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

Site ID:	19	Address/name:	Garages Adjacent 86 Beech Avenue, Brentford TW8 8NH
Size of plot:	104.24 sq. m (approx.)		
Existing use:	Garages with associated outdoor area		
Site description:	<u>Site</u> Outdoor area with terraced, single-storey garages to parts of the site at the corner of Beech Avenue and Almond Grove. <u>Neighbouring site</u> Two-storey end of terrace residential property constructed circa 1950s to the north of the site along Beech Avenue and includes the garden space north east of the site. Two-storey end of terrace residential property constructed circa 1950s to the north east across the road from the site along Beech Avenue with a large front garden. Two-storey semi-detached residential properties constructed 1950s to the east of the site. Two-storey end of terrace residential property constructed circa 1950s to the South east along Beech Avenue with a large front garden facing the site. Two-storey end of terrace residential property constructed circa 1950s to the South east along Almond Grove. Two-storey end of terrace residential property constructed circa 1950's abutting and to the south west along Almond Grove.		
Title number:	The garages fall within title number AGL344478		
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 including the right to the access of light and air and concerning those areas of land that where included in the title but that are now removed and who have leasehold interest in their rented property (Right to Buy). A more detailed title review may be required in due course.		

<table>
<tr><td>RoL commentary:</td><td>The key constraint is the residential property known as 54 Almond Grove to the south west border of the proposed site.</td></tr>
<tr><td>Daylight and Sunlight commentary:</td><td>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.</td></tr>
<tr><td>Area schedule:</td><td>Area schedule confirming estimated developable GEA based on the 3D model in Appendix 1:

<table>
<tr><th colspan="3">Additional GEA Area Schedule (Site 18)

*Area measured at 1.5m above FFL (GEA)</th></tr>
<tr><th>LEVEL / FLOOR</th><th>AREA SQ M</th><th>AREA SQ FT</th></tr>
<tr><td>Ground</td><td>104.2</td><td>1,122</td></tr>
<tr><td>First</td><td>74</td><td>797</td></tr>
<tr><td>Second</td><td>4.8</td><td>52</td></tr>
<tr><td>OVERALL TOTAL</td><td>183.0</td><td>1,970</td></tr>
</table>

Note:
GEA – Gross External Area
FFL – Finished Floor Level</td></tr>
<tr><td>Comments on planning proposal:</td><td>GEA is relatively unrestricted on the ground and first floors. The GEA reduces significantly on the third-floor level.

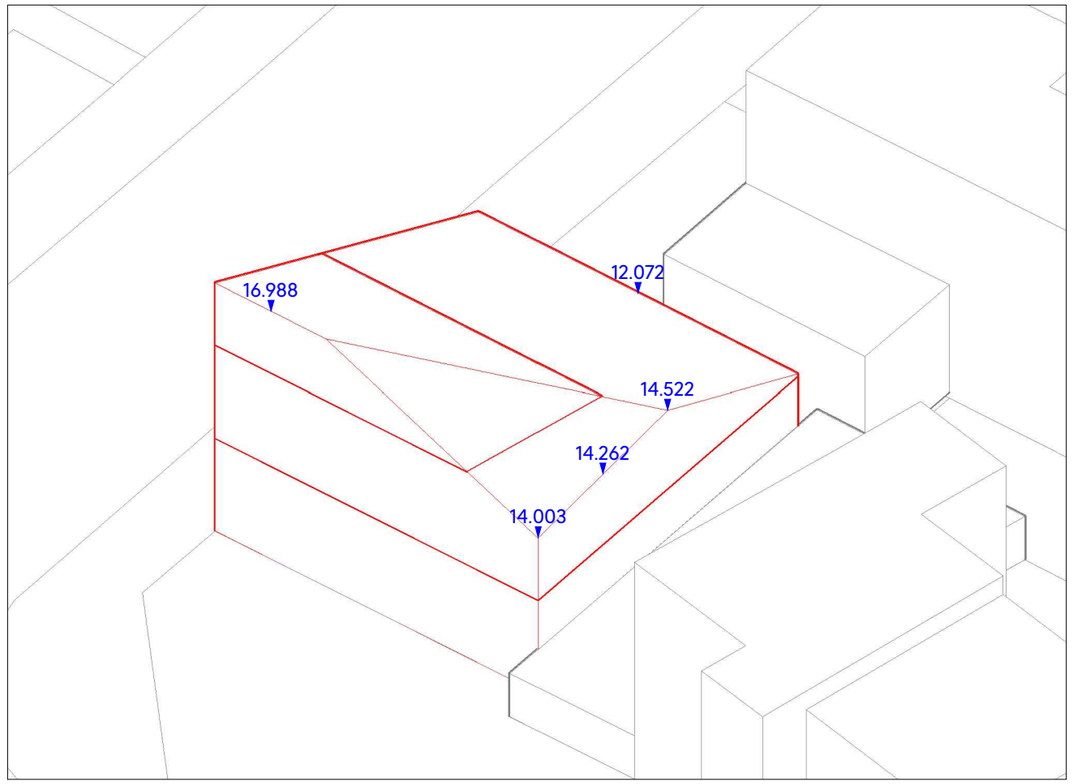
Restriction appears to be more significant to the south west of the plot, with a section limited to ground floor level and along the boundary with 54 Almond Grove.

The study suggests that a one to two-storey new development would be feasible. Given this does not include restricted areas of below one storey level, and subject to detailed studies, this is medium risk.

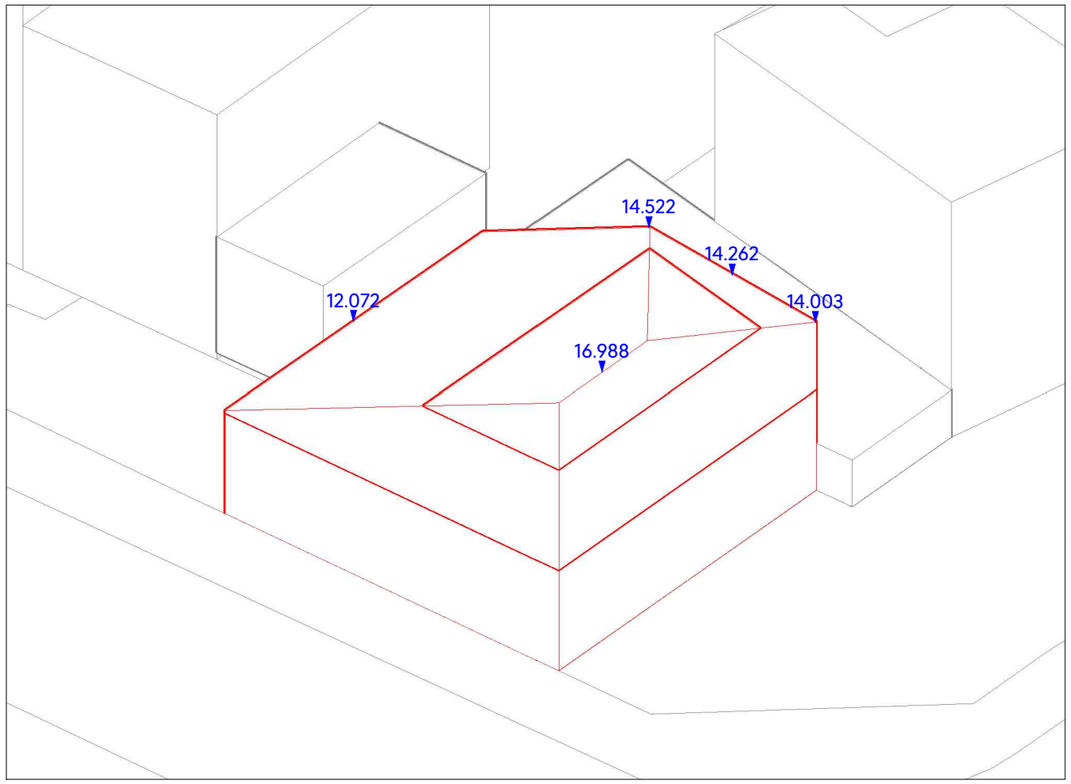
Given the topography of the site, and the character of the surrounding area, it would be possible to provide a two to three-storey property with a stepped storey design towards the south west of the development without having a negative impact on the neighbouring dwellings at 54 Almond Grove.

Development outside this proposed high-level volume can be achieved, subject to neighbours' agreement.</td></tr>
</table>

Risk rating:	Low – assuming that the development contemplated does not exceed the GEA, or envelope profiles advised in this report. Medium – if there is a minor exceedance of the GEA, or envelope profiles advised in this report by the development contemplated.
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. Topographic elevation surveys of the adjacent properties; and II. Basic massing models of the scheme proposals; III. A solicitor's legal title review for the site and the surrounding properties. 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. 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.



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



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

SOURCES OF INFORMATION:

PROMAP.CO.UK

OSMM_Topo_3D_BHA.dwg
OS_Detail_Vector_dwg
Received 11 November 2019

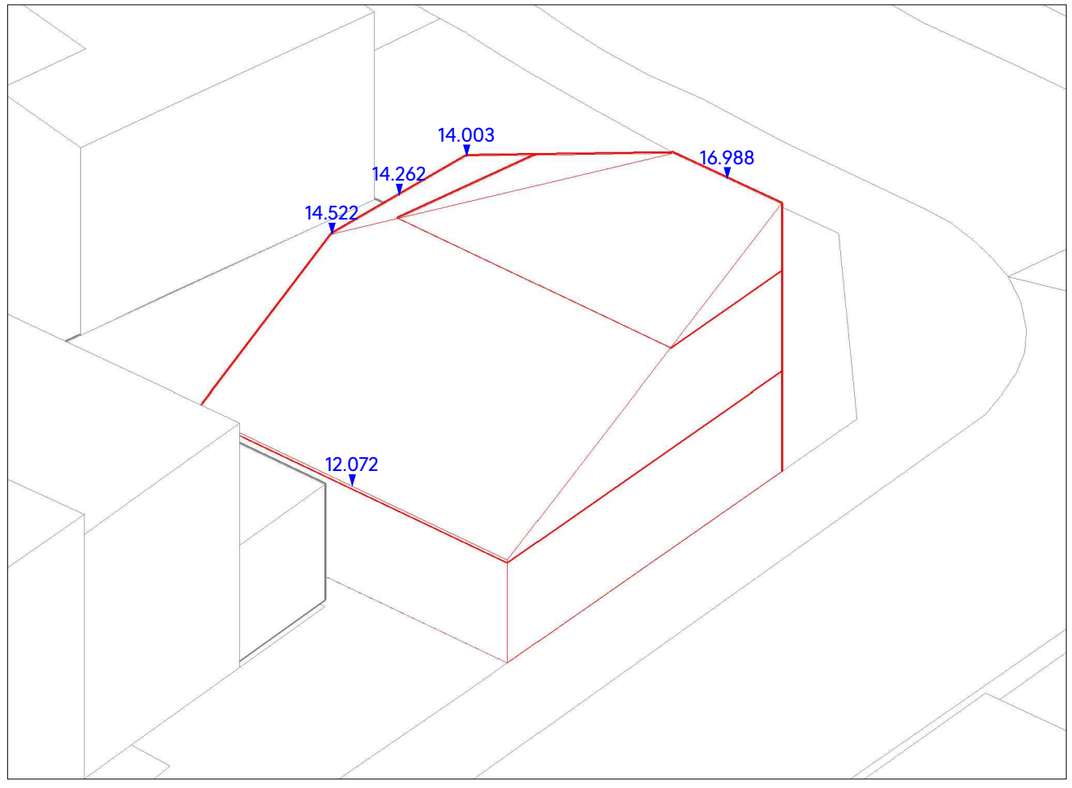
40SEVEN

1716_Site 19.dwg
Received 15 November 2019

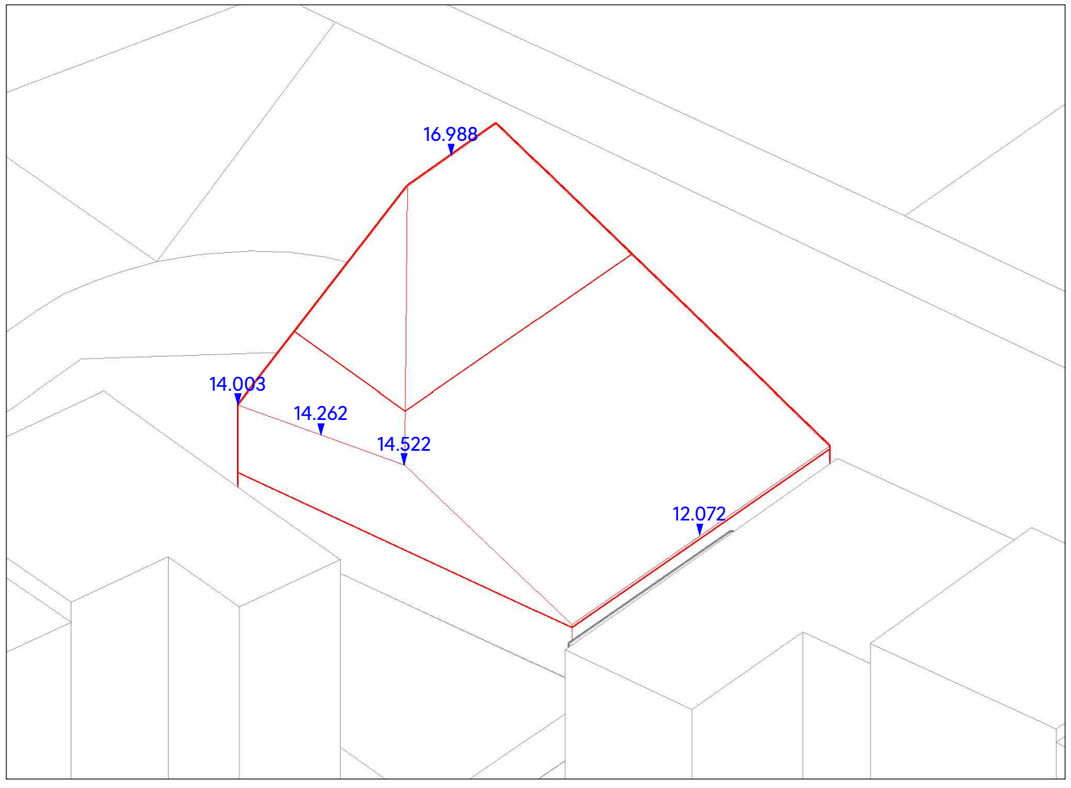
Additional GEA Area Schedule (Site 19)

*Area measured at 1.5m above FFL (GEA)

LEVEL / FLOOR	AREA SQ M	AREA SQ FT
Ground	104.2	1,122
First	74.0	797
Second	4.8	52
OVERALL TOTAL	183.0	1,970



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



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

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 19)

DRAWN BY	CHECKED
SL	DO
SCALE	DATE
NTS@A3	November 2019

HOLLIS

80-82 Silverthorne Road
London
SW8 3HE

T 020 7622 9555
F 020 7627 9850
W hollisglobal.com

DRAWING NO.	RELEASE NO.
83430_SITE19_01	1