# LONDON BOROUGH OF HOUNSLOW
# RIGHTS OF LIGHT/DAYLIGHT & SUNLIGHT ASSESSMENT

| | | | |
|---|---|---|---|
| **Site ID:** | 4 | **Address/Name:** | Garage Block Opposite 14 and 16, Brentside, Brentford TW8 8BS |
| **Size of Plot:** | 1,851.7 sq. m (approx.) | | |
| **Existing Use:** | Garages with associated outdoor area. | | |
| **Site Description:** | <u>Site</u><br>Outdoor area with terraced single storey garages to parts of the site with driveway access via Upper Butts.<br><u>Neighbouring Site</u><br>Row of terraced of garages and mews houses serving the houses on Somerset Road on the south east boundary of the demised driveway ages ranging between 1960s and late 1980s.<br>One two storey detached dwelling on Church Walk, to the north east of the demised driveway dated circa 1930s.<br>Eight terraced residential properties on Willow Close, of circa early 1960s construction to the north, with amenity gardens on bounding onto the rear of the demised north garages.<br>Three to four storey flats on Brentside, of circa 1970s construction to the east and to a lower level beyond the retaining structure on the boundary of the site.<br>Row of terraced residential properties of circa early 1900s construction, with amenity gardens the boundary to the south- east. | | |
| **Title Number:** | **MX410897** (the north east, longer strip of land forming part of the L shape), **MX451848** (the bottom of the L shape) and **MX177467** a small part of land on the north included in the freehold title number of which Leasehold title number is MX264088 included as part of the site). | | |
| **Site Plan:** |   | | |

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| | |
|---|---|
| **RoL Deeds:** | Following a cursory review of the notes on the title deed, it is noted that under title number MX451848, a Conveyance of the land in this title and other land dated 7 June 1922 made between (1) William Davis Owen and (2) Joseph Charles Lane-Claypon contains covenants which refers to access of light and air. Similarly, under title number, MX177467, it is stated that the Conveyance dated 20 December 1946 referred to in the Charges Register contains exception and reservation to rights to the access of light and air. A more detailed title review will be required in due course. |
| **RoL Commentary:** | The main constraints are to the west, north -east and south-east (the block of flats on Brent side) although it should be noted that these flats are within the same freehold demise as the subject site. |
| **Daylight & Sunlight Commentary:** | All neighbouring properties are residential and as such would need to be assessed for sunlight and daylight. |
| **Area Schedule:** | Area schedule confirming estimated developable GEA based on the 3D model in Appendix 1: |

Additional GEA Area Schedule (Site 4)

*Area measured at 1.5m above FFL (GEA)

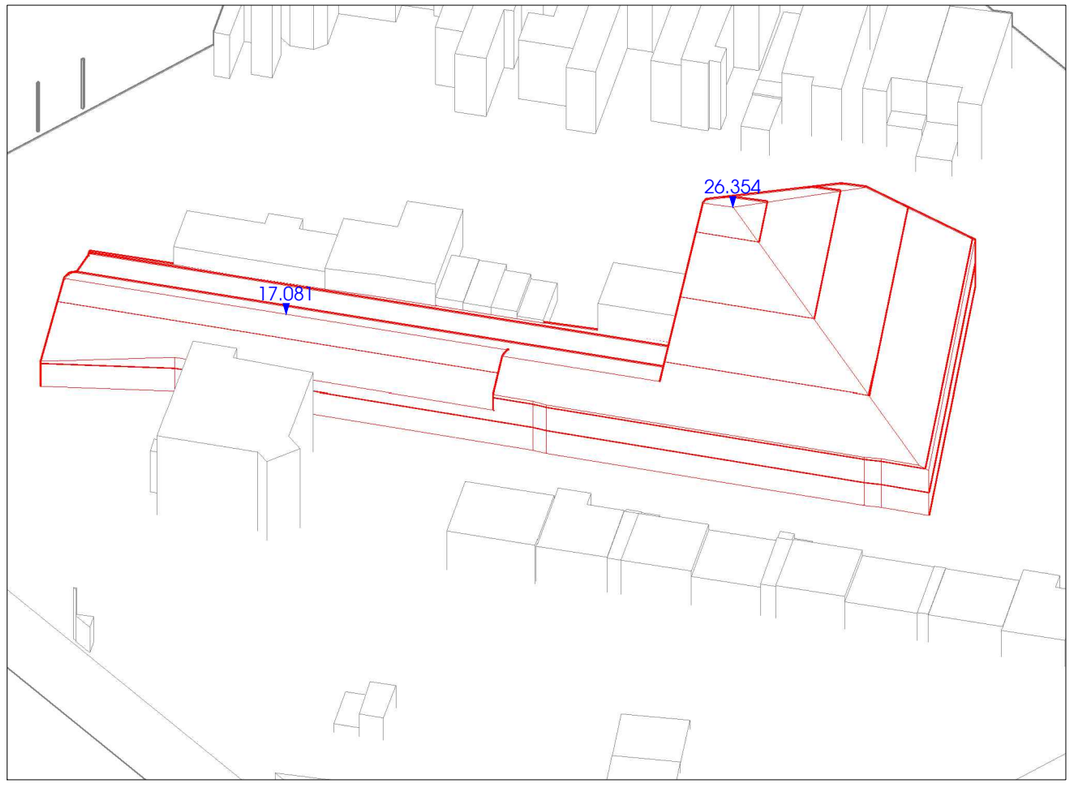
| LEVEL / FLOOR | AREA SQ M | AREA SQ FT |
|---|---|---|
| Ground | 1,851.6 | 19,930 |
| First | 1,551.5 | 16,700 |
| Second | 679.3 | 7,312 |
| Third | 325.0 | 3,498 |
| Fourth | 100.3 | 1,080 |
| OVERALL TOTAL | 4,507.7 | 48,520 |

**Note:**

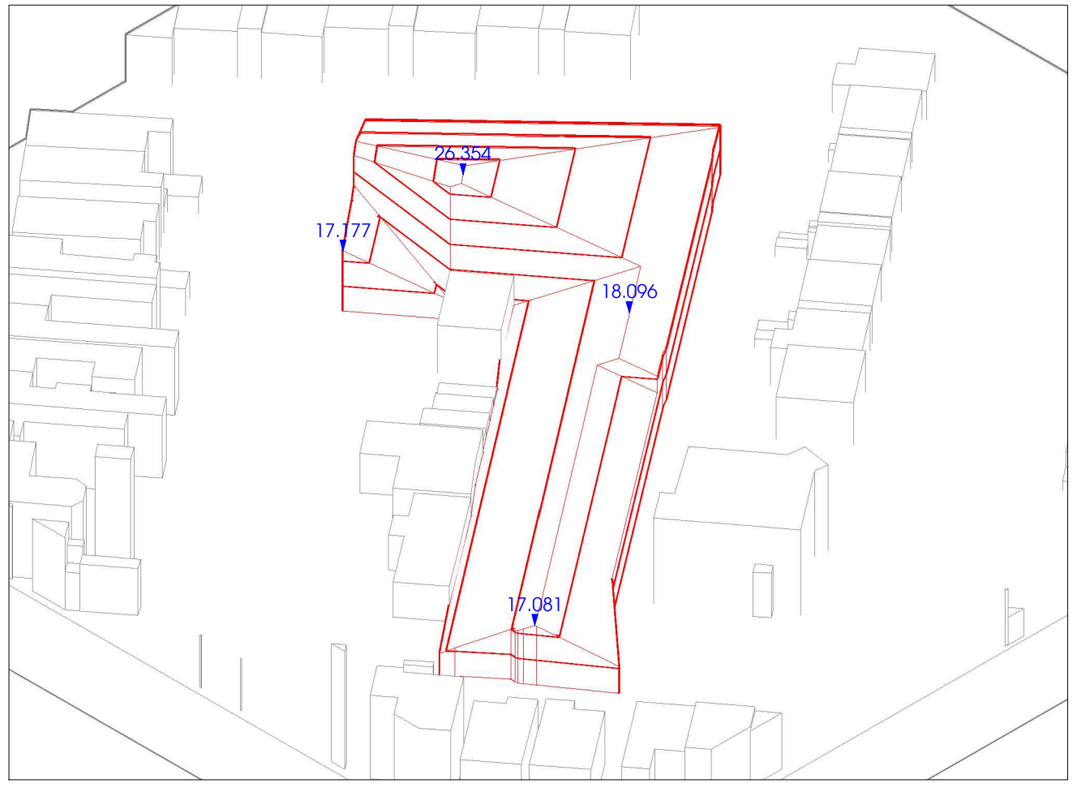
GEA – Gross External Area

FFL – Finished Floor Level

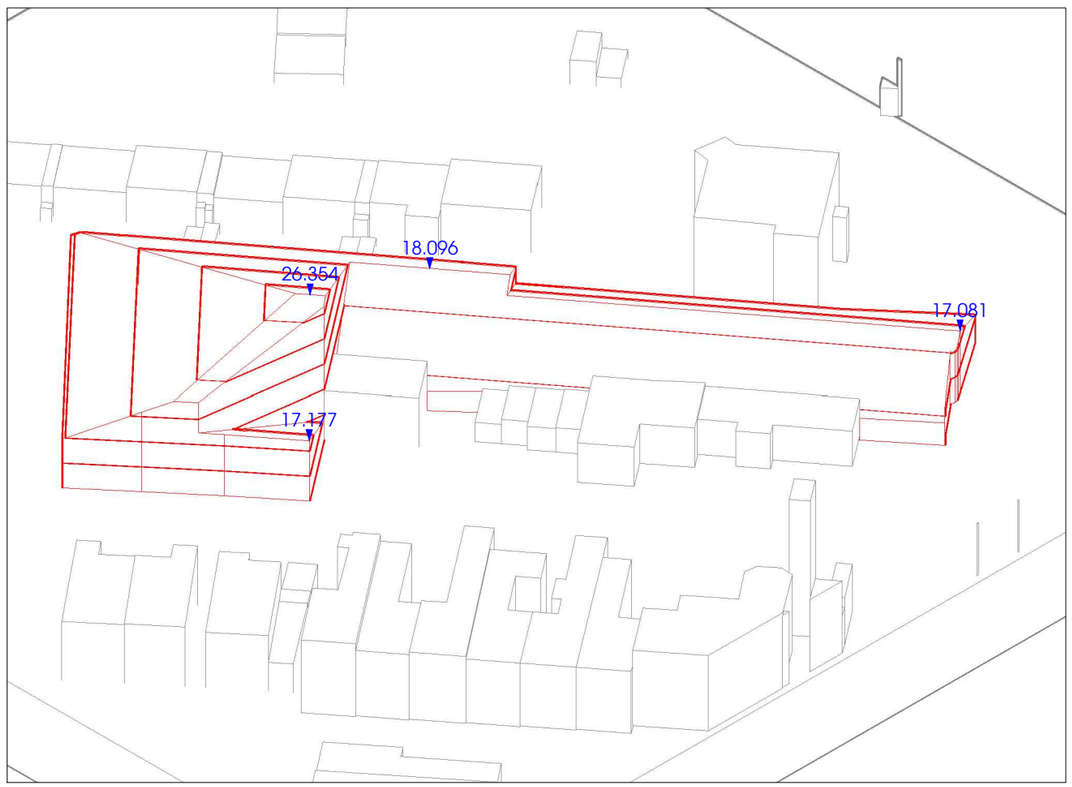
| | |
|---|---|
| **Comments on Planning Proposal:** | GEA is relatively unrestricted up to the second floor. GEA is reduced significantly above second floor level.<br><br>Restriction appears to be more significant to the north -west and north -east of the plot, with sections limited to ground floor level. Given that is area is likely to remain as access to the site, and subject to detailed studies, this is low risk.<br><br>Development outside this proposed high level volume can be achieved, subject to neighbours' agreement. Given the topography of the site, and the character of the surrounding area, it would be possible to provide a four-storey block of flats with a stepped storey design towards the south west of the development without having a negative impact on the neighbouring dwellings.<br><br>Given the topography of the site, and the character of the surrounding area, it would be possible to provide a mix of two storey houses and three storey block of flats with a stepped storey design towards the centre of the development without having a negative impact on the neighbouring dwellings. |
| **Risk Rating:** | Low<br><br>Significantly within the volume. |
| **Further Comments:** | As the interpretation of 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:<br><br>I. Topographic elevation surveys of the adjacent properties; and<br><br>II. Basic massing models of the scheme proposals.<br><br>III. A solicitor's legal title review for the site and the surrounding properties.<br><br>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.<br><br>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/fixed a more detailed assessment should be carried so that cost estimates, risk and mitigation strategies can be provided. |



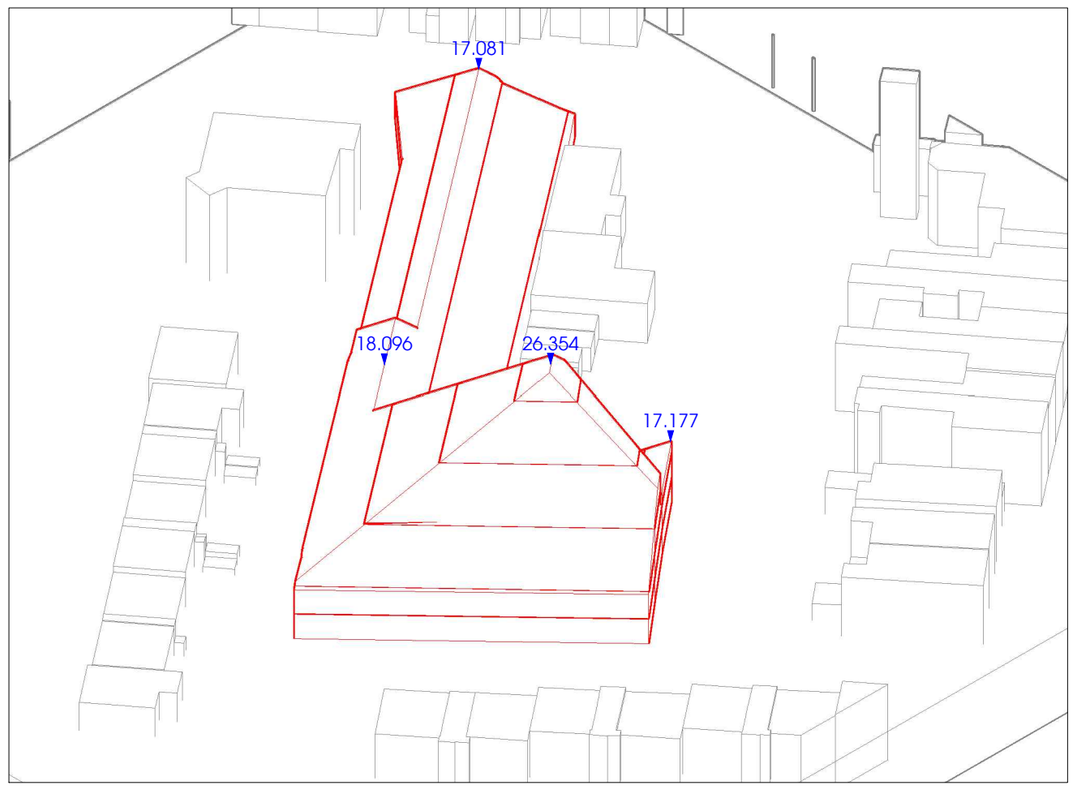

3D Context View - View from North West (Proposed Envelope)




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 16 April 2019**

**40 SEVEN TOPOGRAPHICAL SURVEY**

**1716_Site 4_P.DWG**

**Received 16 April 2019**

Additional GEA Area Schedule (Site 4)

*Area measured at 1.5m above FFL (GEA)

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**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 4)**

| DRAWN BY | CHECKED |
|---|---|
| SL | DO |
| SCALE | DATE |
| NTS@A3 | April 2019 |


malcolm hollis

80-82 Silverthorne Road
London
SW8 3HE

**T** 020 7622 9555
**F** 020 7627 9850
**W** malcolmhollis.com


| DRAWING NO. | RELEASE NO. |
|---|---|
| 74571_SITE4_01 | 1 |