Neighbourly Matters

What are Neighbourly Matters?
‘Neighbourly Matters’ is the term applied to a collection of issues that may affect the occupiers or owners of neighbouring land or buildings during the planning and construction of a new scheme. These can include rights to light, party walls, daylight and sunlight and access arrangements. There is a growing awareness of environmental issues and of legal rights. Combined with this increased density of development in towns and cities means that some or all of these issues need to be considered on projects. Taking advice on these issues early in the development process can avoid costly delays and disputes later on.

Important considerations for any development:
- Have your neighbours raised any objections to your development?
- Are you increasing the massing of the buildings on your development site?
- Are any of the surrounding buildings in excess of 20 years old and have windows facing the development site?
- Is the proposed development in a residential area?
- Have the local planning authority asked about light in respect of your proposals?
- Do any parties have a right of way over your property or any other interest in the property?
- Will the works necessitate the use of a crane and is access readily available to the development site?
- Are there any neighbouring buildings sharing support from your property?
- Will the works involve work to a party wall or structure between buildings in separate ownership?
- Will the proposed development require excavation works close to neighbouring buildings?
- Do you intend to construct up to your boundary line?
- And on the other side of the fence… are you a neighbour with a substantial development planned next door?

If the answer to one or more of the above questions is ‘yes’ then Watts’ neighbourly matters teams can help. Our teams have extensive experience of this subject and work across the whole range of commercial, industrial, retail, residential, public and historic building types.
Rights to Light
Specialist technical advice from the design stage of a project; liaison with affected parties and their representatives; coordination of an advisory team; production of detailed 3D computer analysis risk management advice and negotiation of settlements where appropriate.

Party Walls
All aspects of the service in accordance with the Party Wall Etc Act 1996 including the preparation of notices; undertaking of schedules of condition; agreement of party wall awards and acting in the capacity of building, adjoining, agreed and third surveyor.

Daylight and Sunlight
The provision of expert advice on the likely effects of developments or extensions to neighbouring properties. Our service includes undertaking technical analysis in accordance with BRE Report 209; consultation with the design team and local authority; providing detailed reports; confirming findings and recommendations.

Access Arrangements
Negotiation of access arrangements such as crane over sailing and scaffold licences. Watts has also negotiated access for work near waterways, with local harbour masters and also with the Highways Agency regarding temporary road closures.
Recent Commissions

Project: Whitworth Street West, Manchester
Client: Standard Life Assurance Limited
Service: Daylight and Sunlight Amenity analysis
Description: Watts provided Daylight and Sunlight Amenity services on a 35 storey PRS scheme in Manchester City Centre. Planning has been granted on the scheme.

Project: Lakeshore Phase 2, Bristol
Client: Urban Splash
Service: Party Wall
Description: Party Wall and Neighbourly Matters consultant for the second phase of this award winning 422 dwelling development which includes refurbishment of the Grade II listed steel framed building.

Project: The General, Bristol
Client: City and Country
Service: Party Wall, Daylight and Sunlight
Description: Watts provided Party Wall and Daylight and Sunlight Amenity analysis for the renovation of this multi award winning Grade II listed development situated on the floating harbour in Bristol city Centre.

Project: 5-13 Trinity Street, London
Client: United Society Partners in The Gospel
Service: Adjoining Owner’s appointed Party Wall surveyor
Description: Watts were appointed as the Adjoining Owner’s Party Wall surveyor, and our tasks included Underpinning adjacent flank wall to office building and construct additional floor levels and install flashings.