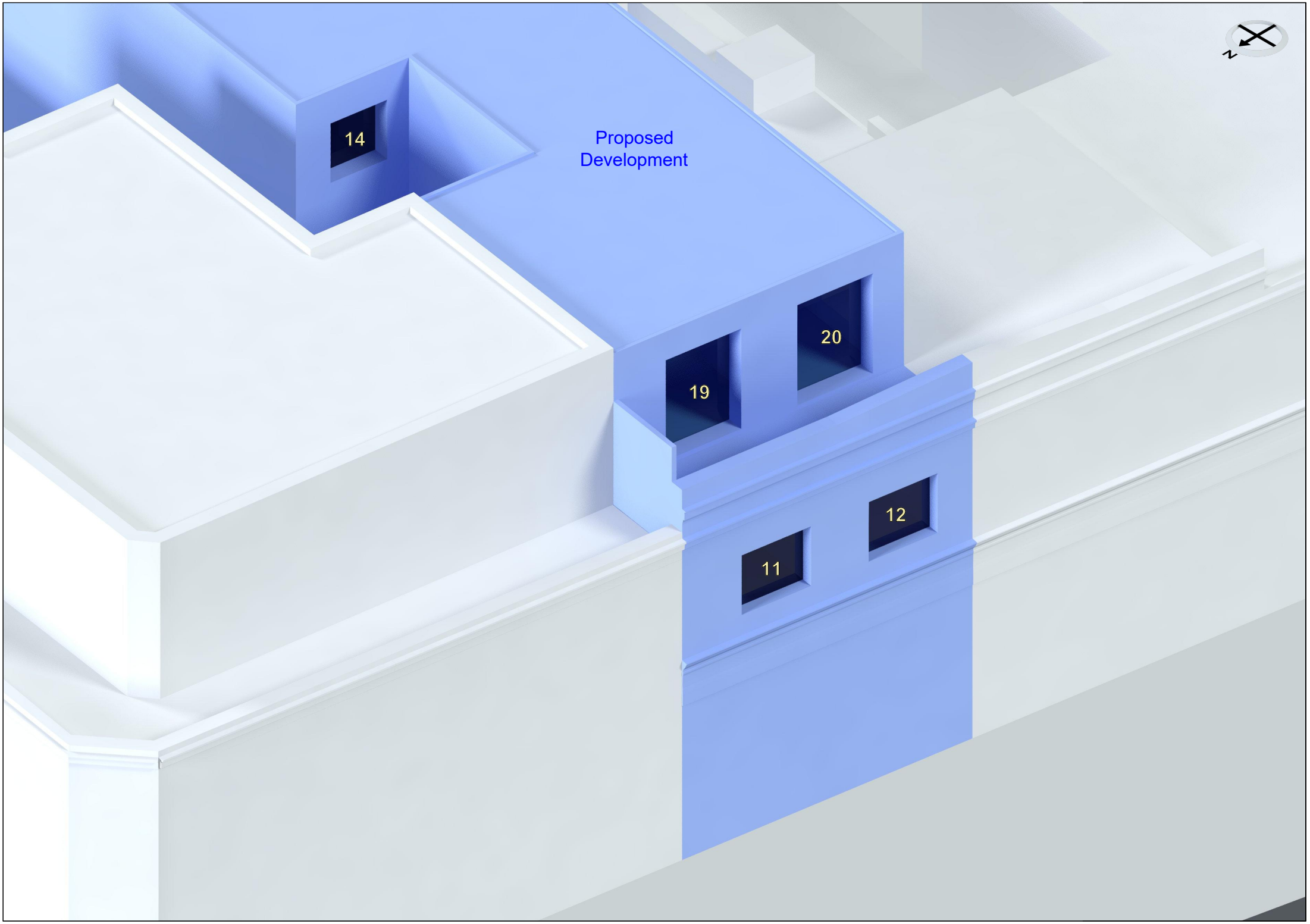
APPENDIX 1

WINDOW KEY


Proposed
Development
13
5
1
15
16
17
7
8
9
3
4


Proposed
Development
14
6


Proposed
Development
18
10
2
N


14
Proposed
Development
19
20
12
11
N

APPENDIX 2

DAYLIGHT PROVISION DATA & CONTOURS

Appendix 2 - Daylight Provision (Winter)
56A Avenue Road, Bexleyheath DA7 4EG

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
56A Avenue Road (Flat 1)						
Ground Floor						
Window 1	Bedroom	100	50%	100%	Yes	262
Window 2	Small Kitchen	N/A	N/A	0%	N/A	18
Window 3 to 4	Living/Dining	150	50%	100%	Yes	268
56A Avenue Road (Flat 2)						
First Floor						
Window 5 to 6	Living/Dining/Kitchen	150	50%	52%	Yes	152
Window 7 to 9	Bedroom	100	50%	100%	Yes	488
56A Avenue Road (Flat 3)						
First Floor						
Window 10	Bedroom	100	50%	21%	No	50
Window 11 to 12	Living/Dining/Kitchen	150	50%	100%	Yes	309
56A Avenue Road (Flat 4)						
Second Floor						
Window 13 to 14	Living/Dining/Kitchen	150	50%	92%	Yes	227
Window 15 to 17	Bedroom	100	50%	100%	Yes	364
56A Avenue Road (Flat 5)						
Second Floor						
Window 18 to 19	Living/Dining/Kitchen	150	50%	92%	Yes	439
Window 20	Bedroom	100	50%	100%	Yes	652

Proposed Ground Floor

Daylight Provision Contours



Key:

- 200 lux and above
- 150 lux to 199 lux
- 100 lux to 149 lux
- Below 100 lux
- Window reference

Drawing Title:	Daylight Provision Contours
Scale:	Do not scale
Drawing No:	1 of 3
Rev.	-

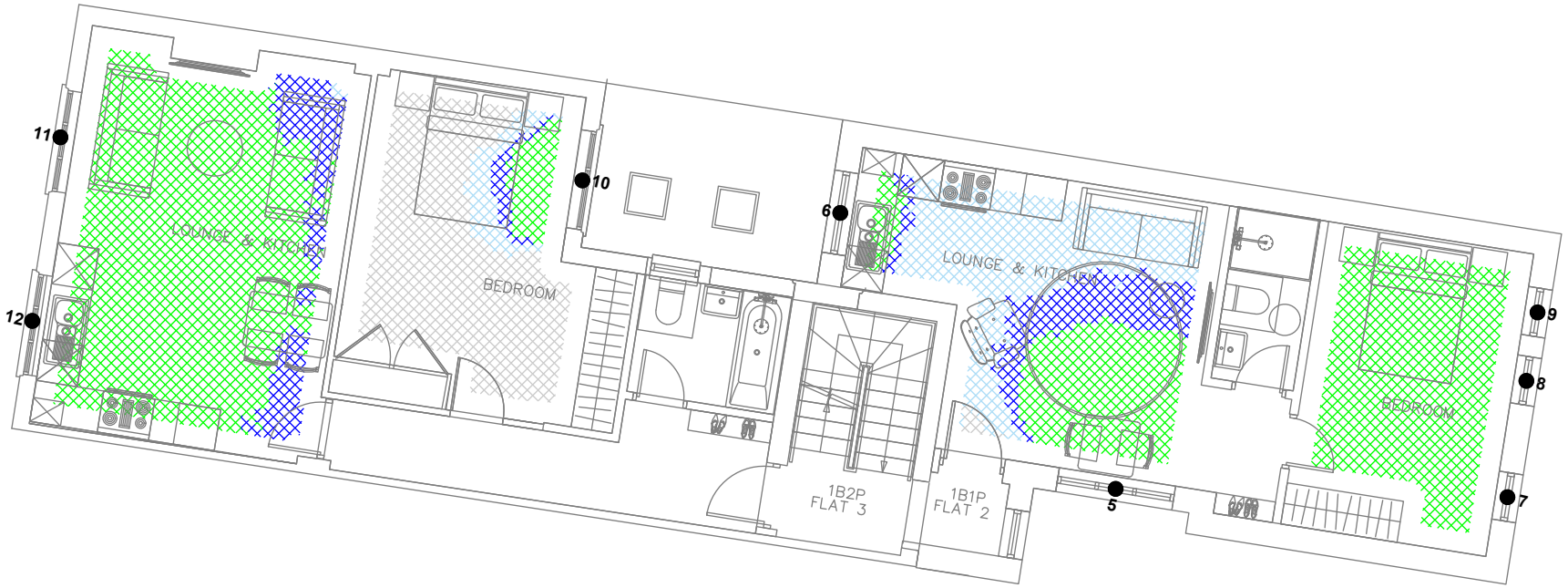
Rev	Date	Details of revision

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Proposed First Floor

Daylight Provision Contours



Key:

- 200 lux and above
- 150 lux to 199 lux
- 100 lux to 149 lux
- Below 100 lux
- Window reference

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 2 of 3 | Rev. -

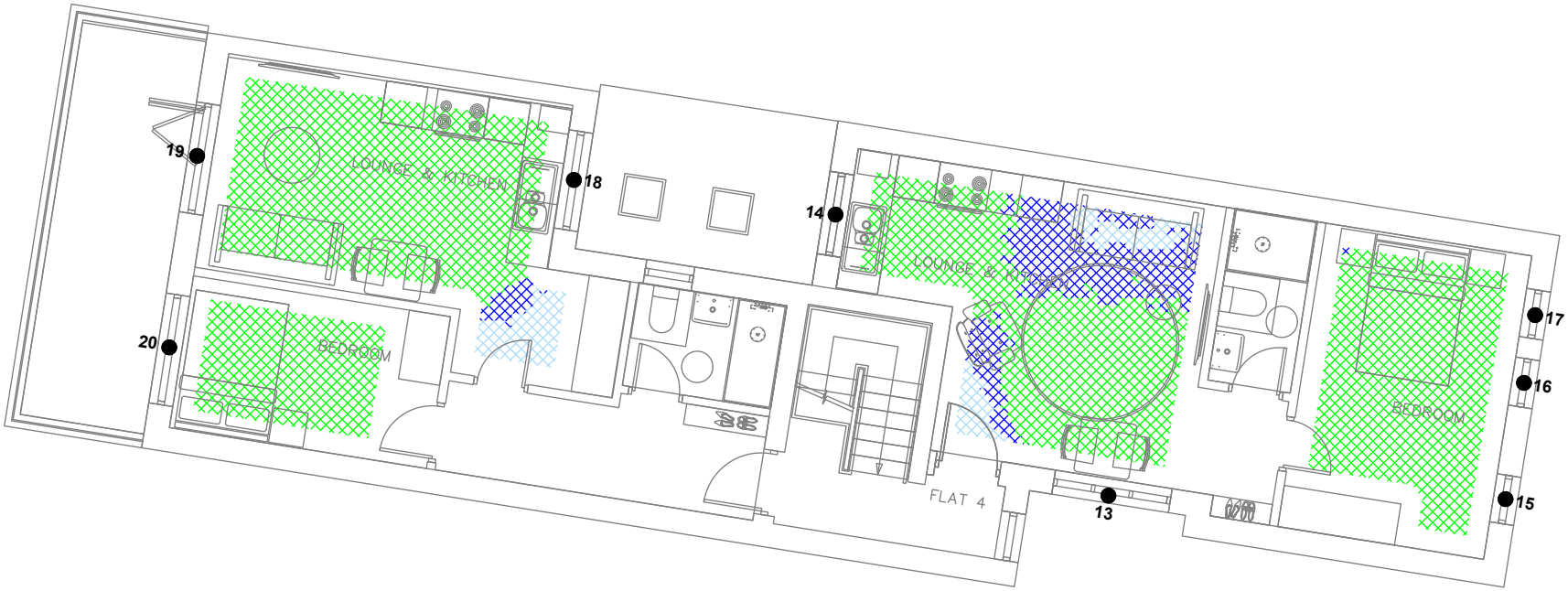
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Proposed Second Floor

Daylight Provision Contours



Key:

- 200 lux and above
- 150 lux to 199 lux
- 100 lux to 149 lux
- Below 100 lux
- Window reference

Drawing Title:	Daylight Provision Contours
Scale:	Do not scale
Drawing No:	3 of 3
Rev.	-

Rev	Date	Details of revision

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Appendix 2 - Daylight Provision (Summer)
56A Avenue Road, Bexleyheath DA7 4EG

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
56A Avenue Road (Flat 1)						
Ground Floor						
Window 1	Bedroom	100	50%	100%	Yes	261
Window 2	Small Kitchen	N/A	N/A	0%	N/A	18
Window 3 to 4	Living/Dining	150	50%	100%	Yes	267
56A Avenue Road (Flat 2)						
First Floor						
Window 5 to 6	Living/Dining/Kitchen	150	50%	50%	Yes	150
Window 7 to 9	Bedroom	100	50%	100%	Yes	486
56A Avenue Road (Flat 3)						
First Floor						
Window 10	Bedroom	100	50%	21%	No	50
Window 11 to 12	Living/Dining/Kitchen	150	50%	100%	Yes	309
56A Avenue Road (Flat 4)						
Second Floor						
Window 13 to 14	Living/Dining/Kitchen	150	50%	91%	Yes	226
Window 15 to 17	Bedroom	100	50%	100%	Yes	364
56A Avenue Road (Flat 5)						
Second Floor						
Window 18 to 19	Living/Dining/Kitchen	150	50%	92%	Yes	439
Window 20	Bedroom	100	50%	100%	Yes	652

Proposed Ground Floor

Daylight Provision Contours



Key:

- 200 lux and above
- 150 lux to 199 lux
- 100 lux to 149 lux
- Below 100 lux
- Window reference

Drawing Title:	Daylight Provision Contours
Scale:	Do not scale
Drawing No:	1 of 3
Rev.	-

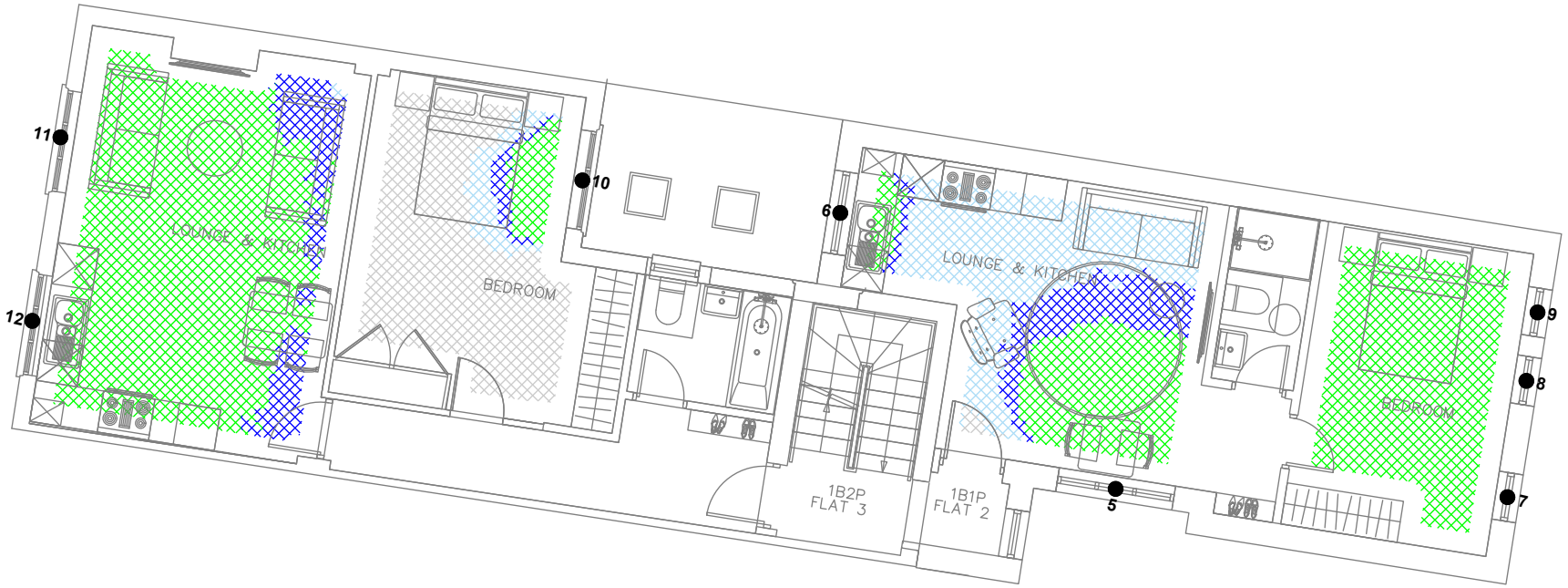
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Proposed First Floor

Daylight Provision Contours



Key:

- 200 lux and above
- 150 lux to 199 lux
- 100 lux to 149 lux
- Below 100 lux
- Window reference

Drawing Title:	Daylight Provision Contours
Scale:	Do not scale
Drawing No:	2 of 3
Rev.	-

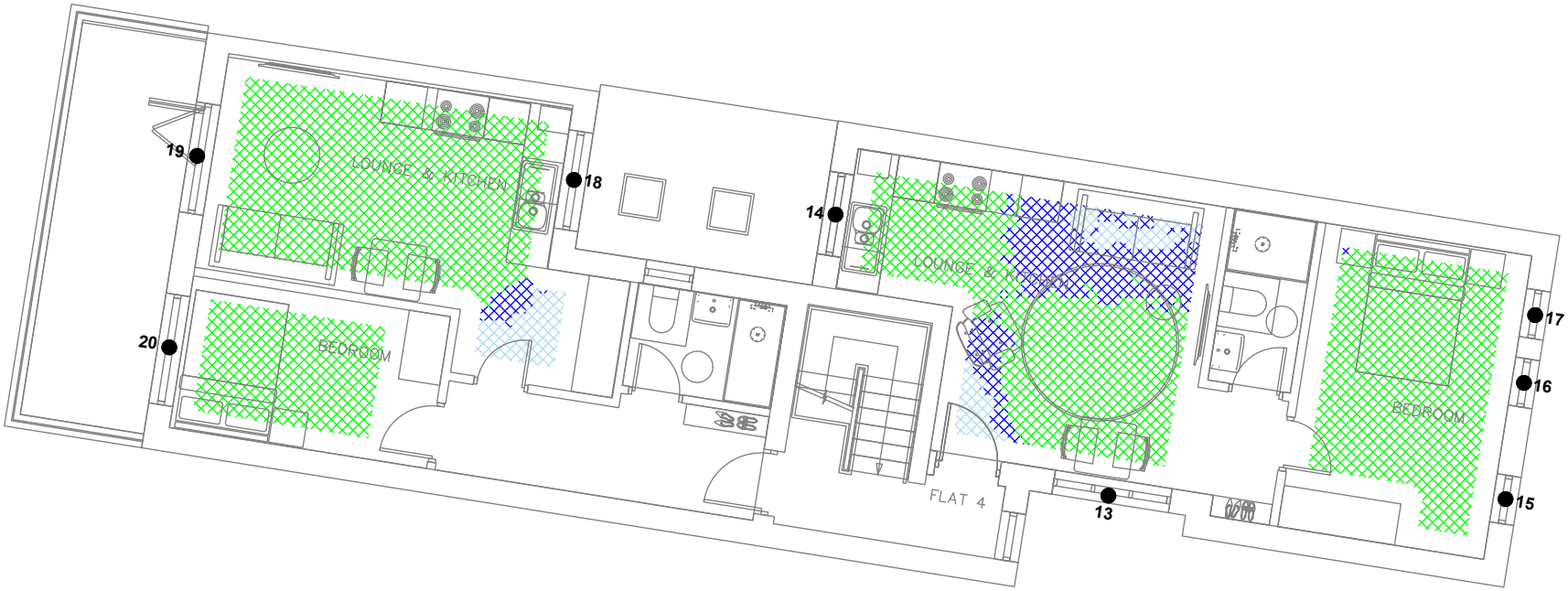
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Proposed Second Floor

Daylight Provision Contours



Key:

- 200 lux and above
- 150 lux to 199 lux
- 100 lux to 149 lux
- Below 100 lux
- Window reference

Drawing Title:	Daylight Provision Contours
Scale:	Do not scale
Drawing No:	3 of 3
Rev.	-

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APPENDIX 3

EXPOSURE TO SUNLIGHT DATA

Appendix 3 - Sunlight Exposure (Including Trees)
56A Avenue Road, Bexleyheath DA7 4EG

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
56A Avenue Road (Flat 1)				
Ground Floor				
Window 1	Bedroom	1.5 hours	5.9 hours	Yes
Window 2	Small Kitchen	1.5 hours	0 hours	
Window 3 to 4	Living/Dining	1.5 hours	2.8 hours	
56A Avenue Road (Flat 2)				
First Floor				
Window 5 to 6	Living/Dining/Kitchen	1.5 hours	5.3 hours	Yes
Window 7 to 9	Bedroom	1.5 hours	2.8 hours	
56A Avenue Road (Flat 3)				
First Floor				
Window 10	Bedroom	1.5 hours	0 hours	Yes
Window 11 to 12	Living/Dining/Kitchen	1.5 hours	3.3 hours	
56A Avenue Road (Flat 4)				
Second Floor				
Window 13 to 14	Living/Dining/Kitchen	1.5 hours	5.3 hours	Yes
Window 15 to 17	Bedroom	1.5 hours	2.8 hours	
56A Avenue Road (Flat 5)				
Second Floor				
Window 18 to 19	Living/Dining/Kitchen	1.5 hours	2.9 hours	Yes
Window 20	Bedroom	1.5 hours	2.9 hours	

Appendix 3 - Sunlight Exposure (Excluding Trees)
56A Avenue Road, Bexleyheath DA7 4EG

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
56A Avenue Road (Flat 1)				
Ground Floor				
Window 1	Bedroom	1.5 hours	5.9 hours	Yes
Window 2	Small Kitchen	1.5 hours	0 hours	
Window 3 to 4	Living/Dining	1.5 hours	2.8 hours	
56A Avenue Road (Flat 2)				
First Floor				
Window 5 to 6	Living/Dining/Kitchen	1.5 hours	5.3 hours	Yes
Window 7 to 9	Bedroom	1.5 hours	2.8 hours	
56A Avenue Road (Flat 3)				
First Floor				
Window 10	Bedroom	1.5 hours	0 hours	Yes
Window 11 to 12	Living/Dining/Kitchen	1.5 hours	3.3 hours	
56A Avenue Road (Flat 4)				
Second Floor				
Window 13 to 14	Living/Dining/Kitchen	1.5 hours	5.3 hours	Yes
Window 15 to 17	Bedroom	1.5 hours	2.8 hours	
56A Avenue Road (Flat 5)				
Second Floor				
Window 18 to 19	Living/Dining/Kitchen	1.5 hours	2.9 hours	Yes
Window 20	Bedroom	1.5 hours	2.9 hours	