


LONDON BOROUGH OF BARKING AND DAGENHAM

RIGHTS OF LIGHT/DAYLIGHT AND SUNLIGHT PRELIMINARY DESK-TOP ENVELOPE ASSESSMENT

Assessment date:	April 2021 v1.0	Reference:	108549-105/46/DTO/SMM
Site ID:	6 (3)	Name/address:	Garages Site off Fambridge Road, Dagenham, London, RM8 1NS (South Plot)
Size of plot:	518 sq. m (approx.)		
Existing use:	Single vehicle garages with associated hardstanding/outdoor areas.		
Site description:	<p><u>Site</u></p> <p>Outdoor area with terraced, single-storey garages residing to the east of Fambridge Road and access to the Site is via one of the access roads off Fambridge Road.</p> <p><u>Neighbouring land</u></p> <p>North: Small patch of vacant land vested in London Borough of Barking & Dagenham (LBBD) abutting the north of the Site, and two-storey terraced houses with gardens constructed circa 1940s fronting Fambridge Road with rear gardens and sheds to the north east of the Site.</p> <p>East and South: Park/recreational land forming part of The Robert Clack Comprehensive Upper School, directly abutting the entire eastern and southern boundary with the Site.</p> <p>West: Two-storey terraced houses with gardens constructed circa 1950s to the west of Fambridge Road, with rear gardens and sheds facing the Site. Fambridge Road sits between the Site and the houses here mentioned.</p>		
Title number:	<p>The Site is shown shaded blue in the coloured block plan below.</p> <p>The Site falls within, and forms a small part of, title number EGL331359. The title cannot be currently obtained from the Land Register however we assume that it is vested in London Borough of Barking & Dagenham (LBBD).</p> <p>Title EGL331359 includes some of the land that neighbours and surrounds the Site.</p>		

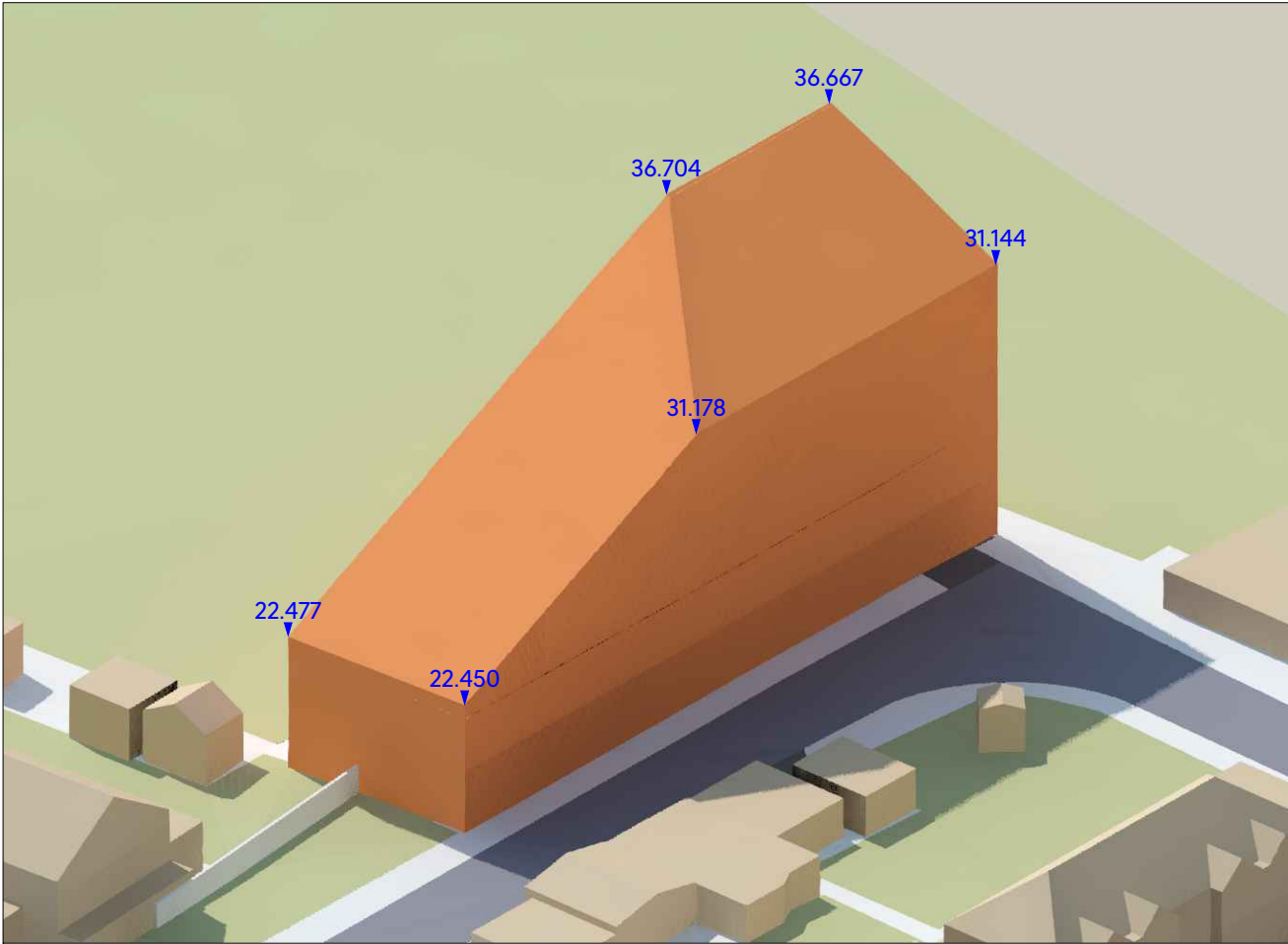
Site plan:	
Site survey:	<p>This report has been prepared with reference to:</p> <ol style="list-style-type: none"> (1) a topographic measured survey for the Site produced for LBBD by 40Seven Limited land surveyors, and (2) a 3D solid model of the Site the neighbouring land/buildings/structures prepared from photogrammetric information, and (3) photographic images available via online portal or taken on site.
Important assumptions:	<p>The envelope study described in this report, assumes that all windows to the buildings neighbouring the Site will have acquired rights of light because either:</p> <ol style="list-style-type: none"> (1) the freehold titles of the buildings neighbouring the Site are not owned by the LBBD, but have been independently owned for more than 20 years <p>or:</p> <ol style="list-style-type: none"> (2) the freehold titles of the buildings neighbouring the Site are owned by the LBBD, but the lessees occupying the buildings enjoy rights under the terms of their respective leases.
RoL commentary:	The key constraints are the terrace of houses, to the north east boundary numbered 2, 4 and 6 Fambridge Road.
Daylight and Sunlight commentary:	<p>The key constraints are, again, the terrace of houses, to the north east boundary numbered 2, 4 and 6 Fambridge Road.</p> <p>All neighbouring properties are in residential use. As such the residential properties, would need to be assessed for sunlight and daylight.</p>

Approach to Envelope Study	<p>The envelope shows the approximate volume which can be placed on the Site without causing material impacts to the right to light and daylight amenity of the existing surrounding residential properties.</p> <p>The approach taken to producing the envelope is based on the 25-degree principle, namely: where development does <u>not</u> subtend a line projected at an angle of 25 degrees from the horizontal (from the centre of the lowest habitable room windows in adjacent residential properties) then sufficient natural light should remain available to the rooms lit by those windows.</p>																																	
Area schedule:	<p>Area schedule confirming estimated developable GEA based on the 3D envelope model in Appendix 1 to which the reader is referred:</p> <table><tr><th colspan="3">Additional GEA Area Schedule (Site 6)</th></tr><tr><td colspan="3">*Area measured at 1.5m above FFL (GEA)</td></tr><tr><th>LEVEL / FLOOR</th><th>AREA SQ M</th><th>AREA SQ FT</th></tr><tr><td>Ground</td><td>518.0</td><td>5,576</td></tr><tr><td>First</td><td>518.0</td><td>5,576</td></tr><tr><td>Second</td><td>501.7</td><td>5,400</td></tr><tr><td>Third</td><td>424.5</td><td>4,569</td></tr><tr><td>Fourth</td><td>347.4</td><td>3,739</td></tr><tr><td>Fifth</td><td>225.0</td><td>2,422</td></tr><tr><td>Sixth</td><td>56.3</td><td>606</td></tr><tr><td>OVERALL TOTAL</td><td>2,590.9</td><td>27,888</td></tr></table> <p>Note:</p> <p>Storey height assumed – 3 metres floor to floor</p> <p>GEA – Gross External Area</p> <p>FFL – Finished Floor Level</p>	Additional GEA Area Schedule (Site 6)			*Area measured at 1.5m above FFL (GEA)			LEVEL / FLOOR	AREA SQ M	AREA SQ FT	Ground	518.0	5,576	First	518.0	5,576	Second	501.7	5,400	Third	424.5	4,569	Fourth	347.4	3,739	Fifth	225.0	2,422	Sixth	56.3	606	OVERALL TOTAL	2,590.9	27,888
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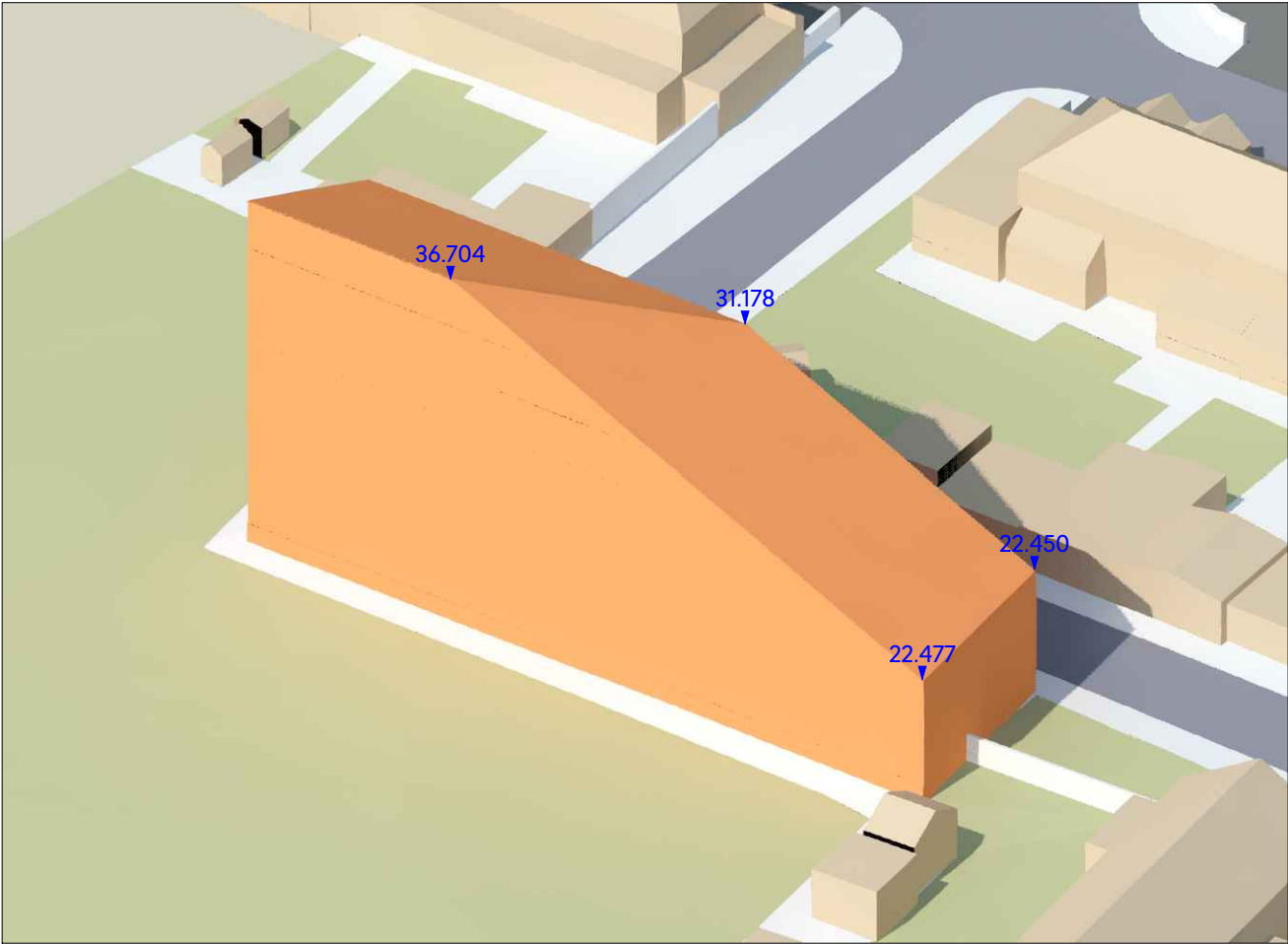
Comments on development volume:	<p>GEA is relatively unrestricted on the ground-floor storey through to the third-floor storey. The GEA reduces significantly on the fourth, fifth and sixth-floor levels.</p> <p>Restrictions are more significant to the north east of the plot, along the boundary with the residential properties numbered 2, 4 and 6 Fambridge Road.</p> <p>The envelope study suggests that a three-storey new development would be feasible. Although detailed technical studies might confirm fewer problems than anticipated, we, nevertheless, suggest that a three-storey new development would be a low risk proposal in both daylight/sunlight amenity terms and rights of light terms.</p> <p>Construction of a development with an overall mass/volume that exceeds the envelope described in this report might be achievable, but this would need to be verified by more detail legal analysis and more detailed 3D CAD modelling and technical analysis.</p>
Risk rating:	<p>Low – assuming that the development contemplated does not exceed the GEA, or envelope profiles advised in this report.</p>
Further comments:	<p>As the interpretation of levels, height and volume is not precise, the following would be beneficial in developing the accuracy of the risk rating and may result in the risk reducing:</p> <ol style="list-style-type: none"> I. Measured surveys of elevations of the neighbouring properties identifying more accurately, inter alia, window locations and sizes, II. Basic architects massing models of the scheme proposals; and III. A solicitor's legal title review for the titles to the Site and the surrounding properties. <p>In relation to mitigation of risks, at this early stage, only limited advice can be offered; we recommend that any new development proposed seeks to minimise the exceedance of the envelope wherever possible. This will reduce adverse impacts and limit planning risk and compensation exposure/injunction risk in relation to rights to light.</p> <p>In relation to rights of light compensation exposure, the full effects cannot be determined until the proposed massing and its position on the Site is fully defined. It is therefore, recommended that once the design has evolved/been fixed, a more detailed assessment should be carried out so that rights of light injury risks and compensation estimates can be better identified, and mitigation strategies can be suggested.</p>

Appendix 1

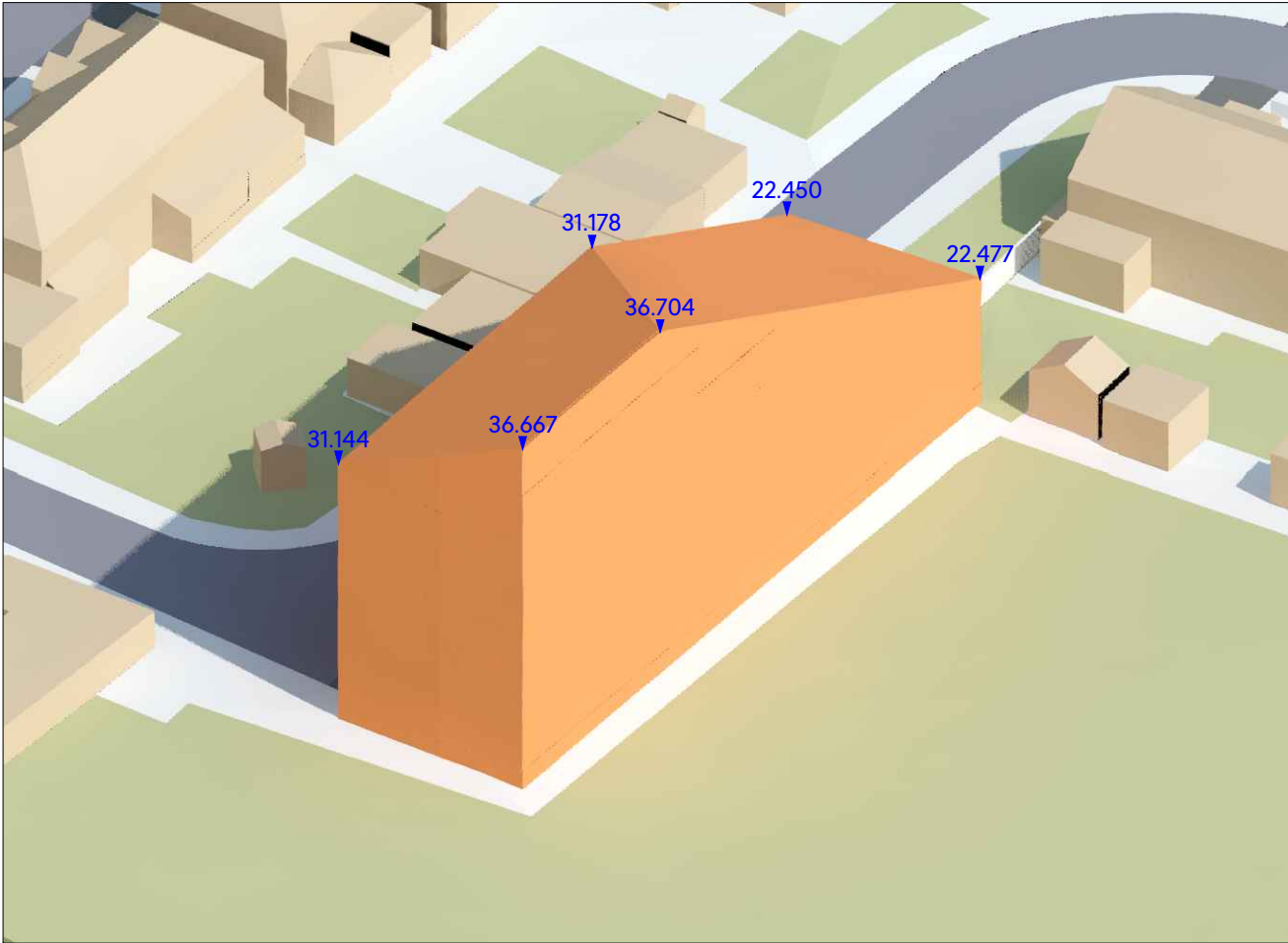
Hollis Drawing 108549_SITE6_03
showing envelope massing for
Fambridge Road RM8 1NS (South Plot)



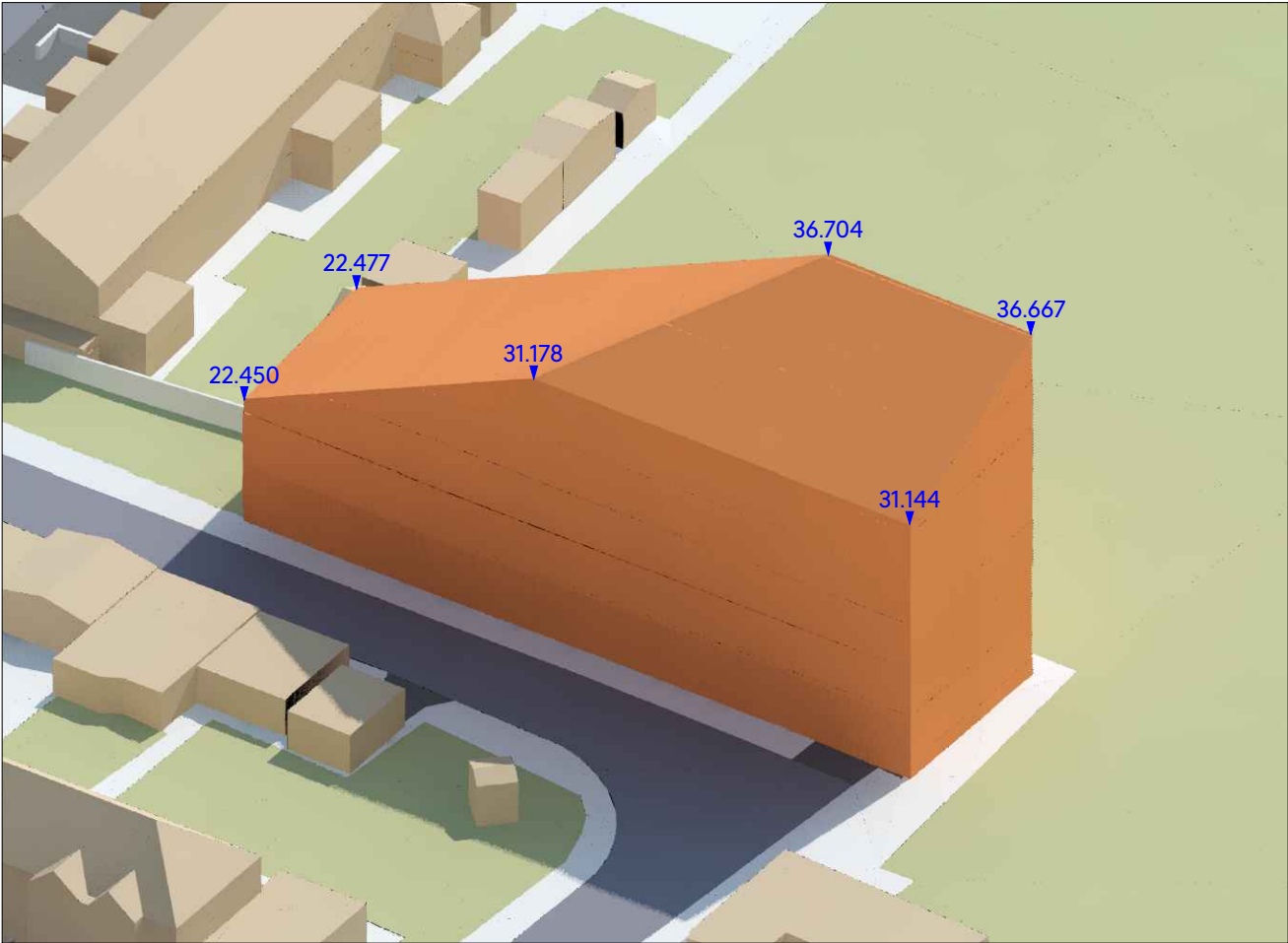
3D Context View - View from North West (Proposed Envelope)



3D Context View - View from North East (Proposed Envelope)



3D Context View - View from South East (Proposed Envelope)



3D Context View - View from South West (Proposed Envelope)

SOURCES OF INFORMATION:
40SEVEN
2176_P_Fambridge Road 3D.dwg
Received 14th April 2021
ACCUCITIES
001722_Dagenham Sites_PART03_LD_MASTER.dwg
Received 9th March 2021

Additional GEA Area Schedule (Site 6)		
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- Surrounding Properties
- Proposed Site

ALL HEIGHTS IN M AOD
'INDICATIVE ONLY'

Rev.	Date	Amendments	Initial
HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES. ALL DIMENSIONS ARE IN METERS ONLY			

TITLE
Approximate Right to Light
and Daylight Envelope
South Plot

CLIENT
Arcadis

PROJECT
Fambridge Road,
Dagenham, RM8 1NS

DRAWN BY	CHECKED
SL	DO
SCALE	DATE
NTS@A3	April 2021

HOLLIS

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DRAWING NO.	RELEASE NO.
108549_SITE6_03	1