


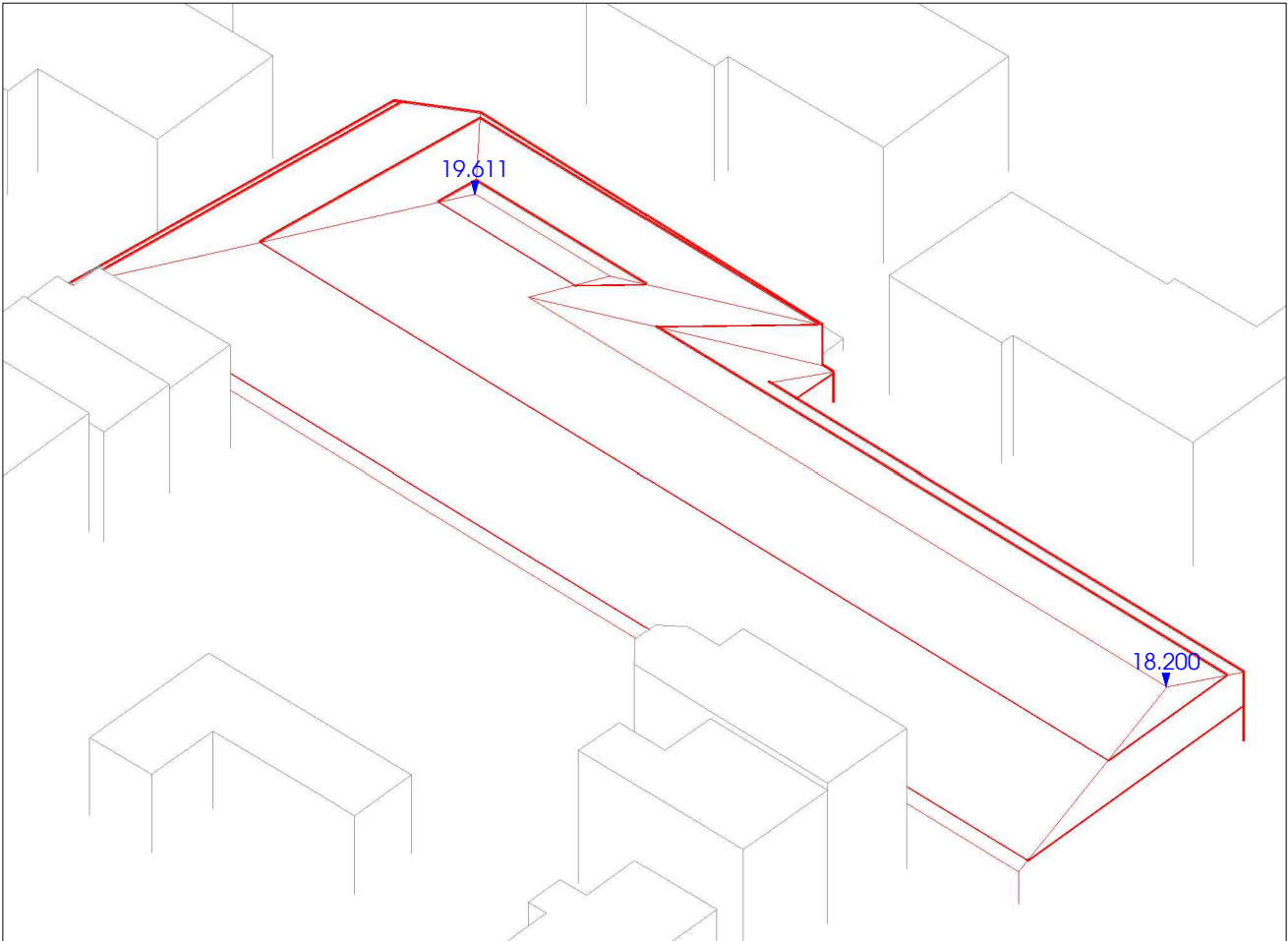
LONDON BOROUGH OF HOUNSLOW

RIGHTS OF LIGHT/DAYLIGHT & SUNLIGHT ASSESSMENT

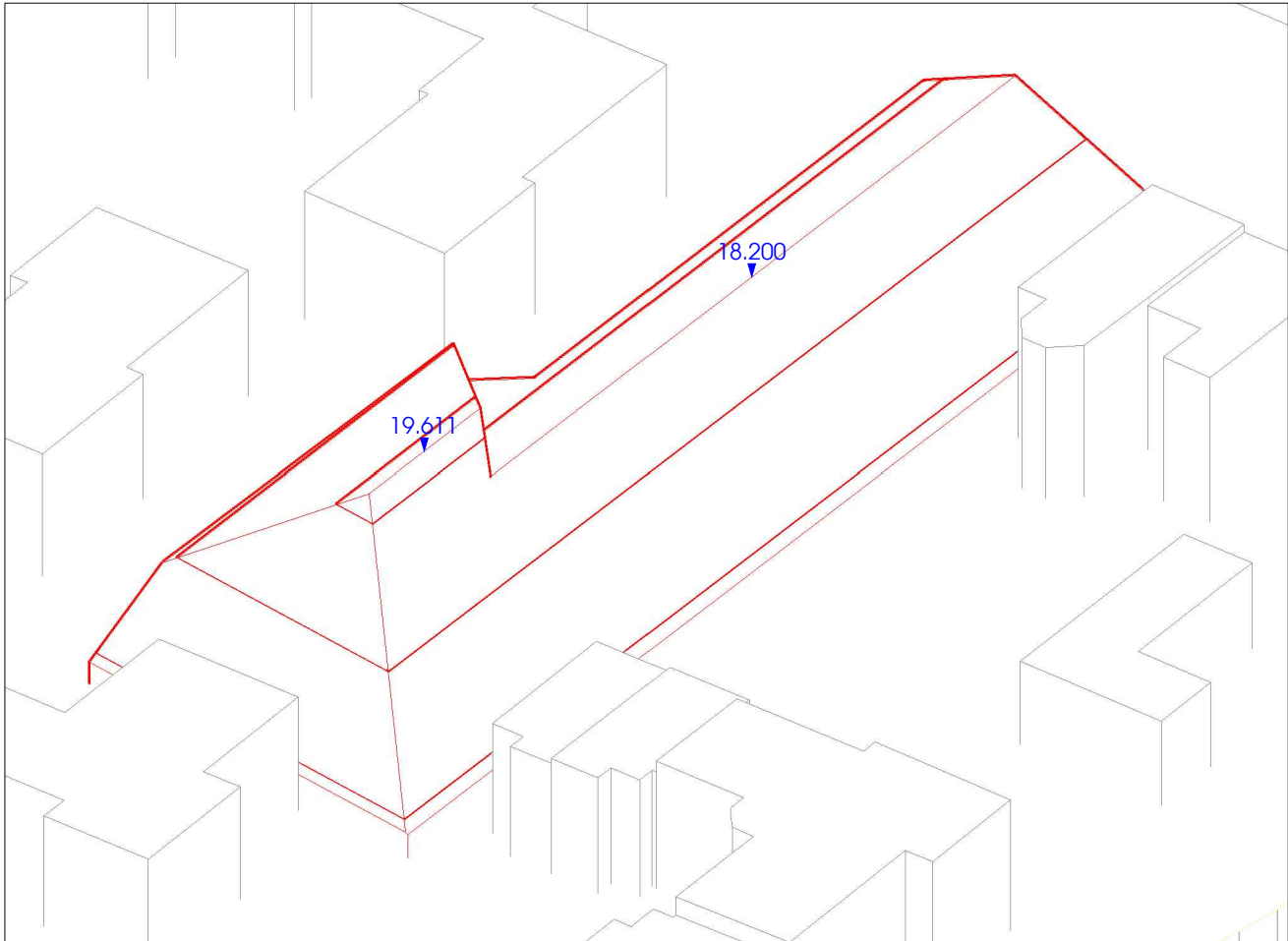
Site ID:	7	Address/Name:	Garage Block At, Oxford Court, Wellesley Road, Chiswick, London W4 4DJ
Size of Plot:	1,408.4 sq. m (approx.)		
Existing Use:	Garages with associated outdoor area used as a car park.		
Site Description:	<p><u>Site</u></p> <p>Outdoor area with terraced, single-storey garages to parts of the site and a car park with driveway access via Oxford Road North.</p> <p><u>Neighbouring Properties</u></p> <p>Three-storey, Victorian residential property, of circa early 1900s construction. to the north west along Oxford Road North.</p> <p>Three-storey block of residential flats, of circa 1960s construction, to the north east, east, south east and south.</p> <p>Two-storey semi-detached residential properties, of circa early 1900's construction, to the west along Oxford Road North.</p>		
Title Number:	MX401465		
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 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.</p>		

RoL Commentary:	Most of the residential properties surrounding the subject site to the north west (5 Oxford Road North), north east (10-12, Gainsborough Court Chaseley Drive), east (1-9 Reubens Court Chaseley Drive), south east (19-36 Oxford Court Wellesley Road) south (1-18 Oxford Court Wellesley Road) and to the west (4 & 6 Oxford Road North) raise constraints as they sit in close proximity to the subject site’s boundary line and most of the buildings have windows on the elevations that face the subject site. However, it should be noted that properties noted within Oxford Court Wellesley Road that face the subject site, sit on land that falls within the same freehold title as the land comprising the subject site.																					
Daylight & Sunlight Commentary:	All neighbouring properties are residential and, as such, would need to be assessed for sunlight and daylight amenity.																					
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 7)</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>1,408.4</td><td>15,160</td></tr><tr><td>First</td><td>1,051.6</td><td>11,319</td></tr><tr><td>Second</td><td>270.5</td><td>2,912</td></tr><tr><td>OVERALL TOTAL</td><td>2,730.5</td><td>29,391</td></tr></table> <div>Note: GEA – Gross External Area FFL – Finished Floor Level</div>	Additional GEA Area Schedule (Site 7)			*Area measured at 1.5m above FFL (GEA)			LEVEL / FLOOR	AREA SQ M	AREA SQ FT	Ground	1,408.4	15,160	First	1,051.6	11,319	Second	270.5	2,912	OVERALL TOTAL	2,730.5	29,391
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Comments on Planning Proposal:	<p>GEA is relatively unrestricted between the ground and first floor. The GEA reduces significantly on the second floor level.</p> <p>Development restrictions appear to be significant and occur on all sides subject site.</p> <p>The initial 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 high risk proposal.</p> <p>Development outside this proposal, to provide additional high-level volume, can be achieved, subject to neighbours’ agreement.</p>																					

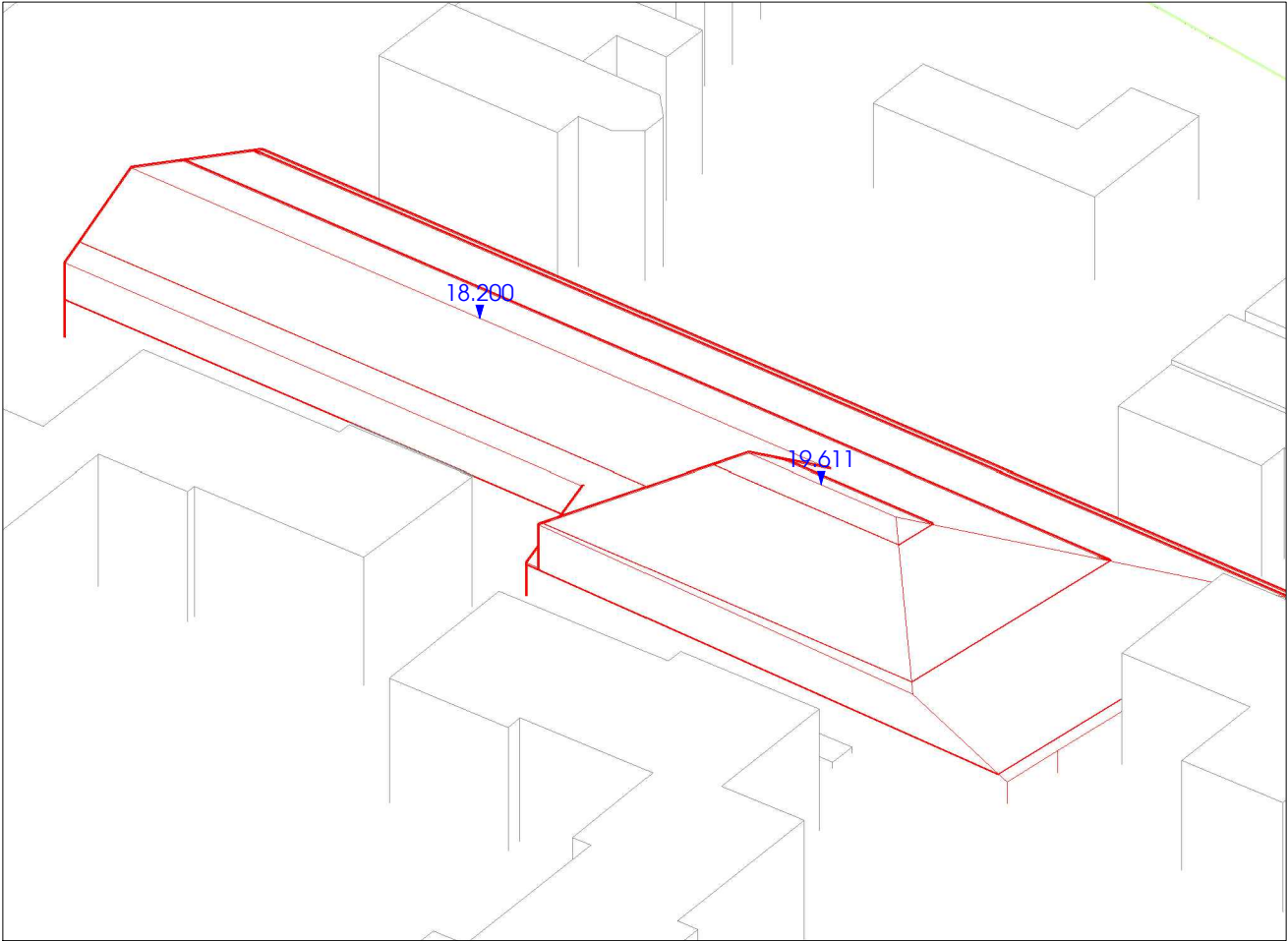
Risk Rating:	<p>High</p> <p>Minor to no increase of the volume possible over and above the volume advised.</p>
Further Comments:	<p>As the interpretation of levels, height and volume is not precise, the following would be beneficial in developing the accuracy of the risk rating and may result in the risk reducing:</p> <ol 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 to identify matters, if any, that concern rights of light, and/or restrictions on development. <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 the site. It is therefore, recommended that once the design has evolved / is fixed, a more detailed technical assessment should be carried so that better cost estimates, risk appraisal and risk mitigation strategies can be provided.</p>



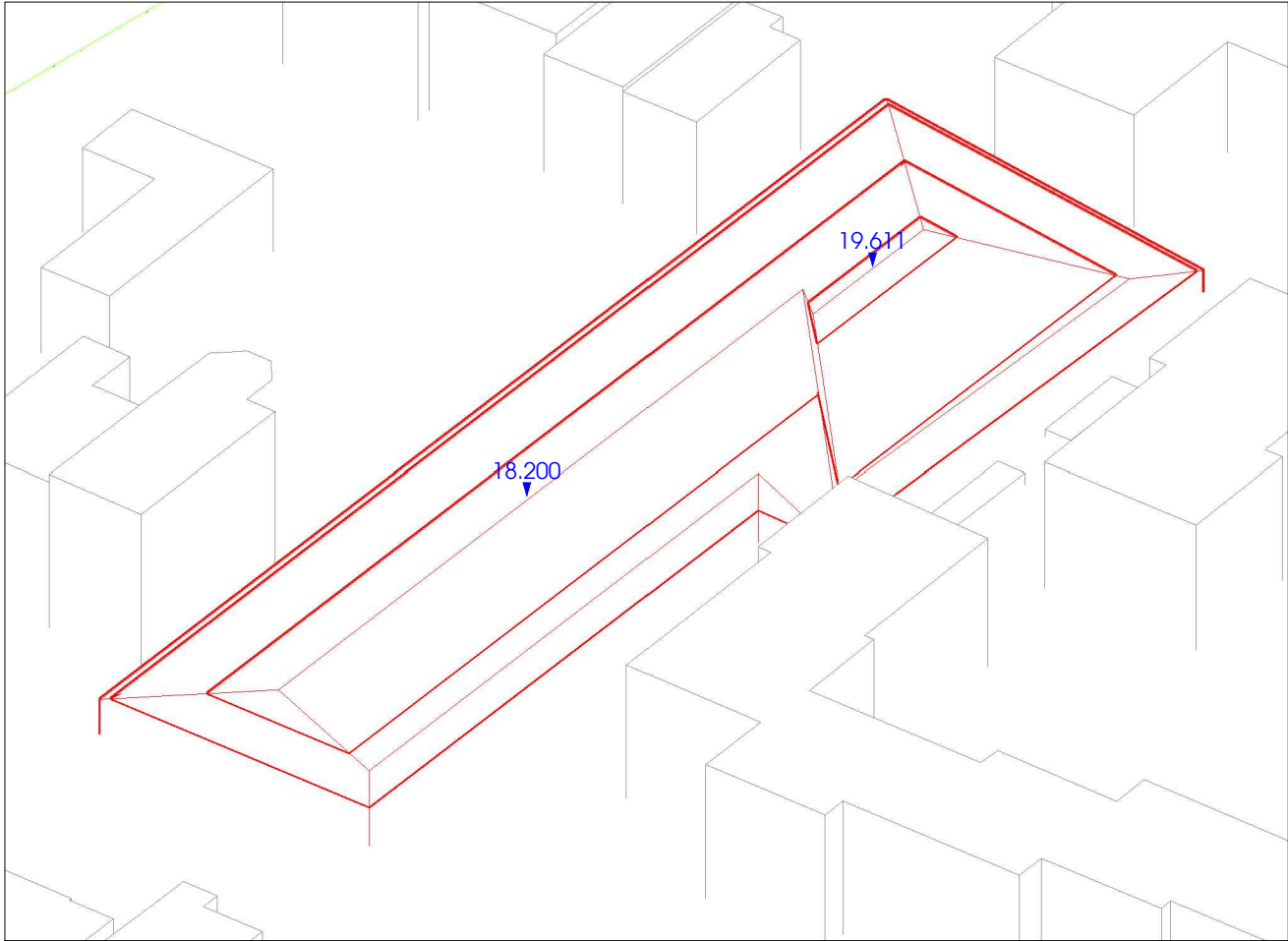
3D Context View - View from North West (Proposed Envelope)



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 29 April 2019
40 SEVEN TOPOGRAPHICAL SURVEY
1716_Site7_P.DWG
Received 23 April 2019

Additional GEA Area Schedule (Site 7)
*Area measured at 1.5m above FFL (GEA)

LEVEL / FLOOR	AREA SQ M	AREA SQ FT
Ground	1,408.4	15,160
First	1,051.6	11,319
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OVERALL TOTAL	2,730.5	29,391

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 7)

DRAWN BY
SL

CHECKED
DO

SCALE
NTS@A3

DATE
May 2019



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DRAWING NO. 74571_SITE7_01	RELEASE NO. 1
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