



Experts in Neighbourly Matters and Visualisation



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Clear, commercial advice

eb7 are experts in neighbourly matters specialising in rights of light, daylight and sunlight and Party Wall advice. Our Immersive studio works closely with the neighbourly matters teams delivering high quality architectural visualisation, CGI, and animation services.

Formed in 2007, we have a detailed understanding of property and deliver clear, commercially focused solutions adding significant value for our clients.

Led by recognised industry experts, our experience covers all scales and sectors of development. Our offer includes teams dedicated to advising on major developments and EIAs, delivering critical design steering for the largest schemes and regeneration projects across the country.

eb7 Immersive is our visualisation studio. Building on our in-depth understanding of 3D work and years of modelling experience, Immersive create stunning photo-realistic CGIs and verified views engaging key stakeholders with still and moving images.

Headquartered in central London, and with regional coverage across the UK, we benefit from dedicated technical resource and an in-house research team. We are continually developing new technologies for assessing and presenting complex site constraints.

Over nearly 20 years, eb7 have provided strategic advice on c.7500 projects working closely with repeat clients and key partners to identify challenges, reducing risk at an early stage, and unlocking development potential.

Our experience covers the whole spectrum of development across the UK, including constrained sites, tall buildings, and urban regeneration, as well as major infrastructure and leisure projects. The following pages set out a brief snapshot of our capability and expertise. We look forward to discussing how we can leverage our skills on your next project.



Daylight / Sunlight & Rights of lights

Maximising development potential and managing risk.

eb7 are market-leading experts in rights of light and daylight / sunlight matters. Our advice unlocks the development potential of sites, pre-empting constraints and proactively managing risks as they arise.

Working across all sectors, we advise a broad range of clients and work with leading architects, project managers and planning consultancies. Our experts have many years of experience and a proven track record being involved in the successful delivery of landmark projects across the UK - shaping our skyline and delivering high quality spaces for living, working and relaxing.

Our services range from initial project feasibility advice to formal assessments and development envelopes, planning reports and rights of light negotiations.

The team are also experienced in litigation support and alternative dispute resolution, having defended our client's interests in expert witness roles across many contentious matters. We have broad experience providing expert evidence at planning appeals and public inquiries.

We advise clients from pre-acquisition feasibility to delivery combining unrivalled knowledge and commercial understanding with our bespoke software and testing methodologies to provide complete, client-focused advice.

Services include:

- pre-acquisition advice & feasibility studies
- design steering and massing envelope studies
- rights of light assessments, advice & strategy
- daylight & sunlight reports for planning
- internal amenity and daylight design
- rights of light negotiations
- expert witness at planning appeal and public inquiry
- planning appeal and public inquiry support

Westmead / Carlton Dene:

Notting Hill, London

Client: Westminster City Council
Architects: Child Graddon Lewis / Levitt Bernstein

eb7 were key team members advising Westminster City Council in respect of two regeneration schemes to maximise housing delivery across former care home sites. Advising from an early stage our advice informed feasibility studies and detailed design. eb7 worked closely with the architects and project team to deliver high quality new buildings which meet internal daylight, sunlight and shading targets whilst responding to the neighbouring context.

We also guided Westminster through their options to manage complex rights of light issues and engage with a broad range of stakeholders.



Homes for Lambeth - Small sites initiative

Lambeth, London

Client: Homes For Lambeth (HfL)
Architects: Various

The Homes for Lambeth (HfL) small sites are a key part of their vision to deliver high quality homes at affordable rents in order to tackle the housing crisis.

eb7 advised across 10 sites for HfL on a compressed timeframe to planning submission, maximising the development potential of the constrained, estate fringe land. Being in close proximity to existing housing, our advice helped deliver a significant number of new homes whilst being sensitive to neighbours. We have also presented to a wide-range of engaged residents and stakeholders helping move towards the successful grant of planning consents.

Chrisp Street

Poplar, London

Client: Poplar Harca / Telford Homes
Architect: Sheppard Robson

The regeneration of Chrisp Street Market is a major project in the heart of East London which delivers around 650 new homes alongside an enhanced cultural offering and marketplace including c.200,000sq ft of retail, food stores, community areas and affordable workspace.

eb7 have been involved with the regeneration since its inception, working closely with the design team over the past 10 years. Our involvement has included input across feasibility and design development, achieving the unanimous planning consent and subsequently implementing the detailed rights of light mitigation strategy.



Daylight / Sunlight for EIA

Enabling Major Development

As development density increases, the consideration of natural lighting plays a critical role within the design and planning process. Daylight and sunlight input into Environmental Impact Assessments (EIA) is one of the most critical planning considerations for large scale regeneration schemes.

At eb7, our dedicated EIA department and Advanced Daylight Design Team has vast experience of providing ES chapters on some of the largest developments in the UK. Our team come from both surveying and environmental backgrounds, making them uniquely placed to advise on these complex areas.

Our advice goes beyond the scope of standard daylight testing,

assigning the environmental significance of effects and addressing issues such as reflected solar glare, light pollution, specific shading, and other light related issues relating to sensitive receptors.

Working alongside leading environmental consultancies, local authorities, government agencies and other key stakeholders, we guide our clients through all aspects from concept to planning permission. This integrated approach to delivering EIAs, coupled with experience, creative thinking, and our cutting-edge assessment tools enable us to support the design teams' ambitions and deliver aspirational developments across all sectors.

Services include:

- EIA strategy for daylight and sunlight
- screening and scoping input
- design steering & pre application input
- overshadowing assessments
- light pollution assessments
- solar glare assessment
- daylight and sunlight ES chapters
- expert witness at appeal and public enquiry



Leven Road Gasworks

London

Client: St William, Berkeley Group
Architect: JTP

Leven Road Gasworks is a masterplan mixed used scheme providing over c.2800 residential units, a school & variety of commercial space.

eb7 have worked alongside St William since the concept stage, optimizing the maximum potential of the development whilst responding to the neighbouring constraints. This has resulted in a scheme which is successful in its context and achieves the aims of the developer and as a result won planning permission of the year in 2020.

Royal Wharf

London

Client: Ballymore
Architect: Glenn Howells + Feildon Clegg Bradley

Royal Wharf is a 41-acre site set in a prime London riverside location. The development provides over 3,385 residential units in more than 30 separate buildings.

eb7 were involved with the outline masterplan application for the full development site and the detailed submission for all reserved matters applications.

The master planning phase involved an iterative design steering process to ensure an excellent provision of natural lighting was achievable within the blocks, whilst still achieving the required volume of development. This process involved the production of highly visual and intuitive analysis, including VSC and APSH façade studies and massing envelopes.



Newfoundland - Vertus Canary Wharf

London

Client: Canary Wharf Group
Architect: Horden Cherry Lee Architects

Daylight, Sunlight, Overshadowing and Light Pollution for EIA

This landmark 62-storey 225m apartment building in Canary Wharf has delivered 636 apartments gym and pool facilities as well as residents' amenity areas, restaurant, café, and retail units at ground level.

eb7 worked alongside Canary Wharf group from the early design stage to deliver a tower of significant scale which causes little impact to its neighbour's daylight and sunlight amenity.



eb7 Party Wall

Enabling development and protecting neighbours

Our Party Wall and building consultancy teams provide class-leading, practical solutions on a wide range neighbourly matters.

With many years of diverse experience our team have a deep understanding of the Party Wall etc Act 1996 and the issues that can arise. The challenges of development in close proximity to sensitive neighbours are skilfully managed from the outset to deliver value-

added outcomes. We work with clients to ensure that development works cause minimal disturbance and that appropriate agreements are put in place.

Our approach is always thorough and delivers a total support service working with the team from an early stage, often pre-acquisition, in order to fully understand client needs and actively manage neighbourly engagement.

Services include:

- Assisting building owners, developers & neighbours in respect of the Party Wall Act 1996
- Feasibility stage reports determining neighbourly matters requirements
- Scaffold and crane oversail agreements
- Access & occupational agreements
- Boundary disputes
- Schedules of Condition
- Bespoke surveys to rail and road infrastructure .
- Building surveys for acquisition & asset disposal

Farmiloe Building

London

Client: Standard Life Investments
Architect: Fcb Studios

The Farmiloe Building is a Grade II listed property in Clerkenwell owned by the same family since the 1860s. The building was recently used as a glass works as well as playing a starring role in many film and tv productions.

eb7's Party Wall experts worked closely with the design team on the major refurbishment and redevelopment to evaluate risk to adjoining structures and ensure that work methods were sensitive to the site, local historic environment, and neighbouring interests.



Odeon Leicester Square

London

Client: Radisson Blu
Project Managers: JLL

Director and Party Wall lead Bruce Gawn acted as named surveyor for the redevelopment of the Odeon Cinema on the south western corner of Leicester Square.

The project involved the demolition of the existing buildings and top-down construction of a new cinema and hotel complex, comprising six basement levels, valued at £100m. Challenges included the site adjoining the listed Westminster Reference Library, which still relied upon subterranean structures from its original construction in the late 17th century. During construction major redevelopment was also being undertaken at the neighbouring Communication House. Innovative engineering solutions and highly sensitive monitoring regimes were put in place to mitigate damages risks through construction.



TJX / TK Maxx Headquarters

London

Client: TJX/TK Maxx
Architect: Sheppard Robson

eb7 were engaged by TJX to assist them with the development of their new European headquarters.

The scheme comprises 12-storey above ground building with three basement levels opposite Watford Junction station. The building will house around 3,000 employees once completed and forms the primary head office and campus for TJX UK.

eb7 provided daylight and sunlight, Rights of Light, Party Wall and neighbourly matters services from an early stage. The team secured phased Party Wall Awards and works access agreements to facilitate the delivery of the project. A further 20 schedules of condition were undertaken to properties outside of the remit of the Party Wall Act were to safeguard against claims for damages.



eb7 Immersive

eb7 Immersive is our leading architectural visualisation studio.

Working with developers, architects, project managers and town planners Immersive bring proposals to life.

Our expert team create accurate, photo-realistic impressions of projects to engage key stakeholders at all stages of development.

As part of the wider eb7 consultancy the Immersive studio collaborates across departments and benefit from a wealth of resource and experience. This includes our database of wide area city models for major UK cities as well as detailed information on

consented proposals which will shape the future skyline.

Capitalising on our early involvement in projects and unrivalled 3d modelling experience eb7 Immersive create stunning still and moving images adding value from initial feasibility, through the planning process and to sales and marketing.

Working collaboratively with clients and the design team we develop a specific brief for each project and deliver highly engaging results across different media.

Services include:

- CGIs for public consultation and planning
- Highly accurate Verified Views and AVRs
- Photorealistic marketing images
- Bespoke 3D Modelling and city models
- Virtual Reality, animation and immersive experiences
- Film and photography
- Drone and aerial filming



22 Bishopsgate

London

Client: Gordon Ramsay Restaurants
Interior Designer: Russell Sage Studio, Floor Count: 62, Height: 278m

eb7 worked alongside specialist interior designers Russell Sage Studio to visualise the five Gordon Ramsay experiences coming to 22 Bishopsgate in 2025.

Our team of visualisers set about creating full computer generated scenes for floors 58 - 60 of 22 Bishopsgate. These CG scenes were then combined with backplate photographs before rendering the final images. The Lucky Cat terrace will become London's highest restaurant.

Our images are being used in the international marketing campaign which also utilised our animations to further visualise the potential of the space.

Lea Bridge Gasworks

London

Client: St William - Berkeley Group
Architect: Pollard Thomas Edwards
Unit Count: 643, Use: Residential

eb7 Immersive completed a set of CGIs and verified views to accompany the St William planning application for the Lea Bridge Gasworks site. Working alongside PT&E architects, the development team utilised eb7's Daylight Sunlight modelling experience as well as our extensive visualisation expertise. The proposed buildings, masterplan context, planting and lighting were all computer generated, giving us ultimate flexibility when creating the final images.



Crescent

Bristol

Client: CEG,
Architect: Buckley Gray Yeoman,
Size: 101,000 sq ft, Use: Commercial

eb7 successfully created a series of internal and external marketing CGIs for the Commercial Estates Group (CEG) ahead of their extensive refurbishment of the Crescent Centre, Bristol. The project involved creating a set of 20 traditional internal and external CGIs, 10 360 VR images of the redeveloped office space along with producing a 3 minute animated flythrough of the building and its impressive amenities. Our animation included a 4D construction sequence illustrating the refurbishment of the external envelope and the development of an additional floor at roof level.



Plan City/ Accucities

Visualising the future skyline

Working alongside Accucities, we have developed a suite of tools in their 3D 'city-twin' that allows us to rapidly evaluate the potential of development sites, compare proposed design options and review key planning issues including views, townscape and daylight/sunlight.

Concept designs or detailed proposals in can be visualised and assessed in the context of the neighbourhood, local authority or entire city. Our modelling also includes major planning consents allowing us to consider developments in the 'Future Skyline'.

Working in real-time we collaborate with architects and the wider design team during project workshops, utilising our expertise to assess constraints and present multiple viable solutions to take the project forward.

Urban Development & City Planning

Our builder tool allows us to create 3D objects anywhere in our wide area city models. Views and heights may be checked against ground levels, neighbouring properties, distant landmarks as well as being able to navigate a scheme with fly-throughs or at street level.

Services include:

- St Paul's Heights & Monument views
- London View Management Framework
- Future skyline of major planning consents
- Verified views and photomontages
- CGI images and videos
- Area of potential visibility
- Daylight and sunlight assessments
- Overshadowing studies



Visualisation and Townscape

Our wide area modelling has a 15 cm accuracy and is geo-referenced to Ordnance Survey datums, meaning that we can quickly and accurately model and assess a scheme's visibility and appearance to a high level of detail.

Combining the 3D modelling with highly realistic real-time rendering capabilities of the game-engine instantly creates industry leading presentation tools to navigate developments at street level or create aerial and flythrough animations.

Tying-in with our daylight and sunlight analysis tools we can present large amounts of abstract technical information in an easily understandable format.



About us

Our People and Values

Our people are the beating heart of eb7. Through careful recruitment and development of our team, we strive to build and retain a strong, diverse workforce who are dedicated to the delivering the highest quality of advice.

We take pride in our diverse and vibrant company culture with the wellbeing of our colleagues as a priority. Our sense of community extends beyond the office with well-attended conferences and social events alongside clients and collaborators. We are also exceptionally proud of our charitable and social initiatives giving back to the community and industry that we are so lucky to be a part of.

Committed to the success and retention of our staff, we encourage continued training and development paving the way for career progression and personal growth.

Our career pathways are aligned to those of the RICS supporting our surveyors through the Assessment of Professional Competence and beyond. Continued learning is part of our culture with all our staff benefitting from in-house and external training on their specialist areas and key industry developments.

Our agile working ability enables our collaborative teams to perform whether in the office or working remotely. Through the challenges of the Covid-19 pandemic we have increased the assistance and advice available to our staff to maintain a safe and supportive working environment.

LandAid

LandAid are the property industry charity with an aim to improve the lives of disadvantaged young people and end youth homelessness.

eb7 have supported LandAid for many years and regularly host fundraising initiatives, challenges and events ranging from bake offs to fun runs. An annual charity allowance of leave enables all our staff to support good causes or undertake volunteering and pro bono work.

RSK

eb7 is part of the RSK group of companies. The RSK group is a leading integrated environmental, engineering and technical services business offering bespoke end-to-end solutions to a variety of sectors.

Headquartered in the UK but with an established presence throughout Europe, Africa, the Middle East, Asia and Australia, RSK helps organisations around the world achieve their business aspirations in a sustainable and efficient manner.



eb7 are regulated by the RICS, the leading organisation of its kind in the world for professionals in property, construction, land and related environmental issues.

As a regulated firm we are governed by the highest professional standard from this world renowned body with RICS status being a recognised mark of professionalism and expertise.

In accordance with the RICS Rules of Conduct for firms our clients can have confidence in our professional and ethical standard, expect professionalism and clear advice and enjoying the highest levels of security and client care to provide the best possible service.

Key Contacts

Our highly experienced Directors and senior team oversee every project working alongside our team members to deliver the best results tailored to our client's brief.

The Directors maintain involvement in the management and delivery of our every instruction and each has many years of experience in specialist practice. With many hundreds of projects under their belt in all sectors of property we are exceptionally placed to add value to each instruction.

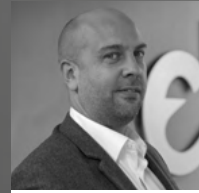


Jonathan Lonergan
Director -
Rights of Light

Jonathan is a chartered surveyor and specialist in rights of light and the associated planning issue of daylight and sunlight. With over 20 years' experience on major, complex developments nationwide, he regularly acts at appeal and as an expert witness. Formerly a Director in Savills' Neighbourly Matters team, he brings extensive expertise to eb7.

020 7148 6294

Jonathan.Lonergan@eb7.co.uk



Ian Thody
Director -
Rights of Light

Ian has more than 20 years experience as a rights of light and daylight & sunlight consultant providing advice to some of the country's leading Architects, Planners and Developers. He has experience at committee meetings, appeal hearings and public inquiry.

020 7148 6293

Ian.Thody@eb7.co.uk



John Barnes
Director - Daylight &
Sunlight for EIA

A founding director of eb7, John has many years of experience in daylight & sunlight, light pollution, and solar glare for EIA. He has provided consultancy and managed the delivery of the daylight and sunlight assessments on several high-profile schemes. In addition, John is an experienced expert witness in his field.

020 7148 6291

John.Barnes@eb7.co.uk



Bruce Gawen
Director - Party Wall

Bruce has helped to establish the party wall department at eb7 and has been lead director since 2015. Bruce's work covers the full spectrum of development but with a focus on city centre environments across the UK and takes great pride in finding resolution to complex and multifaceted Party Wall disputes to enable building works.

020 7148 6290

Bruce.Gawen@eb7.co.uk



Paul Quaife
Director - Immersive

Paul leads eb7 immersive our visualisation studio. He has been mapping, capturing, and animating the built environment since 2004. eb7 immersive specialise in planning and marketing imagery.

020 7148 6299

Paul.Quaife@eb7.co.uk



Daniel Sumner
Associate Director

Daniel is an Associate Director within the practice and has worked on a wide variety of projects over the past 15 years. Daniel holds an MSc in Building Surveying and qualifications in Computer Aided Design. Daniel has significant experience within the field from both a technical and surveying perspective.



Harry Gregory
Associate Director

Harry has a Law degree and a masters degree in Real Estate Development; with over 10 years of experience advising both residential and commercial clients. expert in both building surveying and neighbourly matters with specialist knowledge in Party Wall, Daylight & Sunlight and Rights of Light.



Eliot Kerr
Associate Director

Eliot is an Associate Director and has worked on a wide variety of projects over 8 years at eb7. He is also currently in the process of gaining RICS accreditation. Eliot is involved in a range of projects, including large scale residential development and regeneration schemes and Rights to Light projects.



Hayley Glassman
Associate - Party Wall

Hayley is an Associate Surveyor in the eb7 party wall department with over 6 years of experience in her profession. Hayley is the lead contact on a range of projects, supporting clients pragmatically through party wall disputes and neighbourly matters from enquiry to completion.



Richard Jones
Senior Surveyor -
Manchester

Richard is a Senior Surveyor based in the Manchester Office and representing eb7 in the northern regions. Richard brings strong experience and a proven track record within the industry.

London: 2nd Floor, Chancery Exchange,
10 Furnival Street, EC4A 1AB

Manchester: Fourways House,
57 Hilton Street, M1 2EJ

020 7148 6290

info@eb7.co.uk

