



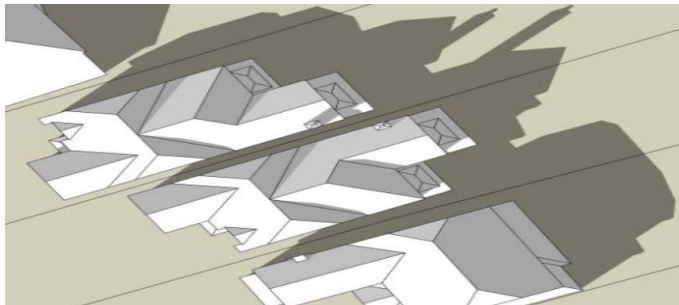
**mes**  
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 Part of the **FOCUS** consultancy group

# Right to Light – some recent projects

**Proposed supermarket** - We were asked to evaluate the potential impact of a large new town centre supermarket and to assess which neighbouring properties could have claim to an 'actionable injury' if the development went ahead as proposed. We carried out 3D laser scanning of the area within 3 days of receiving instructions and presented our findings at a project meeting, followed by a report detailing solutions to the issues.

**New doctors surgery** – Following instructions to assess the effect on a neighbour's property of a new doctors surgery we carried out a site survey to determine the windows that would be affected. Following the survey we created the 3D model of the existing and proposed buildings to determine the extent of the loss of light to the neighbour.

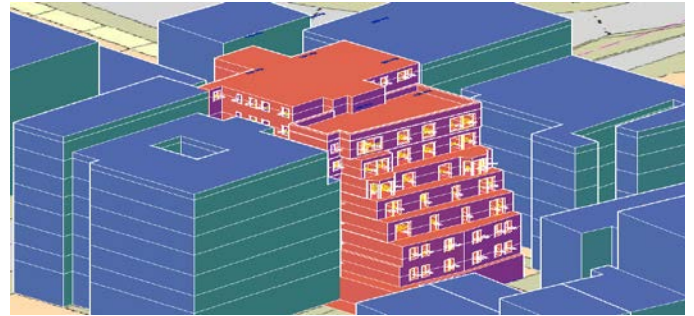
**New residential development** – Our local authority client had been formally notified that their new development (nearly complete at this stage) was causing an actionable injury on a number of neighbouring dwellings. After carrying out a site survey and undertaking the necessary calculations our report concluded that, although the neighbours would experience a loss of light, this was not to such a level that an actionable injury would be caused.



**Large town centre development** – A large residential scheme comprising a number of 4 and 5 storey apartment blocks was proposed and we were brought on board by a large national house builder to determine the extent of any right of light issues. Our findings showed that the initial proposals would create a significant number of actionable injuries. We therefore worked with the developer and their architects to reshape and reposition buildings to ensure a viable project.

**Small Residential Extension** – Our domestic client had achieved planning approval to extend their property and was starting to go ahead with the build. However their neighbour was threatening to take them to court if they continued with the build on the basis of an infringement of their Right of Light. We were able to carry out a site survey, undertake the required calculations and confirm to our clients that their proposals would in fact be acceptable, so they could continue with their extension.

**New apartment block** – Our clients were concerned that their proposals could lead to a claim from a neighbour with regard to loss of light to a number of adjacent rooms. Our findings and report was used to determine the extent of the risk, providing our clients with the opportunity to insure against a potential future claim.



**Impact on neighbour** – Our client contacted us to say they felt a new development adjacent to their property was reducing the amount of daylight in their property. After carrying out a site survey and evaluating the affect we negotiated a compensation payment for our client.

**Small Residential Extension** – Although this project involved a very small rear extension to our clients property the layout of the neighbours property meant that any loss of light would cause an actionable injury. We therefore worked with our clients architect and provided a maximum envelope to design within to reduce the likelihood of a future issue.

**Residential Development** – We were instructed by a residential developer to assess the impact of their proposed 3 dwelling scheme on a neighbour's property, who had threatened to take the developer to Court if work went ahead. Our evaluation showed that an actionable injury would occur and therefore compensation was calculated and agreed with the neighbour so the development could go ahead.



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## Some recent client quotes:

*"Dealing with MES Building Solutions with regard to rights to light and daylight/sunlight analysis has been a breath of fresh air. I have found them to be the most efficient and cost effective supplier I have used in the field. Concise advice on the results and our development options in plain English completes the superb service"*

Roger James  
Development Director  
Boulton Brooks Real Estate

*"IndigoScott work alongside MES on a regular basis. MES provide highly professional, well thought out commercially aware advice in relation to daylighting/RoL issues. Time and again, this provides invaluable information to us in developing residential schemes in high density London areas"*

Jon Davis  
Director  
IndigoScott

*"I experienced excellent service with prompt and accurate answers to a number of questions throughout the process. With the comfort of knowing my interests were well protected, I was happy allowing my contacts at MES to handle my situation. The situation was well explained and a true sense of owning the problem as if it were their own was critical to getting a positive result and provided an excellent outcome on my behalf"*

Mr Samuel Page (Esq)  
Private householder

*"MES were recommended to us when we needed an urgent daylight and sunlight assessment on a troublesome site in London. Their team impressed me with their quick and straight-forward advice. They addressed all the local planning authority's concerns and permission was secured. We have since started using MES as a go-to consultant for energy and sustainability matters as well, and they've kept up their great service"*

Grant Leggett  
Director  
Boyer Planning London

*"MES offered a thorough and professional approach to dealing with a complex and sensitive Rights of Light matter. They are always available to offer valuable advice"*

Adam Buchler  
Director  
Augur Buchler

*"We frequently use MES for their Daylight / Sunlight / ShadowCast Assessments and Legal Rights of Light Assessments. They always provide clear and considered advice and are able to explain complex issues simply. We have always found MES a very professional company to work with"*

Georgina Pickett  
JB Planning Associates Ltd

*"I have relied on MES to provide input on daylight and sunlight for planning applications including a large mixed use town centre scheme in Dover and various residential schemes in west London. The advice has been consistently good and I have no hesitation in recommending them to clients"*

Clifford Rance MRTPI  
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