



CONTACT

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As Rapleys’ Neighbourly Matters service enters its second year, Dan Tapscott reflects on progress and growth. Based on the variety and exciting work undertaken over the last year, along with the key appointment of specialist Natasha Bray, 2018 is already shaping up well.

This niche service was established to compliment Rapleys’ existing services and to provide a dedicated offering to clients throughout the office network. The breadth of instructions over the first year of trading has certainly achieved what we set out to do and the future is looking bright. Here are just a few notable commissions that spring to mind:

- Party Wall advice on listed properties, new builds, subterranean basements and even an arena!
- Numerous Rights to Light analyses including a city centre redevelopment scheme with over 30 neighbouring properties
- Giving strategic Neighbourly Advice to student accommodation companies (notably a single scheme with 5,000 bedrooms planned)
- Providing Expert Witness work on a Daylight & Sunlight Planning appeal for the redevelopment of a Victorian prison into residential accommodation
- Investigating a boundary dispute project for one of our national roadside clients
- Providing Neighbourly Relations services, liaising with neighbouring occupiers on residential and retail schemes
- Entering into negotiations on a Rights to Light matter surrounding a Grade 1 Listed 18th Century retail property
- Appraising proposals for multi-storey developments, university lecture theatres, even a fire station!

- The negotiation of Access Licences for scaffolding and crane oversail to a busy, multi-occupied retail arcade
- Represented various nationwide retail clients throughout the Party Wall process during neighbouring development work

Along with publishing various articles and providing circa 30 seminars to clients, colleagues, consultants and developers, we have also recruited Natasha Bray (a Rights to Light and Daylight & Sunlight specialist in our London office) - it has been a busy and productive year.

As 2018 gets underway, appointments have already been confirmed amongst others, for a Party Wall job involving the SS Great Britain dock and surrounding area and a Rights to Light analysis on a 25 storey tower block. The ability to liaise with in-house colleagues from planners to agents, valuers to other niche specialists, in my opinion, really gives a great added value service for our clients.

We have ambitious plans for expansion with our ultimate goal of having Neighbourly Matters specialists in every office, giving Rapleys the greatest national coverage for this service. I am very optimistic for achieving this sooner rather than later and from the feedback received, so are our clients.

For any further help on or advice on Neighbourly Matters do not hesitate to get in touch with Dan Tapscott or Natasha Bray.