

**LIGHT AND AIR: A TEXT-
BOOK FOR ARCHITECTS
AND SURVEYORS**

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Light and Air: A Text-Book for Architects and Surveyors by Banister Fletcher

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BANISTER FLETCHER

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LIGHT AND AIR.

BY

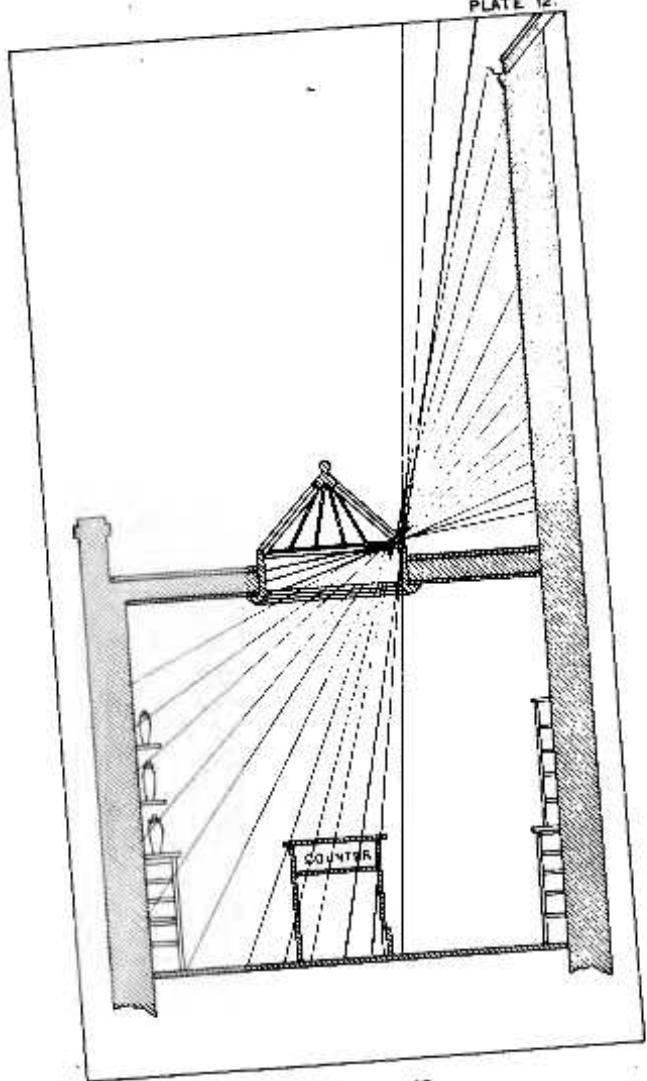
BANISTER FLETCHER, M.P.

"And thinks no light so cheering
As that light which heaven sheds."

MOORE.

" . . . the air
Nimbly and sweetly recommends itself
Unto our gentle senses."

Macbeth, Act I. scene 6.



RED - LOST RAYS.
 BLUE - RAYS NOT AFFECTED.
 BLACK - INTERCEPTED RAYS.

SECTION

LIGHT AND AIR:

A TEXT-BOOK FOR
ARCHITECTS AND SURVEYORS.

SHOWS IN A TABULATED FORM WHAT CONSTITUTES
ANCIENT LIGHT; HOW THE RIGHT IS ACQUIRED; HOW THE RIGHT
MAY BE JEOPARDIZED; HOW THE RIGHT MAY BE LOST; INJURIES TO
ANCIENT LIGHT FOR WHICH THERE IS NO REMEDY; RELATIVE
POSITION OF SERVIENT AND DOMINANT OWNERS.

ALSO

METHODS OF ESTIMATING INJURIES.

AND FURTHER SETS FORTH WHAT THE
SURVEYOR OF THE DOMINANT OWNER WILL TRY TO PROVE,
AND SPECIAL POINTS TO WHICH THE SURVEYOR
OF SERVIENT OWNER SHOULD DIRECT HIS ATTENTION,

WITH OUTLINE OF MATTERS
NECESSARY TO BE REMEMBERED IN PREPARING FOR THE TRIAL.

TOGETHER WITH

THE FULL LAW REPORTS OF THE MOST RECENT CASES
ON THE SUBJECT,

AND ILLUSTRATED BY EXAMPLES TAKEN FROM SOME OF
THE LATEST CASES IN WHICH THE AUTHOR HAS BEEN ENGAGED.

SECOND EDITION, REVISED, WITH ADDITIONAL CASES, &c.

WITH SEVENTEEN DIAGRAMS.

BY

BANISTER FLETCHER, M.P.,

FELLOW OF THE ROYAL INSTITUTE OF BRITISH ARCHITECTS; DISTRICT SURVEYOR OF
WEST NEWINGTON AND PART OF LAMBETH.

Author of "Model Houses," "Compensations," "Arbitrations," "Quantities,"
"Dilapidations," "Metropolitan Building Act."

LONDON:

B. T. BATSFORD, 52, HIGH HOLBORN, W.C.

1886.

P R E F A C E
TO THE FIRST EDITION.

THE rapid sale of my last book has induced me to revise and complete this work, which I have had in hand some years.

It forms the last of the series, and the great appreciation by the profession of my former text-book leads me to hope for this the like treatment.

While it is as condensed as possible, I may mention that it contains the result of twenty-four years' experience in "Light and Air," as architect, witness, consulting surveyor, and referee.

BANISTER FLETCHER.

29, NEW BRIDGE STREET,
LUDGATE CIRCUS, E.C.
January 1879.

INTRODUCTION.

I PROPOSE dividing the subject into parts, and giving Tables which I consider are so valuable in condensing information for reference, and which I think my readers highly appreciate.

PART I.

HISTORICAL.

The reader may be tempted to skip this portion ; but I entreat him not to do so, as no one can ever master a subject unless he understands the origin and traces it through its varying phases, and he only who does this will have the faculty of judging the effect of surrounding circumstances on the subject at different times.

PART II.

LIGHT AND AIR.

In this portion I shall give the legal meaning ; quote the portion of the Act of Parliament relating to the subject ; give Tables of those injuries for which there is no legal remedy ; how ancient light is acquired ; Tables of those interferences for which there is a remedy, supporting each Table with copious extracts from the decisions of the judges, including the most recent, taken from the legal writers on this subject, and from the Transactions of

the Royal Institute of British Architects, and from the *Builder*, the *Architect*, the *Building News*, and the *British Architect*—for I have spared no trouble in my endeavour to make this text-book complete up to the present year (1886)—and giving in full detail the most recent important cases.

PART III.

Will treat of the various methods proposed for estimating the injury, and explanations thereon. Will give diagrams and calculations. The explanatory diagrams will principally be those which I have actually used in supporting my evidence in Court. I also give the present view (as far as can be stated with certainty) held by the Courts.

PART IV.

THE FIGHT.

In this part I shall indicate the course the surveyor should pursue in preparing his case for reference and trial; as to whom he should consult; and I shall further give some typical trials in which I have been engaged, to illustrate the different classes of injury, namely, skylight, front light, and side light.

CASES CITED AND ACTS REFERRED TO.

- | | |
|---|---|
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