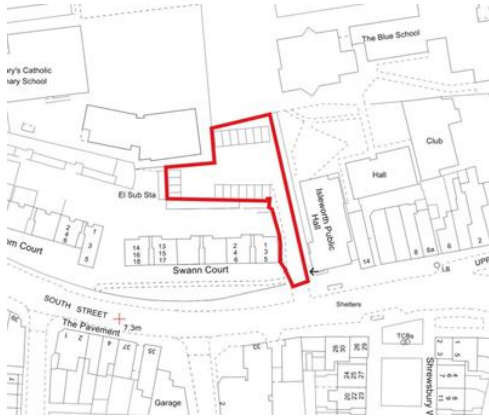



LONDON BOROUGH OF HOUNSLOW

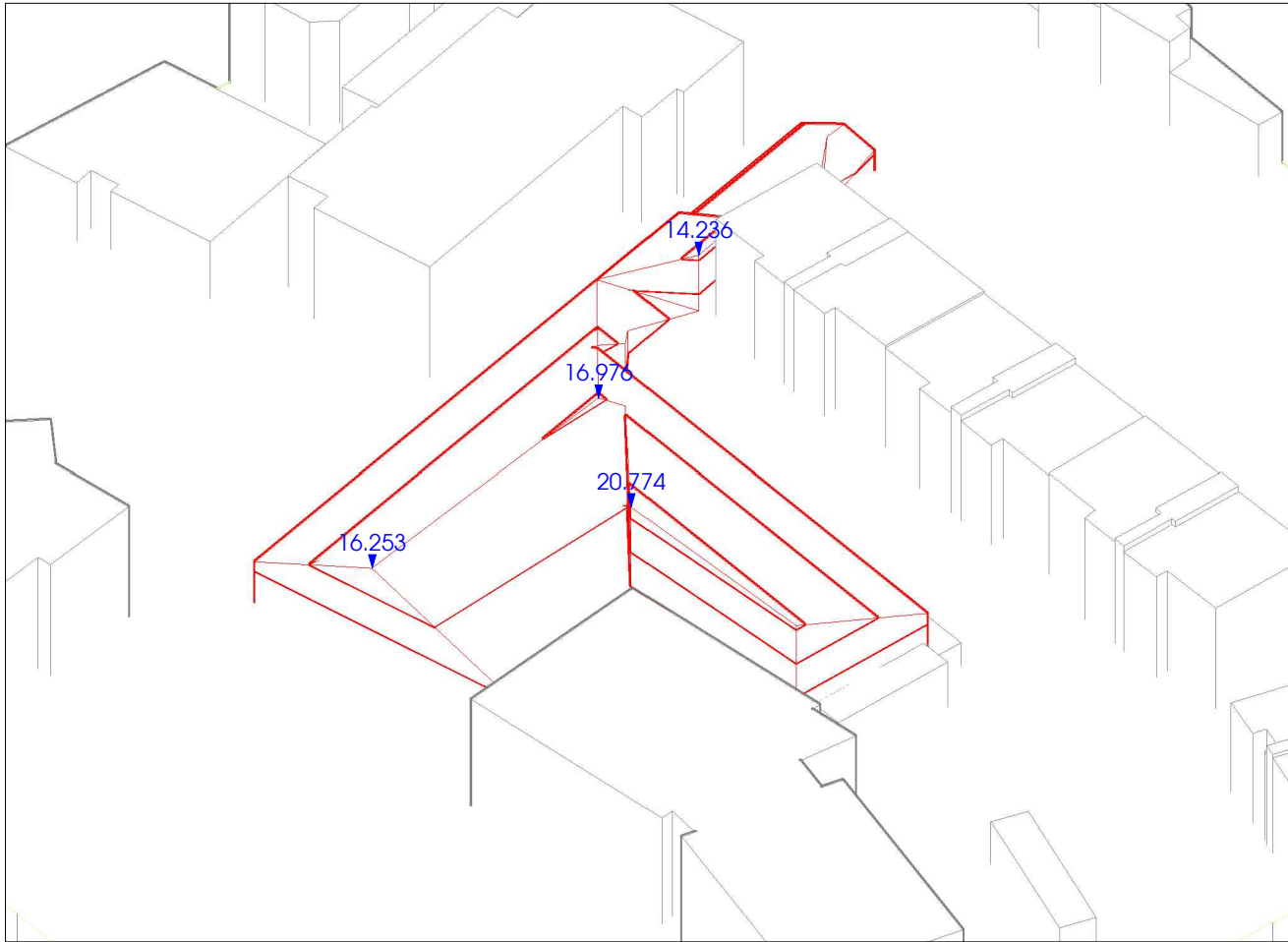
RIGHTS OF LIGHT/DAYLIGHT & SUNLIGHT PRELIMINARY

DESK-TOP ASSESSMENT

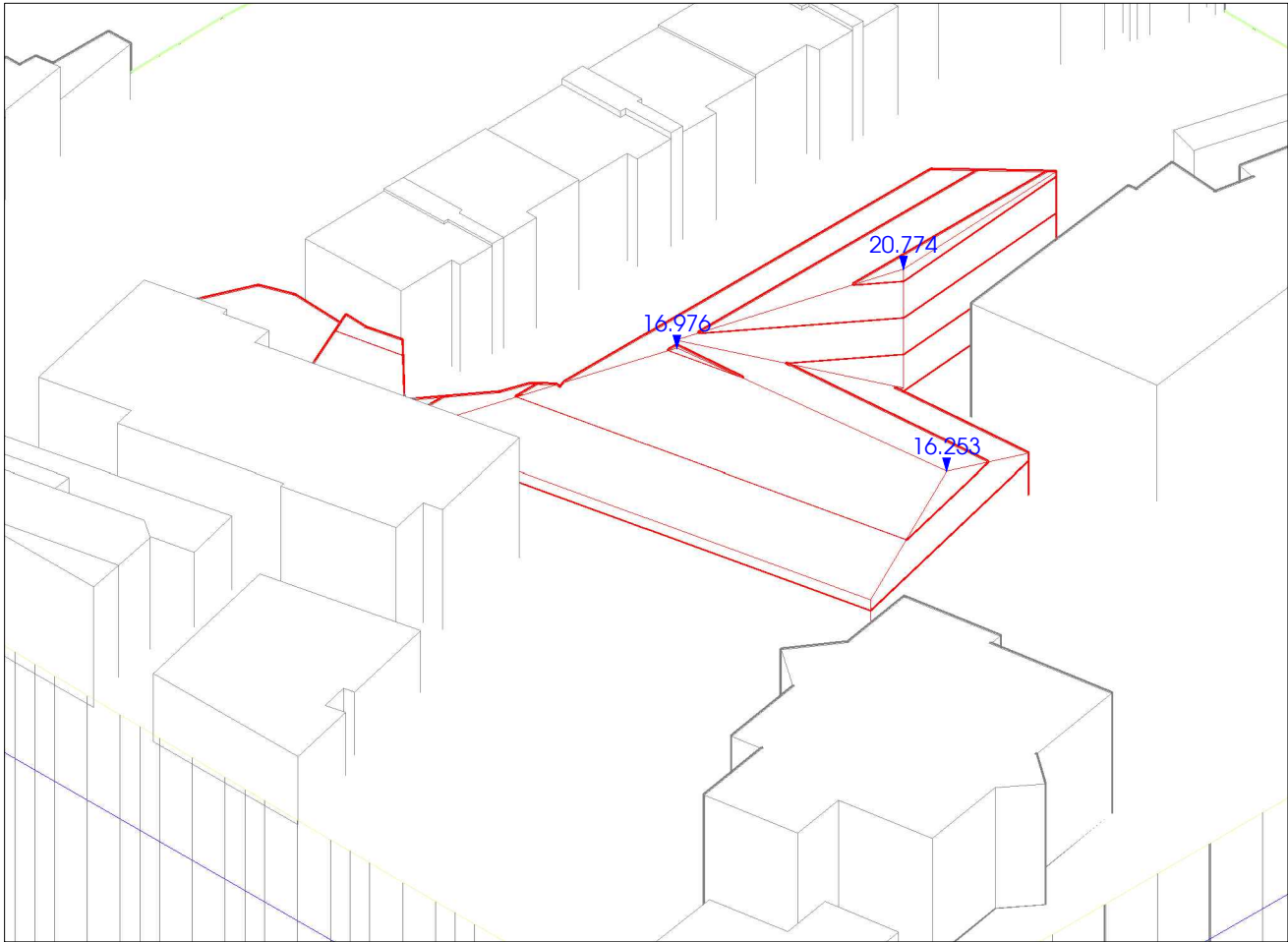
Site ID:	12	Address/Name:	Garage Blocks at rear of 1-18 Swann Court, 18 South Street, Isleworth TW7 7AN
Size of Plot:	995.2 sq. m (approx.)		
Existing Use:	Garages with associated outdoor areas.		
Site Description:	<p><u>Site</u></p> <p>Outdoor area with terraced, single-storey garages to parts of the site with driveway access via South Street.</p> <p><u>Neighbouring Properties</u></p> <p>Two-storey, with high ceilings, Primary School building and playground of circa 1970's construction to the north and north west.</p> <p>Two-storey, with high ceilings, School and playing ground area of circa 1970's construction to the north and north east.</p> <p>Open amenity area on the east</p> <p>Two-storey Public Hall building of circa early 1900s construction to the south east.</p> <p>Three-storey block of residential flats of circa 1950s construction to the south.</p> <p>Three-storey block of residential flats of circa 1950s construction to the south west.</p>		
Title Number:	MX420628		
Site Plan:	 		
RoL Deeds:	<p>Following a cursory review of the notes on the title deed, it is noted that the title deed contains information which affects the land. There is reference to RoL in relation to a sample of 5 out of 12 leases in the block of flats within Swan Court that falls within the same freehold title as the land comprising the subject site.</p> <p>A more detailed title review may be required in due course.</p>		

RoL Commentary:	<p>The key constraint is the residential block of flats to the south (Swann Court, South Street), although it should be noted that block of flats falls within the same freehold title as the land.</p> <p>Other constraints include, the southern building pertaining St Mary’s Primary School, the western building pertaining The Blue School and the western elevation of Isleworth Public Hall.</p>																								
Daylight & Sunlight Commentary:	<p>Of the surrounding properties, only Swann Court, South Street and Wisdom Court, South Street contain residential uses and, as such, would need to be assessed for sunlight and daylight amenity.</p>																								
Area Schedule:	<p>Area schedule confirming estimated developable GEA based on the 3D model in Appendix 1:</p> <table><tr><th colspan="3">Additional GEA Area Schedule (Site 12)</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>995.2</td><td>10,712</td></tr><tr><td>First</td><td>826.9</td><td>8,901</td></tr><tr><td>Second</td><td>407.6</td><td>4,387</td></tr><tr><td>Third</td><td>91.7</td><td>987</td></tr><tr><td colspan="2">OVERALL TOTAL</td><td>2,321.4 24,987</td></tr></table> <p>Note: GEA – Gross External Area FFL – Finished Floor Level</p>	Additional GEA Area Schedule (Site 12)			*Area measured at 1.5m above FFL (GEA)			LEVEL / FLOOR	AREA SQ M	AREA SQ FT	Ground	995.2	10,712	First	826.9	8,901	Second	407.6	4,387	Third	91.7	987	OVERALL TOTAL		2,321.4 24,987
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OVERALL TOTAL		2,321.4 24,987																							
Comments on Planning Proposal:	<p>GEA is relatively unrestricted between the ground and second floor. The GEA reduces notably on the third-floor level.</p> <p>Development restrictions appear to be more significant to the north and south of the plot, with sections limited to ground floor level.</p> <p>The initial study suggests that a three-storey new development would be feasible. Given this site is not affected by restrictions to the east and west, and subject to the conducting of detailed technical studies, this is a medium risk proposal.</p> <p>Development outside this proposal, to provide additional high-level volume, can be achieved, subject to neighbours’ agreement.</p>																								

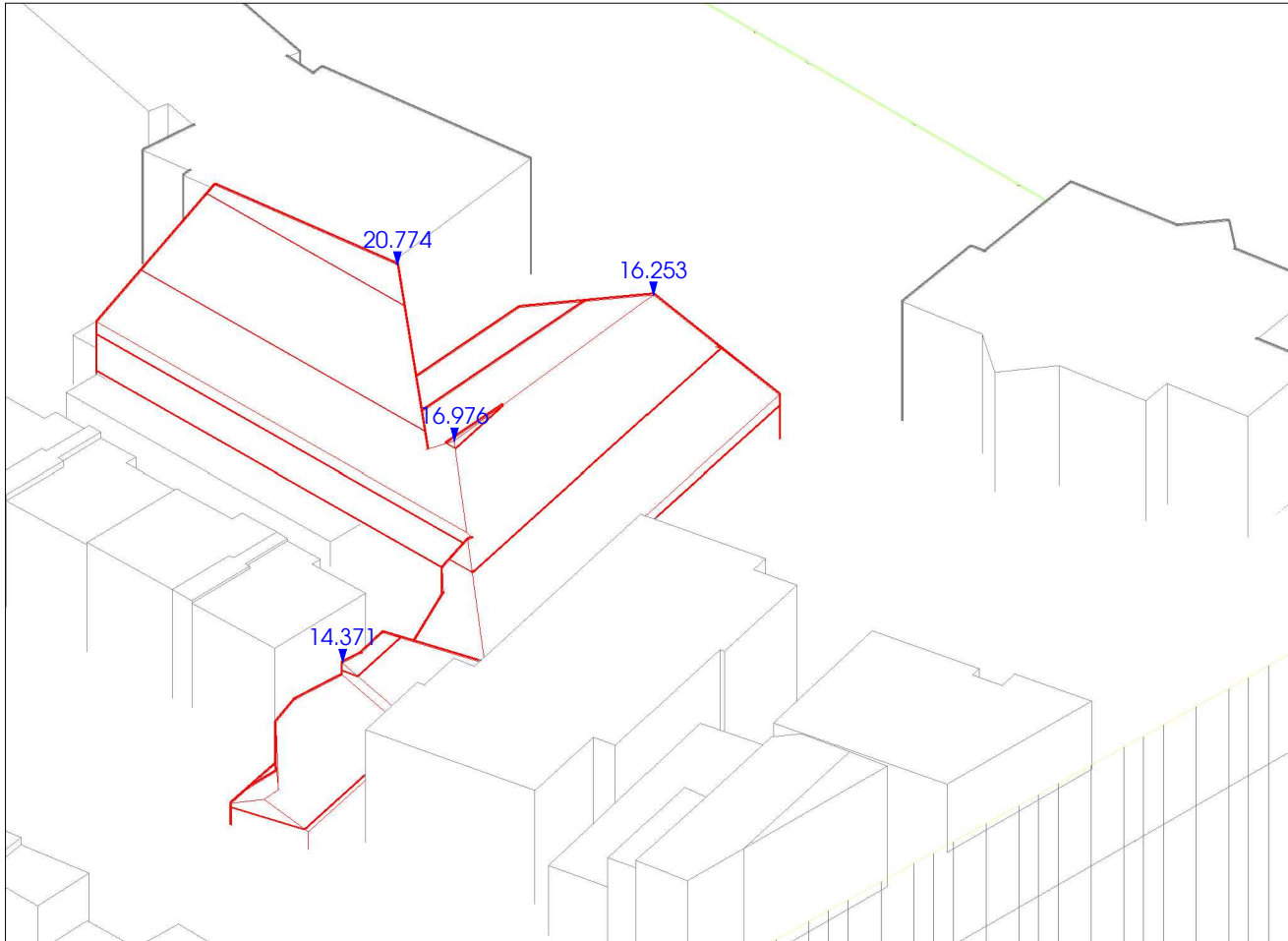
Risk Rating:	<p>Medium</p> <p>Up to the volume or minor exceedances of the volume.</p>
Further Comments:	<p>As the interpretation of levels, height and volume is not precise, the following would be beneficial in developing the accuracy of the risk rating and may result in the risk reducing:</p> <ol style="list-style-type: none"> I. Topographic survey of the proposed site; II. Topographic elevation surveys of the adjacent properties; and III. Basic massing models of the scheme proposals. IV. A solicitor's legal title review for the site and the surrounding properties to identify matters, if any, that concern rights of light, and/or restrictions on development. <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 envelopes 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 cannot be determined until the proposed massing is defined for each site. It is therefore, recommended that once the design has evolved / is fixed, a more detailed technical assessment should be carried so that better cost estimates, risk appraisal and risk mitigation strategies can be provided.</p>



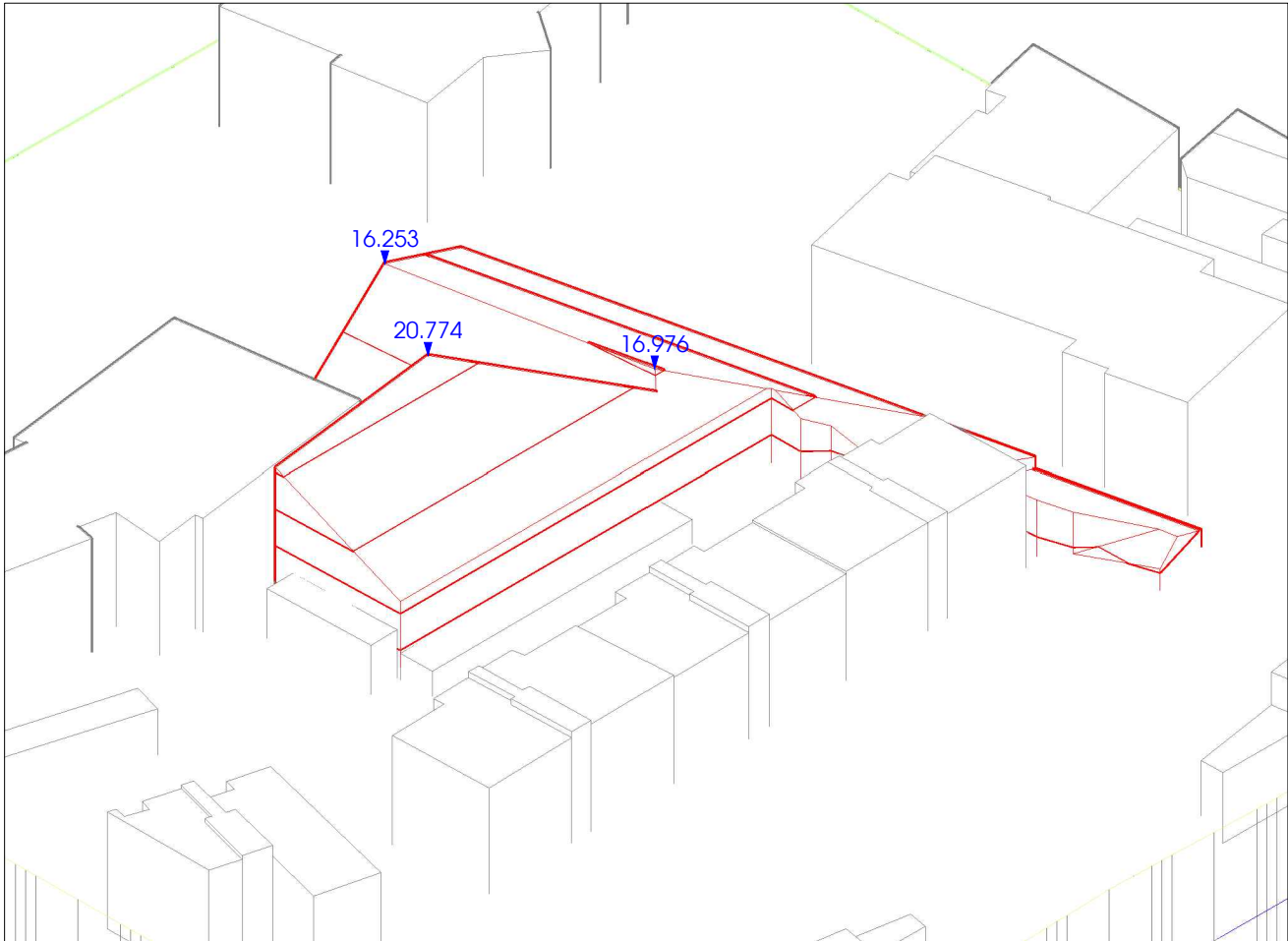
3D Context View - View from North West (Proposed Envelope)



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
OS_Detail_3D_Data_Bundle.dwg
OS_Detail_Vector.dwg
Received 02 May 2019
40 SEVEN TOPOGRAPHICAL SURVEY
1716_Site12_P.DWG
Received 23 April 2019

Additional GEA Area Schedule (Site 12)

*Area measured at 1.5m above FFL (GEA)

LEVEL / FLOOR	AREA SQ M	AREA SQ FT
Ground	995.2	10,712
First	826.9	8,901
Second	407.6	4,387
Third	91.7	987
OVERALL TOTAL	2,321.4	24,987

ALL HEIGHTS IN M AOD
'INDICATIVE ONLY'

Rev.	Date	Amendments	Initial
MALCOLM 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 12)

DRAWN BY	CHECKED
SL	DO

SCALE	DATE
NTS@A3	May 2019

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DRAWING NO. 74571_SITE12_01	RELEASE NO. 1
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