


Site 20a

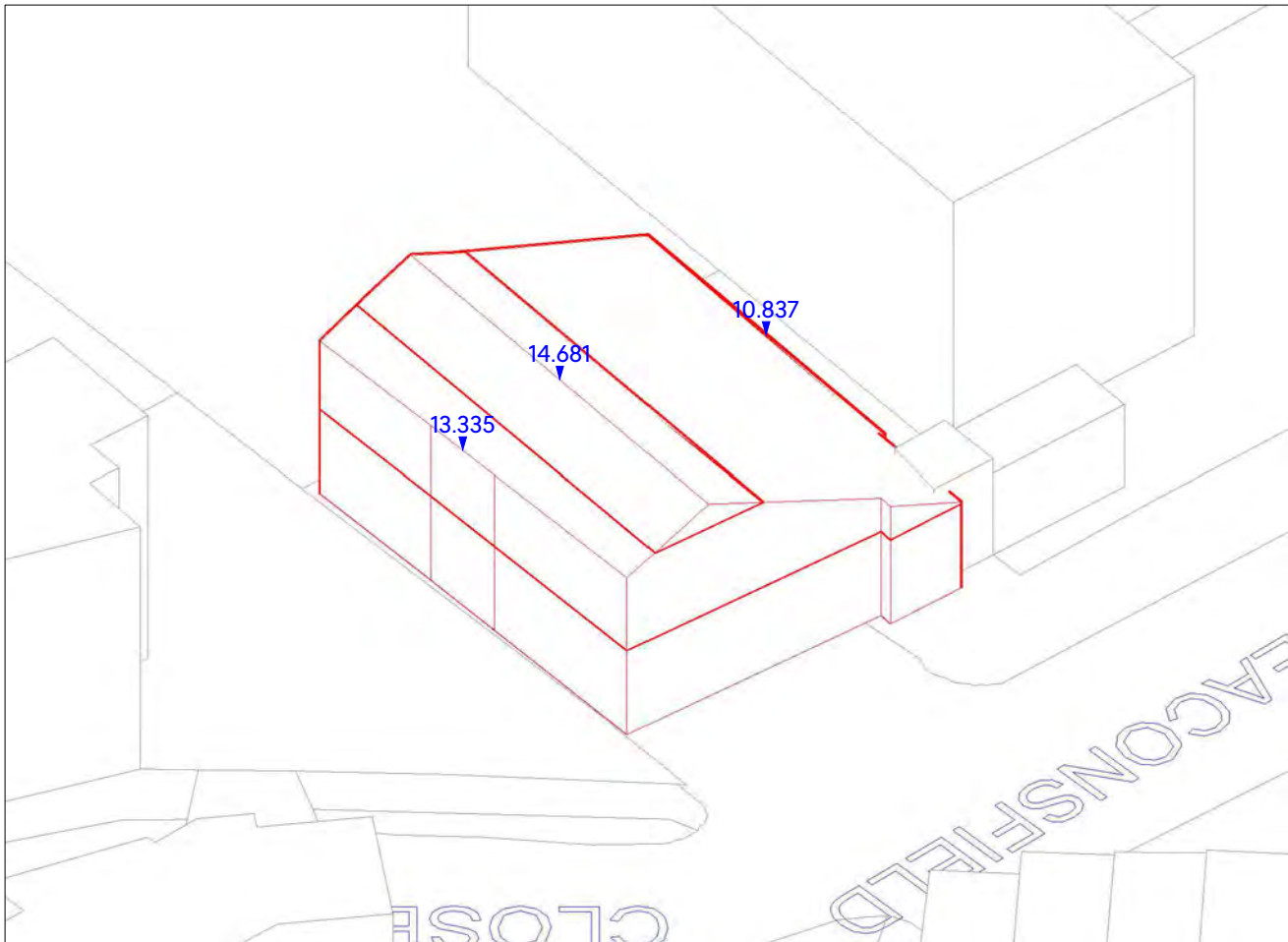


LONDON BOROUGH OF HOUNSLOW
RIGHTS OF LIGHT/DAYLIGHT & SUNLIGHT PRELIMINARY DESK-TOP ASSESSMENT

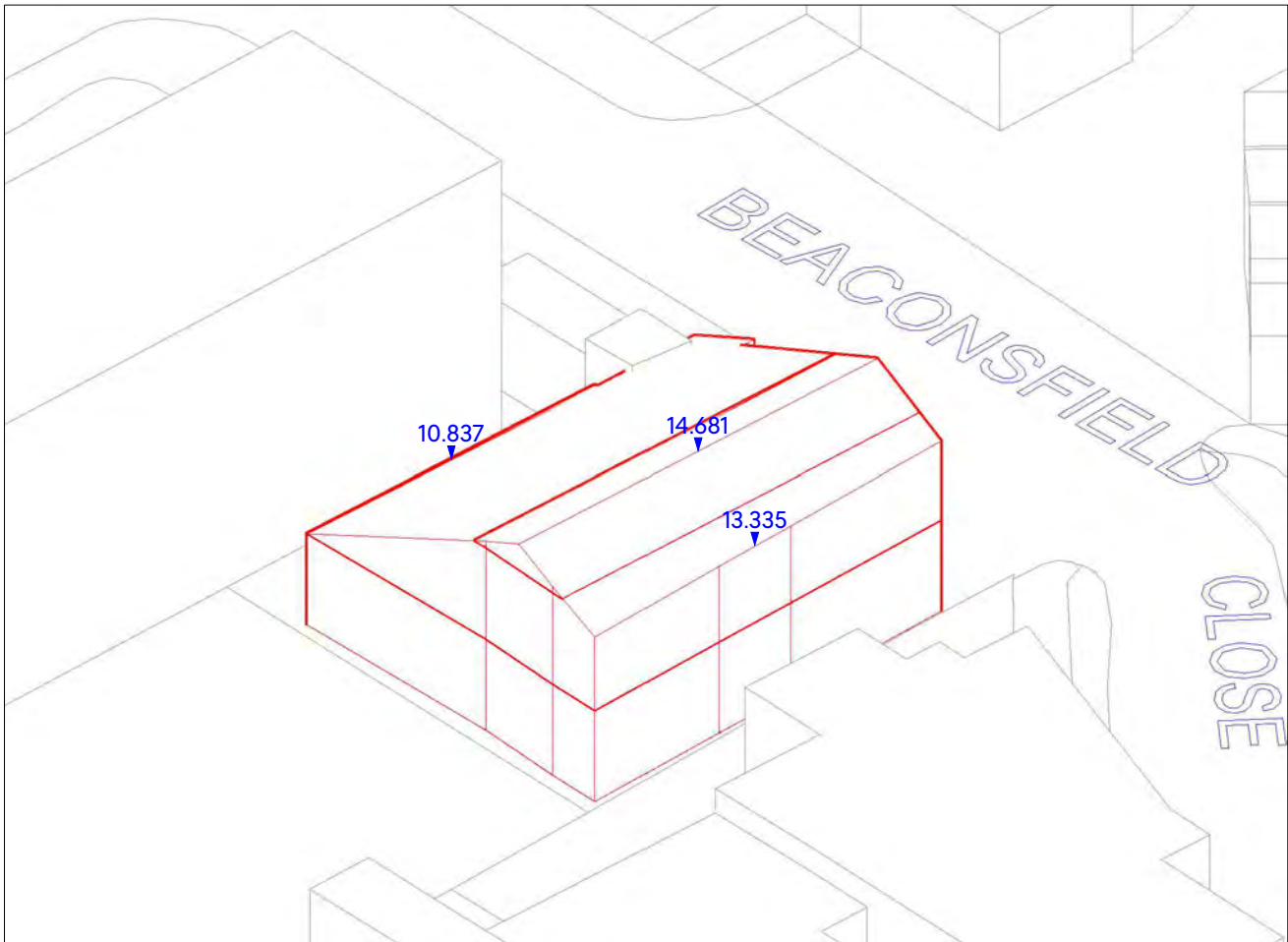
Site ID:	20(a)	Address/Name:	Beaconsfield Close, Chiswick W4 4EL
Size of plot:	146.5 sq. m (approx.)		
Existing use:	Garages with associated hardstanding/outdoor areas.		
Site description:	<p><u>Site</u></p> <p>Outdoor area with terraced, single-storey garages fronting onto the east side of Beaconsfield Close.</p> <p><u>Neighbouring site</u></p> <p>Three-storey, late Victorian, 1900s terraced properties to the north of the site on Grosvenor Road.</p> <p>Three-storey, purpose-built, residential flats, of circa 1960s construction to the south on Beaconsfield Close.</p>		
Title number:	NGL558039		
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 pursuant to the Housing Act 1985 (Part 5) or Chapter 1 of Part 1 of the Housing Act 1980 which makes specific reference to access of light. A more detailed title review may be required in due course.		
RoL commentary:	The key constraint is the block of residential flats comprising 1-6 Beaconsfield Close located to the south of the site.		
Daylight and Sunlight commentary:	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.		

Area schedule:	<div>Area schedule below confirms the estimated developable GEA based on the 3D model in Appendix 1:</div> <table><tr><th colspan="3">Additional GEA Area Schedule (Site 20a)</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>146.5</td><td>1,577</td></tr><tr><td>First</td><td>102.6</td><td>1,104</td></tr><tr><td>OVERALL TOTAL</td><td>249.1</td><td>2,681</td></tr></table> <div>Note: GEA – Gross External Area FFL – Finished Floor Level</div>	Additional GEA Area Schedule (Site 20a)			*Area measured at 1.5m above FFL (GEA)			LEVEL / FLOOR	AREA SQ M	AREA SQ FT	Ground	146.5	1,577	First	102.6	1,104	OVERALL TOTAL	249.1	2,681
Additional GEA Area Schedule (Site 20a)																			
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Ground	146.5	1,577																	
First	102.6	1,104																	
OVERALL TOTAL	249.1	2,681																	
Comments on planning proposal:	<div>GEA is relatively unrestricted on the ground floor. The GEA reduces on the first-floor level.</div> <div>Restriction appears to be more significant to the south of the plot, with a section limited to ground floor level and along the boundary with 1-6 Beaconsfield Close.</div> <div>The study suggests that a two-storey new development over ground and first floor would be feasible. Given this does not include restricted areas of below the second 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 being obtained.</div> <div>It might be possible to increase the density of development with a further (second) floor, but we consider this is seriously challenging the site's development potential to the south of the plot.</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>																		

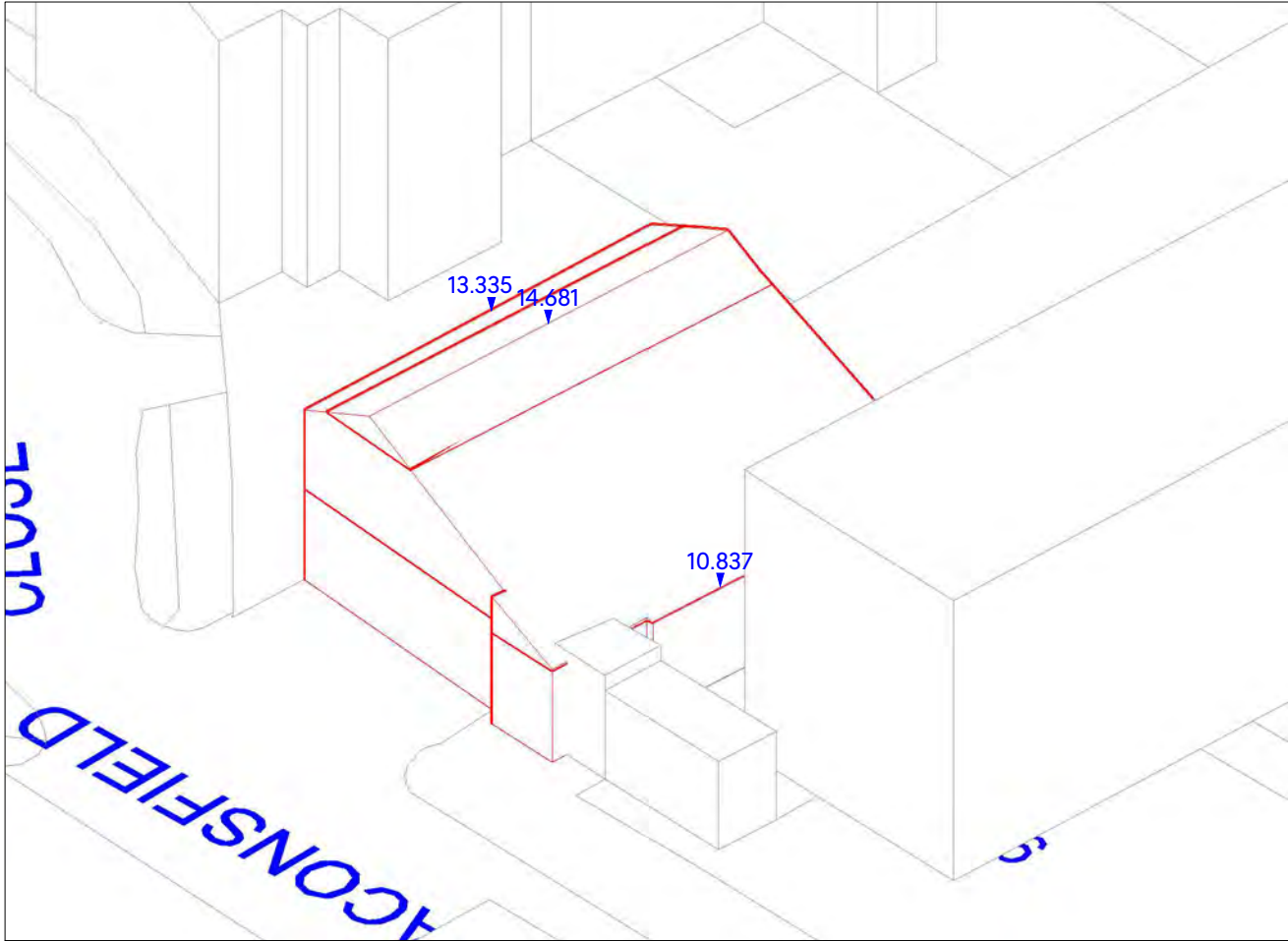
Further comments:	<p>As the interpretation of levels, height and volume is not precise, the following would be beneficial in developing the accuracy of the risk rating and may result in the risk reducing:</p> <ul style="list-style-type: none"> I. Topographic elevation surveys of the adjacent properties; and II. Basic massing models of the scheme proposals; III. A solicitor's forensic review of the legal titles 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 this 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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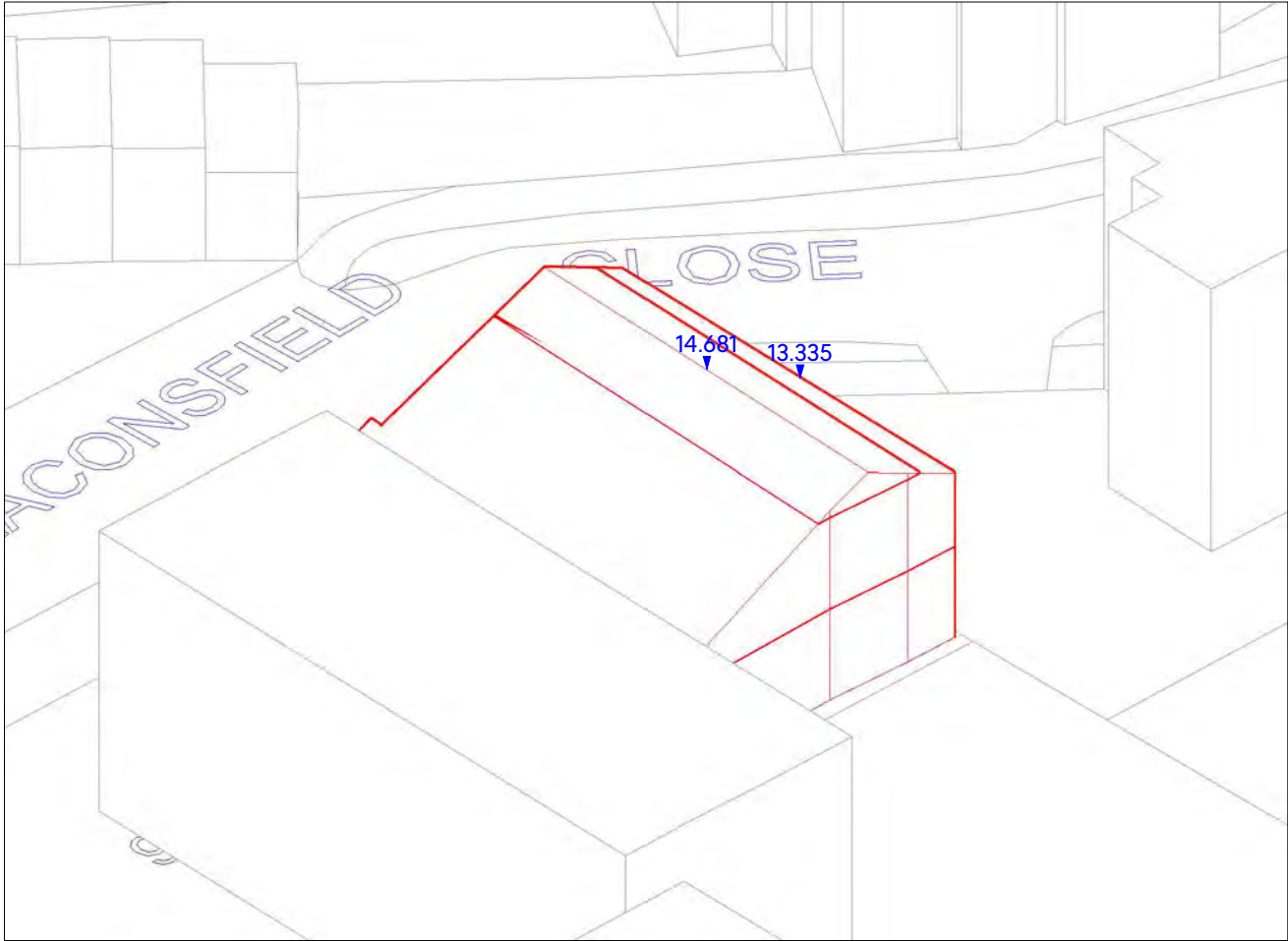
3D Context View - View from North West (Proposed Envelope)



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



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



3D Context View - View from South 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 20AB.dwg
Received 15 November 2019

Additional GEA Area Schedule (Site 20a)		
*Area measured at 1.5m above FFL (GEA)		
LEVEL / FLOOR	AREA SQ.M	AREA SQ.FT
Ground	146.5	1,577
First	102.6	1,104
OVERALL TOTAL	249.1	2,681

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 20a)			
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_SITE20a_01			1

Site 20b

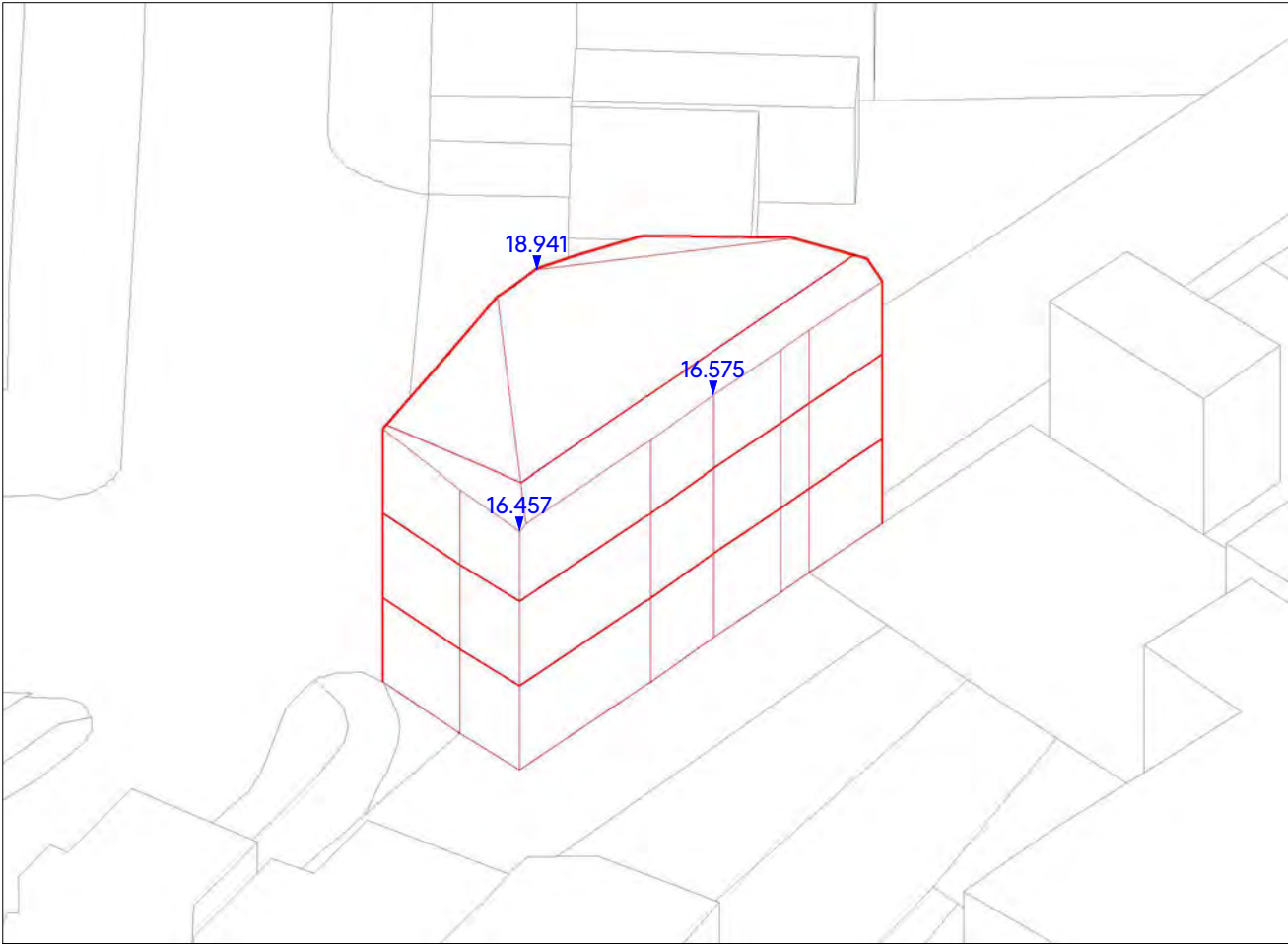


LONDON BOROUGH OF HOUNSLOW
RIGHTS OF LIGHT/DAYLIGHT & SUNLIGHT PRELIMINARY DESK-TOP ASSESSMENT

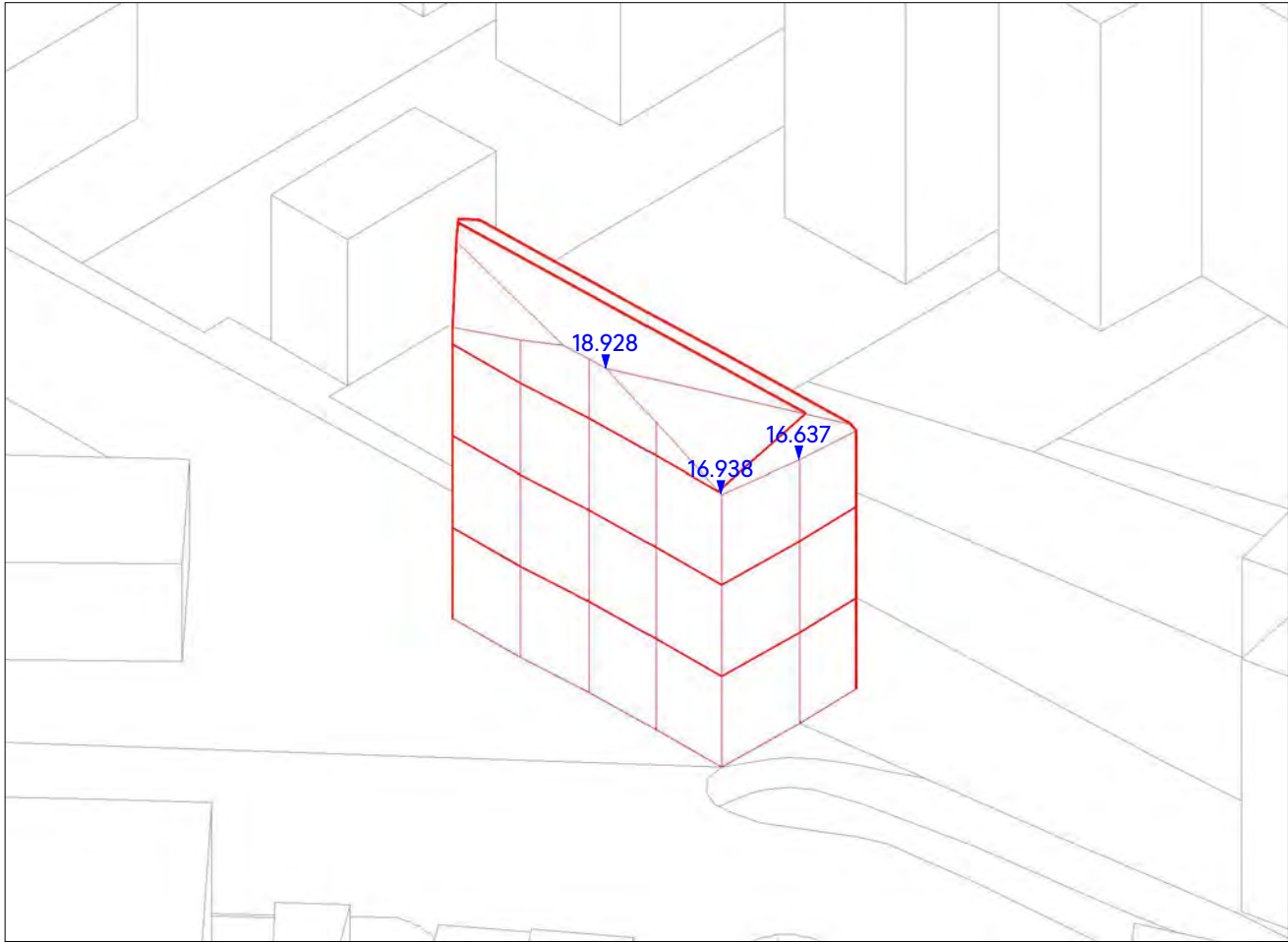
Site ID:	20(b)	Address/Name:	Beaconsfield Close, Chiswick W4 4EL
Size of plot:	63.0 sq. m (approx.)		
Existing use:	Garages with associated hardstanding/outdoor areas.		
Site description:	<p><u>Site</u></p> <p>Outdoor area with terraced, single-storey garages fronting onto the west side of Beaconsfield Close.</p> <p><u>Neighbouring site</u></p> <p>Three-storey, 1980s terraced properties to the north/north east of the site on Grosvenor Road.</p> <p>Three-storey, purpose-built residential flats, of circa 1960s construction to both the east and south on Beaconsfield Close.</p> <p>Three-storey detached and semi-detached properties of circa late 1800s construction to the west on Harvard Road.</p>		
Title number:	NGL558039		
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 pursuant to the Housing Act 1985 (Part 5) or Chapter 1 of Part 1 of the Housing Act 1980 which makes specific reference to access of light. A more detailed title review may be required in due course.		
RoL commentary:	The key constraint is the residential property comprising 22a Grosvenor Road located to the north east of the site.		
Daylight and Sunlight commentary:	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.		

Area schedule:	<div>Area schedule below confirms the estimated developable GEA based on the 3D model in Appendix 1:</div> <table><tr><th colspan="3">Additional GEA Area Schedule (Site 20b)</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>63.0</td><td>678</td></tr><tr><td>First</td><td>63.0</td><td>678</td></tr><tr><td>Second</td><td>63.0</td><td>678</td></tr><tr><td>Third</td><td>3.9</td><td>42</td></tr><tr><td colspan="2">OVERALL TOTAL</td><td>192.9 2,076</td></tr></table> <div>Note: GEA – Gross External Area FFL – Finished Floor Level</div>	Additional GEA Area Schedule (Site 20b)			*Area measured at 1.5m above FFL (GEA)			LEVEL / FLOOR	AREA SQ M	AREA SQ FT	Ground	63.0	678	First	63.0	678	Second	63.0	678	Third	3.9	42	OVERALL TOTAL		192.9 2,076
Additional GEA Area Schedule (Site 20b)																									
*Area measured at 1.5m above FFL (GEA)																									
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Ground	63.0	678																							
First	63.0	678																							
Second	63.0	678																							
Third	3.9	42																							
OVERALL TOTAL		192.9 2,076																							
Comments on planning proposal:	<div>GEA is unrestricted on the ground, first and second floor levels. The GEA reduces significantly on the third-floor level.</div> <div>Restrictions on the third floor level are due to the site being surrounded by properties along all of the boundaries, which will restrict the development potential above the second-floor level.</div> <div>The study suggests that a three-storey new development would be feasible. Given this does not include restricted areas of below three-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 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>																								

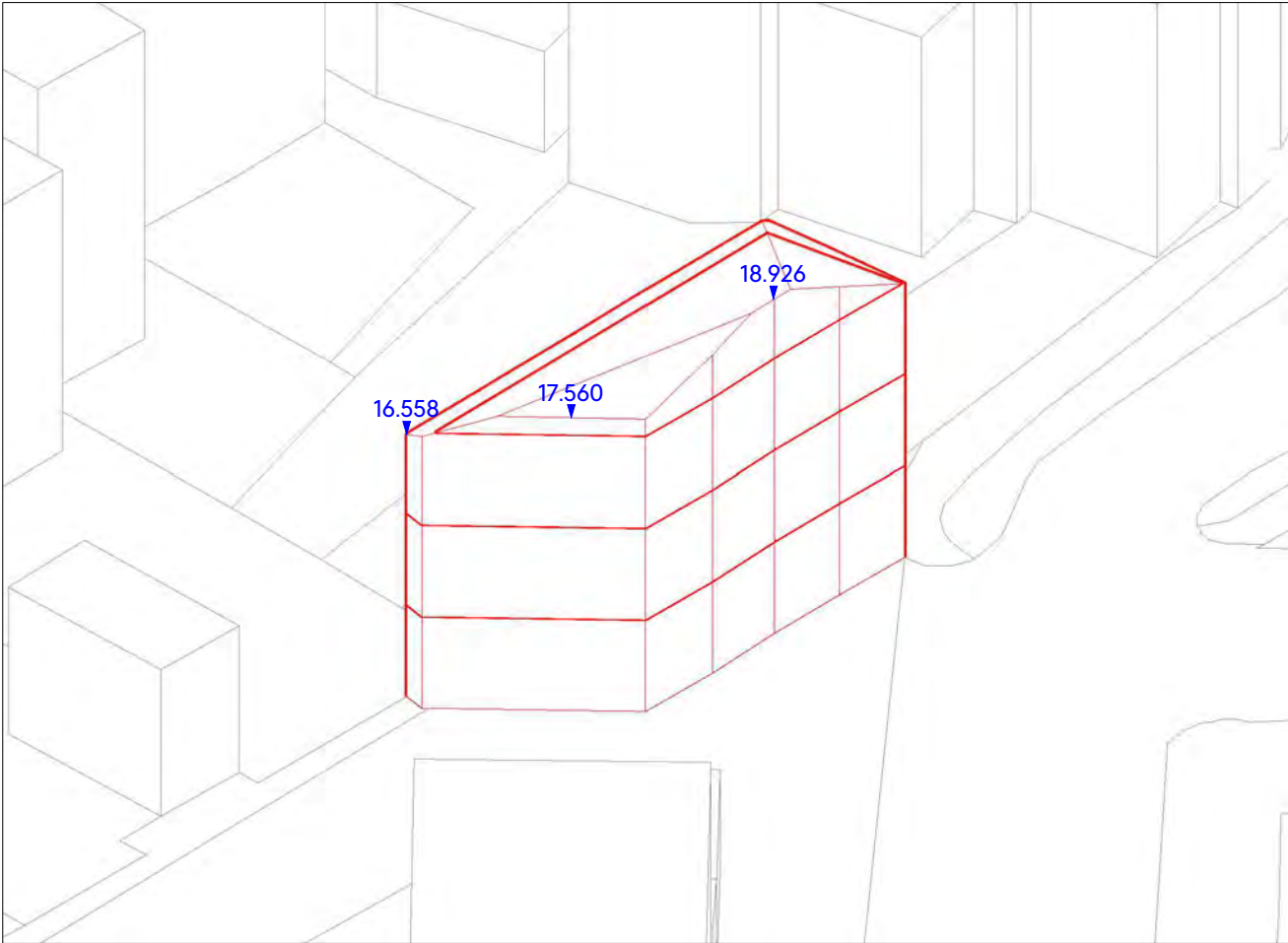
Further comments:	<p>As the interpretation of levels, height and volume is not precise, the following would be beneficial in developing the accuracy of the risk rating and may result in the risk reducing:</p> <ul style="list-style-type: none"> I. Topographic elevation surveys of the adjacent properties;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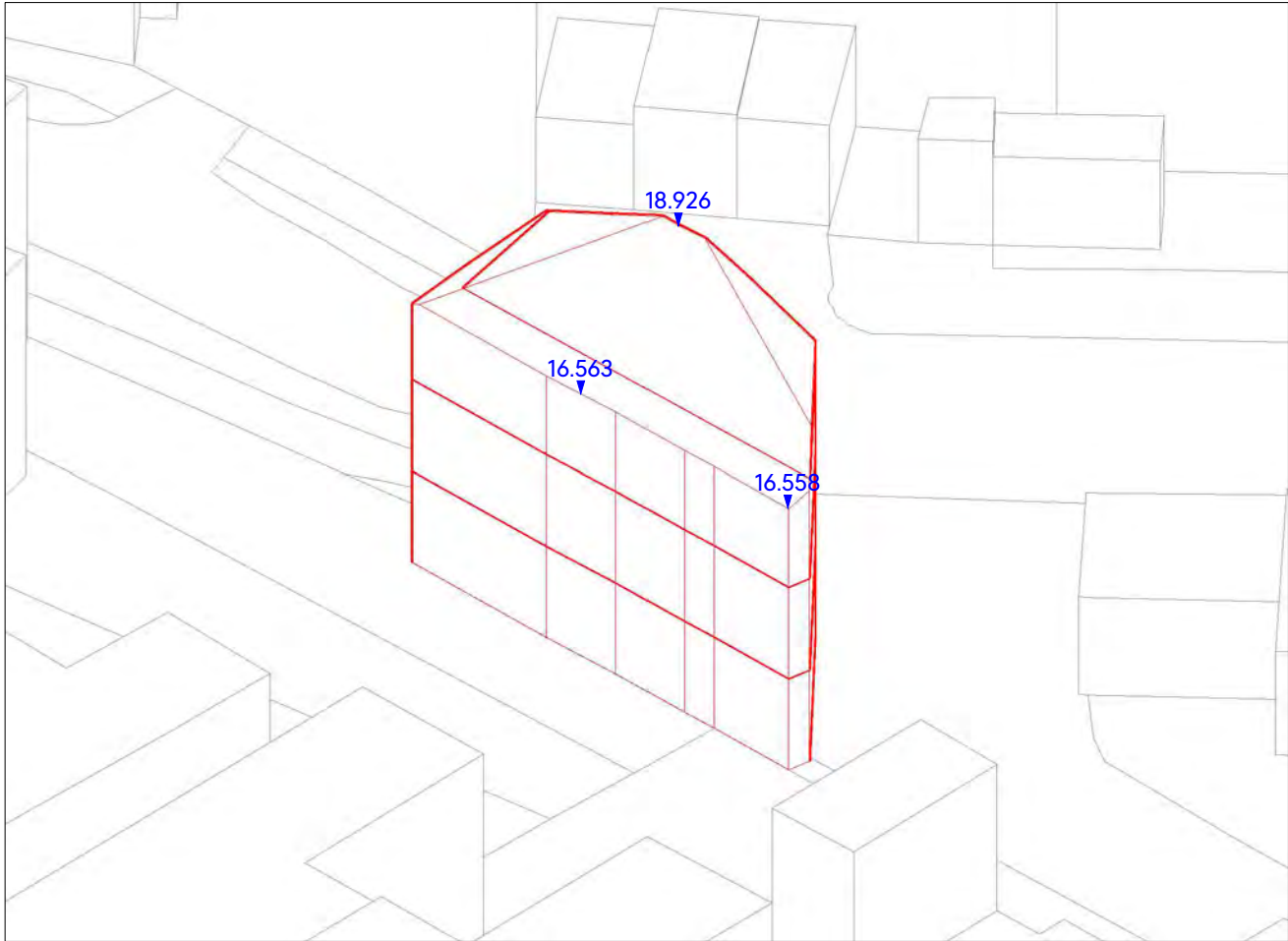
3D Context View - View from North (Proposed Envelope)



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 20AB.dwg
Received 15 November 2019

Additional GEA Area Schedule (Site 20b)		
*Area measured at 1.5m above FFL (GEA)		
LEVEL / FLOOR	AREA SQ.M	AREA SQ.FT
Ground	63.0	678
First	63.0	678
Second	63.0	678
Third	3.9	42
OVERALL TOTAL	192.9	2,076

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'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 20b)

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_SITE20b_01	RELEASE NO. 1
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Site 20c

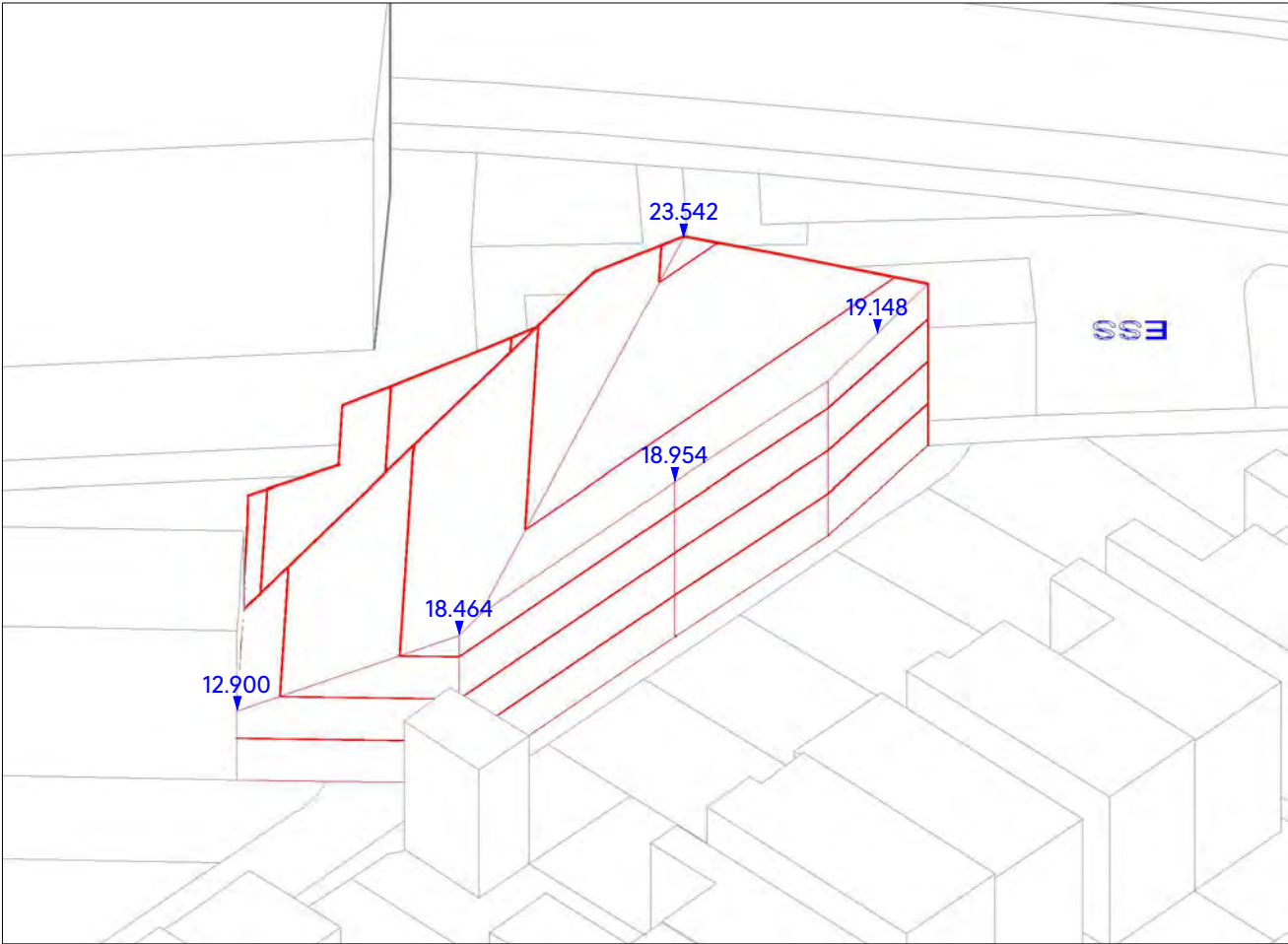


LONDON BOROUGH OF HOUNSLOW
RIGHTS OF LIGHT/DAYLIGHT & SUNLIGHT PRELIMINARY DESK-TOP ASSESSMENT

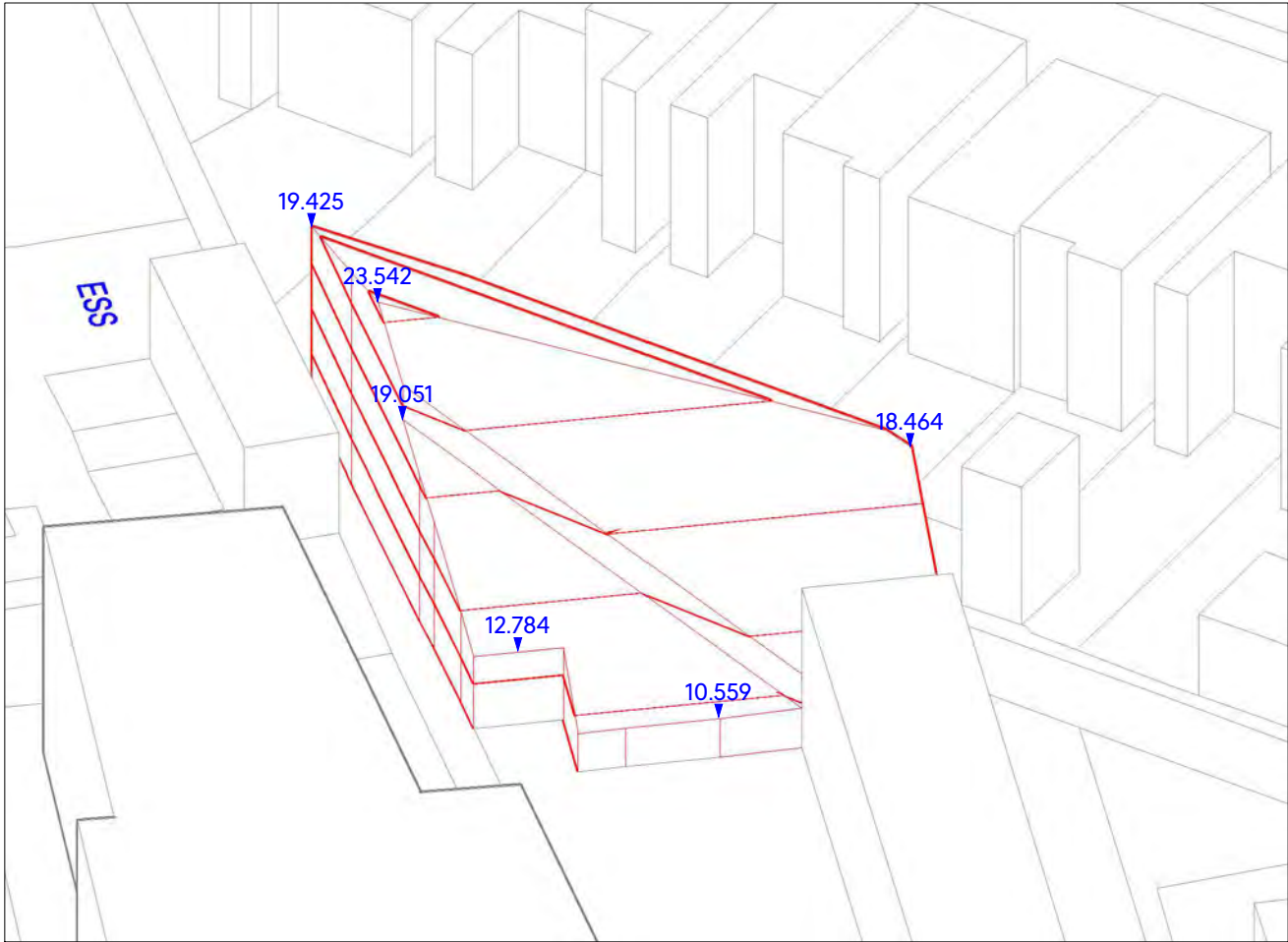
Site ID:	20(c)	Address/name:	Beaconsfield Close, Chiswick W4 4EL
Size of plot:	609.8 sq. m (approx.)		
Existing use:	Garages with associated hardstanding/outdoor areas.		
Site description:	<p><u>Site</u></p> <p>Outdoor area with terraced, single-storey garages at the sound end corner of Beaconsfield Close/backing onto to Harvard Lane.</p> <p><u>Neighbouring Site</u></p> <p>Three-storey, semi-detached properties of circa late 1800s construction to the north west and west on Harvard Road.</p> <p>Three-storey, purpose-built residential flats, of circa 1960s construction to the east on Beaconsfield Close.</p> <p>Single storey, electrical substations to the south of the site across Harvard Road.</p>		
Title number:	NGL558039		
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 pursuant to the Housing Act 1985 (Part 5) or Chapter 1 of Part 1 of the Housing Act 1980 which makes specific reference to access of light. A more detailed title review may be required in due course.		
RoL commentary:	The key constraint is the block of residential flats comprising 25-36 Beaconsfield Close located to the east of the site.		
Daylight and Sunlight commentary:	All of neighbouring properties to the north, north west and east of the site 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> <table><tr><th colspan="3">Additional GEA Area Schedule (Site 20c)</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>609.8</td><td>6,564</td></tr><tr><td>First</td><td>567.5</td><td>6,109</td></tr><tr><td>Second</td><td>445.3</td><td>4,793</td></tr><tr><td>Third</td><td>309.3</td><td>3,329</td></tr><tr><td>Fourth</td><td>60.4</td><td>650</td></tr><tr><td>OVERALL TOTAL</td><td>1,992.3</td><td>21,445</td></tr></table> <div>Note: GEA – Gross External Area FFL – Finished Floor Level</div>	Additional GEA Area Schedule (Site 20c)			*Area measured at 1.5m above FFL (GEA)			LEVEL / FLOOR	AREA SQ M	AREA SQ FT	Ground	609.8	6,564	First	567.5	6,109	Second	445.3	4,793	Third	309.3	3,329	Fourth	60.4	650	OVERALL TOTAL	1,992.3	21,445
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OVERALL TOTAL	1,992.3	21,445																										
Comments on planning proposal:	<div>GEA is relatively unrestricted up to the second floor level generally. The GEA reduces significantly on the both third and fourth floor levels.</div> <div>Restriction appears to be more significant to the east of the plot, with a section limited to ground floor level and along the boundary with 25-36 Beaconsfield Close.</div> <div>The study suggests that a three to four storey new development would be feasible. Given the unrestricted areas to the remaining boundaries this is low 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 fourth floor, but we consider this is seriously challenging the site's development potential.</div>																											
Risk rating:	Low – assuming that the development contemplated does not exceed the GEA, or envelope profiles advised in this report.																											

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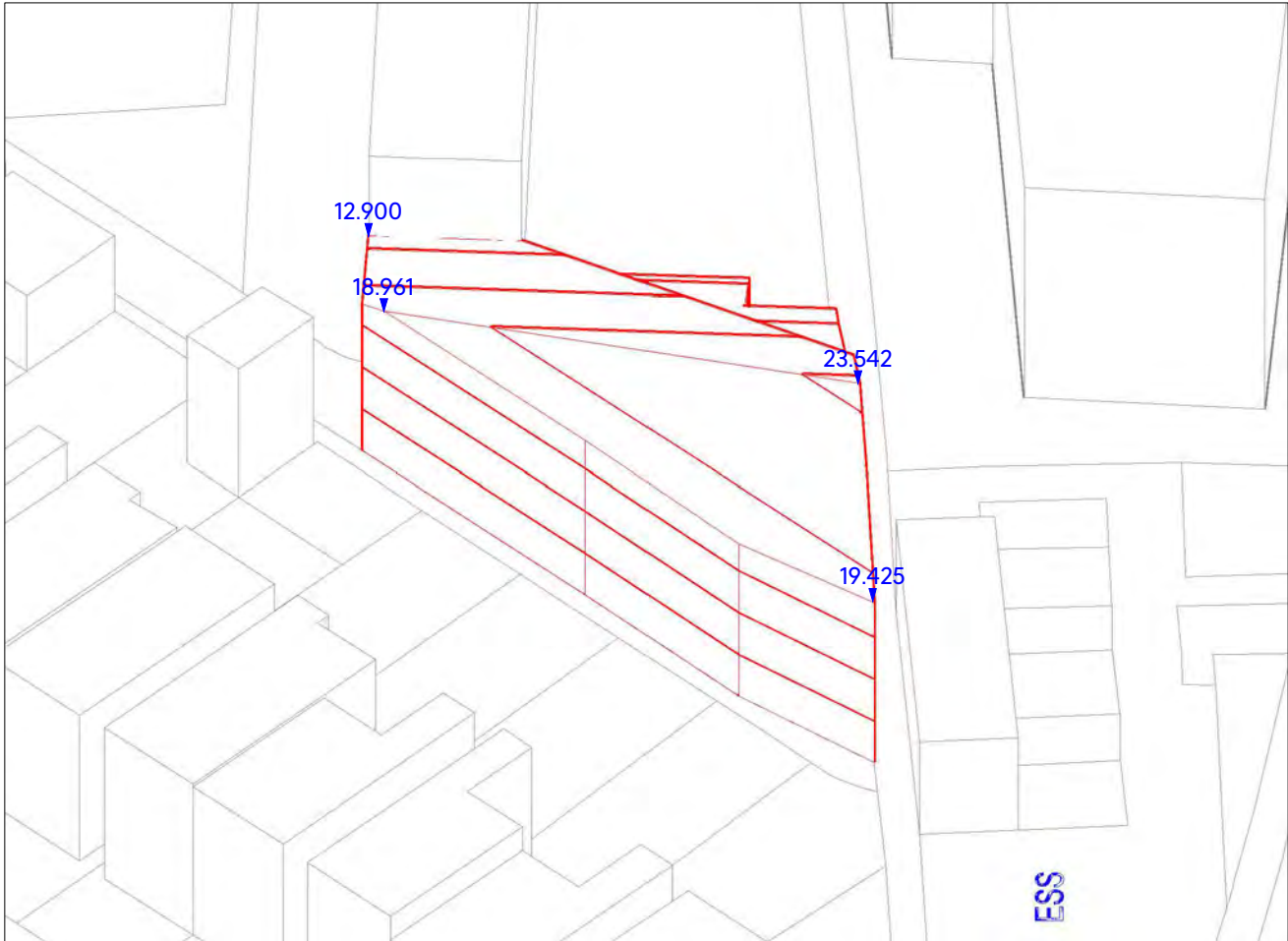
3D Context View - View from North (Proposed Envelope)



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 20C.dwg
Received 15 November 2019

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TITLE
Approximate Right to Light and Daylight Envelope

CLIENT
Arcadis

PROJECT
**Small Sites Project
Hounslow
(Site 20c)**

DRAWN BY
SL

CHECKED
DO

SCALE
NTS@A3

DATE
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_SITE20c_01	1