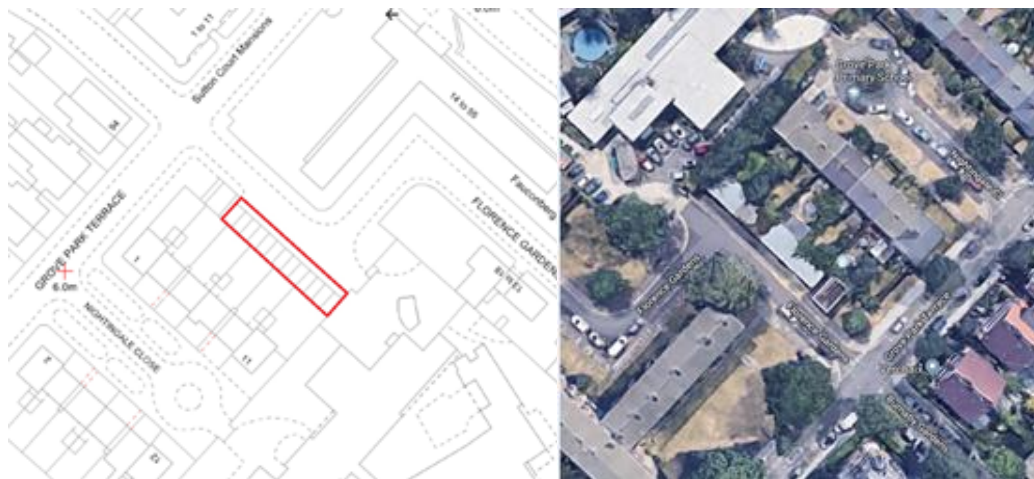
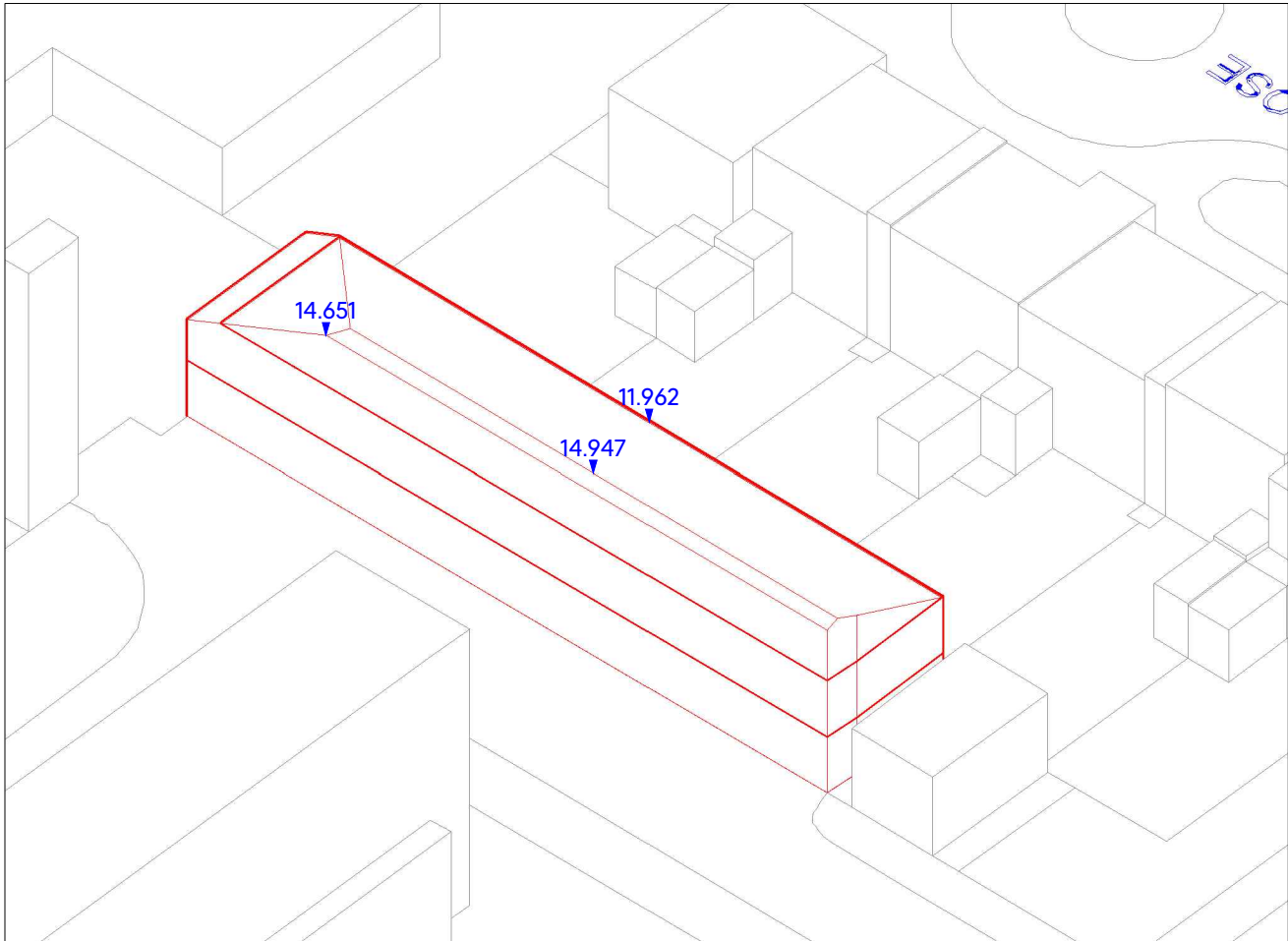


LONDON BOROUGH OF HOUNSLOW
RIGHTS OF LIGHT/DAYLIGHT AND SUNLIGHT PRELIMINARY DESK-TOP ASSESSMENT

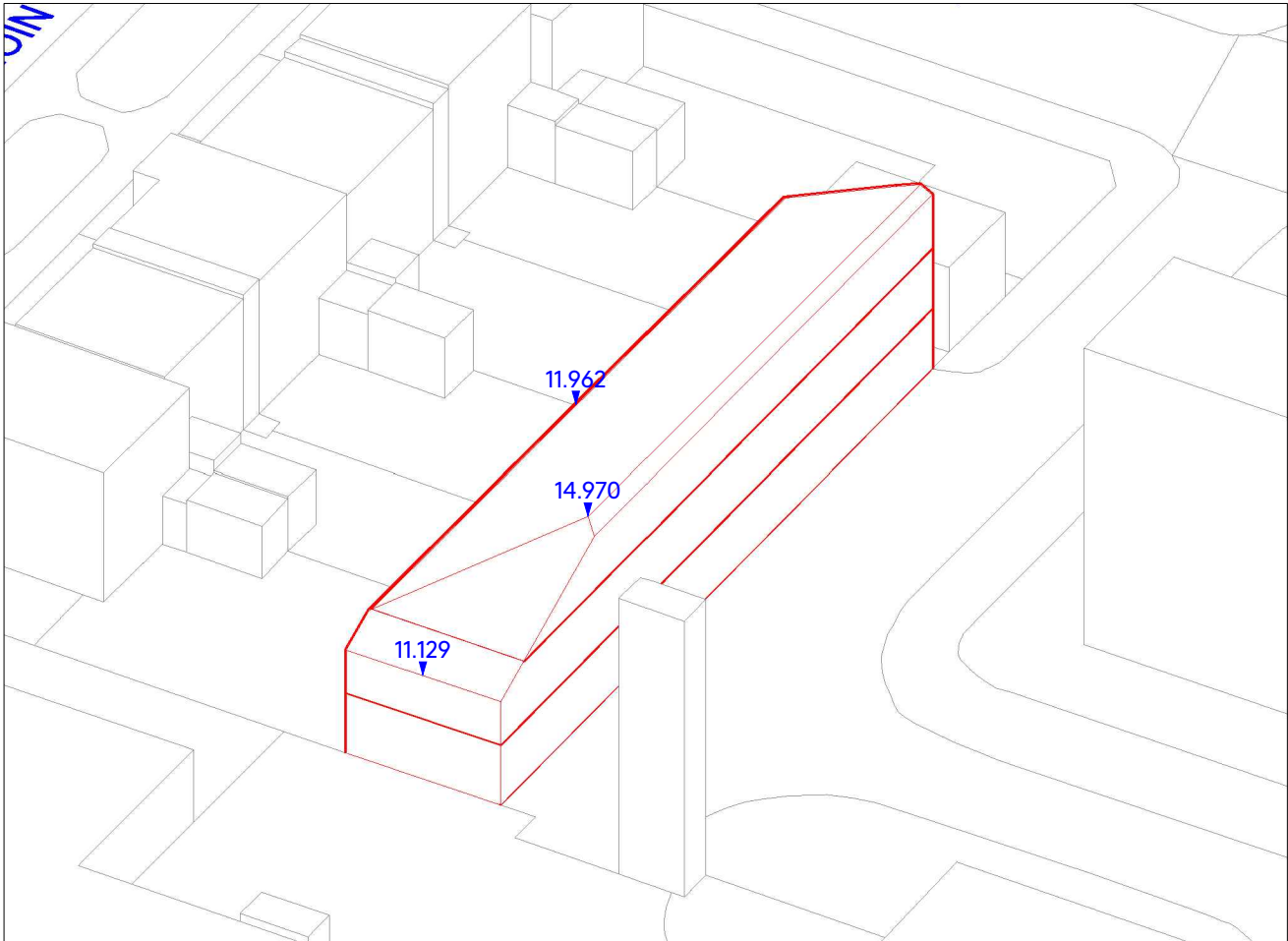
Site ID:	21	Address/name:	Florence Gardens, Chiswick W4 3JX
Size of plot:	245.5 sq. m (approx.)		
Existing use:	Garages with associated hardstanding/outdoor areas.		
Site description:	<p><u>Site</u></p> <p>Outdoor area with terraced single storey garages residing along Florence Gardens.</p> <p><u>Neighbouring site</u></p> <p>Four-floor storey block of flats along Florence Gardens and forming part of Fauconberg Court of circa, 1950s construction to the north of the site opposite.</p> <p>Two-storey Primary School to the east of the site, of circa 1950s construction. There is a carpark between the school building and the proposed site.</p> <p>Six, two-storey terraced residential properties constructed circa 1960s residing along Nightingale Close, with their back gardens and sheds facing the proposed site to the south.</p> <p>Abutting the west side of the site, there is a small storage shed with no windows and further west there is a grassed area before Grove Park Terrace Road.</p>		
Title number:	The garages fall within title number MX194386		
Site plan:			
RoL deeds:	<p>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 were 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.</p>		

RoL commentary:	The key constraints are the residential terraced houses along Nightingale Close and the south west elevation of the Florence Gardens block flats, that forms part of Fauconberg Court .																					
Daylight and Sunlight commentary:	All neighbouring properties are residential apart from the primary school to the east and the small storage shed to the west of the site. As such the residential properties 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><table><tr><th colspan="3">Additional GEA Area Schedule (Site 21)</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>245.5</td><td>2,643</td></tr><tr><td>First</td><td>245.5</td><td>2,643</td></tr><tr><td>Second</td><td>111.3</td><td>1,198</td></tr><tr><td>OVERALL TOTAL</td><td>602.3</td><td>6,48321,445</td></tr></table></div> <div>Note: GEA – Gross External Area FFL – Finished Floor Level</div>	Additional GEA Area Schedule (Site 21)			*Area measured at 1.5m above FFL (GEA)			LEVEL / FLOOR	AREA SQ M	AREA SQ FT	Ground	245.5	2,643	First	245.5	2,643	Second	111.3	1,198	OVERALL TOTAL	602.3	6,48321,445
Additional GEA Area Schedule (Site 21)																						
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First	245.5	2,643																				
Second	111.3	1,198																				
OVERALL TOTAL	602.3	6,48321,445																				
Comments on planning proposal:	<p>GEA is relatively unrestricted on the ground and first floors. The GEA reduces on the second-floor level.</p> <p>Restriction appears to be more significant to the south of the plot, along the boundary with the gardens pertaining the residential terraced houses along Nightingale Close.</p> <p>The study suggests that a two-storey new development would be feasible. Although detailed technical studies might confirm fewer problems that anticipated, we would, nevertheless, suggest that this is medium risk proposal.</p> <p>Development outside this proposed high-level volume can be achieved, subject to neighbours' agreement to, and acceptance of, impacts on their rights of light.</p>																					

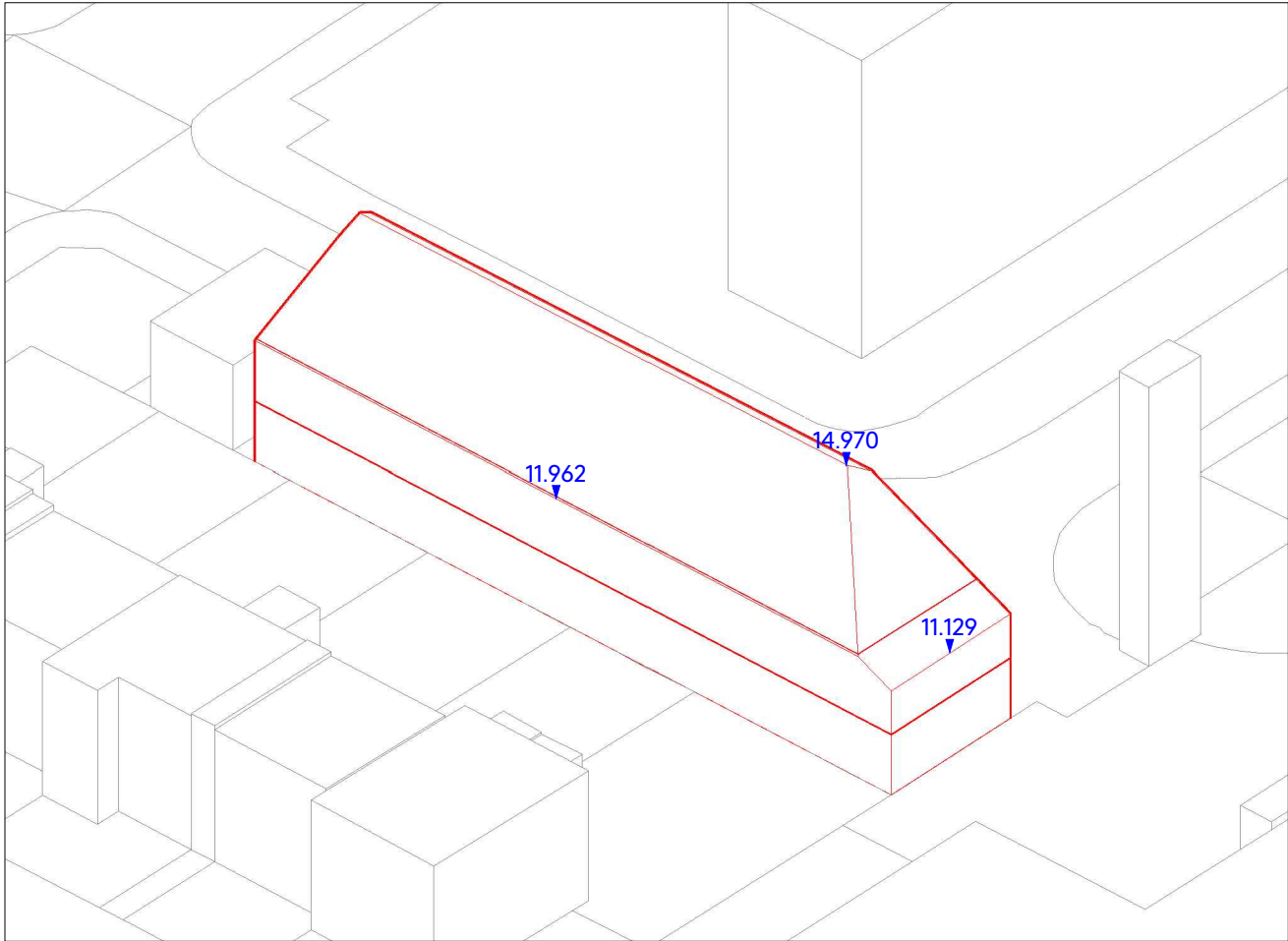
Risk rating:	<p>Low – assuming that the development contemplated does not exceed the GEA, or envelope profiles advised in this report.</p> <p>Medium – if there is a minor exceedance of the GEA, or envelope profiles advised in this report by the development contemplated.</p>
Further comments:	<p>As the 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 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>



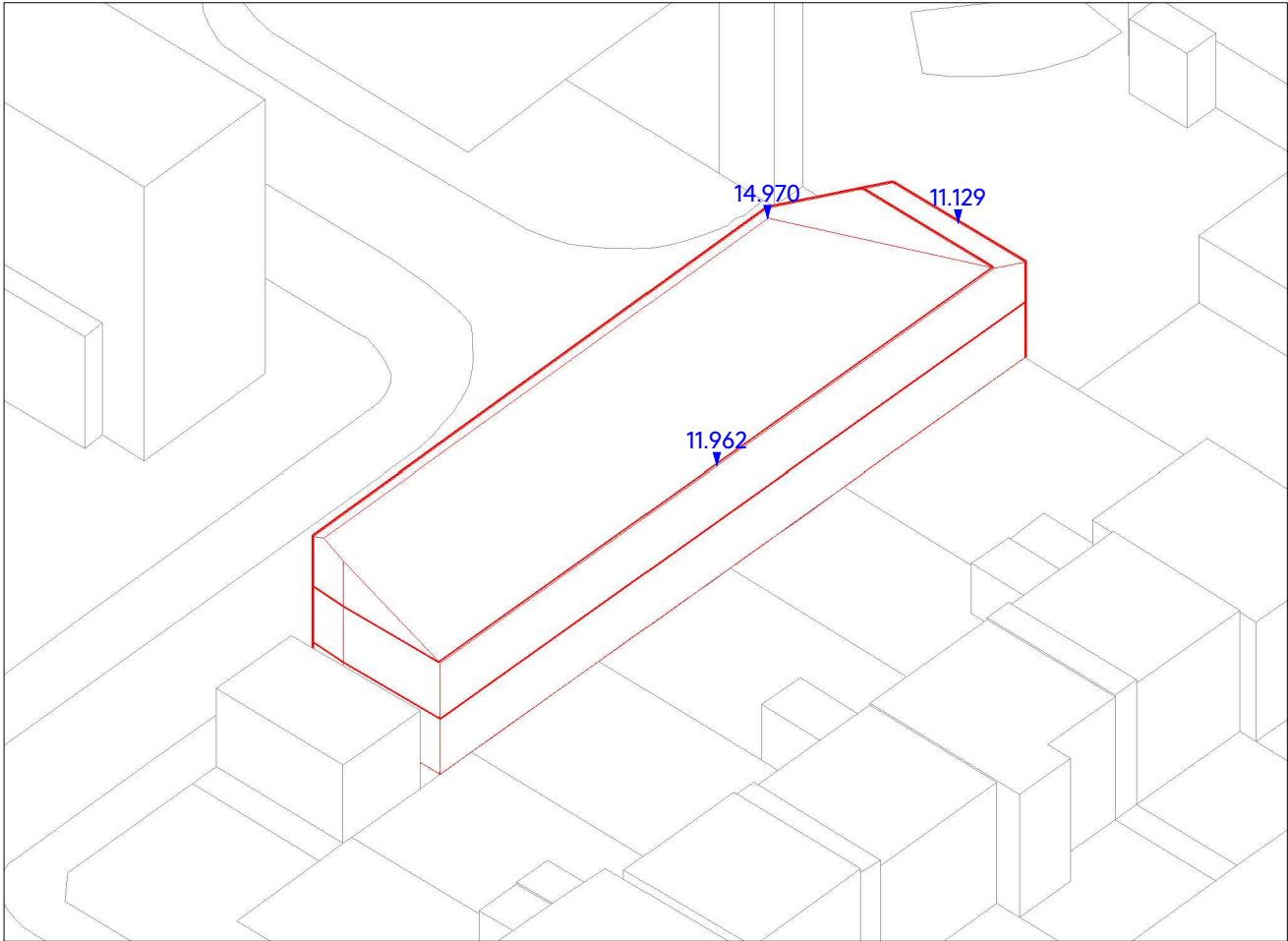
3D Context View - View from North (Proposed Envelope)



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 21.dwg
Received 15 November 2019

Additional GEA Area Schedule (Site 21)		
*Area measured at 1.5m above FFL (GEA)		
LEVEL / FLOOR	AREA SQ M	AREA SQ FT
Ground	245.5	2,643
First	245.5	2,643
Second	111.3	1,198
OVERALL TOTAL	602.3	6,483

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 21)**

DRAWN BY
SL

CHECKED
DO

SCALE
NTS@A3

DATE
November 2019

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83430_SITE21_01	1