

Client:

LINDLEY VENTURES



Services

NEIGHBOURLY MATTERS

PARTY WALLS

Project

The project involved addressing Party Wall matters arising from a substantial basement excavation project adjacent to a chapel which had been painstakingly refurbished by our client (the Adjoining Owner) into their home, having retained many of its original features and characteristics. The neighbouring development posed many challenges and risks to the Adjoining Owner's property which had to be safeguarded.

What we did

Rapleys Neighbourly Matters team were instructed by Lindley Ventures as Adjoining Owner's Party Wall Surveyor. We met with the Developer's representative (the Building Owner's Surveyor) to review the proposals leading to the agreement of a Party Wall Award. We then undertook inspections throughout the development to ensure the works were undertaken in accordance with the agreed terms of the Award.

Access to the site was incredibly narrow and the quantum of excavated material was substantial. Having overseen other excavation related projects in the locality, we were familiar with the rich iron content of the red soil which unfortunately led to dust becoming engrained on the adjoining owner's property. In addition, numerous items of damage arose requiring rectification including dampness, damage to rendered surfaces and incoming services.

The developer was reluctant to engage and undertake the making good work which, after costing the scope of the repair works, led to the publishing of a further Award. Thereafter Rapleys and the Adjoining Owner initiated Magistrates Courts proceedings, at which point the developer relented and settled the claim plus the outstanding professional's fees in full.

What we achieved

Rapleys extensive Party Wall experience safeguarded the Adjoining Owner's position as intended. Our local knowledge of the site was also useful in anticipating and managing issues as they arose. The escalating of matters via the Magistrates Courts is relatively rare but proved successful under the circumstances.

What the client said

"We massively appreciated Rapleys assistance and advice on this matter. Your patience in dealing with an unhelpful and obstructive neighbouring developer was incredibly professional and got us the result we needed."

