LONDON BOROUGH OF BARKING AND DAGENHAM
RIGHTS OF LIGHT/DAYLIGHT AND SUNLIGHT PRELIMINARY DESK-TOP ENVELOPE ASSESSMENT

Assessment date:	April 2021 v1.0	**Reference:**	108549-110/46/DTO/SMM
Site ID:	9	**Name/address:**	Garages Site off West Road, Romford, London, RM6 6YA
Size of plot:	536.9 sq. m (approx.)		
Existing use:	Row of two single vehicle garages with associated hardstanding/outdoor areas.		
Site description:	Site Outdoor area with two terraced rows of single-storey garages residing to the west of West Road and accessed by a short single-track driveway of West Road. Neighbouring land North: Two-storey end of terrace house with a garden constructed circa 1940s to the west of West Road, with rear garden and shed abutting the boundary with the Site. East and south: Two-storey terraced housed with gardens constricted circa 1940s and 1950s to the west of West Road, with rear gardens and sheds abutting the boundaries with the Site. West: Park /recreational land known as St Chad's Park, directly abutting the entire western boundary with the Site.		
Title number:	The Site is shown shaded blue in the coloured block plan below. The Site falls within, and forms a small part of, title number EGL375877 which is vested in London Borough of Barking & Dagenham (LBBD). Title EGL375877 includes some of the land (and buildings thereon) that neighbours and surrounds the Site.		
Site plan:			

Site survey:	This report has been prepared with reference to: (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:	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: (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 or: (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 east boundary on West Road numbered 42, 44, 46 and 48 West Road.
Daylight and Sunlight commentary:	The key constraints are, again, terrace of houses, to the east boundary on West Road numbered 42, 44, 46 and 48 West Road. All neighbouring properties are in residential use. As such the residential properties, would need to be assessed for sunlight and daylight.
Approach to Envelope Study	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. The approach taken to producing the envelope is based on the 25-degree principle, namely: where development does not 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.

Area schedule:

Area schedule confirming estimated developable GEA based on the 3D envelope model in Appendix 1 to which the reader is referred:

Additional GEA Area Schedule (Site 11)

*Area measured at 1.5m above FFL (GEA)

LEVEL / FLOOR	AREA SQ M	AREA SQ FT
Ground	536.9	5,779
First	463.7	4,991
Second	422.0	4,542
Third	323.5	3,482
Fourth	168.1	1,809
Fourth	46.8	504
OVERALL TOTAL	**1,961.0**	**21,108**

Note:

Storey height assumed - 3 metres floor to floor

GEA – Gross External Area

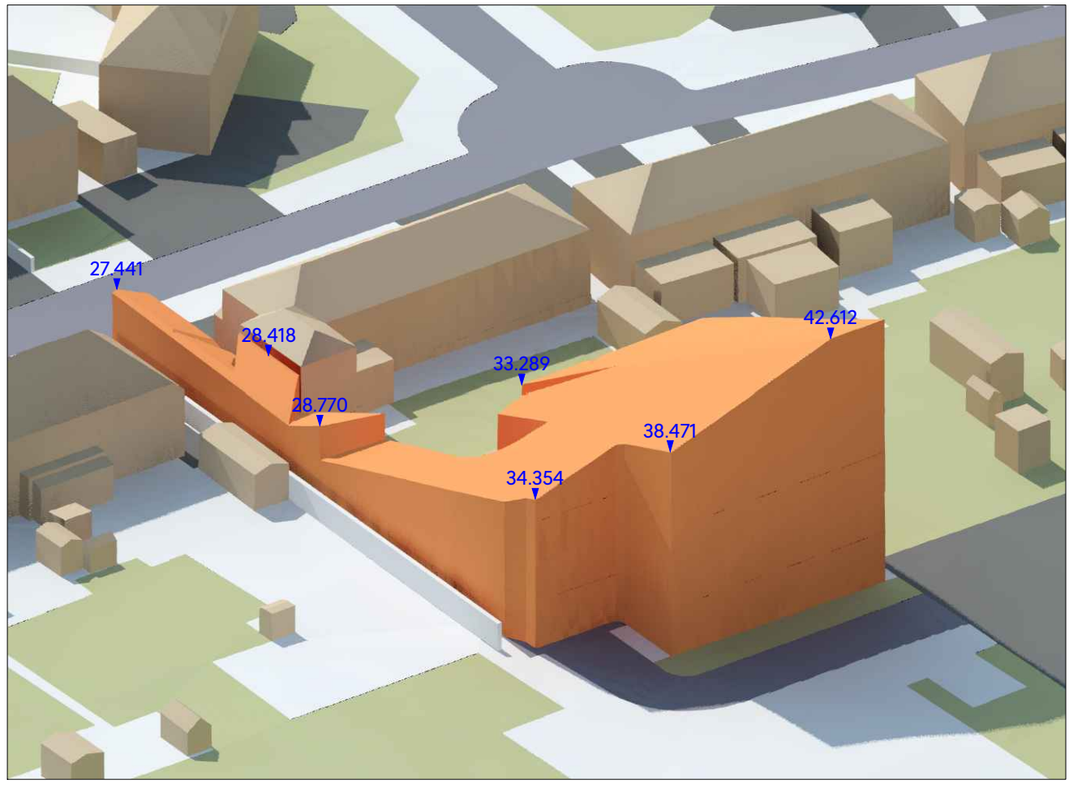
FFL – Finished Floor Level

Comments on development volume:	GEA is relatively unrestricted on the ground-floor storey through to the second-floor storey. The GEA reduces significantly on the third, fourth and fifth-floor levels. Restrictions are more significant to the east of the plot, along the boundary with the residential properties numbered 42, 44, 46 and 48 West Road. 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. Construction of a development with an overall mass/volume that exceeds the envelope described in this report might be achievable, but his would need to be verified by more detail legal analysis and more detailed 3D CAD modelling and technical analysis.
Risk rating:	Low – assuming that the development contemplated does not exceed the GEA, or envelope profiles advised in this report.
Further comments:	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: I. Measured surveys o 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.

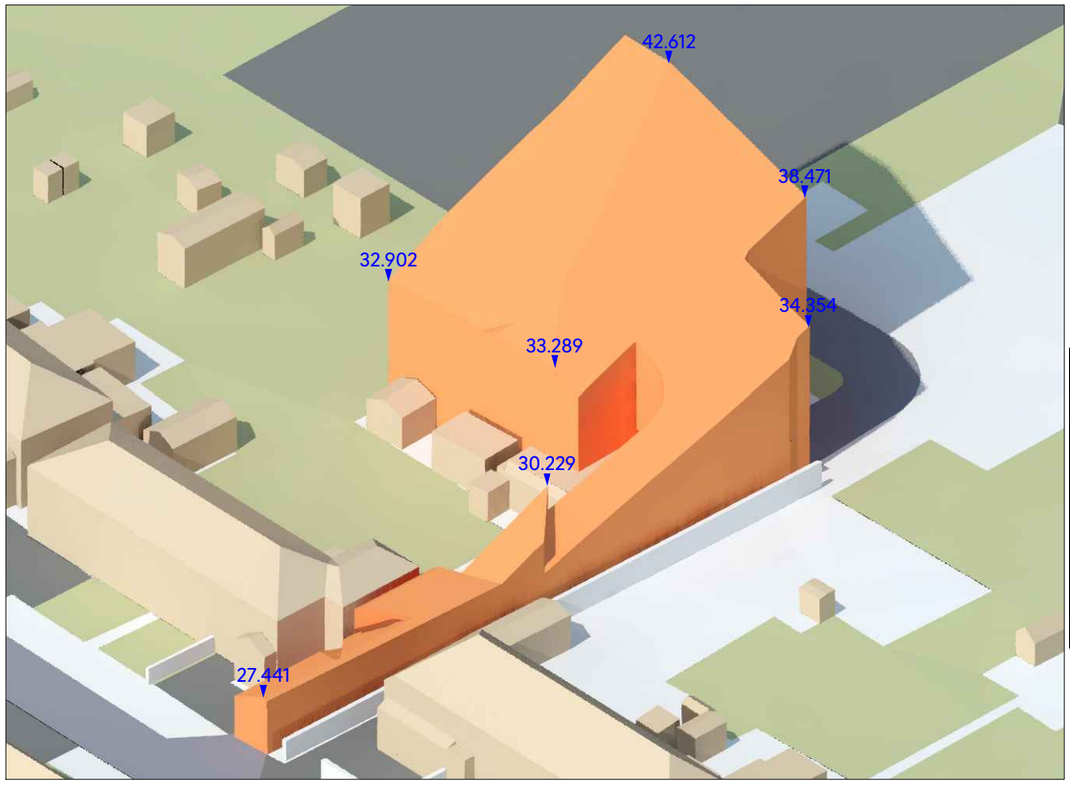
HOLLIS

Appendix 1

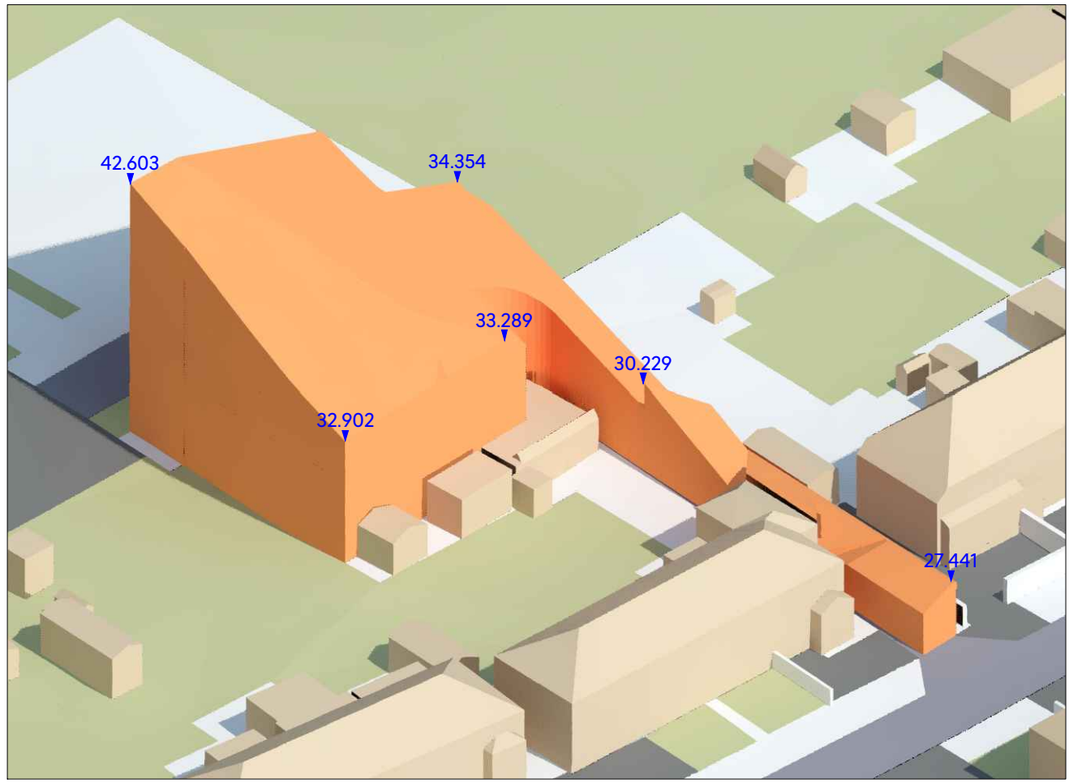
Hollis Drawing 108549_SITE9_01 showing envelope massing for West Road RM6 6YA



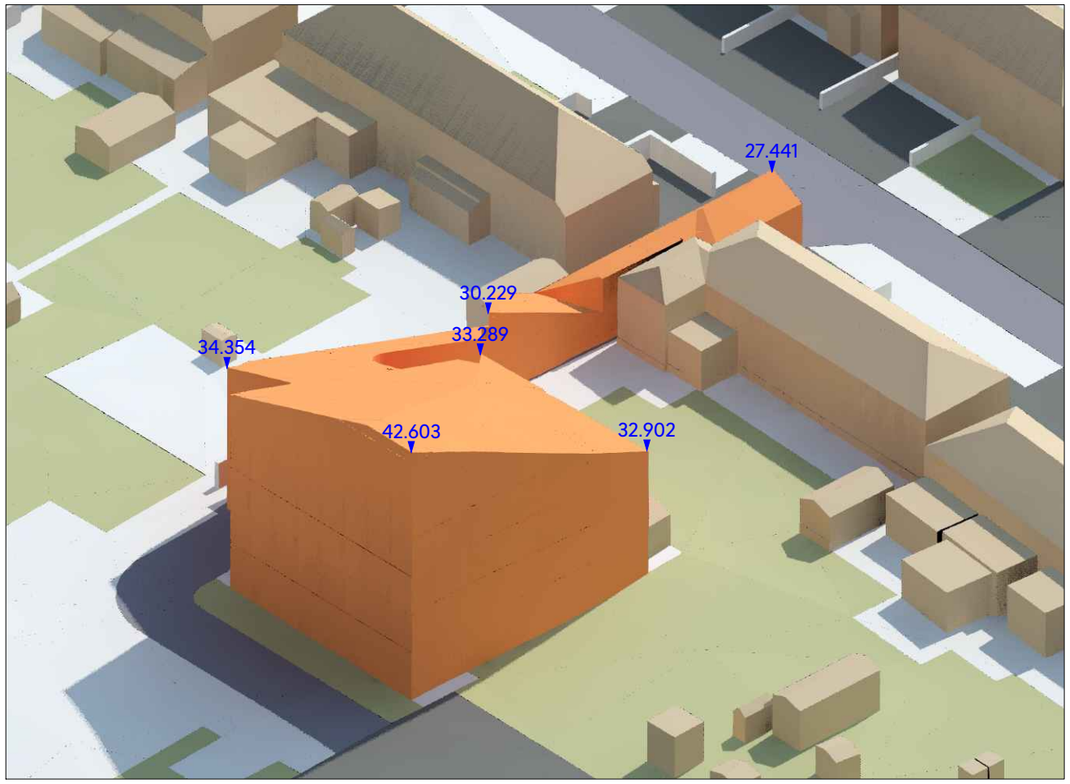
3D Context View - View from North West (Proposed Envelope)



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_West Road 3D.dwg
Received 14th April 2021

ACCUCITIES

001722_Dagenham Sites_PART02_LD_MASTER.dwg
Received 9th March 2021

Additional GEA Area Schedule (Site 9)

*Area measured at 1.5m above FFL (GEA)

LEVEL / FLOOR	AREA SQ M	AREA SQ FT
Ground	536.9	5,779
First	463.7	4,991
Second	422.0	4,542
Third	323.5	3,482
Fourth	168.1	1,809
Fifth	46.8	504
OVERALL TOTAL	1,961.0	21,108

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

CLIENT

Arcadis

PROJECT

West Road, Dagenham, RM6 6YA

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

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DRAWING NO.	RELEASE NO.
108549_SITE9_01	1