



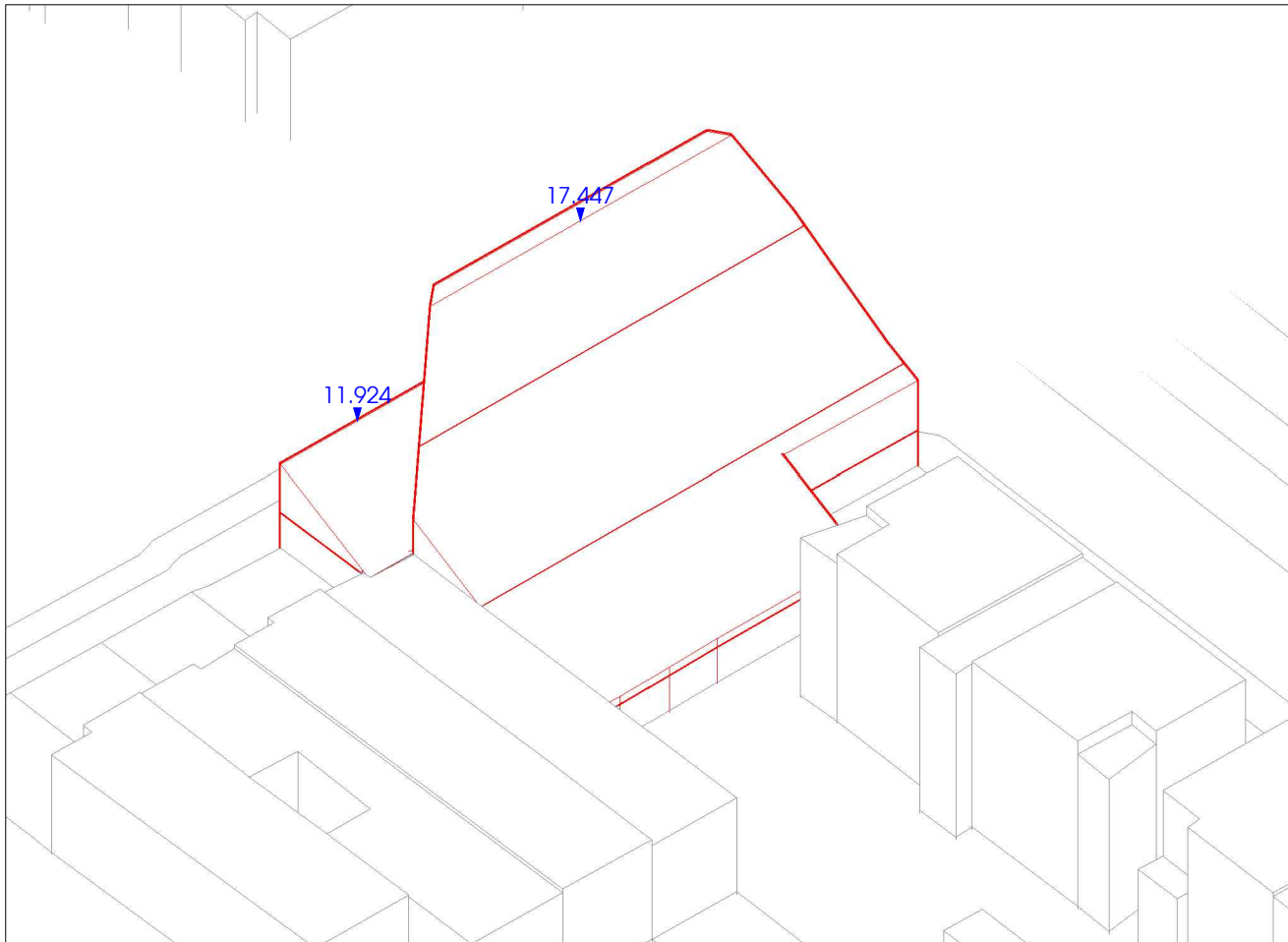
## LONDON BOROUGH OF HOUNSLOW

### RIGHTS OF LIGHT/DAYLIGHT & SUNLIGHT PRELIMINARY DESK-TOP ASSESSMENT

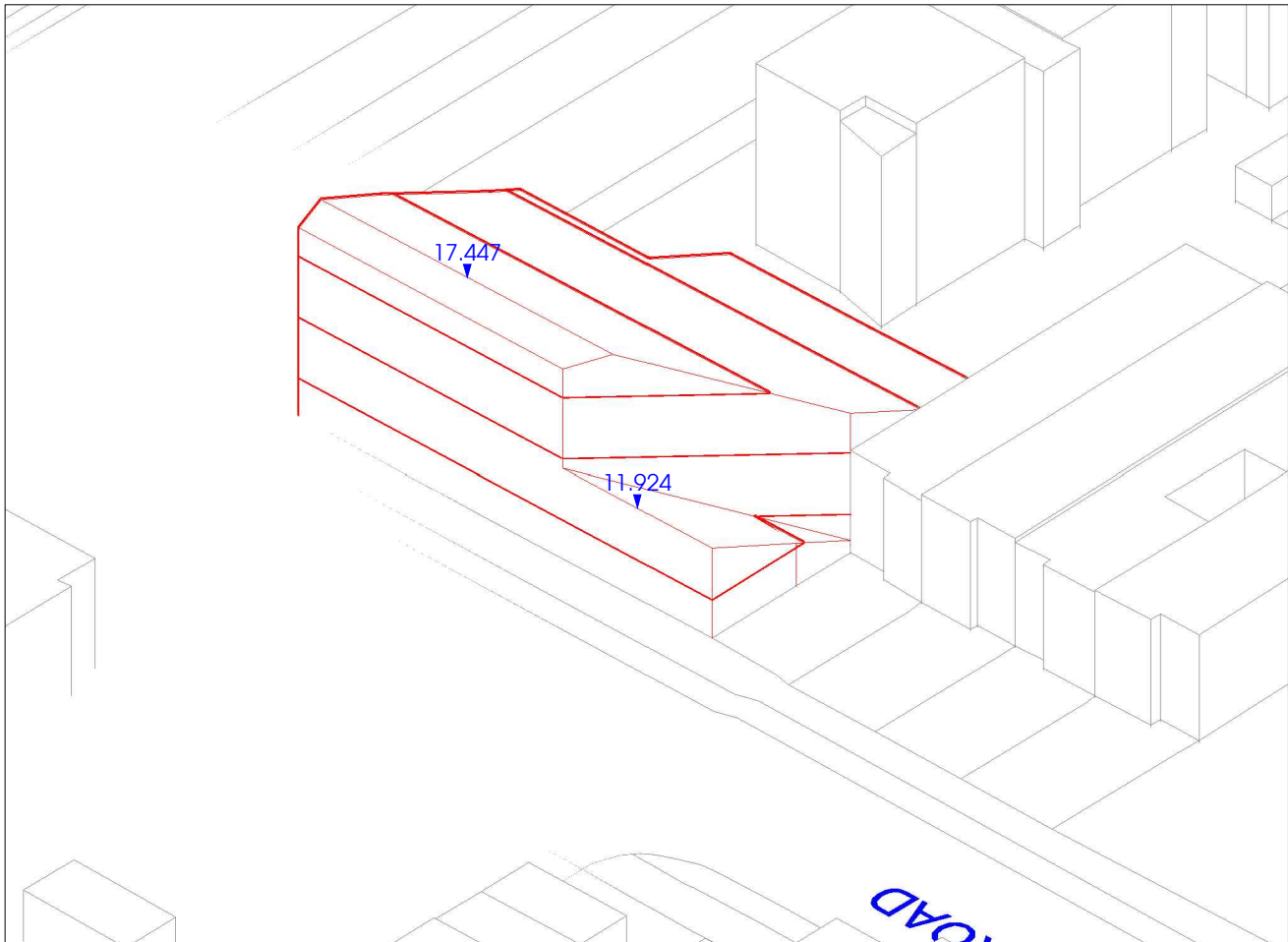
<b>Site ID:</b>	5	<b>Address/Name:</b>	Garage Block at Garth Court, W4 4QL
<b>Size of Plot:</b>	371.4 sq. m (approx.)		
<b>Existing Use:</b>	Garages with associated outdoor areas.		
<b>Site Description:</b>	<p><u>Site</u></p> <p>Outdoor area with terraced single storey garages to parts of the site residing along the bend of Garth Court and Garth Road.</p> <p><u>Neighbouring Site</u></p> <p>Two storey terraced residential property constructed circa 1980s to the north.</p> <p>A row of terraced single storey garages to the north east.</p> <p>A large residential property of circa 1960s construction to the east, with amenity garden also on the east along Garth Road.</p> <p>Three storey purpose built flats constructed circa 1960s to the west along Garth Court and Great West Road.</p>		
<b>Title Number:</b>	MX124236		
<b>Site Plan:</b>	 		
<b>RoL Deeds:</b>	<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 pursuant to the Housing Act (in schedule 2 of the 1980 Act and Schedule 6 of the 1985 Act) which makes specific reference to access of light. However, it is also noted that, it may be the case that some or all of the covenants are no longer enforceable. A more detailed title review may be required in due course.</p>		

<b>RoL Commentary:</b>	<p>The main constraint is to west (the flank side wall pertaining the block of flats known as Garth Court Ellesmere Road) which sits very close to the proposed development site.</p> <p>Additionally, constraint from the side front of the residential properties to the north (7 and 5 Garth Road).</p> <p>The site may benefit from the large rear garden of the neighbouring property to the west (42 Ellesmere Road).</p> <p>There are no constraints to the south as there are no buildings within close proximity that may be affected.</p>																											
<b>Daylight &amp; Sunlight Commentary:</b>	<p>All neighbouring properties are residential and as such would need to be assessed for sunlight and daylight.</p>																											
<b>Area Schedule:</b>	<p>Area schedule confirming estimated developable GEA based on the 3D model in Appendix 1:</p> <table><tr><th colspan="3">Additional GEA Area Schedule (Site 5)</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>371.4</td><td>3,998</td></tr><tr><td>First</td><td>317.2</td><td>3,414</td></tr><tr><td>Second</td><td>172.9</td><td>1,861</td></tr><tr><td>Third</td><td>37.6</td><td>405</td></tr><tr><td>OVERALL TOTAL</td><td>OVERALL TOTAL</td><td></td></tr><tr><td></td><td>899.1</td><td>9,678</td></tr></table> <p><b>Note:</b></p> <p>GEA – Gross External Area</p> <p>FFL – Finished Floor Level</p>	Additional GEA Area Schedule (Site 5)			*Area measured at 1.5m above FFL (GEA)			LEVEL / FLOOR	AREA SQ M	AREA SQ FT	Ground	371.4	3,998	First	317.2	3,414	Second	172.9	1,861	Third	37.6	405	OVERALL TOTAL	OVERALL TOTAL			899.1	9,678
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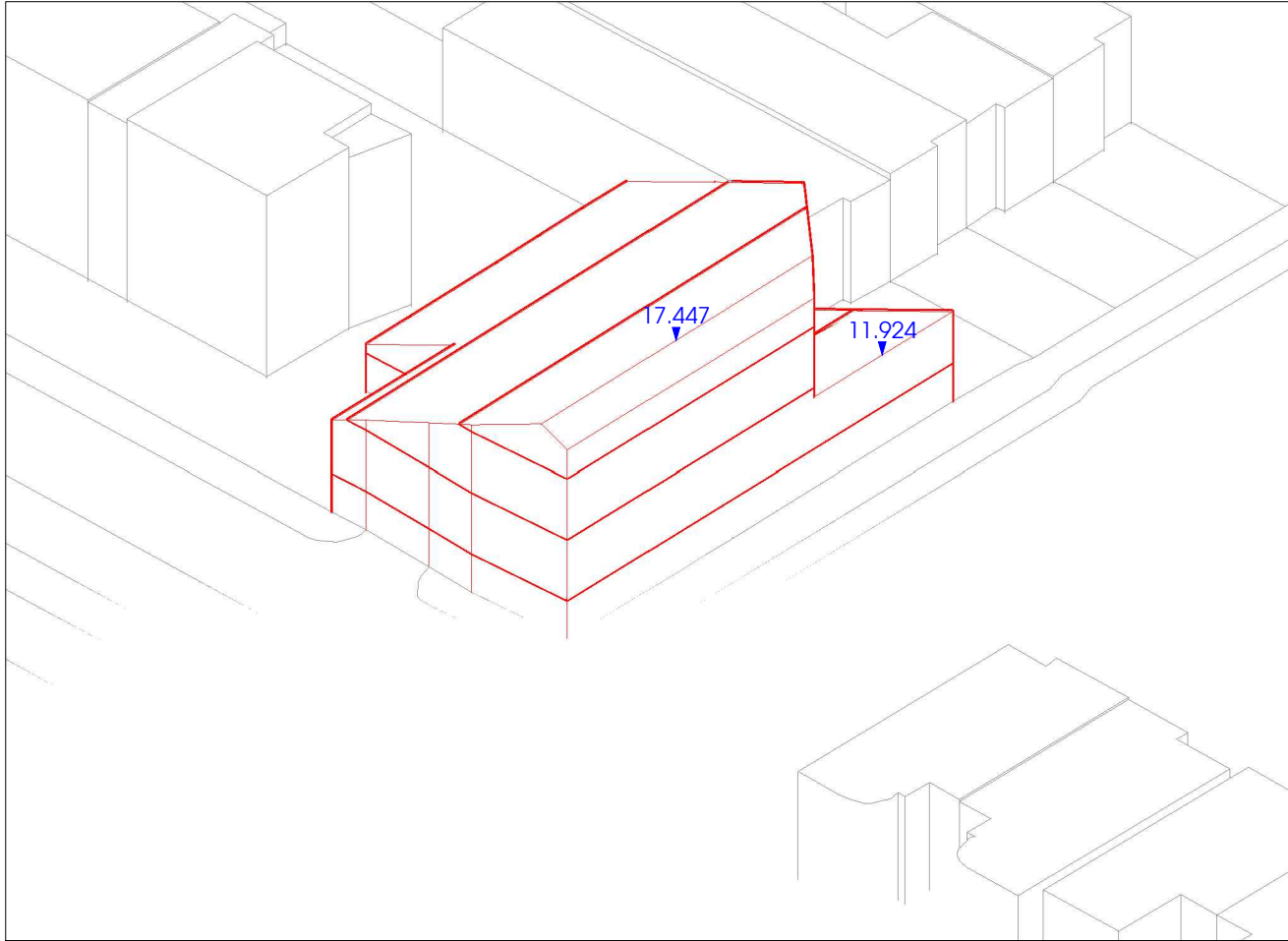
<b>Comments on Planning Proposal:</b>	<p>GEA is relatively unrestricted between the ground and third floor. The GEA reduces significantly on the four-floor level.</p> <p>Restriction appears to be more significant to the north west of the plot, with a section limited to ground floor level.</p> <p>The planning potential 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 medium risk.</p> <p>Development outside this proposed high-level volume can be achieved, subject to neighbours' agreement.</p> <p>It might be possible to increase the density of development with a fifth floor, but we consider this is seriously challenging the site's development potential.</p> <p>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 north west of the development without having a negative impact on the neighbouring dwellings.</p>
<b>Risk Rating:</b>	<p><b>Medium</b></p> <p>Up to the volume or minor exceedant.</p>
<b>Further Comments:</b>	<p>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:</p> <ol style="list-style-type: none"> <li>I. Topographic elevation surveys of the adjacent properties; and</li> <li>II. Basic massing models of the scheme proposals.</li> <li>III. A solicitor's legal title review for the site and the surrounding properties.</li> </ol> <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 envelopes 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 / fixed a more detailed assessment should be carried so that cost estimates, risk and mitigation strategies can be provided.</p>



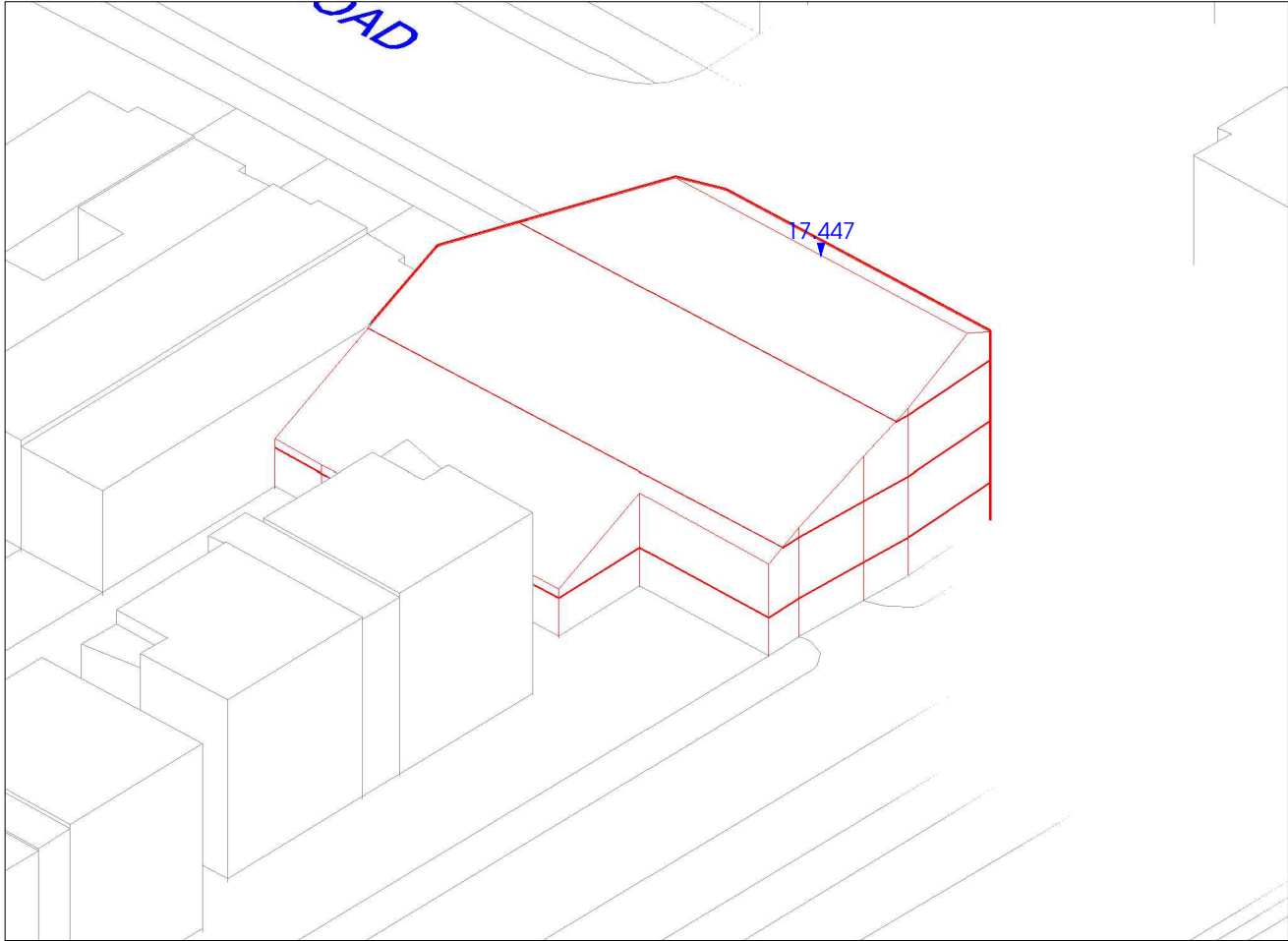
3D Context View - View from North West (Proposed Envelope)



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 5\_P.DWG  
Received 23 April 2019

Additional GEA Area Schedule (Site 5)		
*Area measured at 1.5m above FFL (GEA)		
LEVEL / FLOOR	AREA SQ M	AREA SQ FT
Ground	371.4	3,998
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Third	37.6	405
OVERALL TOTAL	899.1	9,678

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 5)

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. 74571_SITE5_01	RELEASE NO. 1
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