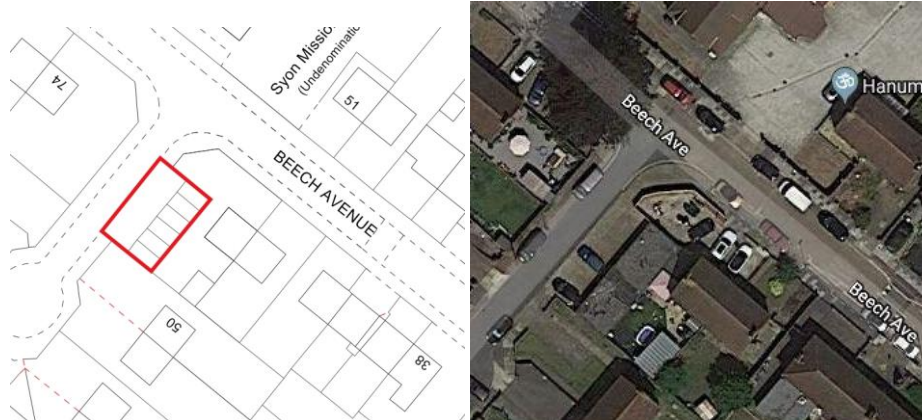
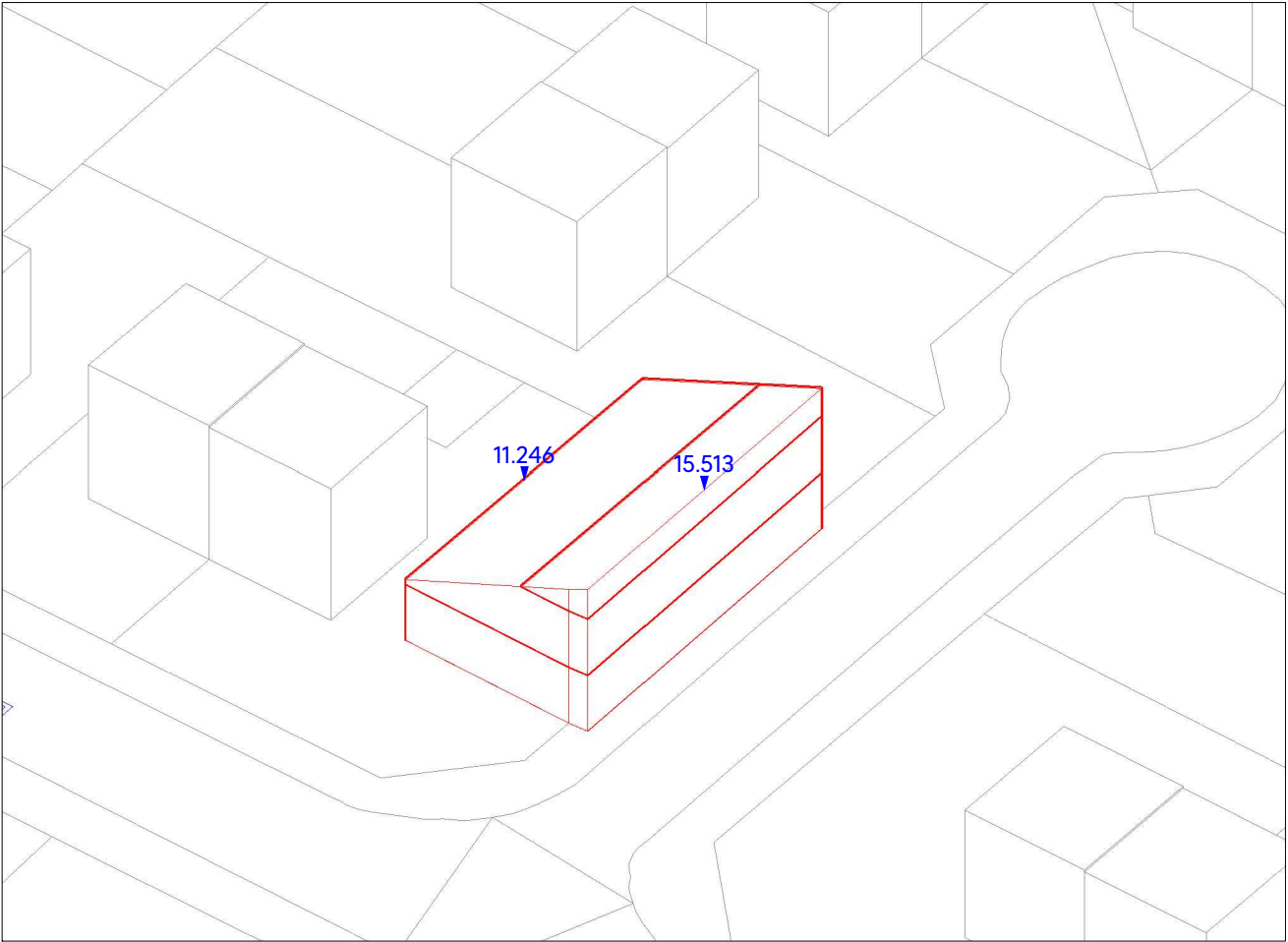


LONDON BOROUGH OF HOUNSLOW
RIGHTS OF LIGHT/DAYLIGHT AND SUNLIGHT PRELIMINARY DESK-TOP ASSESSMENT

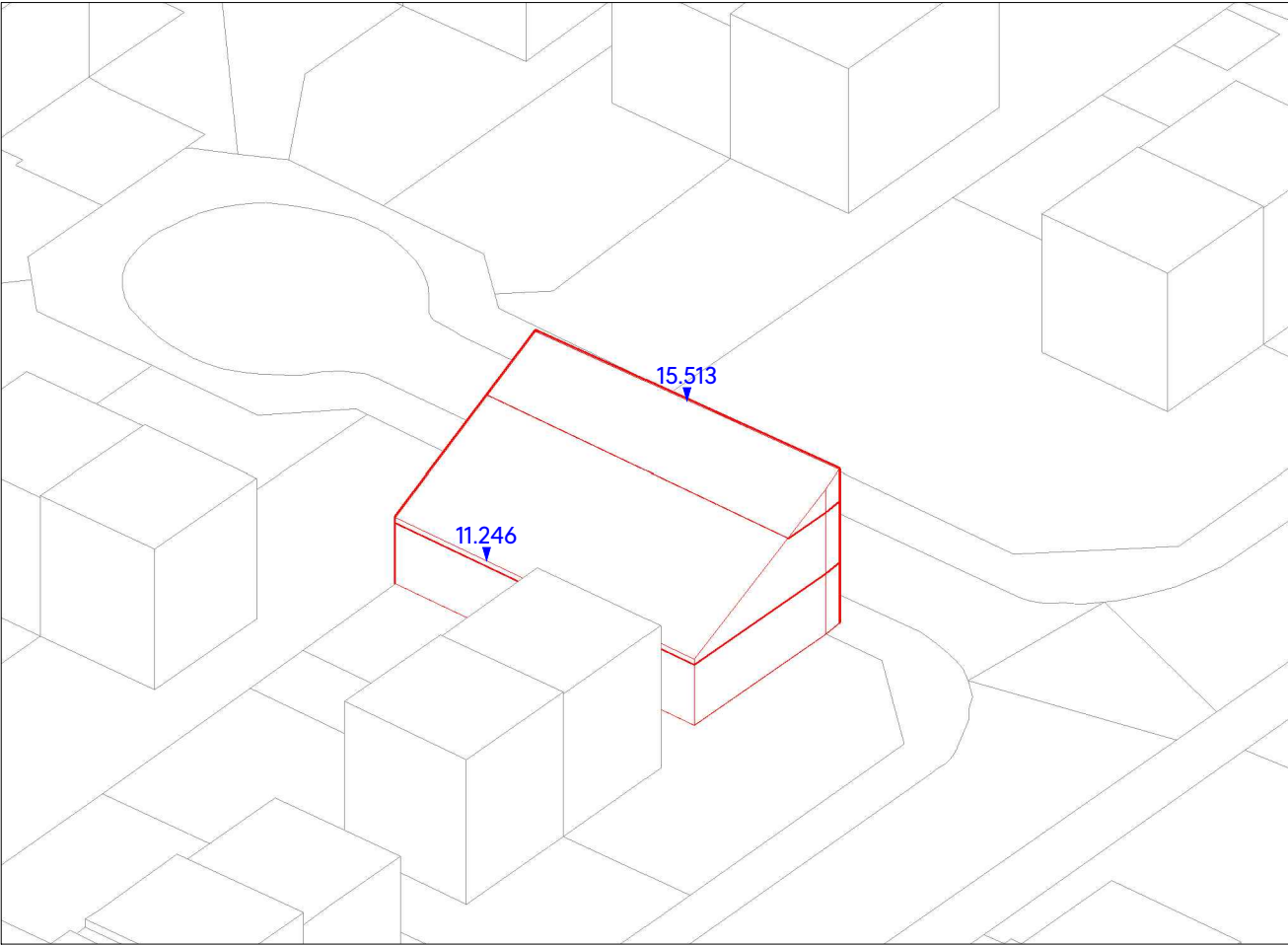
Site ID:	18	Address/name:	Garages Adjacent 48 Beech Ave, Brentford TW8 8NH
Size of plot:	142.4 sq. m (approx.)		
Existing use:	Garages with associated hardstanding/outdoor areas.		
Site description:	<p><u>Site</u></p> <p>Outdoor area with terraced, single-storey garages fronting onto the south east of Beech Avenue.</p> <p><u>Neighbouring Site</u></p> <p>Two-storey, semi-detached, residential properties of circa 1950s construction to the south east, south and north west on Beech Avenue.</p> <p>One to two storey, religious temple of circa 1980s construction to the north east on the corner of Beech Avenue and Hornbeam Crescent.</p>		
Title number:	AGL344478		
Site plan:	 <p>The site plan on the left shows a red-outlined plot on Beech Avenue, with surrounding plots numbered 74, 51, 50, and 38. A street named 'SVON MISSIO (undennominat)' is also shown. The aerial photograph on the right shows the actual site and surrounding residential area, with labels for 'Beech Ave', 'Hanum', and 'Beech Ave'.</p>		
RoL deeds:	Following a cursory review of the notes on the title deed, it is noted that a 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 constraint is the semi-detached residential property to the south east ties of the site known as 48 Beech Avenue (side windows facing the site).		
Daylight and Sunlight commentary:	All of neighbouring properties to the south east, south and north west on Beech Avenue 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 below confirms the estimated developable GEA based on the 3D model in Appendix 1:</div> <div><table><tr><th colspan="3">Additional GEA Area Schedule (Site 18)</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>142.4</td><td>1,533</td></tr><tr><td>First</td><td>100.5</td><td>1,082</td></tr><tr><td>OVERALL TOTAL</td><td>242.9</td><td>2,615</td></tr></table></div> <div>Note: GEA – Gross External Area FFL – Finished Floor Level</div>	Additional GEA Area Schedule (Site 18)			*Area measured at 1.5m above FFL (GEA)			LEVEL / FLOOR	AREA SQ M	AREA SQ FT	Ground	142.4	1,533	First	100.5	1,082	OVERALL TOTAL	242.9	2,615
Additional GEA Area Schedule (Site 18)																			
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Ground	142.4	1,533																	
First	100.5	1,082																	
OVERALL TOTAL	242.9	2,615																	
Comments on planning proposal:	<div>GEA is relatively unrestricted on the first floor level. The GEA reduces significantly on the second floor level.</div> <div>Restriction appears to be more significant to the south east boundary of the plot, with a section limited to ground floor level and along the boundary with 48 Beech Avenue.</div> <div>The study suggests that a two to three-storey new development would be feasible. Given this does not include restricted areas below two storey level, subject to detailed studies, this is medium risk.</div> <div>Development outside this proposed high-level volume can be achieved, subject to neighbours' agreement being obtained.</div> <div>It might be possible to increase the density of development with a third 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>																		

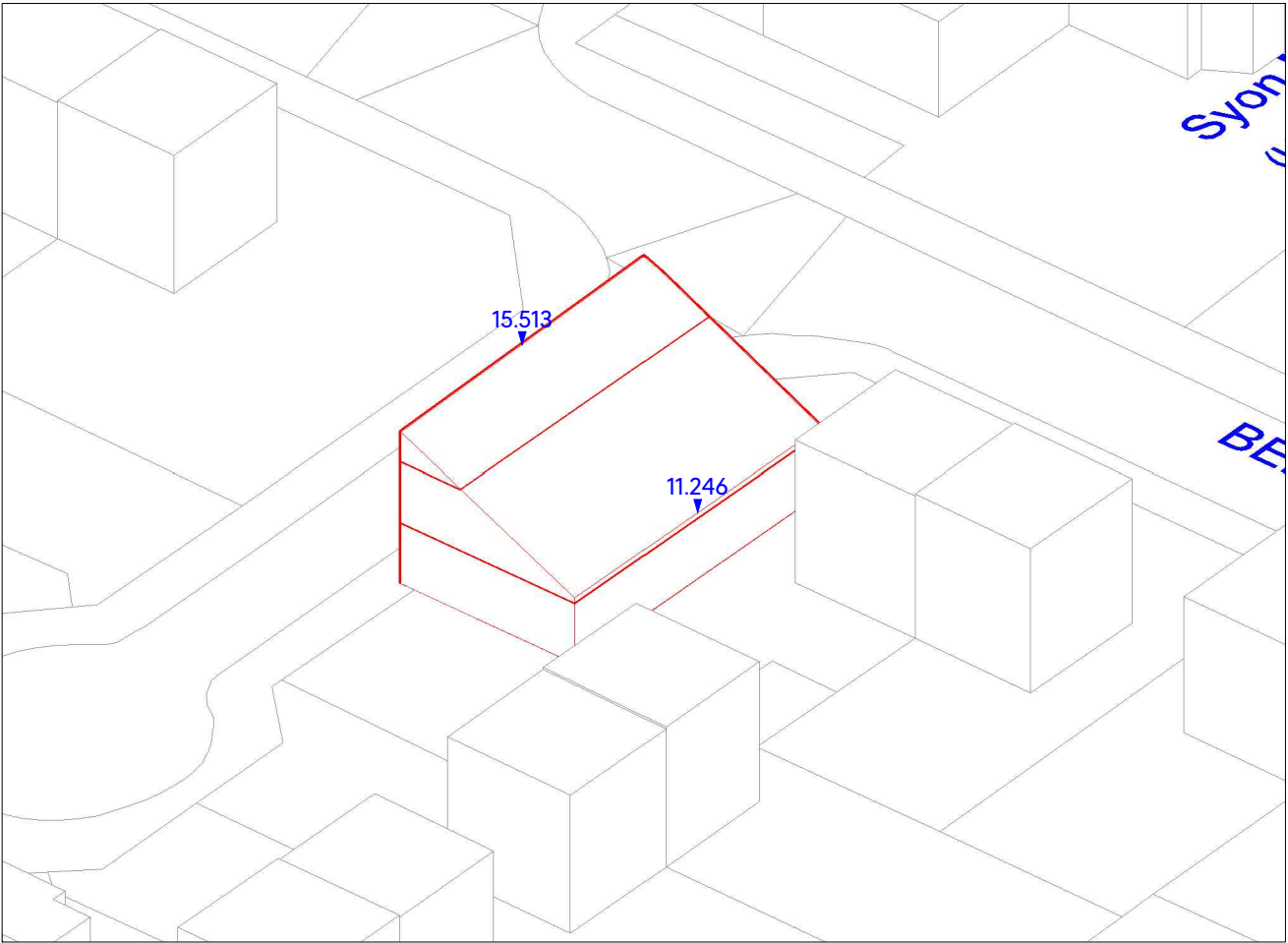
Further comments:	<p>As the interpretation of levels, height and volume is not precise, the following would be beneficial in developing the accuracy of the risk rating and may result in the risk reducing:</p> <ul style="list-style-type: none"> I. Topographic elevation surveys of the adjacent properties; and II. Basic massing models of the scheme proposals; III. A solicitor's forensic review of the legal title 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 3D model 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 technical assessment should be carried out so that cost estimates, risk and mitigation strategies can be provided.</p>
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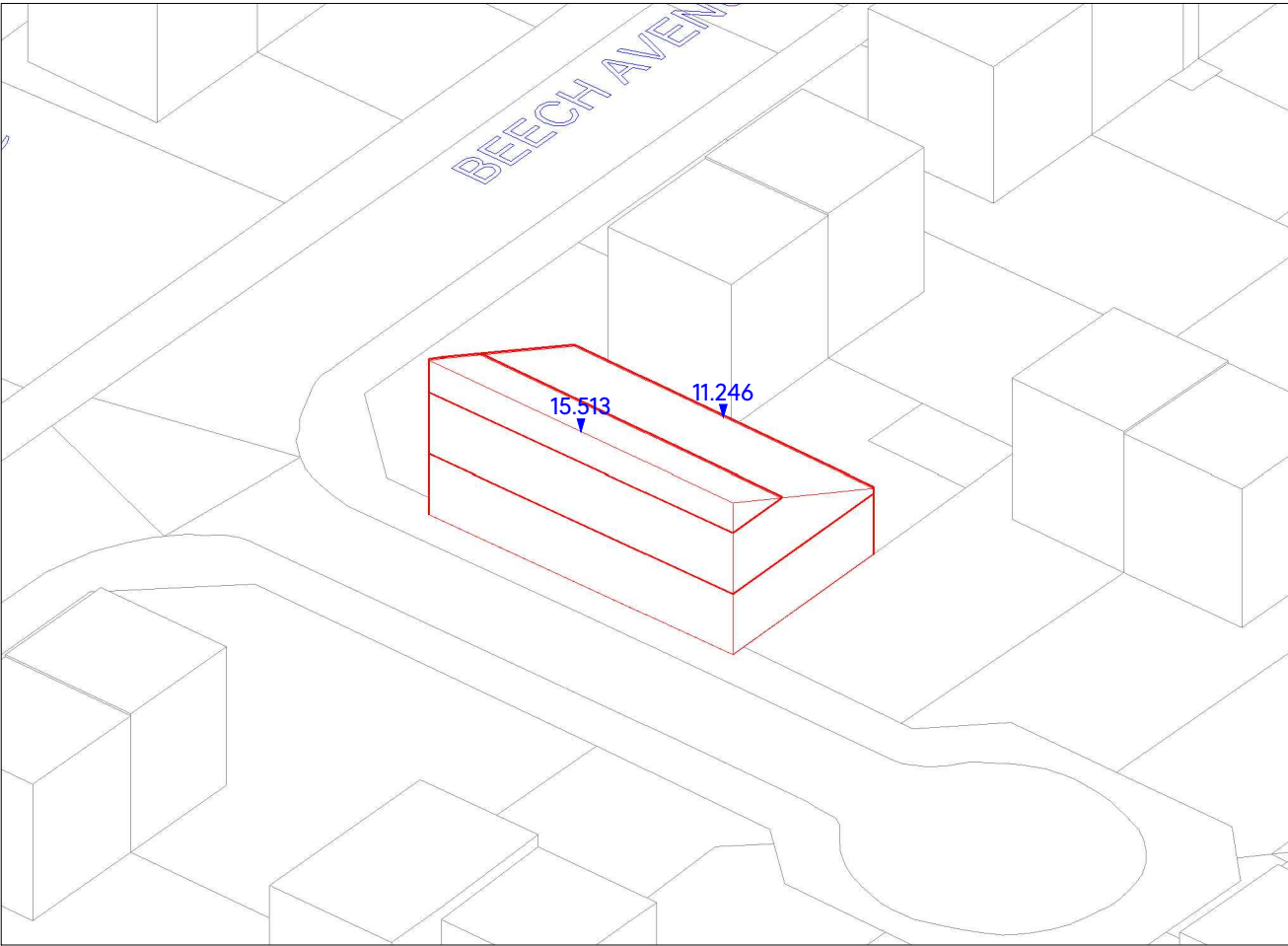
3D Context View - View from North (Proposed Envelope)



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



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



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

SOURCES OF INFORMATION:
PROMAP.CO.UK
OSMM_Topo_3D_BHA.dwg
OS_Detail_Vector.dwg
Received 11 November 2019

40SEVEN

1716_Site 18.dwg
Received 15 November 2019

Additional GEA Area Schedule (Site 18)		
*Area measured at 1.5m above FFL (GEA)		
LEVEL / FLOOR	AREA SQ M	AREA SQ FT
Ground	142.4	1,533
First	100.5	1,082
OVERALL TOTAL	242.9	2,615

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 18)**

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. 83430_SITE18_01	RELEASE NO. 1
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