

Neighbourly Matters: Bath city centre re-development

ClientBATH & NORTH EAST
SOMERSET COUNCILDEELEY FREED
ESTATES**Services**NEIGHBOURLY
MATTERSBUILDING
CONSULTANCY**Project scope**

Rapleys' Neighbourly Matters team acted as consultant for a joint venture between Bath & North East Somerset Council and Deeley Freed Estates comprising the construction of Bath's first ever casino.

The development, which is situated in the centre of the historic city, comprises a hotel and casino with surrounding restaurants, constructed on a former bingo hall, car park and medical centre, which themselves were founded on a Roman clay pipe factory. The site was surrounded by 13 neighbouring properties ranging from a listed concert venue, a hospital, various retail outlets, restaurants and residential dwellings.

What we did

Dan Tapscott (building surveyor) advised on Rights to Light and Daylight & Sunlight Amenity matters from the early design stage and through planning. Thereafter, Dan acted as the projects Party Wall surveyor agreeing some 38 awards and producing schedules of condition for the neighbouring properties and dealing with 29 adjoining owners plus numerous surveyors and professional advisors. In many instances Dan also acted as the Agreed Surveyor to act impartially between the developers and the adjoining owners.

The complex arrangement of the site and surrounding properties also necessitated the negotiation of various access licences for the erection of scaffolding on or over the neighbouring properties.

What we achieved

The project duration from start to finish was just over 5 years and with continual involvement throughout the neighbourly relations were effectively managed. There were very few complaints that arose during the construction phase of what was quite a challenging site to operate in. The service ensured the clients statutory obligations were fulfilled whilst the development potential of the site was maximised and exposure to neighbouring representatives costs were kept under control.