

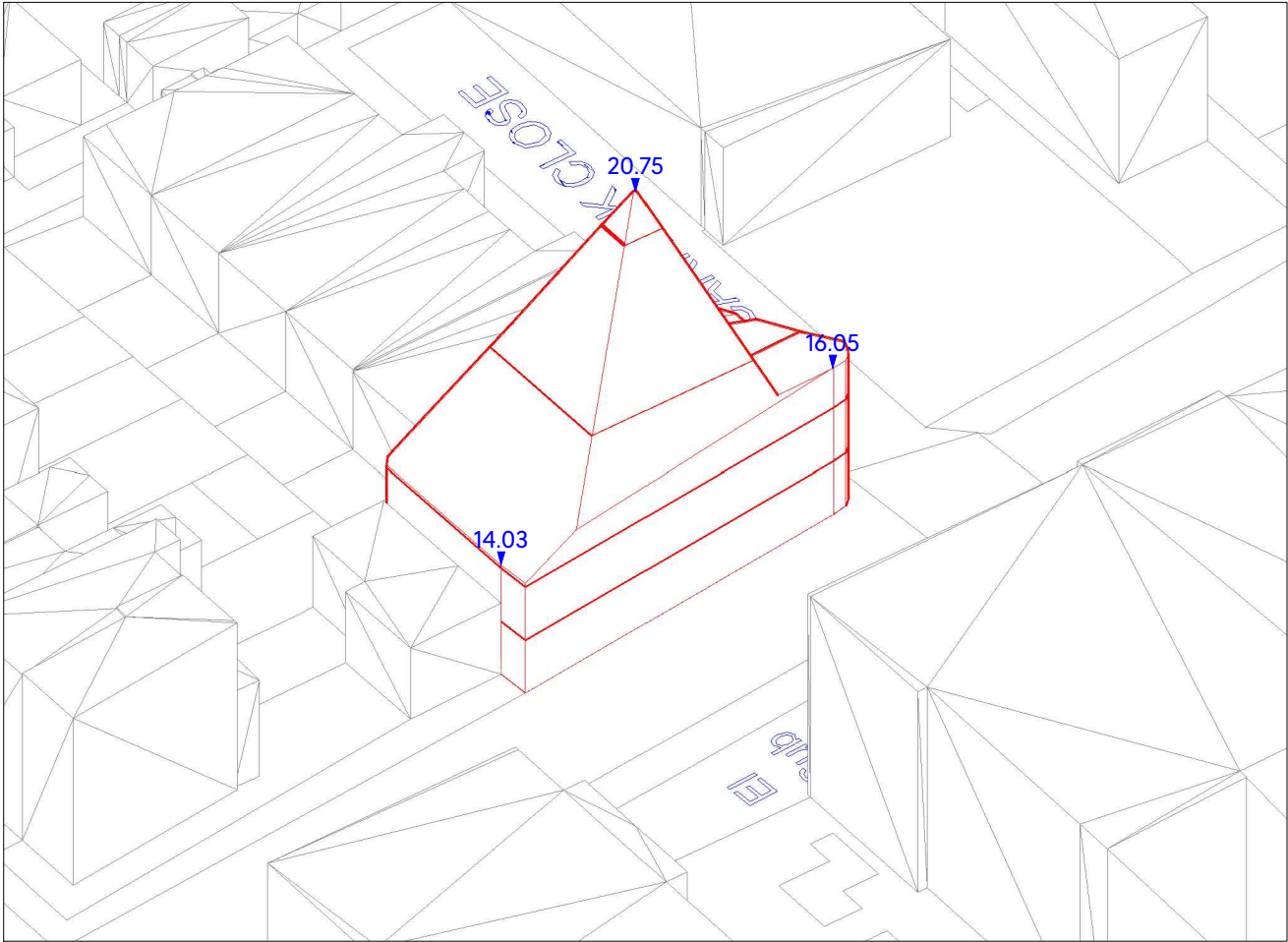


LONDON BOROUGH OF HOUNSLOW RIGHTS OF LIGHT/DAYLIGHT & SUNLIGHT PRELIMINARY DESK-TOP ASSESSMENT

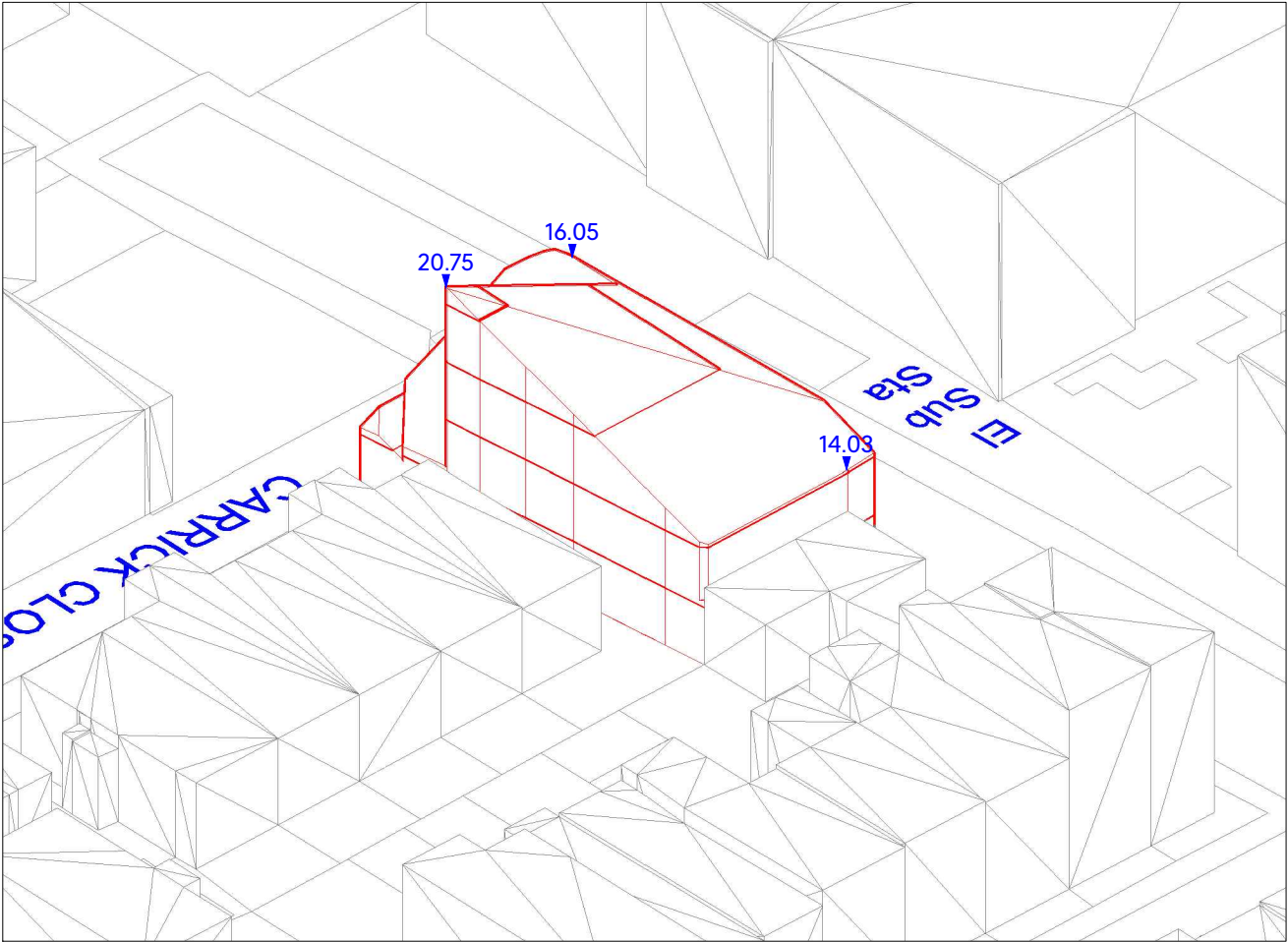
Site ID:	14	Address/Name:	Garage Block Adjacent 20 Byfield Road, Isleworth TW7 7AF
Size of plot:	195.6 sq. m (approx.)		
Existing use:	Garages with associated hardstanding outdoor areas.		
Site description:	<p><u>Site</u></p> <p>Outdoor area with terraced single storey garages on the corner of Byfield Road and Carrick Close</p> <p><u>Neighbouring Site</u></p> <p>Three-storey end terraced residential property constructed circa 1900's to the north on Byfield Road.</p> <p>Two-storey semi-detached cottages dated circa 1860's to the east on Algar Road</p> <p>Single storey residential property on the boundary to the east and constructed circa 1980's on Carrick Close.</p> <p>Single storey religious hall and two storey residential properties constructed circa 1980's to the south on Byfield Road.</p> <p>Purpose built three to four storey flats built early 2000's, to the west on Holme Court.</p>		
Title number:	MX127168, IVIX158021 and NGL11947S		
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 without specific references to RoL. A more detailed title review may be required in due course.		
RoL commentary:	The key constraints are the residential properties known as 1 Carrick Close to the east and 20 Byfield Road to the north.		

Daylight & Sunlight commentary:	All neighbouring properties apart from the religious hall to the south are residential, and as such would need to be assessed for sunlight and daylight.																		
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 14)</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>195.6</td><td>2,105</td></tr><tr><td>First</td><td>184.7</td><td>1,988</td></tr><tr><td>Second</td><td>124.2</td><td>1,337</td></tr><tr><td>Third</td><td>24.4</td><td>263</td></tr><tr><td>OVERALL TOTAL</td><td>528.9</td><td>5,693</td></tr></table><div>Note: GEA – Gross External Area FFL – Finished Floor Level</div></div>	LEVEL / FLOOR	AREA SQ M	AREA SQ FT	Ground	195.6	2,105	First	184.7	1,988	Second	124.2	1,337	Third	24.4	263	OVERALL TOTAL	528.9	5,693
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Comments on planning proposal:	<div>GEA is relatively unrestricted on the ground, first and second floors. The GEA reduces significantly on the third-floor level.</div> <div>Restriction appears to be more significant to the north and west of the plot, with a section limited to ground floor level and along the eastern boundary.</div> <div>The study suggests that a two-storey new development would be feasible. Given this does not include restricted areas of below two storey level, and subject to detailed studies, this is Low risk.</div> <div>Development outside this proposed high-level volume can be achieved, subject to neighbours' agreement.</div> <div>It might be possible to increase the density of development with a second floor, but we consider this is seriously challenging the site's development potential.</div>																		
Risk rating:	<div>Low – assuming that the development contemplated does not exceed the GEA, or envelope profiles advised in this report.</div> <div>Medium – if there is a minor exceedance of the GEA, or envelope profiles advised in this report by the development contemplated.</div>																		

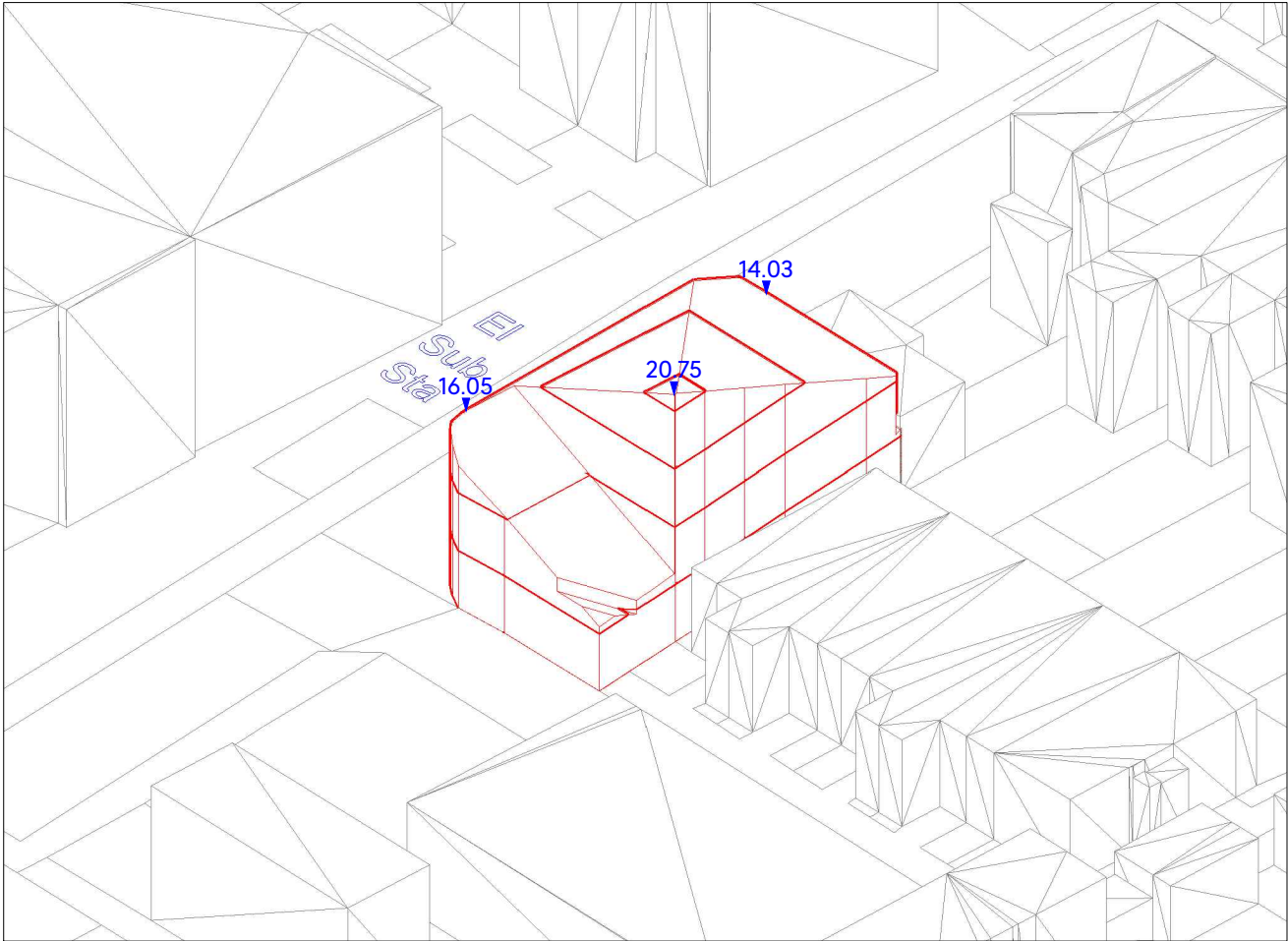
Further comments:	<p>As the interpretation of levels, height and volume is not precise, the following would be beneficial in developing the accuracy of the risk rating and may result in the risk reducing:</p> <ul style="list-style-type: none"> I. Topographic survey of the proposed site; II. Topographic 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. <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 envelope 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 / been fixed, a more detailed assessment should be carried out so that cost estimates, risk and mitigation strategies can be provided.</p>
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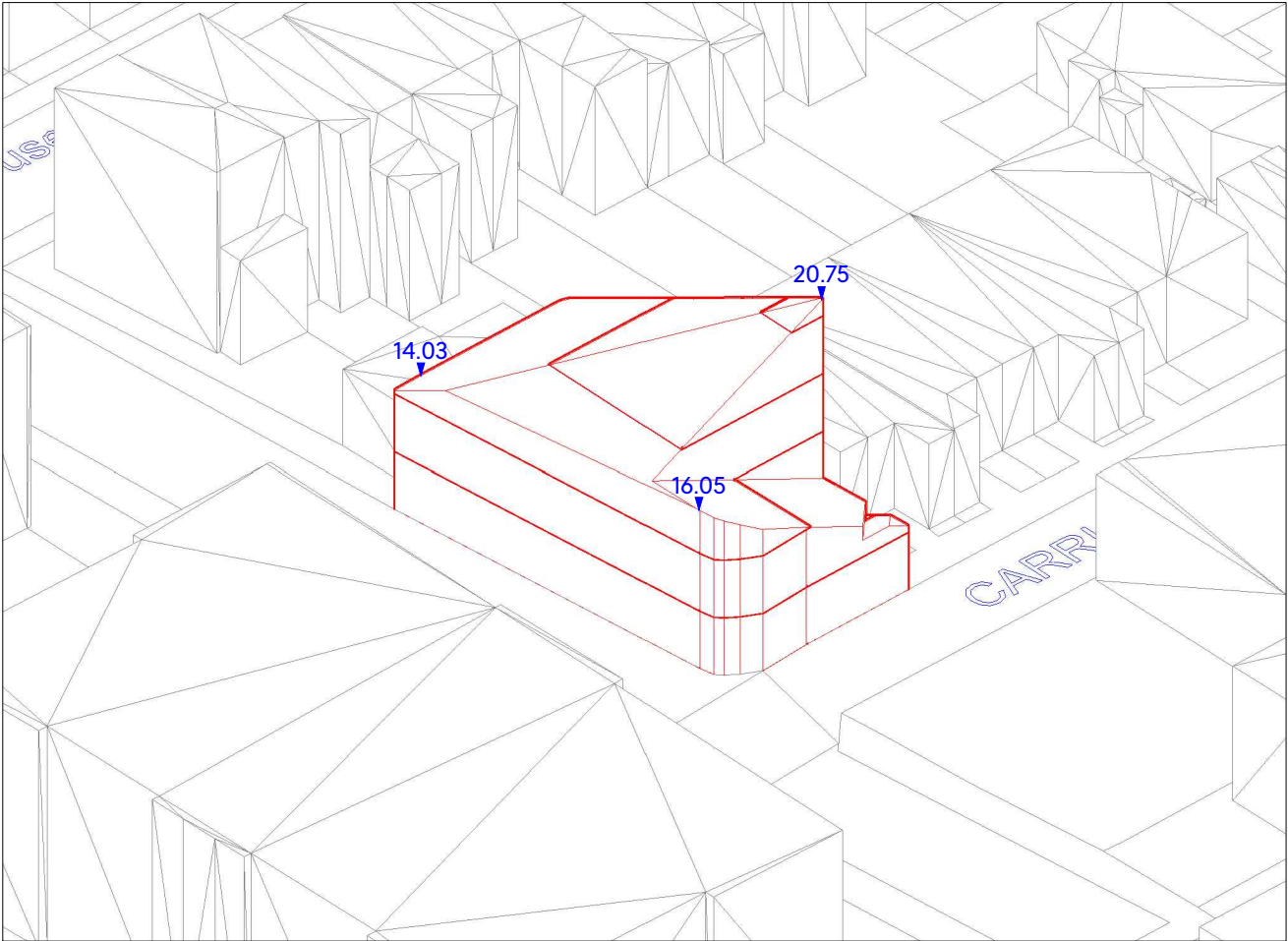
3D Context View - View from North West (Proposed Envelope)



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 14)		
*Area measured at 1.5m above FFL (GEA)		
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ALL HEIGHTS IN M AOD
'INDICATIVE ONLY'

Rev.	Date	Amendments	Initial
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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 14)

DRAWN BY	CHECKED
SK	DO

SCALE	DATE
NTS@A3	September 2019

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DRAWING NO.	RELEASE NO.
81263_SITE14_01	1