
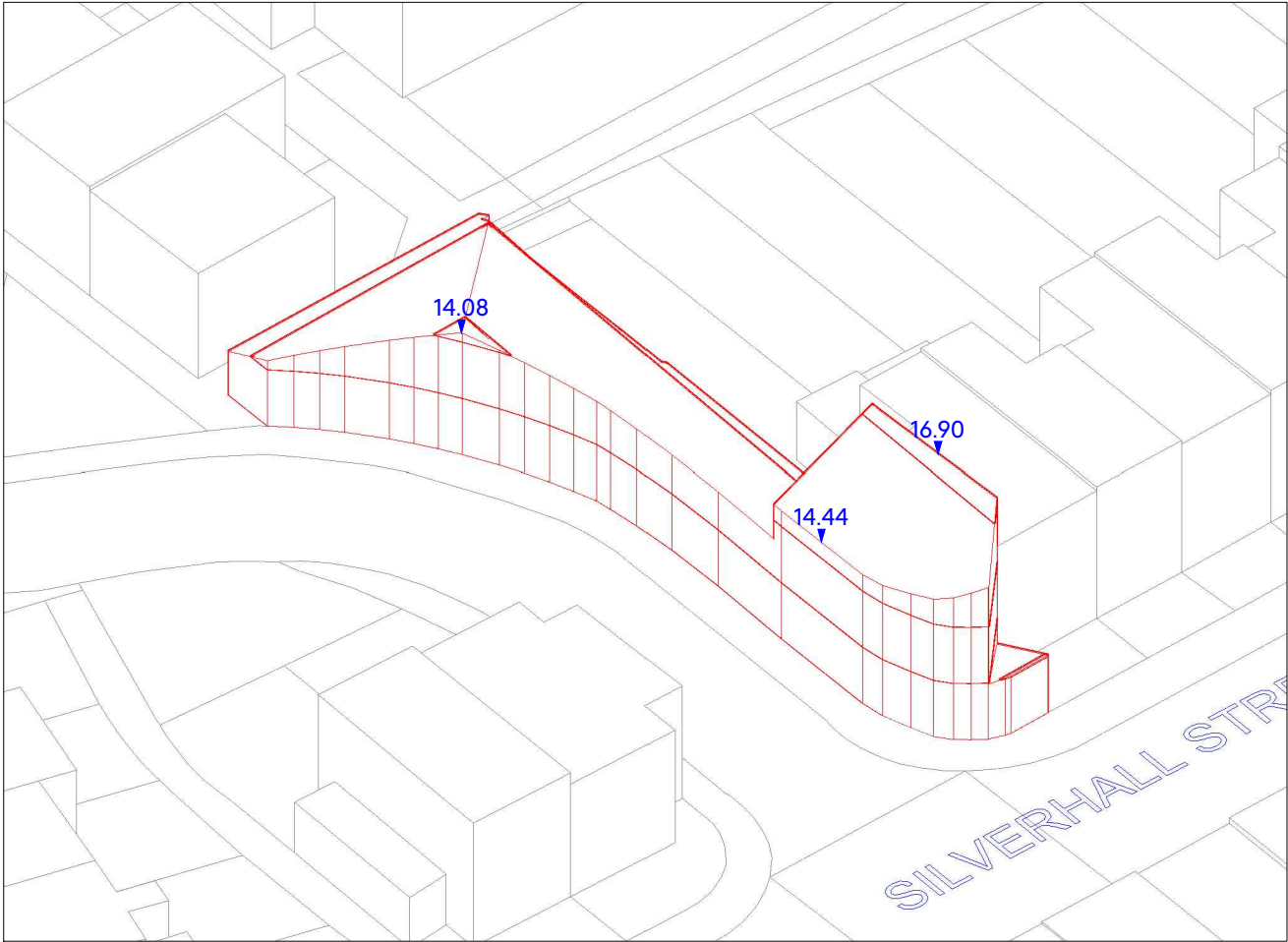


LONDON BOROUGH OF HOUNSLOW RIGHTS OF LIGHT/DAYLIGHT & SUNLIGHT PRELIMINARY DESK-TOP ASSESSMENT

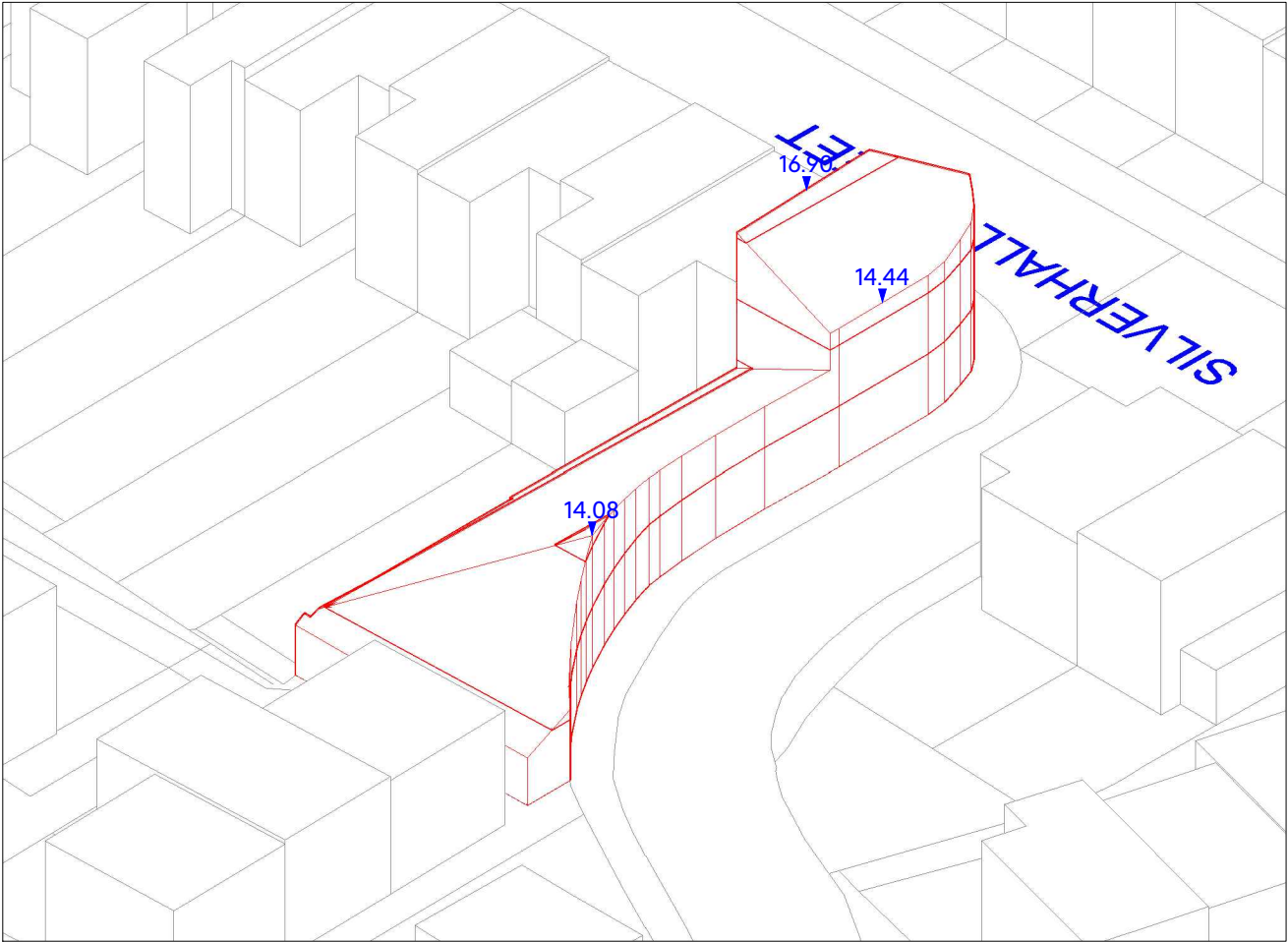
Site ID:	16	Address/Name:	Hartland Road Site A Garages on the south west side of North Street and the north side of Hartland Road, TW7 6RH
Size of plot:	239.6 sq. m (approx.)		
Existing use:	Garages with associated outdoor area used as a car park.		
Site description:	<p><u>Site</u></p> <p>Outdoor area with terraced, single-storey garages to parts of the site residing along the bend of Hartland Road and along Silverhall Street.</p> <p><u>Neighbouring Site</u></p> <p>Two-storey, terraced house north of the site on the corner of Hartland Road and Silverhall Street constructed circa, 1940's.</p> <p>Two-storey, terraced house east of the site along Hartland Road of circa 1940's construction.</p> <p>Terraced residential properties along Silverhall Street, of circa 1900's construction, with amenity gardens bounding onto the rear of the existing garages on the site.</p> <p>Row of terraced houses along Silverhall Street, of circa 1900's construction west of the site.</p>		
Title number:	<p>MX194499 (the south part of the land abutting 14 Silverhall Street, Isleworth, TW7 6RF) and</p> <p>MX191554 (the north part of the land above the land under title MX194499)</p>		
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 without specific references to RoL. A more detailed title review may be required in due course.		
RoL commentary:	The key constraints are the terraced residential properties to the south and east of the site known as 14 Silverhall Street, Isleworth, TW7 6RF (side windows facing the site) and the west facing flank wall pertaining to 77 Hartland Road).		

Daylight & Sunlight commentary:	All neighbouring properties are residential in use, and as such, the local planning authority would expect any applications for redevelopment of the site to be accompanied by a sunlight and daylight amenity assessment.															
Area schedule:	<div>Area schedule confirming estimated developable GEA based on the 3D model in Appendix 1:</div> <div><div>Additional GEA Area Schedule (Site 16)</div><div>*Area measured at 1.5m above FFL (GEA)</div><table><tr><th>LEVEL / FLOOR</th><th>AREA SQ M</th><th>AREA SQ FT</th></tr><tr><td>Ground</td><td>239.6</td><td>2,579</td></tr><tr><td>First</td><td>101.8</td><td>1,096</td></tr><tr><td>Second</td><td>36.8</td><td>396</td></tr><tr><td>OVERALL TOTAL</td><td>378.2</td><td>4,071</td></tr></table><div>Note: GEA – Gross External Area FFL – Finished Floor Level</div></div>	LEVEL / FLOOR	AREA SQ M	AREA SQ FT	Ground	239.6	2,579	First	101.8	1,096	Second	36.8	396	OVERALL TOTAL	378.2	4,071
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Ground	239.6	2,579														
First	101.8	1,096														
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OVERALL TOTAL	378.2	4,071														
Comments on planning proposal:	<div>GEA is relatively unrestricted on the ground and first floors. The GEA reduces significantly on the second-floor level.</div> <div>The restriction appears to be more significant to the south and east of the plot, with a section limited to ground floor level.</div> <div>The study suggests that a two-storey new development would be feasible. Given the site is not affected by restrictions south and east and subject to the conducting of detailed technical studies, this is a medium risk proposal.</div> <div>Given the topography of the site, and the character of the surrounding area, it would be possible to provide a two-storey property with a stepped storey design towards the south and west of the development without having a negative impact on the neighbouring dwellings.</div> <div>Development outside this proposed high-level volume can be achieved, subject to neighbours' agreement to, and acceptance of, impacts on their rights of light.</div>															
Risk rating:	<div>Low – assuming that the development contemplated does <u>not</u> 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. Medium</div>															

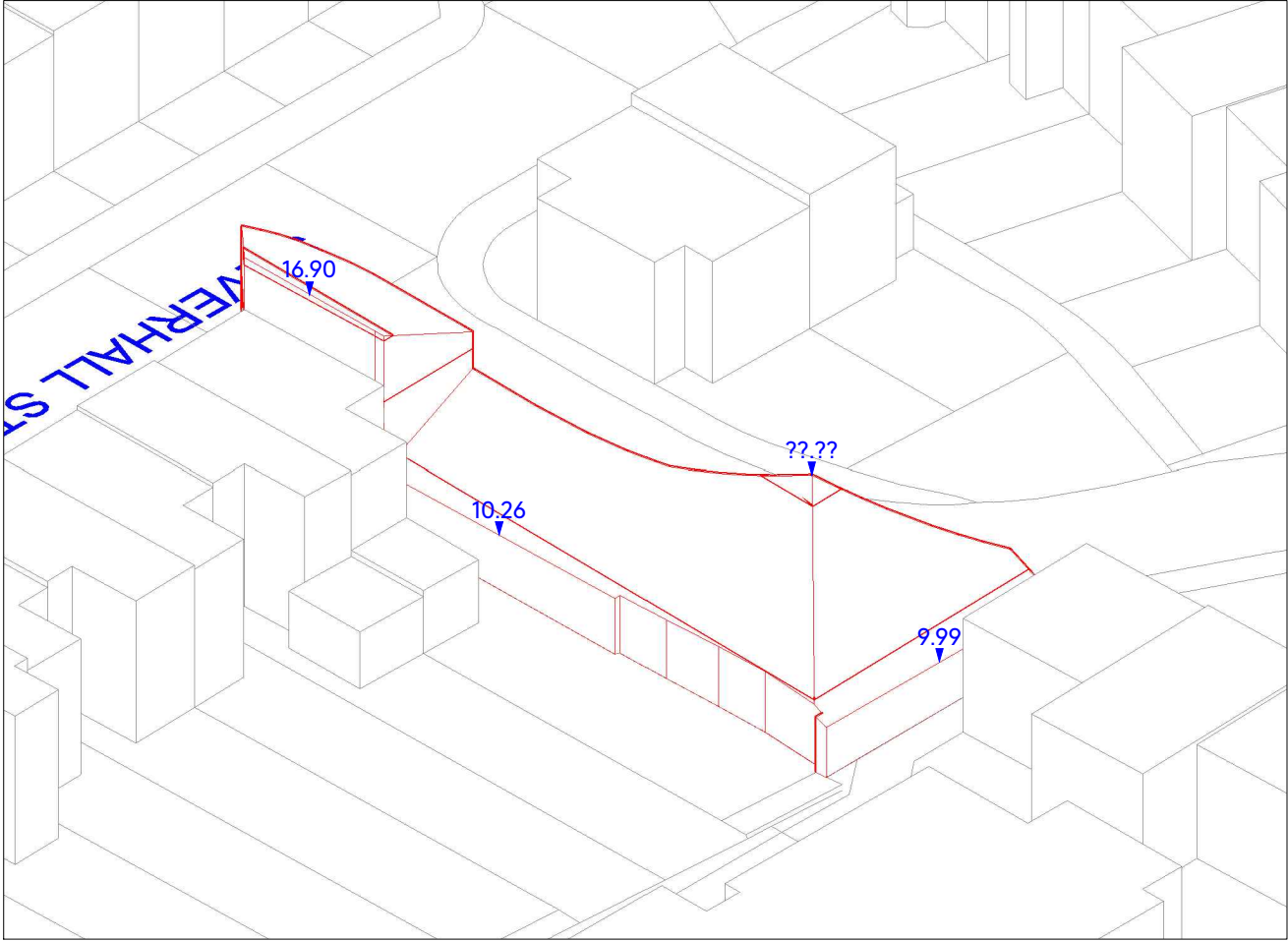
Further comments:	<p>As the interpretation of levels, height and volume is not precise, the following would be beneficial in developing the accuracy of the risk rating and may result in the risk reducing:</p> <ul style="list-style-type: none"> I. Topographic survey of the proposed site; II. Topographic elevation surveys of the adjacent properties; and III. Basic massing models of the scheme proposals; IV. 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 massing envelope advised in this report 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 of any development 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 assessment should be carried out so that more precise cost estimates, risk evaluation and mitigation strategies can be provided.</p>
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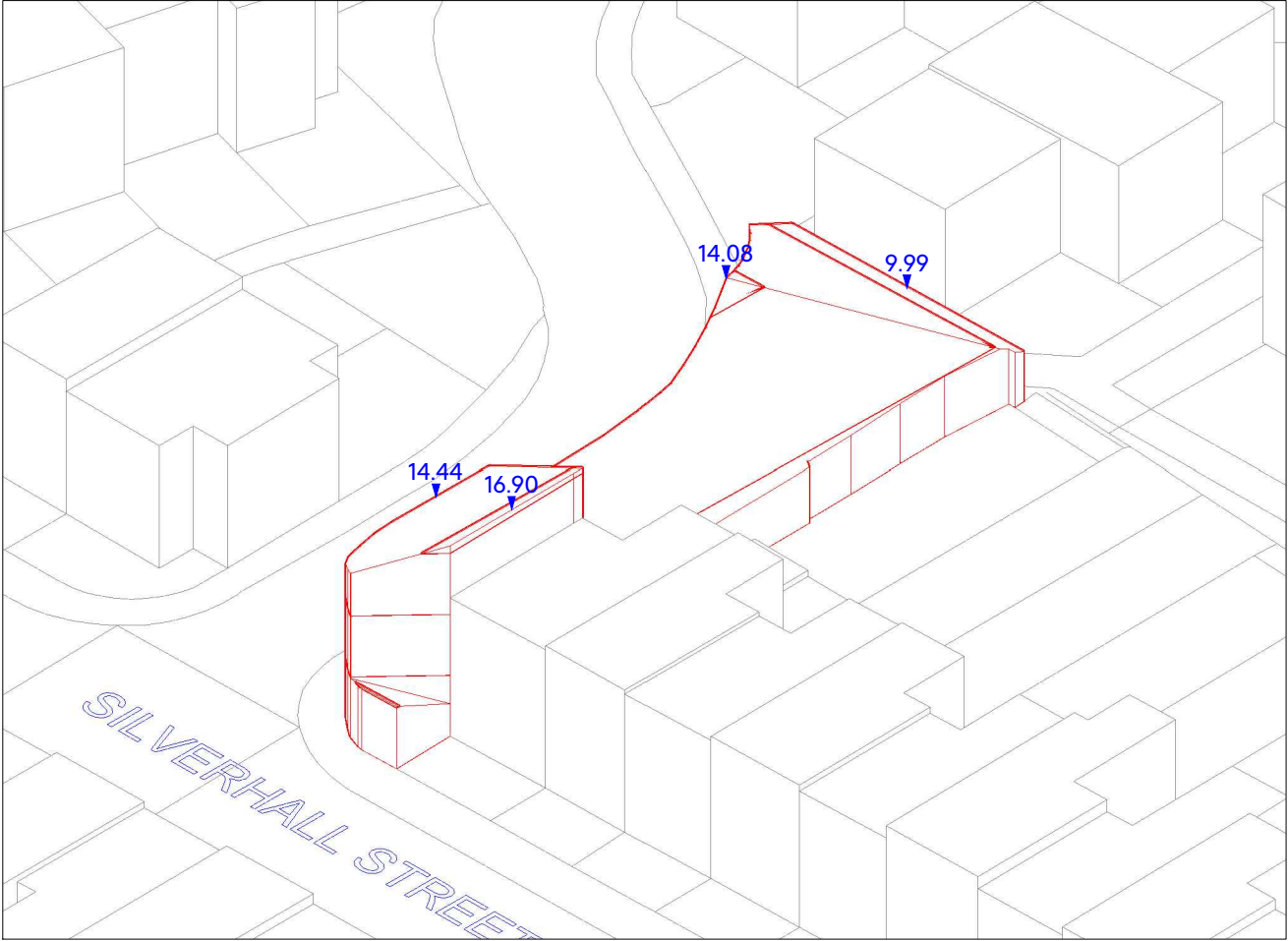
3D Context View - View from North West (Proposed Envelope)



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



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



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

SOURCES OF INFORMATION:
PROMAP.CO.UK

OSMM_Topo_BHA.dwg
OS_Detail_Vector.dwg
Received 13 September 2019

ARCADIS

1716_Site Hartland Road A_P.dwg
Received 13 September 2019

Additional GEA Area Schedule (Site 16)		
*Area measured at 1.5m above FFL (GEA)		
LEVEL / FLOOR	AREA SQ M	AREA SQ FT
Ground	239.6	2,579
First	101.8	1,096
Second	36.8	396
OVERALL TOTAL	378.2	4,071

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 16)**

DRAWN BY	CHECKED
SK	DO

SCALE	DATE
NTS@A3	September 2019

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DRAWING NO.	RELEASE NO.
81263_SITE16_01	1