

Client

RENGEN

ServicesBUILDING
SURVEYINGNEIGHBOURLY
MATTERSPRINCIPLE
DESIGNER

MIXED USE

**Project**

This project was for the construction of a mixed use residential and office scheme at the rear of Bristol Guild, a long established and renowned retailer situated on Bristol's 'West End', Park Street. The development comprises three interlinked blocks arranged over four storeys. The new accommodation extends the existing café and provides office and student accommodation in this busy part of the city. The development was within close proximity to a number of neighbouring properties meaning a lot of expectations had to be met as well as discreet sensitivities to contend with.

What we did

For this project, Rapleys were engaged to deal with Neighbourly Matters. We reviewed the proposals provided and gave advice on statutory obligations arising from the Party Wall Act. We served notices, prepared Schedules of Condition then drafted, negotiated and published 15 Party Wall Awards. We also negotiated for and arranged Access Licences to facilitate certain aspects of the build to progress on programme.

In addition, we were able to overcome design changes, such as changing from a concrete to a steel frame, just prior to commencement of the development and give advice as to how this would impact on Neighbourly Matters arising from the scheme.

The wider Building Consultancy Group at Rapleys were also well placed to provide Principle Designer services on this project, ensuring all necessary health & safety documentation relating to the CDM Regulations were in place prior to commencement.

What we achieved

This development gave rise to some sensitive areas. For example, one of the neighbouring properties contained an ornate garden with a mural painted on a boundary wall. We were able to employ our experience and expertise to ensure that all parties were happy and help establish positive and ongoing relationships that would create a healthy working atmosphere that was appreciated by all stakeholders.

