



are you
developing property
in an
urban
area?

GLHEARN 
Property Consultants

If the answer to any of the following questions is 'yes' we could help limit the risk to your development

- 1 Is your development in the vicinity of any residential property or other building that may have a requirement for daylight or sunlight amenity, such as a school?
- 2 Is your development adjacent to any gardens or outdoor amenity areas?
- 3 Do any of the neighbouring properties have windows facing the site?
- 4 If the answer to the above question is yes, does the neighbouring property appear to be twenty-years'-old or close to that age?
- 5 Will your development necessitate demolition or construction works immediately adjacent to a neighbouring property?
- 6 Do you intend to undertake construction works at, or adjacent to, a boundary that is currently not built upon?
- 7 Will your development require foundations to be formed within six metres of an adjoining structure?
- 8 Are the constraints of your site such that your contractors will require construction access of any kind to a neighbouring property?
- 9 If your contractors intend to use a crane on your site will it need to oversail any neighbouring properties?
- 10 Are there any rights of way, fire escape routes or any doors or access ways onto your site from adjoining properties?

Q & A

For a **neighbourly matters consultation** complete the enclosed faxback form. Alternatively, contact our neighbourly matters team direct:

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WORKSPACE GROUP PLC

GL Hearn provided strategic neighbourly matters advice to Workspace Group on the refurbishment and extension of Enterprise House: **Rights to Light** - Advised on the likelihood of the windows in the adjacent properties acquiring a right to light over the Property. Prepared and registered light obstruction notices to prevent the windows of the adjoining properties acquiring a prescriptive right to light and protect the development potential of the site. **Party Wall Matters** - Prepared and served notices under the Party Wall etc Act 1996. Recorded schedules of condition of the adjoining properties and negotiated party wall awards with the Surveyors appointed by the adjoining owners. **Access Agreements** - Secured the consent of the owners of the neighbouring property for Workspace's Contractors to erect scaffold on their land to facilitate the construction of the extension. Negotiated a scaffold licence with the Adjoining Owner's Surveyor to regularise the consent.

case studies



AITCH GROUP HOLDINGS LIMITED

Aitch Group proposed to develop their property in 82 West India Dock Road, London E14 to provide 1,380m² of retail and 5,700m² of residential accommodation in two towers of five and fifteen storeys in height. GL Hearn were instructed to undertake a comprehensive analysis on the affect of the proposed development on the daylight and sunlight amenity received to the exiting adjoining properties, the overshadowing caused to adjoining amenity areas and gardens and also the affect the two towers had on one another. Having calculated the affect of the proposals, we provided a report on our findings which formed part of the planning submission. We also attended meetings with the Local Planning Authority to discuss our assessment and ensure they were satisfied that the proposals would not have detrimental affect on the neighbours' amenity.



TESCO STORES LIMITED

This project involved the partial demolition of the derelict former South London Hospital for Women and Children and the construction of a new Tesco store with residential apartments above. We advised Tesco on the application of the Party Wall etc. Act 1996, serving Notice under the Act on fifty-nine adjoining owners and agreeing Party Wall Awards with twelve Surveyors. We also provided other neighbourly matters services, including recording and agreeing Schedules of Condition of the underground tunnels adjacent to the site and arranging access agreements for crane oversailing.

Party Wall Matters

Access Agreements

Rights to Light

Daylight and Sunlight Amenity

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