



Daylight, Sunlight & Rights of Light Capability statement

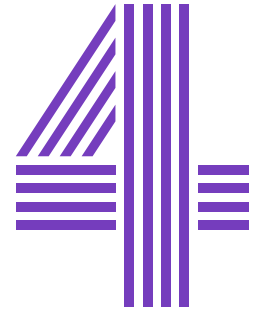


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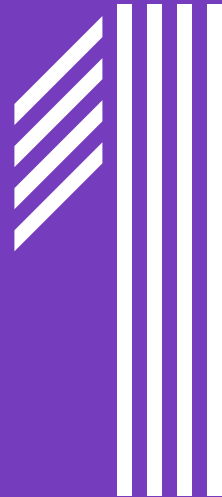
Key profile



Your TFT contact



About TFT



About TFT

TFT is an independent real estate and construction consultancy with integrated decarbonisation services. We have been creating more valuable and resilient commercial buildings for 50 years. Our team comprises over 220 specialist advisors based in the UK & Ireland, working across Europe.

We help building owners, investors, and occupiers to maximise the commercial performance and sustainability of their buildings, including the reduction of embodied and emitted carbon.

We do this with technical advice and commercial understanding, supporting building development, transactions, leasing, maintenance, refurbishment and retrofit cycles.

TFT's life-long independence shapes our ethos: we put the performance of buildings and the wellbeing of people at the heart of our work. We aren't accountable to other interests beyond our clients, our communities and our environment.

As a certified B Corporation, we are committed to continuously improving and making better impacts to those stakeholders. We value originality, diversity, and confidence in our team, backed up by

a collaborative culture for sharing knowledge and supporting one another. We believe this empowers everybody to play their part in delivering high-performing buildings.

With tomorrow's challenges and opportunities clear to see, TFT provides our clients with a passionate, collaborative team who bring the skills and technical insight to meet them.

Our hubs

Our business is based around three main business areas – Development Consultancy, Built Asset Consultancy and Engineering & Sustainability Consultancy.

Development

- Project Management
- Project Monitoring
- CDM & Principal Design Consultancy
- Lender Monitoring
- Contract Administration
- Party Walls & Neighbourly Matters
- Cost Consultancy
- Daylight & Sunlight
- Rights of Light

Built Assets

- Maintenance Management
- Technical Due Diligence
- Building Defect Investigation
- Dilapidations
- Dispute Resolutions
- Reinstatement Cost Assessments
- Expert Witness
- Geomatics
- Service Charge

Engineering & Sustainability

- Energy Strategy
- MEP Engineering Design
- BREEAM
- Building Obsolescence
- Post-occupancy Advice
- Life cycle Appraisals
- Occupation/Wellbeing Matters

Each service line has a service line leader plus a working group which is established across the regional offices to ensure best practice across the practice. As well as membership of industry bodies and institutions, TFT prides itself on contribution to various industry guidance notes and on-line education portals.

Overview

We believe that our qualitative focus on the technical role has been a major contributor to our excellent Client list and Client retention rate. We have a number of frameworks for many of the top UK investors and developers, many of which have been held for over 10 years and in some instances over 20 years! This we put down to our focus on the quality of service delivery ensuring repeat business.

We work across all core commercial sectors including offices, retail & leisure, industrial/logistics, as well as build to rent and senior living. A sample of our client list is included on this page.

We have over 220 staff across twelve offices in all of the key UK cities and we operate a very flat structure with all senior directors and directors being hands-on and we never over-rely on junior staff, which we put down as a major factor of our client retention rate.



About TFT



Twelve offices

We have offices in Belfast, Birmingham, Bristol, Cambridge, Cardiff, Dublin, Edinburgh, Guildford, Leeds, London, Manchester and Southampton



We're here for the long term

The average length of staff service here at TFT is a whopping 9 years



Big scope

Now monitoring over £2.5 billion of construction work in UK and mainland Europe



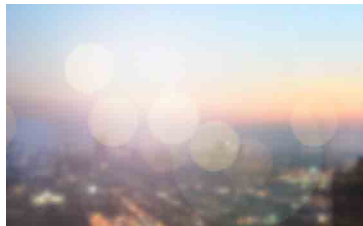
We're leading the change

Our sustainability-related income has increased by 185% over the last 3 years



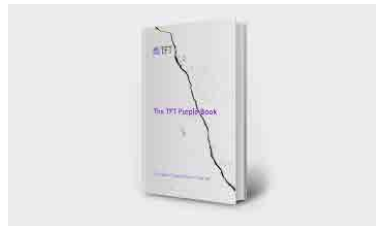
We share the knowledge

92.5 hours of technical seminars given by TFT staff over the last 12 months



We help the best be better

7 out of the top 10 UK commercial property fund managers are TFT clients



We (literally) wrote the book

"TFT's book is an excellent guide to dilapidations. This how-to guide should save clients both time and money."

John de Waal
QC Barrister and Mediator, Hardwicke



Creating long term value

We have long standing relationships with our clients advising through property market cycles, many over 20+ years



Our biggest project?

How about the Edinburgh St James Development, Scotland's largest and most significant mixed-use development in a generation



Our smallest project?

We apply the same enthusiasm and professionalism to a typical £50k office refurbishment, £10k dilapidations claim or small retail unit acquisition survey

We're B Corp certified



What is B corp?

B Corp is an independent designation requiring high standards of verified social and environmental performance, accountability, and transparency from the businesses it certifies.

The B Corp framework is based on the UN's Sustainable Development Goals (SDGs), which you can find out more about [here](#). It measures factors ranging from employee benefits and charitable giving, to ethical supply chain management, environmental impact and the quality of our client advice.

What does it mean for our clients?

Peace of mind for clients who expect their suppliers to meet high levels of social and environmental performance, and to exceed those over time.

Holistic understanding: our advice comes not just from 50 years of building knowledge, but first-hand experience of taking on social and environmental performance challenges as a business.

The same dedication from our team: to give the best advice and to improve our work and our industry impacts.

We are working on cross-industry initiatives too. The upcoming British Property Federation's Net Zero Carbon Policy proposals for Government,

and the pioneering Net Zero Carbon Buildings Standard, are set to play a key role in the way our sector reduces its carbon footprint, and will have a bearing on most if not all of our clients.

We treat B Corp not just as a badge to acquire, but as a valuable framework and a like-minded global business community.



Overview





Overview

Rights of Light

We specialise in providing flexible and detailed advice to clients, developers and architects. We provide initial massing and feasibility studies using our specialist software to establish potential compensation budgets, while advising on the associated risks to ensure that the correct mitigation measures are evaluated to maximise the value and density of any site.

Our clear and concise advice can help affected neighbouring parties understand their rights with regards to the likelihood of the courts granting an injunction to stop or alter the development or the level of potential compensation they could be entitled to as a result of the development.

Richard Nosworthy and our team will establish the associated risks early on in the development process to ensure the successful and efficient delivery of every scheme.

Our expertise includes:

- Pre-acquisition and feasibility studies
- Development optimisation assessments
- Detailed technical assessments and strategic advice
- Scheme cutbacks and area loss calculations
- Rights of light negotiations for developers or affected neighbours
- Portfolio Management

These new services form part of our wider neighbourly matters offering, which also includes party-wall consultancy and over-sailing advice. Neighbourly matters are an integral part of TFT's Development and Project Consultancy service line.

Overview

Daylight & Sunlight

With the increased density in town and city centres, combined with a growing awareness of social and environmental issues, local authorities nationwide are placing a greater importance on the effects a proposed development may have on the surrounding area. One of the main considerations is compliance with the standards documented in 'Building Research Establishment (BRE): Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2022'.

Our specialist software, together with a detailed understanding of the relevant standards, enables us to provide accurate advice and innovative solutions that can help clients, developers and architects to maximise the development potential of a site.

Our design input with regards to room layouts and window sizes can be vital in ensuring that high-quality residential accommodation is also delivered. We can also provide the relevant assessments for BREEAM and Code for Sustainable Homes, either independently or in conjunction with TFT's Sustainability service.

Our team is flexible and have detailed knowledge of the planning process. They will ensure that the

specific requirements of each client are addressed and the appropriate strategy is implemented efficiently.

Our expertise includes:

- Pre-acquisition advice and feasibility studies
- Massing studies to support the design development process
- Daylight and sunlight assessments of neighbouring properties
- Daylight and sunlight assessments to proposed residential dwellings
- Overshadowing to proposed and neighbouring amenity
- Daylight and sunlight report to support planning application
- Environmental impact assessments

Key profile



Key profile

Richard Nosworthy



Role

Director

Qualifications

BSc (Hons)

Location

London

Areas of expertise

BRE Guidance for Daylight & Sunlight

Rights of Light

Party Walls & Neighbourly Matters

Richard is a highly experienced Neighbourly Matters advisor with over 25 years' expertise in Rights of Light and Daylight & Sunlight analysis. Richard trained under some of the leading experts to become a highly experienced expert in his own right.

He has a strong technical foundation and a proven track record of delivering strategic advice to mitigate impact and maximise development potential on complex schemes. Richard supports developers and housing providers on major regeneration and residential projects across the UK, applying deep technical knowledge to achieve planning success and reduce risk. He is currently involved in some of the most exciting development and regeneration schemes throughout the UK.



Manor Road

The English Cities Fund
Daylight & Sunlight



Camp Hill

BTR Management
Rights of Light



Charlton Riverside

Patrizia
Project Management
Rights of Light
Employer's Agent

Case studies



Case study

Wellington House



Location

London

Client

Columbia Threadneedle

Value

£12.5m

Duration

24 months

Role

Daylight, Sunlight

Rights of Light

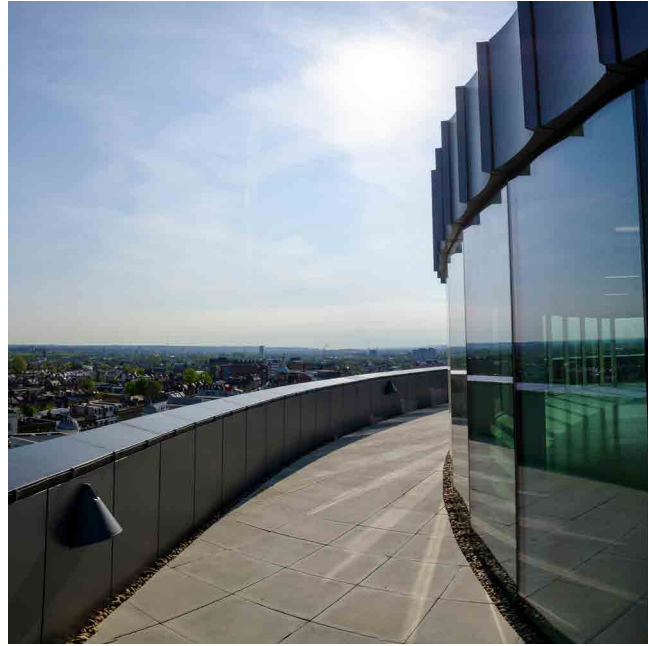
The proposed £12m Wellington House scheme for Columbia Threadneedle will provide a substantially enhanced gateway building for South West London. TFT has managed the Rights of Light and Daylight and Sunlight issues and are also Project Managers and Cost Consultants on the 33,000 sqft speculative office development.

Through careful design, the team have managed to increase the net internal area of the office space by 150%, adding an extra floor to the existing building plus construction of an extension to the side elevation. Managing the daylight and sunlight implications were key to the scheme successfully obtaining planning.

The building is to be stripped back to the frame and re-clad externally, plus it is to be re-modelled internally to provide a sustainable, efficient, BCO compliant modern office block.

Case study

Pinnacle House



Location

Wimbledon

Client

Aviva Investors

Value

£12m

Duration

24 months

Roles

Daylight, Sunlight & Rights of Light

TFT's acted as Rights of Light and Daylight/Sunlight consultant on this major refurbishment and extension project in Wimbledon.

TFT was involved from the early design development phase with the architects and planning consultants, managing the risks associated with daylight, sunlight and rights of light to maximise the buildings potential without unduly affecting the neighbouring commercial and residential buildings. TFT also acted as project manager for the addition of three new floors plus the cores which effectively added 50% of net internal area.

A pre-let was secured for the whole for record rents in the area and TFT was integral in facilitating agreement of the technical aspects for the lease.

Case study

147-149 St Albans Road



Location

Watford

Client

Watford Developments Limited

Roles

Daylight, Sunlight

TFT advised on daylight and sunlight issues and our advice helped develop the massing and were integral in the process and success of the planning application.

The residential scheme comprises of 144 units spread across five blocks ranging from 4 – 11 storeys. TFT was appointed as the daylight, sunlight and rights of light consultant. The scheme successfully obtained planning in July 2018. TFT's advice and detailed technical report helped support the planning application from a daylight and sunlight perspective.

Case study

Wimbledon High School



Location

London

Client

The Girl's Day School Trust

Roles

Daylight, Sunlight

Rights of Light

Wimbledon High School opened in 1880 as a girls' school and has been substantially expanded over the years with additions including a design and technology centre, new science laboratories and the Rutherford Centre for the Performing Arts.

The latest scheme proposed the construction of a new two/three storey Sixth Form Centre in the north east corner of the site and adding an additional storey to the Science Block positioned to the south of the site adjoining Mansel Road.

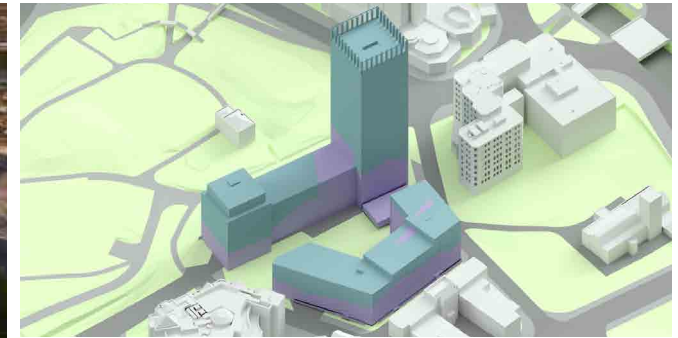
TFT undertook a daylight, sunlight and rights of light assessment to establish whether the proposed massing would adversely impact the relevant neighbouring properties. We explored maximum potential options and gave advice regarding what the maximum massing could be.

A formal report daylight and sunlight report was subsequently prepared to support the planning application.

Following planning approval, the client was able to progress with the maximum compliant massing ensuring that the neighbouring properties were not adversely impacted in daylight, sunlight and rights of light terms.

Case study

Castle Park View



Location

Bristol

Client

M&G Real Estate

Duration

6 months

Role

Rights of Light Monitoring

TFT was appointed to review the rights of light analysis for this Build-to-Rent scheme in the city centre. The 16,700 sqm will consist of a 26-storey tower and a 10-storey block providing 300 one and two-bedroom Build-to-Rent apartments.

We constructed our own 3d model and undertook a detailed technical assessment to check the accuracy of the rights of light report provided by the developer and provided a formal report commenting on the following:

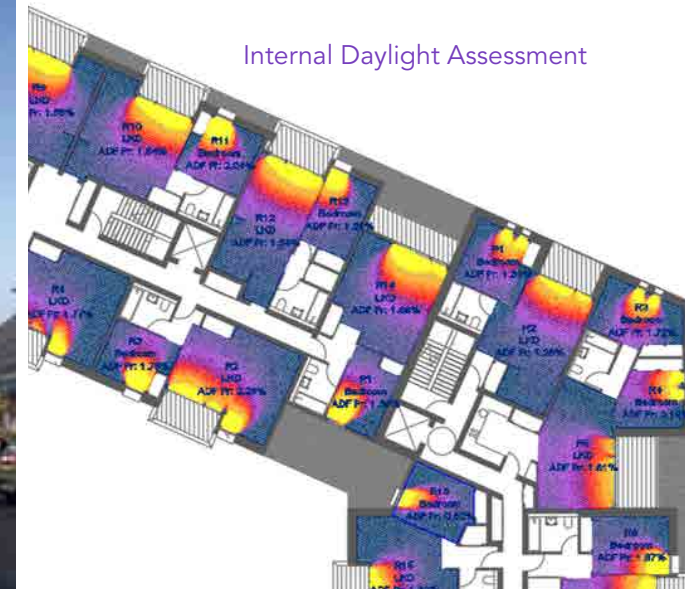
- Ensure all relevant neighbouring parties have been considered for assessment and reasonable assumptions have been made.
- Review the compensation budgets to establish

whether the allowances are reasonable.

- Review any accompanying legal documents to ensure appropriate mitigation measures have been considered.
- Undertake cutback assessment making allowances for different ownership issues.

Case study

Manford Way



Location

Redbridge

Client

GS8

Duration

10 months

Roles

Daylight, Sunlight

Manford Way is a mixed-use regeneration scheme, with new ground floor commercial uses, enhanced public realm and community use. 105 residential units are to be incorporated into the site.

TFT was appointed to provide a detailed daylight, sunlight and overshadowing assessment to support the development of the massing and prepare a formal report to support the planning application.

We worked closely with the design team advising on balcony positions, room layouts and the size and location of the windows. This ensured that the proposed habitable spaces benefited from good levels of light.

Our detailed technical assessment supported the planning application by showing that the

proposed scheme was an appropriate size for the development site and did not have a detrimental daylight/sunlight impact on the neighbouring buildings.

The scheme successfully obtained planning in July 2018.

Capability statement



Capability statement

Rights of Light Envelope Studies

There are generally two types of envelope assessments that are often required as part of any rights of light instruction. These are either a Maximum Development Potential Envelope or a Development Cutback Assessment.

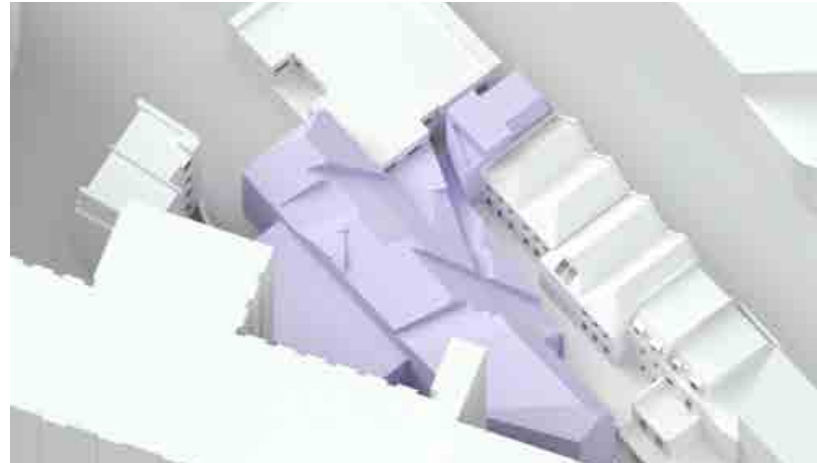
Maximum Development Potential

The Maximum Development Potential envelope studies establish how much massing can be added to the site before a potentially actionable impact is triggered by the additional massing. It is often used to aid the design process and provide the design team with an understanding of the main constraints in light terms. At TFT we review several other factors such as the age and use of neighbouring properties to advise where additional massing could exceed the envelope without significantly increasing the risk profile for the development.

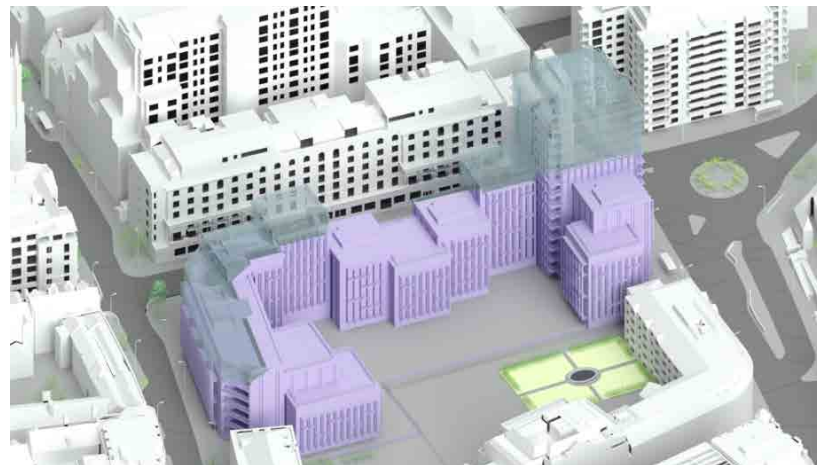
Development Cutback

When calculating the appropriate rights of light compensation budget for a development it is important to consider the development cutback method. This involves establishing the amount of profit the developer will make as a result of the interference. To establish this, the parts of the building that are causing the rights of light infringement are removed to a point where adequate levels of light will remain within the neighbouring properties.

1. Maximum Development Potential



2. Development Cutback



Capability statement

Transferred Rights of Light

The most common way a right to light can be acquired is via Section 3 of the Prescription Act 1832, which states that the light must be enjoyed uninterrupted for a period of at least 20 years.

Rights do not automatically extinguish when a new building is constructed and can be inherited by the new building if the windows in the new building are in a similar location to the previous building.

It is therefore important to not only consider the age of a neighbouring building, but also to establish what was on the site previously if a building is less than 20 years old as well as the location of the previous windows and building outline.



Capability statement

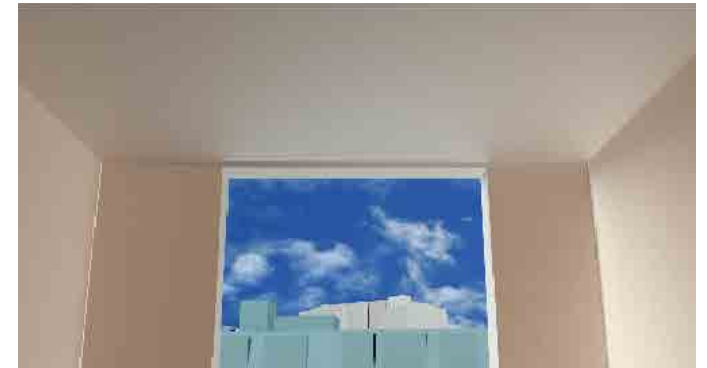
Rights of Light Studies

When dealing with rights of light it is important to understand which neighbouring parties have the benefit of a right to light.

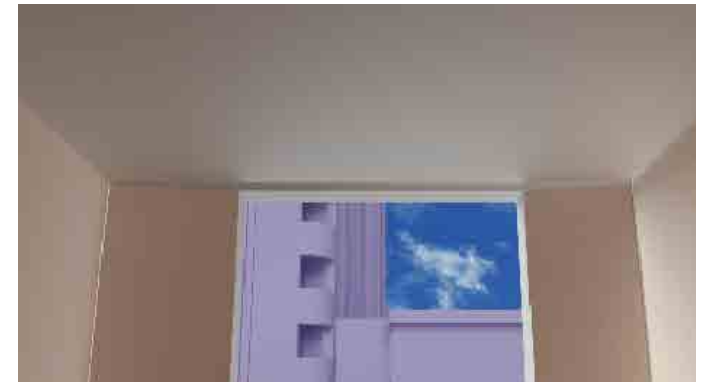
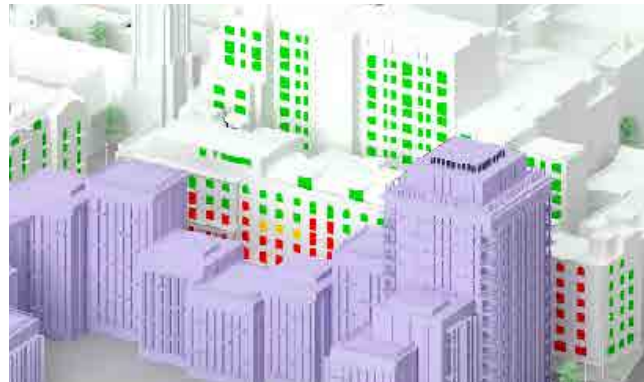
Our specialist software enables us to pinpoint exactly which neighbouring windows and rooms will experience a reduction in light as a result of a proposed development and instantly colour code the appropriate level of risk.

We can also show the view of the development from inside the neighbouring rooms to provide a visual representation how the additional massing will be seen.

1. Existing light levels



2. Existing v Proposed light levels



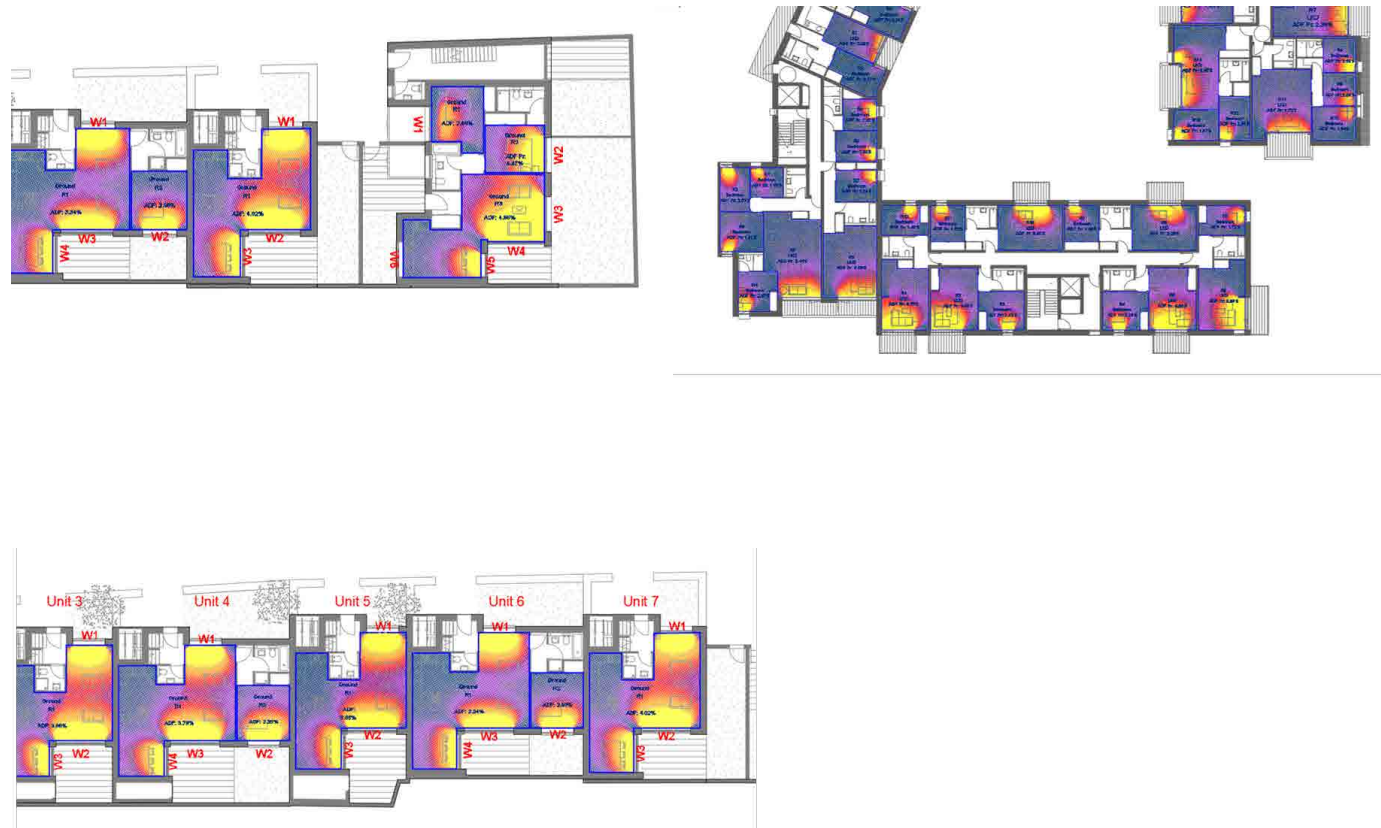
Capability statement

Daylight & Sunlight

Climate-based studies

Radiance studies use real climate-based data to simulate accurate weather condition worldwide to establish illuminance levels within a room. Climate based modelling was adopted by the BRE in June 2022, to consider daylight and sunlight to proposed habitable rooms based on the New European Standard for Daylighting (EN17037). The new guidance now focuses on the lux levels within a room rather than sky viability and is more complex assessment method, which also includes internal and external reflectivity. The new guidelines can be more difficult to satisfy with and are likely to be challenging in dense urban locations where daylight levels are already restricted. TFT has already gained extensive experience navigating these assessments and providing detailed design advice in relation to climate-based modelling, to support a number of successful planning applications. We can help provide a greater understanding of how light enters and disperses within a room and are well-versed in using climate-based modelling to aid the design process.

Our specialist software has the capabilities to undertake both Daylight Factors, Spatial Daylight Autonomy (SDA) and Annual Sunlight Exposure (ASE) assessments to establish whether an existing building or proposed development has the potential to gain credits under the provisions outlined in the WELL Building Standard and BREEAM guidance.



Capability statement

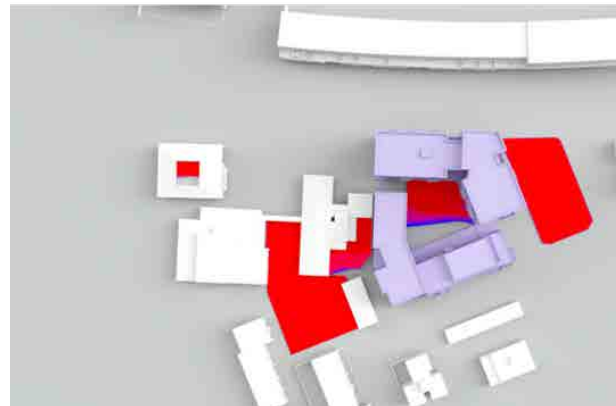
Overshadowing

Sun Hours on Ground

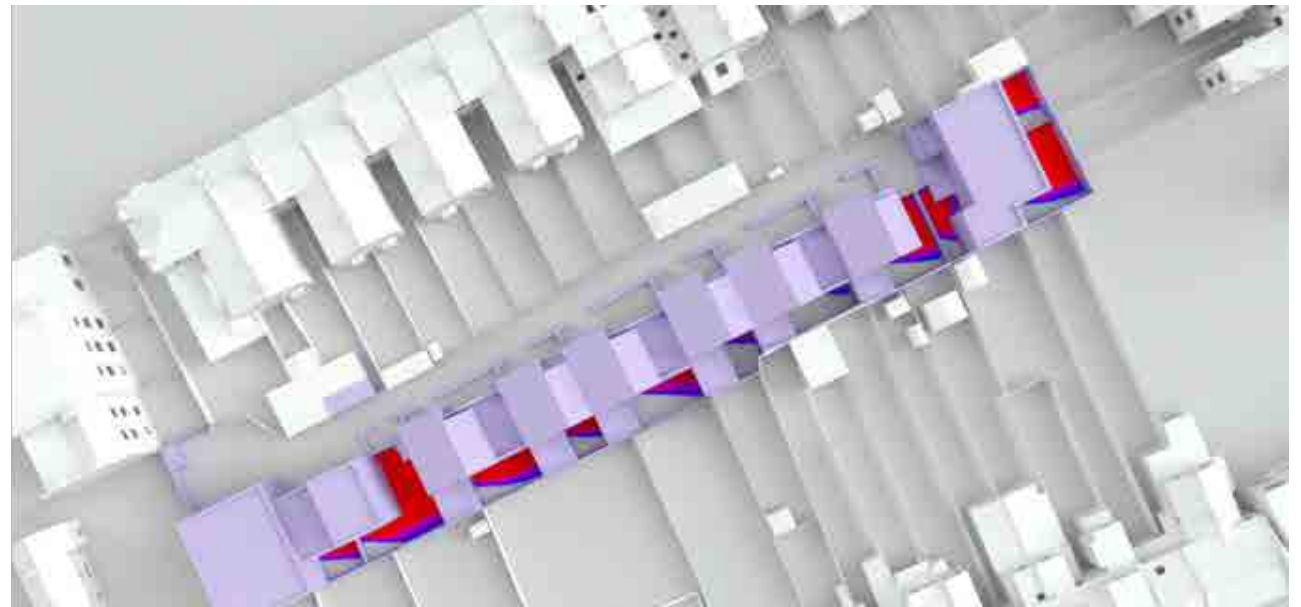
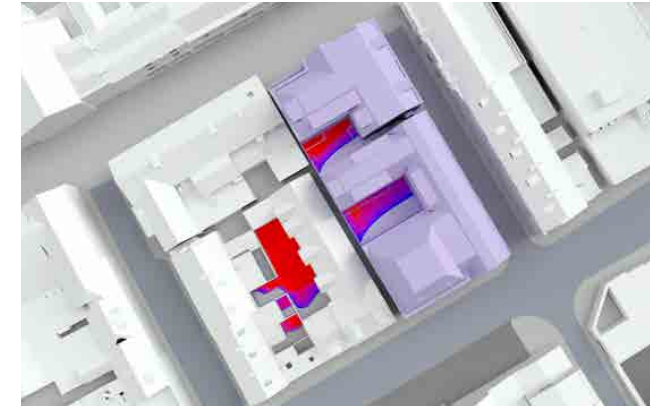
The Sun Hours on Ground assessment consider whether an existing or proposed amenity areas such as gardens, playgrounds, parks will benefit from sufficient levels of sunlight. The BRE guide recommends that at least 50% of any amenity area should be able to receive at least two hours of direct sunlight on 21 March.

Not only do our assessments establish the areas that comply with the guidance, they also calculate the sun contours for 10 min intervals with a view to showing how the shadow travels across an amenity area. This additional information can be invaluable during the design development phase of a scheme ensuring that the impacts to neighbouring amenity area are moderated and allows designers to ensure that specific areas within a proposed development will benefit from good levels of sunlight.

1. Manford Way, Hainault



2. Montague Street, Worthing



3. Orford Mews, Walthamstow

Capability statement

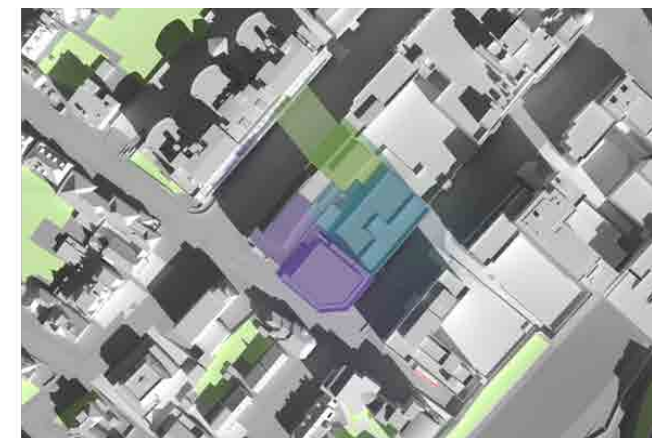
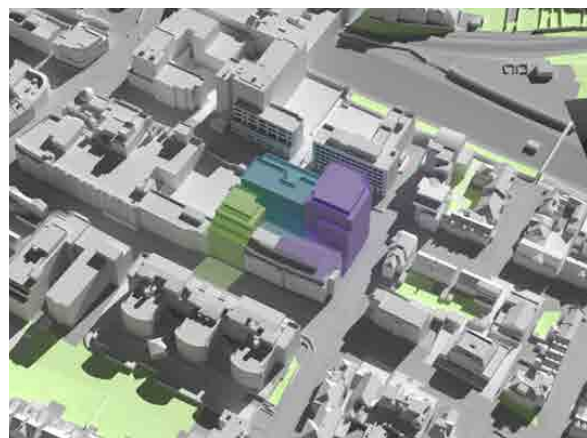
Overshadowing

Transient Shadow

New developments have the potential to cast additional shadows to neighbouring public and private amenity spaces. In dense urban locations it can be difficult to establish the exact path of the additional shadow caused by a proposed development as it merges with that of the surrounding buildings.

By using different colours, our software clearly illustrates the shadow path in the existing and proposed condition for different buildings at any time and day throughout the year.

1. St Albans Road, Watford



Your TFT contact



Your contact



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Nationwide coverage

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