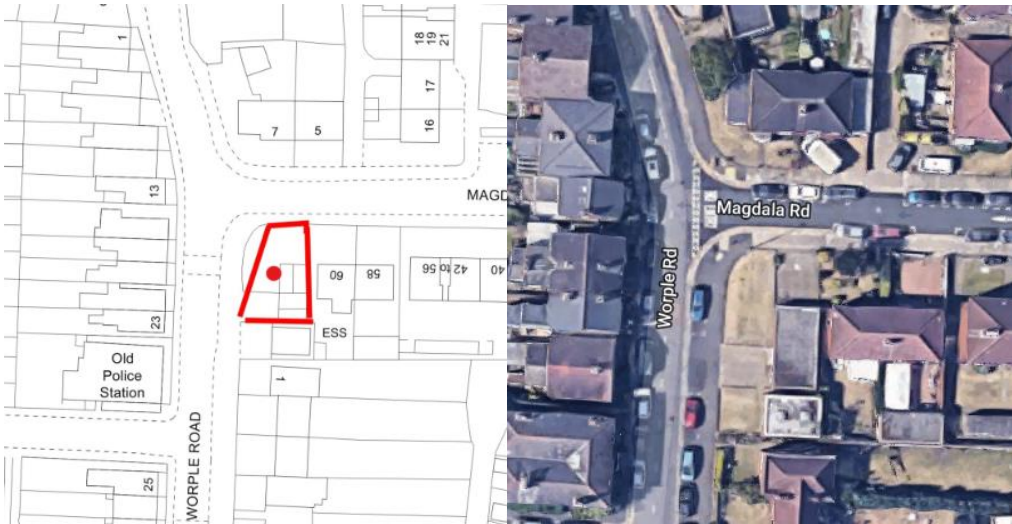
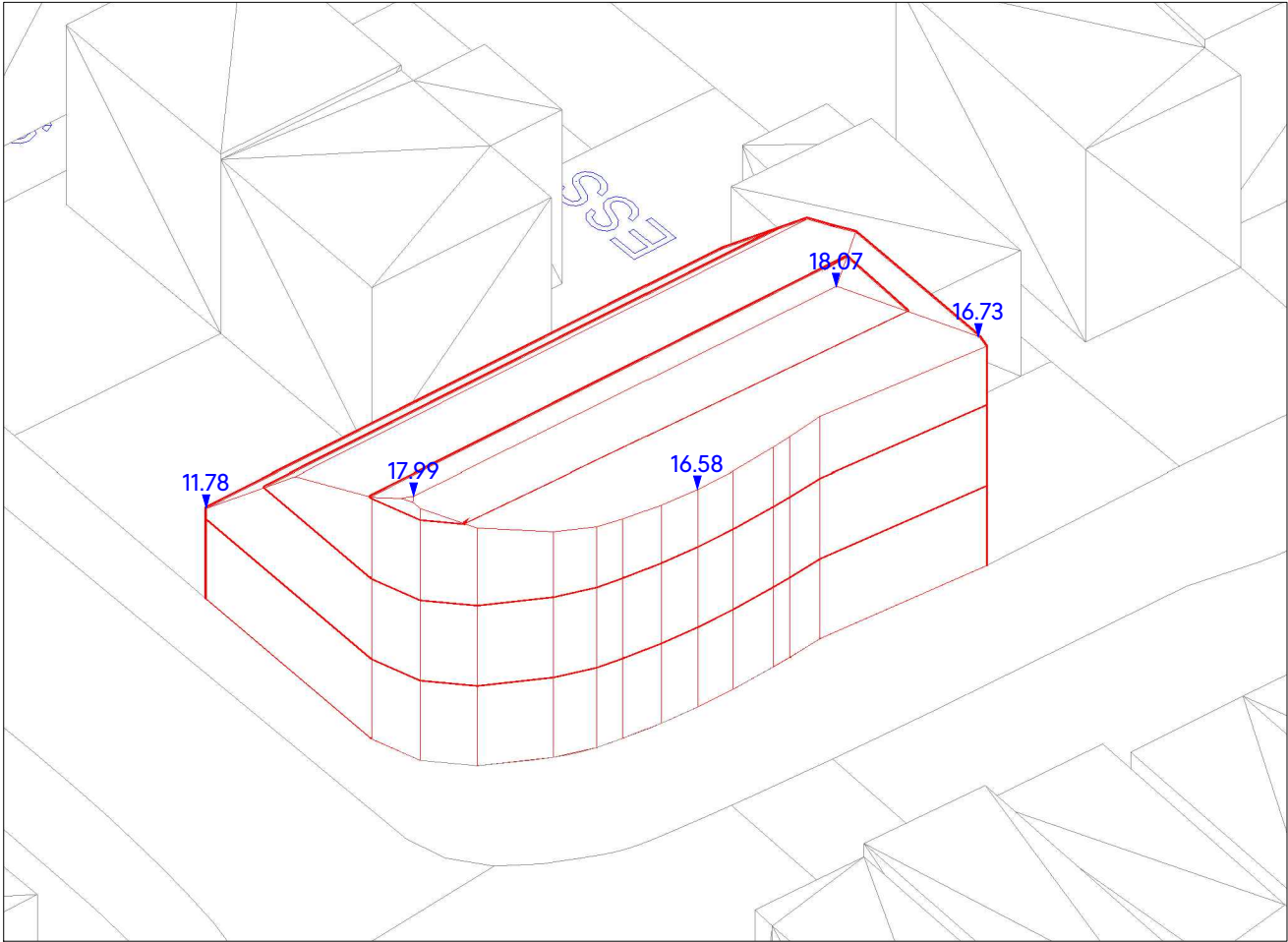


## LONDON BOROUGH OF HOUNSLOW RIGHTS OF LIGHT/DAYLIGHT & SUNLIGHT PRELIMINARY DESK-TOP ASSESSMENT

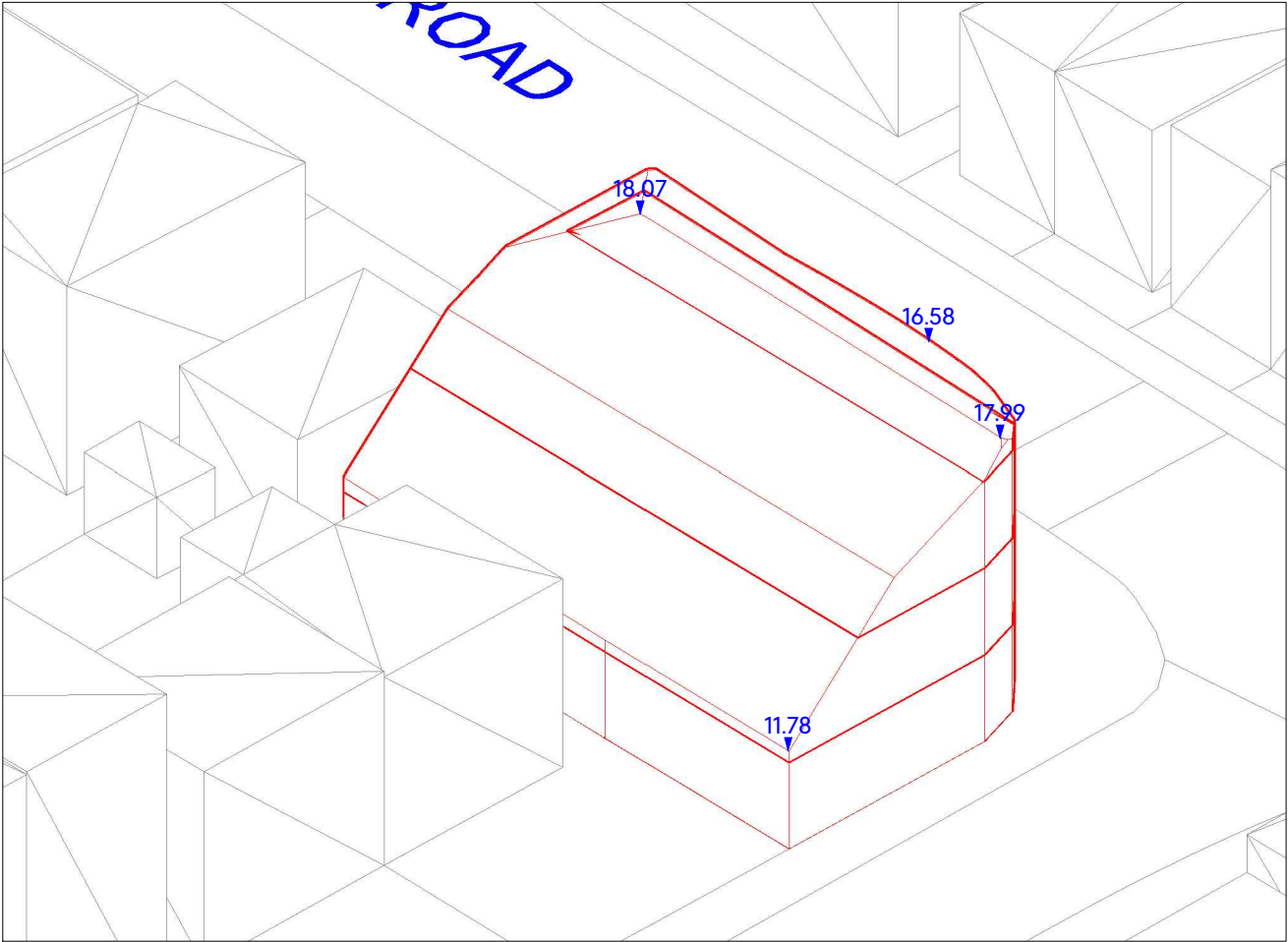
Site ID:	15	Address/Name:	Garages Block Adjacent 60, Magdala Road, Isleworth TW7 7DD
Size of Plot:	213.2 sq. m (approx.)		
Existing Use:	Garages with associated grassed areas.		
Site Description:	<p><u>Site</u></p> <p>Outdoor area with terraced, single-storey garages to parts of the site at the corner of Worple Road and Magdala Road.</p> <p><u>Neighbouring Site</u></p> <p>Two-storey, semi-<b>detached</b> property of circa 1940's construction to the north of the site.</p> <p>Two-storey, semi-<b>detached</b> property of circa 1940's construction to the east of the site along Magdala Road</p> <p>Abutting the south side of the site, there is a small storage shed with no windows facing the site and further south a terraced residential property of circa 1940's construction along Worple Road.</p> <p>Two-storey row of terraced residential properties of circa 1940's construction to the west of the site along Worple Road.</p>		
Title Number:	MX104497 – parts of the title, land at the corner of Worple Road and Magdala Road.		
Site Plan:			
RoL deeds:	Following a cursory review of the notes on the title deed, it is noted that the title deed contains information which affects the land pursuant to the Housing Act 1985 (Part 5, paragraph 2 of the schedule) which makes specific reference to access of light. A more detailed title review may be required in due course.		

RoL commentary:	The key constraint is the residential property know as 60 Magdala Road, Isleworth, located east of the site.															
Daylight & Sunlight commentary:	All neighbouring properties are residential in use and, as such, the local planning authority would expect any application for redevelopment of the site to be accompanied by a sunlight and daylight amenity assessment.															
Area schedule:	<div>Area schedule confirming estimated developable GEA based on the 3D model in Appendix 1:</div> <div><div>Additional GEA Area Schedule (Site 15 West)</div><div>*Area measured at 1.5m above FFL (GEA)</div><table><tr><th>LEVEL / FLOOR</th><th>AREA SQ M</th><th>AREA SQ FT</th></tr><tr><td>Ground</td><td>213.2</td><td>2,295</td></tr><tr><td>First</td><td>192.7</td><td>2,074</td></tr><tr><td>Second</td><td>133.7</td><td>1,439</td></tr><tr><td>OVERALL TOTAL</td><td>539.6</td><td>5,808</td></tr></table></div> <div>Note: GEA – Gross External Area FFL – Finished Floor Level</div>	LEVEL / FLOOR	AREA SQ M	AREA SQ FT	Ground	213.2	2,295	First	192.7	2,074	Second	133.7	1,439	OVERALL TOTAL	539.6	5,808
LEVEL / FLOOR	AREA SQ M	AREA SQ FT														
Ground	213.2	2,295														
First	192.7	2,074														
Second	133.7	1,439														
OVERALL TOTAL	539.6	5,808														
Comments on Planning Proposal:	<p>GEA is relatively unrestricted between the ground floor and first floor. The GEA reduces on the second-floor level.</p> <p>The restriction appears to be more significant to the east of the plot, with a section limited to ground floor level.</p> <p>The study suggests that a two-storey new development would be feasible. Although detailed technical studies might confirm fewer problems that anticipated, we would, nevertheless, suggest that this is medium risk proposal.</p> <p>Development outside this proposed high-level volume can be achieved, subject to <b>neighbours' agreement</b> to, and acceptance of, impacts on their rights of light.</p>															
Risk rating:	<p>Low – assuming that the development contemplated does <u>not</u> exceed the GEA, or envelope profiles advised in this report.</p> <p>Medium – if there is a minor exceedance of the GEA, or envelope profiles advised in this report by the development contemplated.</p>															

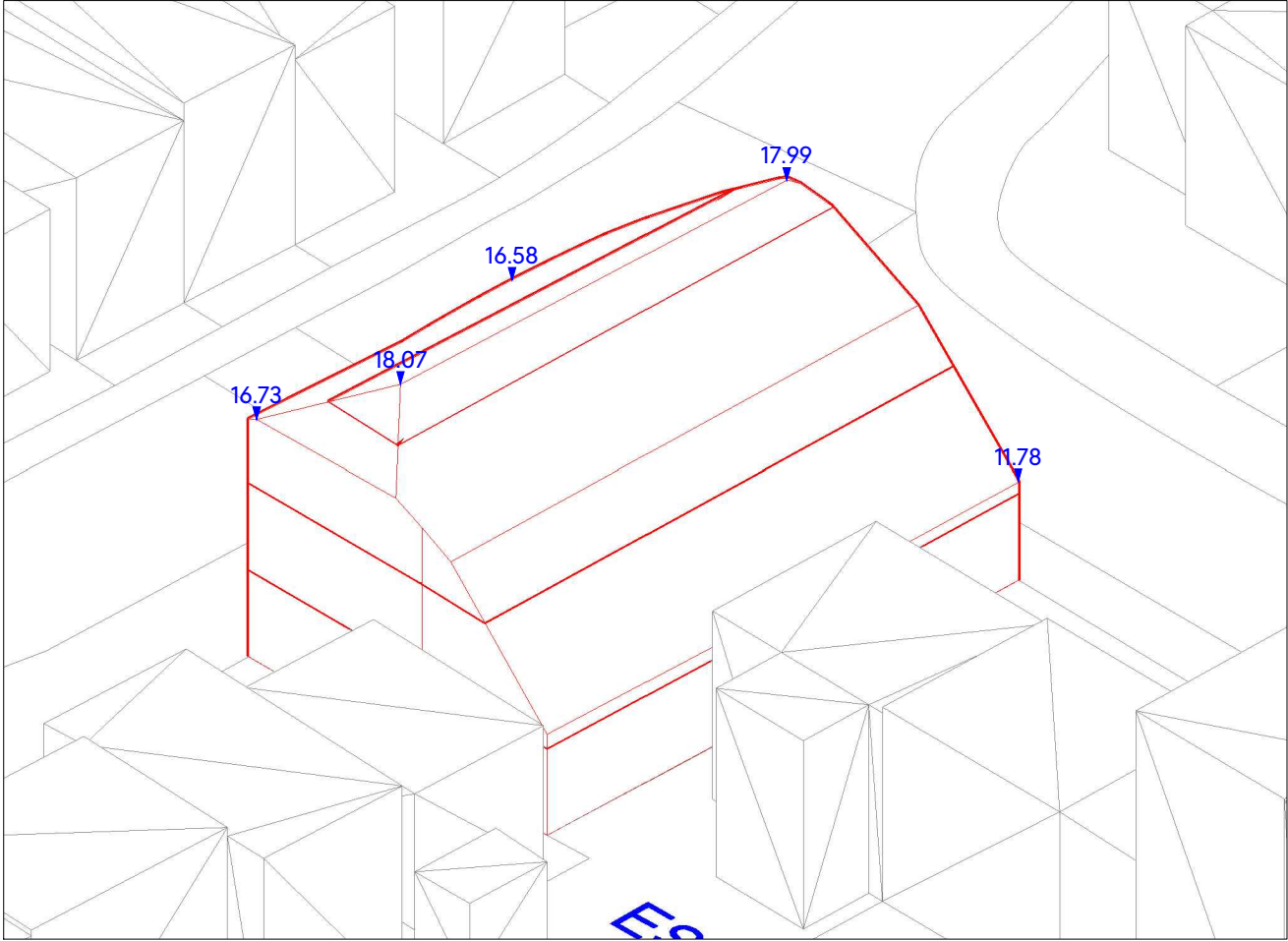
Further comments:	<p>As the interpretation of levels, height and volume is not precise, the following would be beneficial in developing the accuracy of the risk rating and may result in the risk reducing:</p> <ul style="list-style-type: none"> <li>I. Topographic survey of the proposed site;</li> <li>II. Topographic elevation surveys of the adjacent properties; and</li> <li>III. Basic massing models of the scheme proposals.</li> <li>IV. <b>A solicitor's legal title review for the site and the surrounding properties.</b></li> </ul> <p>In relation to mitigation of risks, at this stage the only advice that can be offered is to seek to minimise the exceedance of the massing envelope advised in this report wherever possible. This will reduce effects and limit planning risk and cost exposure/injunction risk in relation to rights to light.</p> <p>In relation to rights of light cost exposure, the full effects of any development cannot be determined until the proposed massing is defined for this site. It is therefore, recommended that once the design has evolved /been fixed a more detailed assessment should be carried out so that more precise cost estimates, risk evaluation and risk mitigation strategies can be provided.</p>
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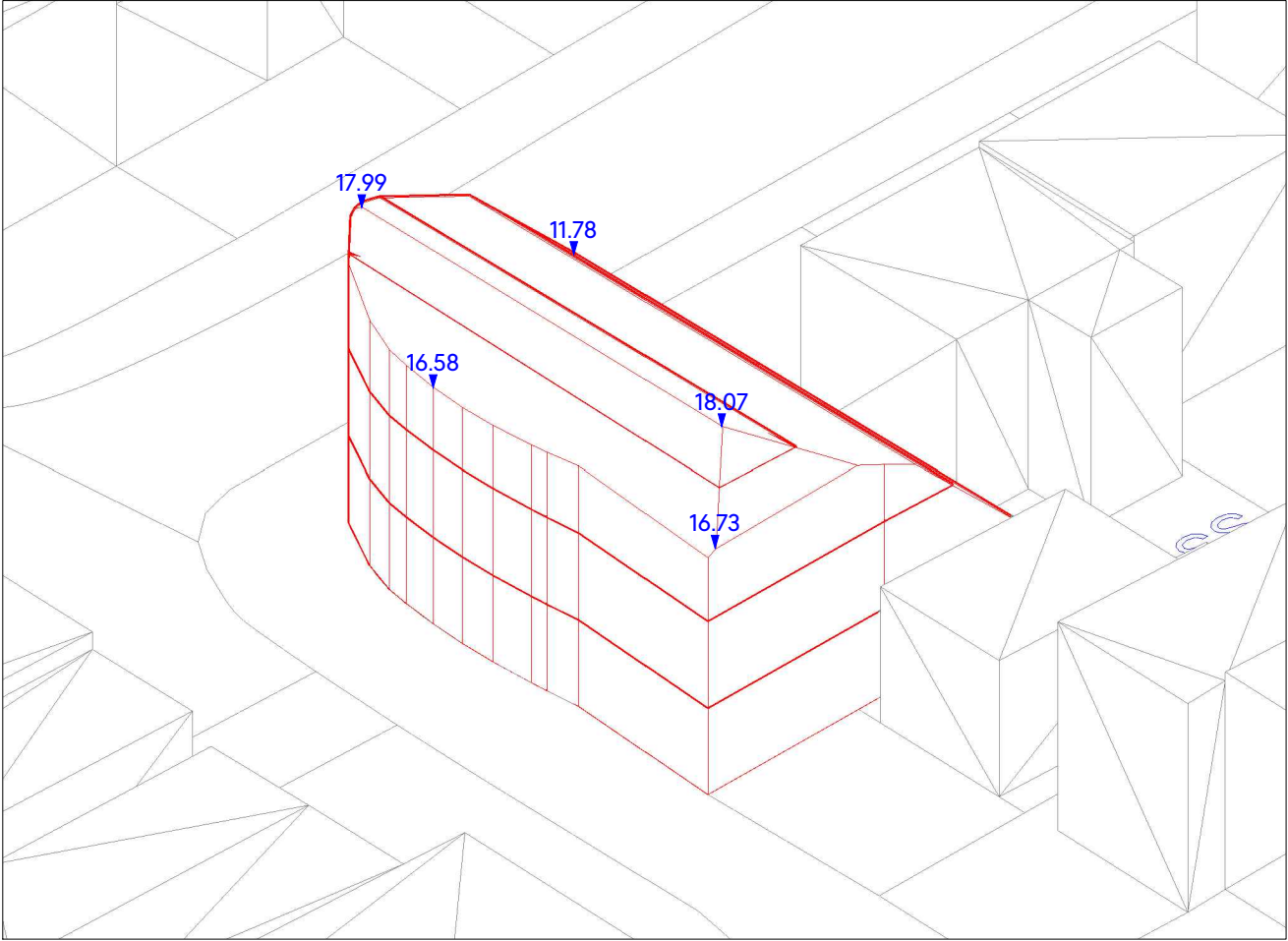
3D Context View - View from North West (Proposed Envelope)



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



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



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

SOURCES OF INFORMATION:  
PROMAP.CO.UK  
OSMM\_Topo\_BHA.dwg  
OS\_Detail\_Vector.dwg  
Received 13 September 2019  
ARCADIS  
1716\_Site Byfield Road\_P.dwg  
Received 13 September 2019

Additional GEA Area Schedule (Site 15 West)

\*Area measured at 1.5m above FFL (GEA)

LEVEL / FLOOR	AREA SQ M	AREA SQ FT
Ground	213.2	2,295
First	192.7	2,074
Second	133.7	1,439
OVERALL TOTAL	539.6	5,808

ALL HEIGHTS IN M AOD  
'INDICATIVE ONLY'

Rev.	Date	Amendments	Initial
HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES. ALL DIMENSIONS ARE IN MILLIMETERS ONLY			
TITLE			
Approximate Right to Light and Daylight Envelope			
CLIENT			
Arcadis			
PROJECT			
Small Sites Project Hounslow (Site 15)			
DRAWN BY		CHECKED	
SK		DO	
SCALE		DATE	
NTS@A3		September 2019	

HOLLIS

80-82 Silverthorne Road  
London  
SW8 3HE  
T 020 7622 9555  
F 020 7627 9850  
W hollisglobal.com

DRAWING NO. 81263_SITE15_01	RELEASE NO. 1
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