

# RIGHTS OF LIGHT & PARTY WALL

# ABOUT US

calfordseaden is an award-winning construction and property consultancy. Our comprehensive range of services cover chartered building and quantity surveying, project management, architecture, civil and structural engineering, mechanical and electrical engineering, sustainability and health and safety. Through our complementary and mutually supportive competencies, we provide our clients with a truly multi-disciplinary service through our six offices.

calfordseaden's dedicated Rights of Light team provide expert advice on all aspects of legal rights to light including strategy, advice, reports and insurance. They provide clear advice and strategies, and work with developers, Local Authorities and private clients on projects ranging from small, private developments through to major regeneration schemes. Our Chartered Building Surveyors, working alongside our Rights of Light Surveyors, have a proven track record in the provision of Party Wall and Neighbourly Matters Services. They understand the legislation governing these matters and provide services to Private and Commercial Clients, Local Authorities, Educational Establishments, Housing Associations and Developers.

calfordseaden has extensive experience in traditional construction, but is also a leading authority in the design and use of modern methods of construction, sustainable design and construction and renewable technologies. Our experience and constantly evolving expertise means we anticipate the needs of our clients and provide them with the best solutions, value for money and a flexible and innovative approach.



Architecture



BIM



Building  
Surveying



Civil & Structural  
Engineering



Clerk of Works



Employer's  
Agent



Health & Safety  
Risk Management



M&E Engineering



Project  
Management



Quantity Surveying



Rights of Light  
& Party Wall



Sustainability



## United Arab Emirates (UAE) Embassy, London

### Client

United Arab Emirates

### Value

Confidential

### Duration

2016-2017

### Services

Project Management  
Quantity Surveying  
Party Wall Surveyor  
Principal Designer

### Contract

JCT Standard Form With  
Quantities - amended

### Funding

Private funding

The site comprises two terraced properties located on a corner plot in Belgravia London which are grade 2\* listed buildings over seven storeys including basement and under pavement vaults.

The works comprised the full internal refurbishment of an unoccupied office building to form a new embassy, including a repaired roof installation, new roof plant well, the renewal of mechanical, electrical, lift and public health services installations. Lower ground, ground and first floors, stairs and lobbies are finished to a high quality. The remaining floors are used for back of house office administration and amenities. Including all associated works, alterations and repairs necessary.

The project was procured using a JCT with quantities contract and a full bill of quantities in competition following a full cost planning and value engineering process.

Various challenges were overcome during the construction phase including the discovery of hidden defective structural members, collapsing heritage ceilings and cracking external balconies. However, due to the accurate allocation and management of early time and cost contingent allowances and the careful management of the process of remedial and repair works necessary the project was handed over within the Client's original approved development budget and within the Client's overall timeline requirements.

Services included Project Management, Quantity Surveying, Party Wall Surveyor and Principal Designer.



## £4M The Boxing Academy, Hackney

### Client

Rydon working for ESFA

### Duration

2018-2019

### Value

£4m

### Services

Architect  
Civil & Structural  
Engineer  
Mechanical & Electrical  
Engineer  
Rights of Light  
Principle Designer

### Contract

Design & Build

### Funding

ESFA

### Sustainability

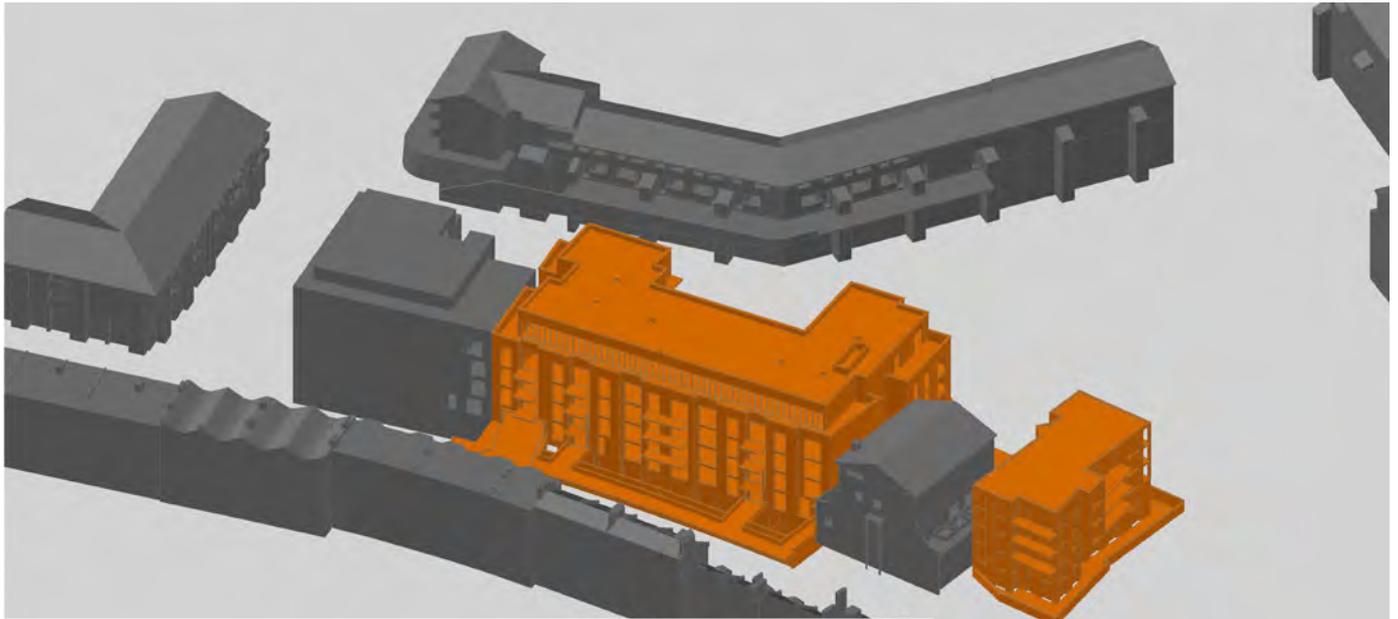
Excellent (New Build)  
Very Good  
(Refurbishment)

The Boxing Academy is an award winning school which offers an alternative educational approach realised through the discipline and ethos of boxing.

Currently the school operates from a converted mission house where the conditions are cramped and substandard for the 40 students currently receiving their education there. calfordseaden's task is to provide modern and high quality accommodation where the school can expand to an intake of 72 students. This is to be achieved partly through the conversion of two adjacent, grade 2 listed Georgian houses but also the demolition of the existing Vernon Hall, the site of which backs onto the rear of the existing academy premises, and its replacement with a new building which can house the larger spaces required for the operation of the school, the boxing gym and the main hall. The challenge has been to achieve this significant change to the local townscape while dealing with two listed buildings and the whole site being within a conservation area and is overlooked by close neighbours. The whole site will be in education use with the main dining (multi-use) hall and kitchen available for out of academic hours community use.

calfordseaden have recently prepared designs which have been submitted to London Borough of Hackney for planning approval and, in the meantime are pushing on to prepare working drawings for the scheme development in order to meet the very demanding time scales required to keep the academy viably operational.





## Handrail House, Maygrove Road, London

### Client

North Square Properties  
Ltd

### Services

Rights of Light

Handrail House, 65 Maygrove Road, was a two and three storey 1930s office building which our Client wanted to retain and refurbish the existing building and build two additional storeys on top to accommodate residential units. calfordseaden's Rights of Light team was appointed to analyse how the extension of the property would affect the neighbouring four storey property, 67 Maygrove Road.

We carried out a site visit and there were a number of windows facing onto the extension site which we highlighted to our Client and the architect, noting the importance of designing the additional storeys without adversely affecting the daylighting to the neighbouring property.

In the meantime the adjoining property on the other side of Handrail House which was a car garage workshop started to redevelop the site. Our Client had acquired a right to light for his own property and we instructed the adjoining redevelopment to stop works as they were going to cause actionable losses to our Clients building. The owner of the car garage workshop appointed their own rights of light surveyor and a settlement figure was offered to our Client, this offer was declined and negotiations were carried out over several months. In the case *HKRUK II (CHC) Ltd v Heaney* the adjoining property owner rejected the settlement offer and took the case to be heard in court, the judge ruled that the offending part of its completed existing was to be removed. Our Client used the *HKRUK* case as a precedent and was able to negotiate and settle for a significantly higher compensation figure than the initial settlement offer and they then disposed of their property to a third party who proposed to redevelop Handrail House.

We were then appointed by the owners of 67 Maygrove Road to advise and negotiate a settlement figure as compensation for the impact that would be caused by the redevelopment of Handrail House. A figure was agreed and we liaised with the other side's surveyor on agreeing the Deed of Release with the lawyers.



## £135M Durand Estate, Sutton

### Client

Affinity Sutton

### Duration

2005-2016

### Services

Employer's Agent, CDMC, Right of Light Surveyor, Party Wall Surveyor, Clerk of Works, M&E and Sustainability Advisor

### Contract

JCT Design & Build Contracts

### Funding

JCT Design & Build Contracts

### Sustainability

Code Level 3, Code Level 4 and EcoHomes 'Very Good'

This multi phased development involved the decant and demolition of around 300 local authority properties on a failing 1960s housing estate in the London Borough of Sutton, followed by the development of 260 market sale homes and 214 affordable homes. A further 18 homes were developed for Private Rental. The scheme is being delivered in four phases.

Phase 2 of the development has been successfully completed and is the largest of the phases to be constructed so far. This phase provided 116 mixed tenure, Code Level 4 homes. Phase 3 of the scheme is currently on site, due to complete in 2019 and includes a new park and play areas. Designs are also being progressed to upgrade the adjacent walk along the River Wandle to enhance the amenity and ecology in the area.

A flexible approach to tenure and building design was adopted from the start of this project to maintain affordability during a time of difficult market conditions. Cross subsidy was provided through the development of 94 homes on 9 under-used satellite sites. These homes also served to facilitate the decanting of the first phase.

To permit the schemes to progress it was necessary to purchase Freehold properties across the scheme. To ensure resident relationships were not damaged or delays caused required sensitive handling. Calfordseaden overcame this potential issue by undertaking a carefully planned, structured programme of resident consultation events. This resulted in the scheme proposals gaining an 82% approval rate from the residents.

The Sustainability and Energy Strategy for the scheme utilised timber frame, district heating and CHP installation. This serves the entire site, providing maximisation of passive energy efficiency measures to deliver the required CO2 emission reductions, rather than through renewable technologies. The logic behind this being that passive measures will last for the life of a building, have no running costs and are not reliant on 'correct' operation to achieve savings.

Using the lessons learned from each phase of the scheme, the team has been able to refine designs and delivery processes to reduce cost and time requirements.

Phases 1a, 1b and Phase 2 of the development have all been completed within budget. Phase 3 is planned to be completed by 2019.





## £13M St Bede's Retirement Village, Bedford

### Client

Orbit Housing Group

### Duration

2010 - 2013

### Value

£13M

### Services

Employer's Agent,  
Cost Consultant, M&E  
Engineer, Rights to Light  
Surveyor

### Contract

JCT 05

### Funding

HCA

### Sustainability

Code Level 4

The St. Bede's specialist scheme allows customers to live independently in their own self-contained, luxury apartments. The development consists of 104 one and two bedroom apartments, some of which are incorporated into the original St Bede's School buildings. All of the apartments are set amongst landscaped gardens and within Bedford's Conservation Area. With 51 apartments available at affordable rent and 53 available as shared ownership, the scheme aims to make independent living affordable for all. Extra care and support is available on site 24 hours a day, seven days a week.

Extensive communal facilities have been provided and are primarily located at ground floor level including: a restaurant, bar, lounge, fitness suite, wellbeing suite, cinema lounge, activity room, atrium seating areas, assisted spa bathroom, games rooms, rehab therapy suite, hair salon, café, shop and a guest suite.

The building has three different street frontages, each with a different architectural style, which work together to create a cohesive overall scheme. The building appears to be a series of domestic scaled blocks, but it is in fact all under one roof, which allows residents to access communal areas without having to go outside.

St Bede's is designed to be energy efficient and achieved Level 4 of the Code for Sustainable Homes, incorporating renewable technology to provide a sustainable energy source. The building fabric is well insulated, exceeding minimum standards, and includes under floor heating and is controlled via a CHP system (Combined Heat & Power).

Cost control has been critical in order to deliver a cost effective scheme that meets the high standard required by the Client. Built during the challenging economic conditions, our team worked closely with the appointed Contractor and the Client to ensure that the highest quality finish was achieved.

The scheme has recently been awarded Housing Design Awards HAPPI Completed Winner 2015 and Building Magazine Housing Project of the Year (2015). The scheme has also won CIH Best Development of the Year (East Midlands) for 2014, along with the HAPPI Project Award (2011).





## Bourn Hall Fertility Clinic, Wickford

### Client

The Healthcare Property Company

### Services

Rights of Light Surveyor

Our instruction was to carry out a rights of light assessment of the impact the new three storey building would have on the surrounding properties. We carried out a site visit and advised our Client that one of the adjoining properties in close proximity would likely suffer a significant loss of daylight. The other surrounding properties were either too far away to be affected or did not have a right to light as they were recently built and did not have windows that overlapped with the previous building.

Using the topographic survey and proposed drawings received from the architects and undertaking planning research to gain information of the internal arrangements of the buildings, we were able to produce a 3D CAD model to run our analysis. When running our analysis it confirmed that the adjoining property would suffer actionable losses on both ground and first floor level. Therefore our Client instructed us to run a cutback analysis to determine how much of the proposed massing would need to be removed to ensure there wouldn't be any actionable losses to the adjoining property.

We finalised our rights of light report once completing our analysis and within the report advised of likely compensation figures and the amount of cutback massing required and issued to our Client, who also gained advice from a broker with regards to obtaining an insurance policy agreement.



## University of West London, Ealing

### Client

Bond Bryan Architects

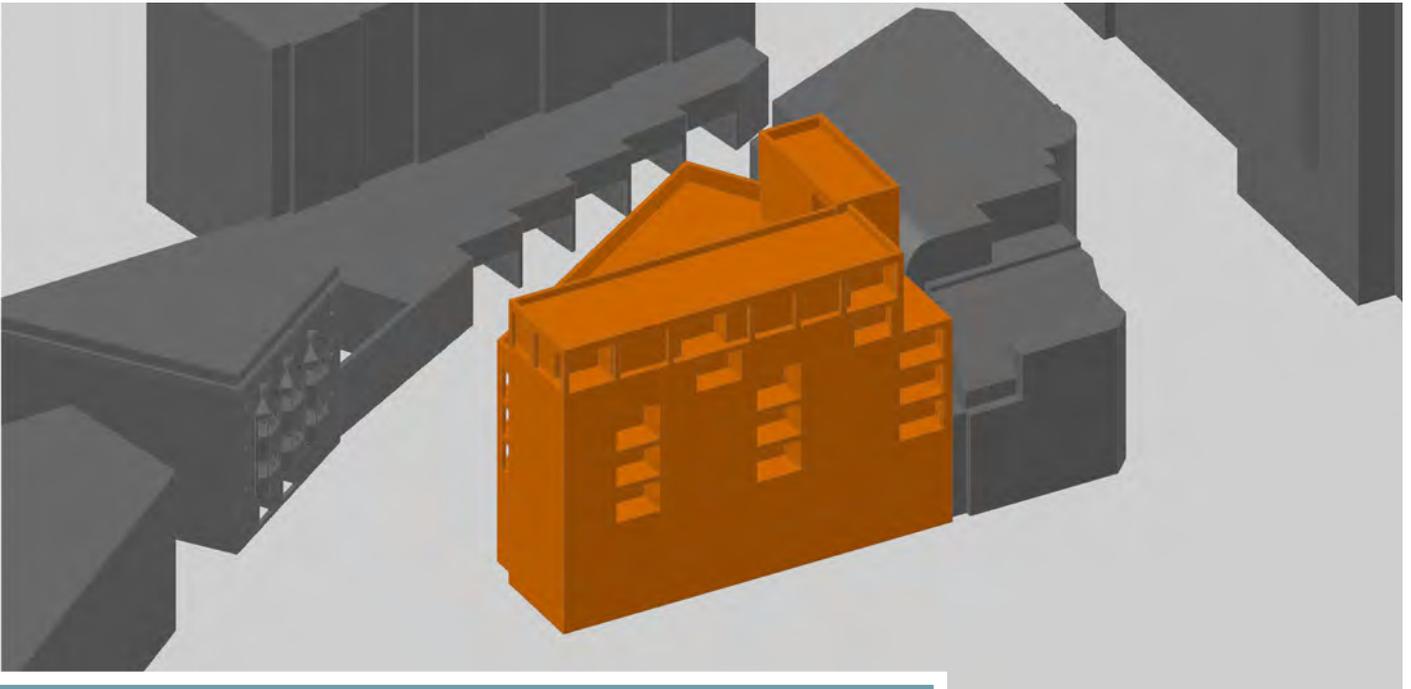
### Services

Daylight & Sunlight

Our Client was proposing to refurbish and extend the existing main university building, develop a two storey terrace of houses and a new two storey building all situated within the site boundary. We carried out an external inspection and gave initial advice to our Client. We tested the proposal of the new build two storey building and the adjoining windows all passed the daylight and sunlight BRE tests.

Our Client wanted to know the extent to which they could build in order to maximise the use of the site so we were able to carry out a safety envelope study and advise of the appropriate massing. The two storey terraced houses passed the 25 degree line test therefore did not require further analysis. The extension of the main building did not have a negative impact on the adjoining properties. All of the proposed habitable rooms passed the BRE requirements for daylighting.

During the planning stage an objection was received from a neighbour who was concerned that their daylight would be affected by the proposed extension of the main building. There were no windows facing directly onto the proposed building, however there were windows facing into a light well. We tested these windows and the analysis showed that they would either suffer no change or be affected to a negligible degree only. We provided an addendum report for submission with the planning application which was successfully approved.



## Irish Cultural Centre, Hammersmith

### Client

Shepherds Bush Housing Group

### Services

Rights of Light

calfordseaden's Rights of Light team was instructed to provide a preliminary rights of light assessment of the impact on daylight to the surrounding properties in connection with the proposed development of the Irish Cultural Centre.

The proposal was to demolish the existing two storey building and construct a part five, part seven storey building with the cultural centre at ground and first floor and residential units above.

Our initial approach came from the owners of one of the adjoining properties who were concerned that there would be a significant loss of daylight to their property. A rights of light report had previously been commissioned and completed by another consultant however a full detailed analysis was not carried out. We produced a 3D model to complete our analysis using the survey information and proposed drawings were provided. When we ran our analysis it showed that whilst the adjoining properties would suffer a loss they were considered to not be substantial.



## £10.5M Tithe Lodge, Warwickshire

### Client

Orbit Homes

### Duration

2013-2015

### Services

Cost Consultant  
Employer's Agent  
Party Wall Surveyor

### Sustainability

Code Level 4  
BREEAM 'Very Good'

calfordseaden was appointed by Orbit Homes as cost consultant, employer's agent and party wall surveyor on this independent living scheme. The development is a joint venture between Orbit Homes and various landowners, including Warwickshire County Council, Stratford District Council, Southam Town Council and Warwickshire Police.

The project replaces a redundant care scheme and provides independent living accommodation through a mix of 75, one and two bedroom apartments for affordable rent & shared ownership. Built to Sustainable Homes Code Level 4 and BREEAM 'Very Good' standards the development also features various facilities including a cinema room, private lounge, games room and community hub which includes a library and neighbourhood police office. Along with this there is a restaurant (open to both residents and the public), private gardens, activity rooms, and various spaces for socialising.

Good communication has played a pivotal role in the scheme's success; during the pre-construction stage calfordseaden hosted regular meetings with the various landlords, keeping them up to date with progress and ensuring the project programme was maintained. Cost plans for each individual landowner were also generated and we agreed the specification and room data sheets for their element of the works, such as the library and community hub. As well as undertaking this exercise with the various local authorities, a similar task was also conducted with Warwickshire Police. Design team workshops and sales meetings were also held with Orbit Homes.

The contract was negotiated with one of Orbit's Framework Contractor Partners and commenced on site in March 2013. calfordseaden regularly held progress meetings with Orbit Homes and separately with Warwickshire County Council, Stratford District Council, Southam Town Council and Warwickshire Police during the construction phase.

The site, situated in the centre of Southam High Street, is surrounded by residential, commercial and community buildings and is on the edge of a conservation area. This challenging site included changes in levels of up to 4m, footpath diversions, archaeological investigations and Party Wall Awards, as well as the requirement to decant numerous tenants.

**Awards:** Tithe Lodge was a finalist in the 2016 Pinders Healthcare Design Awards in the 'Best Independent Living Scheme' category.



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