



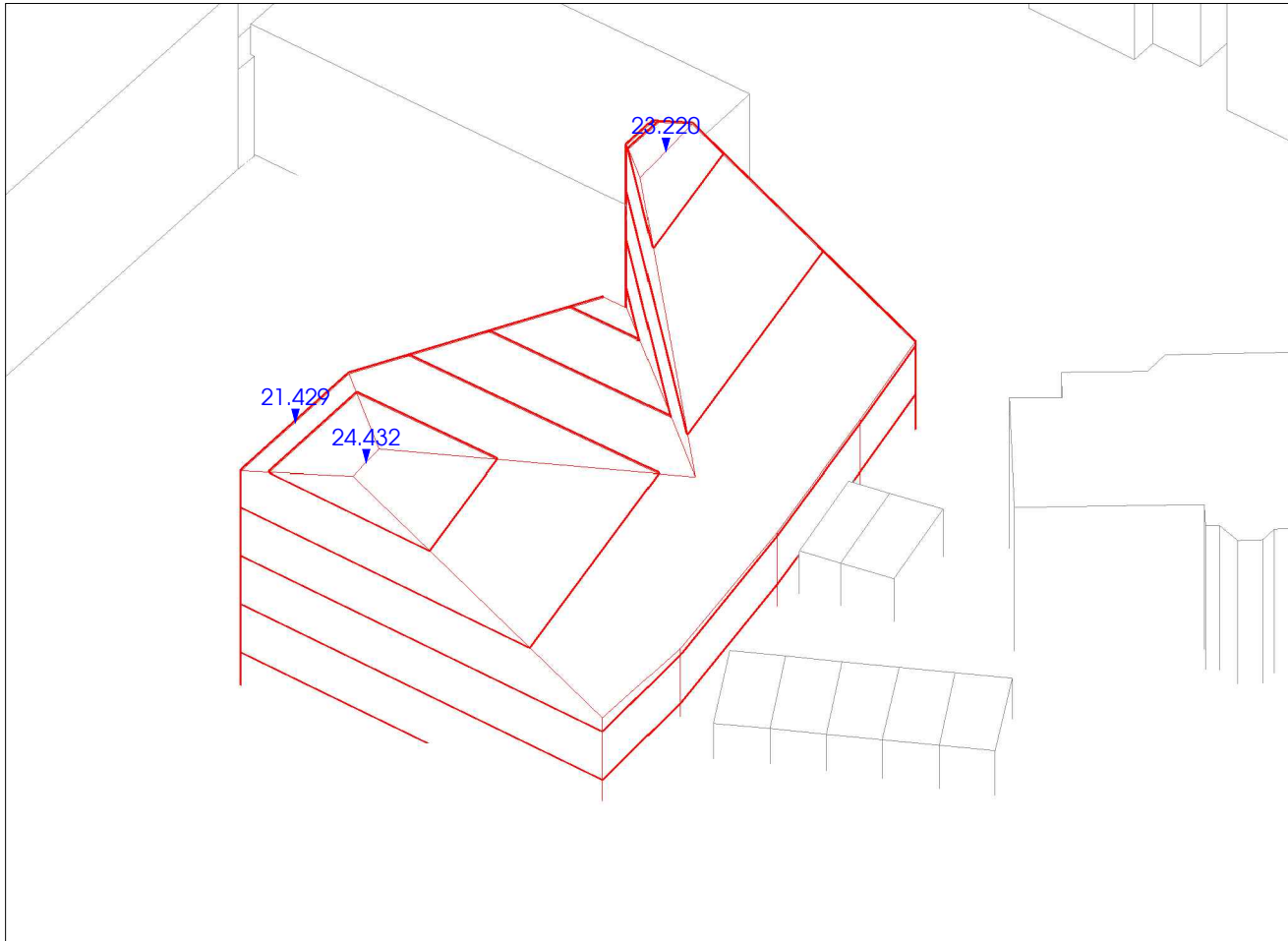
LONDON BOROUGH OF HOUNSLOW

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

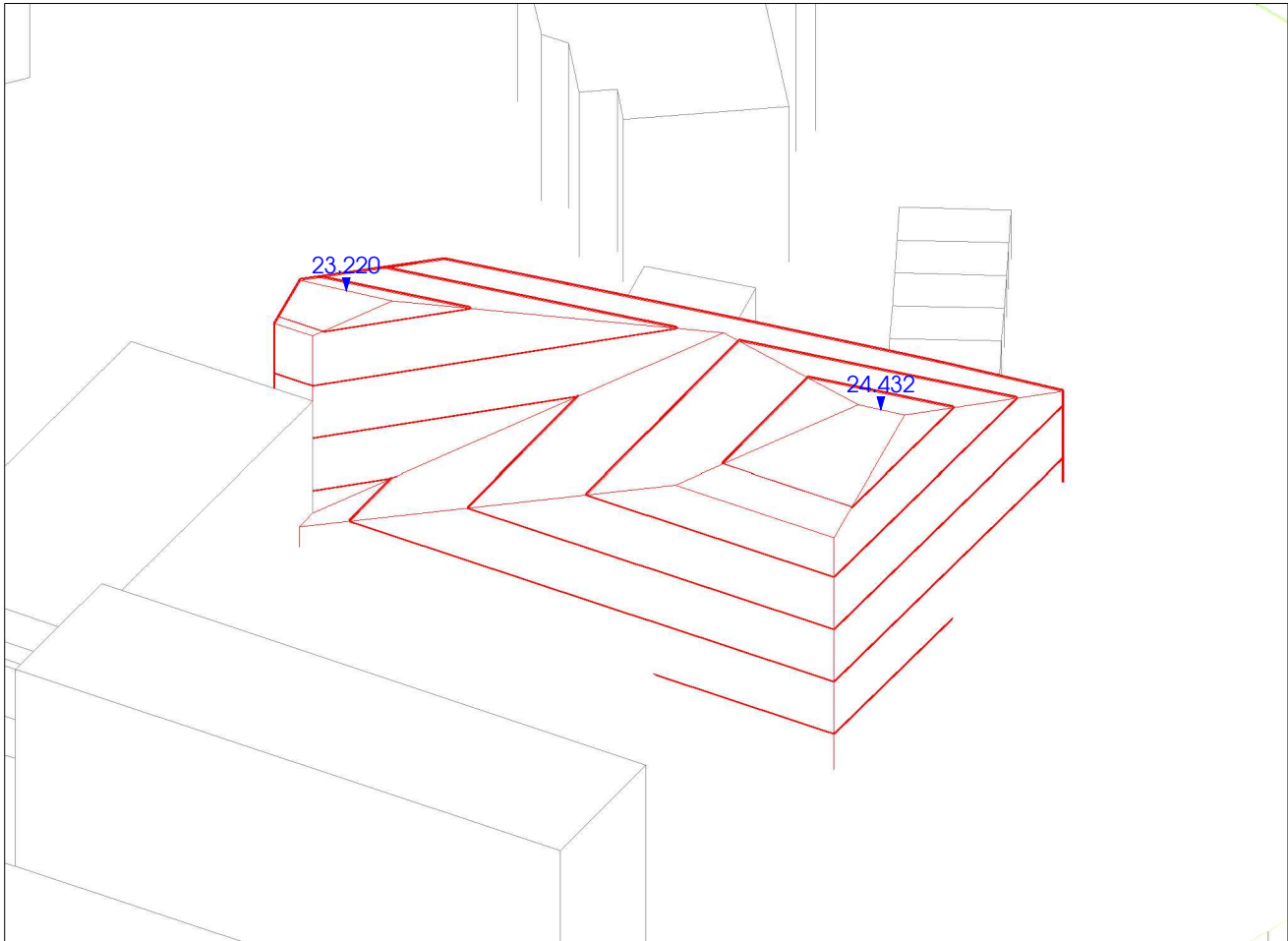
Site ID:	9	Address/Name:	Garage Blocks at Gunnersbury Close, W4 4AH
Size of Plot:	599.6 sq. m (approx.)		
Existing Use:	Garages with associated outdoor areas.		
Site Description:	<p><u>Site</u></p> <p>Two single storey terraced garage blocks to the east and west boundary, residing along Chiswick High Road to the north and along Grange Road to the south.</p> <p><u>Neighbouring Site</u></p> <p>There are no buildings to the north of the site along Chiswick High Road, beyond the Road to the north east corner is a railway line.</p> <p>Four-storey purpose-built flats constructed circa 1950s to the east cornering Chiswick High Road and Burlington Road. This block of flats is extended into an L shape with the other block residing south east of the proposed development.</p> <p>Two storey detached residential property constructed circa 1900s to the north.</p> <p>Three storey-built purpose built flats constructed circa 1930s to the south west with amenity gardens on the south west and single story garages to the west.</p>		
Title Number:	MX403704		
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 (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. Moreover, there are rights reserved to the landlord. A more detailed title review may be required in due course.																											
RoL Commentary:	The key constraints are the residential block of flats to the south east (Gunnersbury Close, Chiswick High Road) and the eastern part of the block of flats to the west (The Grange, Grange Road) which both sit within close proximity of the proposed site. However, it should be noted that these properties 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:	<div>Area schedule confirming estimated developable GEA based on the 3D model in Appendix 1:</div> <table><tr><th colspan="3">Additional GEA Area Schedule (Site 9)</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>599.6</td><td>6,454</td></tr><tr><td>First</td><td>573.8</td><td>6,176</td></tr><tr><td>Second</td><td>432.6</td><td>4,656</td></tr><tr><td>Third</td><td>181.2</td><td>1,950</td></tr><tr><td>Fourth</td><td>11.0</td><td>118</td></tr><tr><td colspan="2">OVERALL TOTAL</td><td>19,356</td></tr></table> <div>Note: GEA – Gross External Area FFL – Finished Floor Level</div>	Additional GEA Area Schedule (Site 9)			*Area measured at 1.5m above FFL (GEA)			LEVEL / FLOOR	AREA SQ M	AREA SQ FT	Ground	599.6	6,454	First	573.8	6,176	Second	432.6	4,656	Third	181.2	1,950	Fourth	11.0	118	OVERALL TOTAL		19,356
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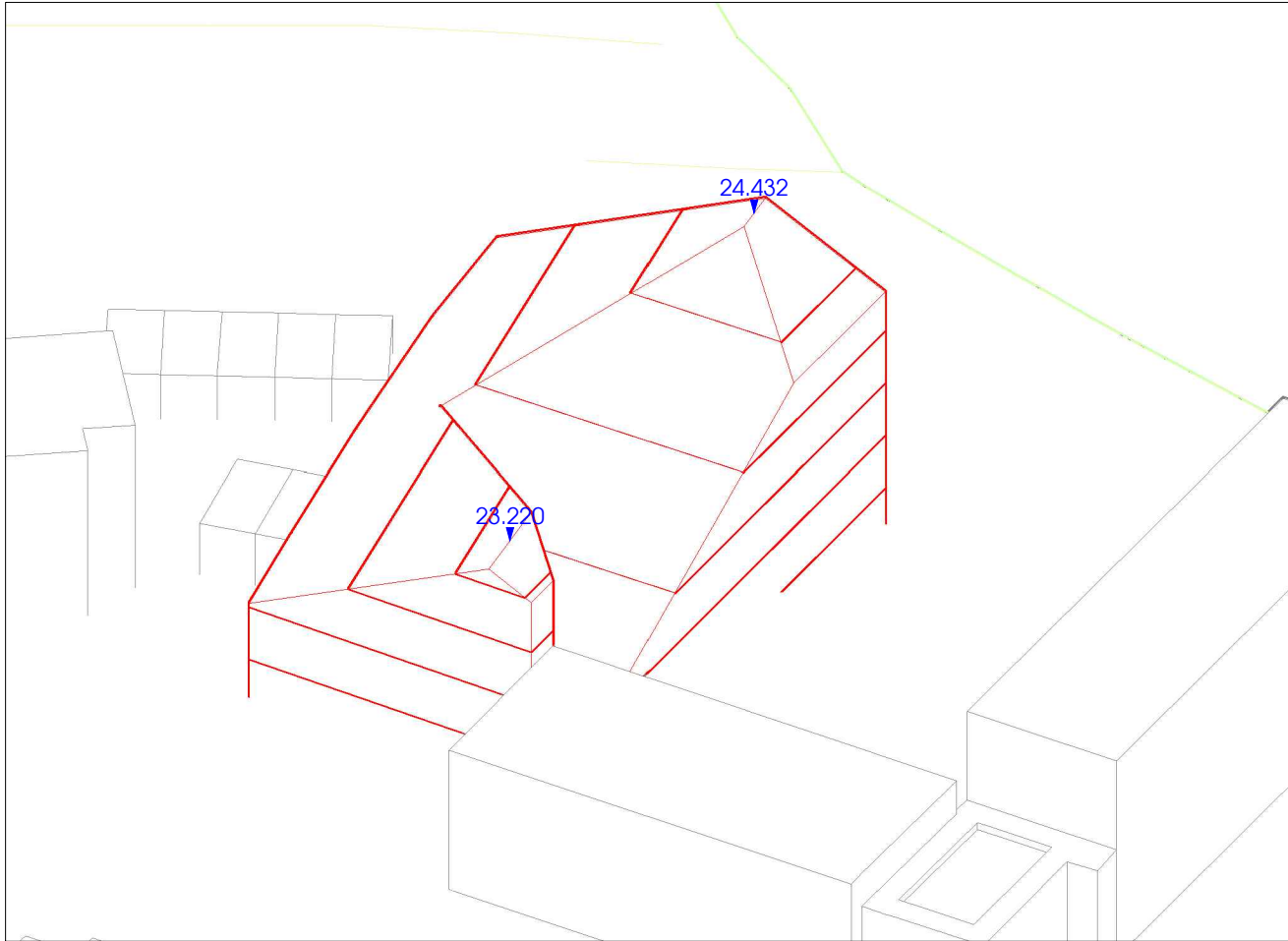
Comments on Planning Proposal:	<p>GEA is relatively unrestricted between the ground and third floor. The GEA reduces significantly on the four-floor level.</p> <p>Restriction appears to be more significant to the south east of the plot, with a section limited to ground floor level and along the western boundary.</p> <p>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 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 south east of the development without having a negative impact on the neighbouring dwellings.</p>
Risk Rating:	<p>Medium</p> <p>Up to the volume or minor exceedant.</p>
Further Comments:	<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> <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 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>



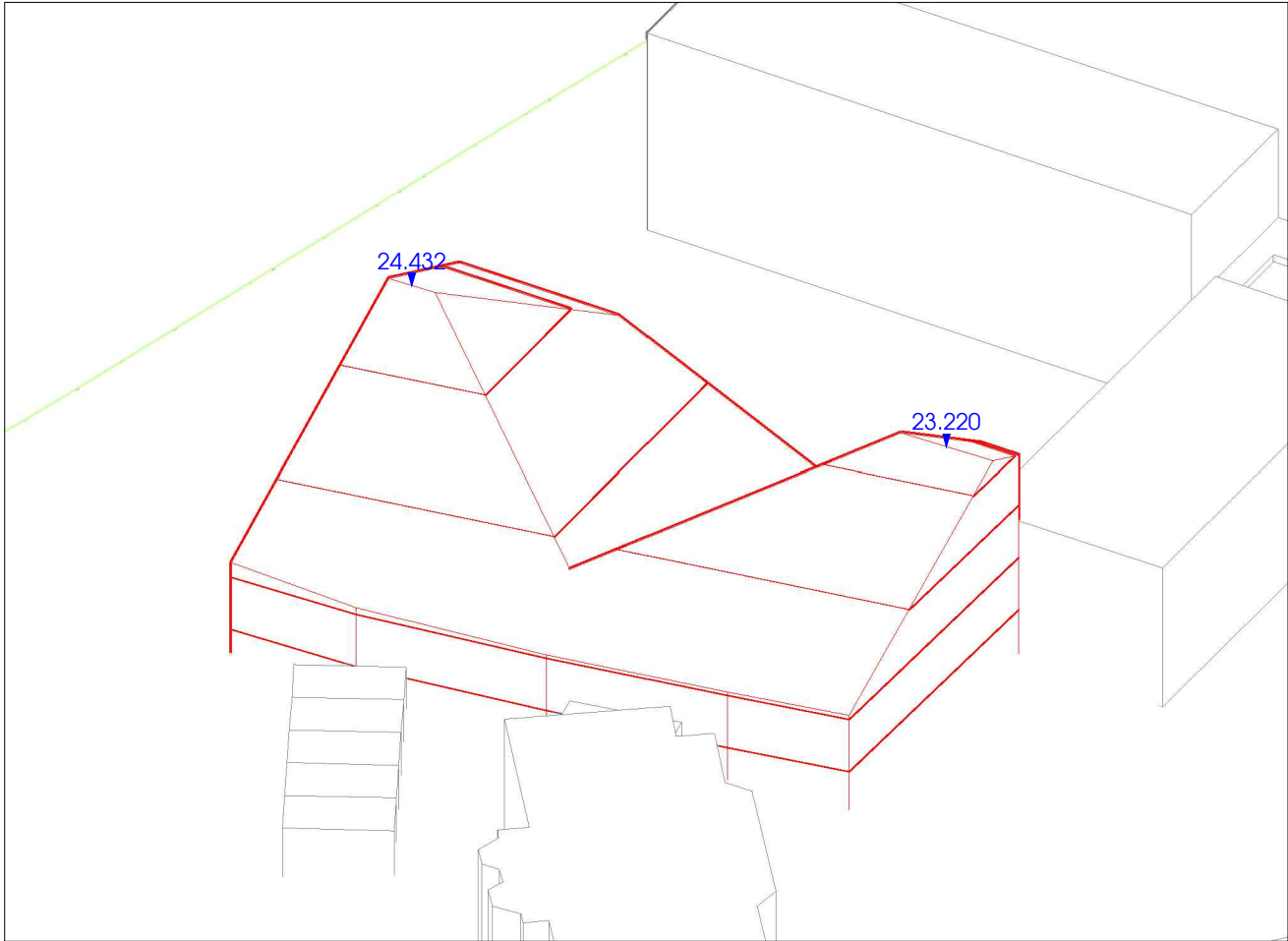
3D Context View - View from North West (Proposed Envelope)



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_Site9_P.DWG
Received 23 April 2019

Additional GEA Area Schedule (Site 9)		
*Area measured at 1.5m above FFL (GEA)		
LEVEL / FLOOR	AREA SQ M	AREA SQ FT
Ground	599.6	6,454
First	573.8	6,176
Second	432.6	4,656
Third	181.2	1,950
Fourth	11.0	118
OVERALL TOTAL	1,798.2	19,356

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 9)

DRAWN BY
SL

CHECKED
DO

SCALE
NTS@A3

DATE
April 2019

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DRAWING NO.	RELEASE NO.
74571_SITE9_01	1