

INTRODUCTION

BLDA Consultancy are leading UK consultants in specialised sectors of construction related expertise.

Our expertise in sunlight, daylight, rights of light and sustainability is in continuing demand. We have recently provided expert advice in a successful judicial review to overturn a planning consent granted on appeal.

Our role as Licenced Code Assessors with related expertise is being used to formulate early design approaches for a national programme of housing to Code 5 under the Code for Sustainable Homes.

Several developers are using the present time to "clean up" their sites in rights of light terms by tying up loose ends to facilitate clean sites for funding and/or sale. This is especially important following the decision handed down on 3rd September 2010 in HKRUK II (CHC) LIMITED and HEANEY in which a mandatory injunction was awarded to pull down part of a completed office block. In our view this is an important rights of light decision for several reasons. We can provide further details if needed.

In addition to offering CDM-C services under the Construction Design and Management regulations BLDA is listed on the Register of Consultants of the Institution of Occupational Safety & Health (IOSH) and is approved for general health and safety work.

John Perry B Arch, BSc (Arch), RIBA, MAE, RMaPS
 Director

SUSTAINABILITY

BLDA Consultancy are Licensed Code Assessors as regulated by the Building Research Establishment.

We offer the following services:

- Pre-planning code assessments and post-construction certification.
- Building Energy Assessments to comply with 'Building Regulations Part L 1A & 1 B, Conservation of Fuel & Power (2006 Edition)'
- SAP Energy Ratings and Energy Performance Certificates (EPC) for all newly created homes, both new-build and conversion
- Predicted Energy Assessments (PEA) for off plan sales
- Advice at an early stage on design options and 'trade-offs' (e.g. glazing v insulation)
- Design advice on Environmental and Sustainable Development issues to support planning applications.

RIGHTS TO LIGHT

We undertake rights of light assessments and provide compensation advice in rights of light matters. Using our detailed in-house computer modeling system, we can simulate a development scheme and the surrounding buildings, to make an accurate measurement of the light within a given building, and resolve rights of light issues that can arise.

We are experienced in the valuation of compensation assessments and can provide Expert Witness support.

SUNLIGHT & DAYLIGHT

BLDA Consultancy provide detailed sunlight and daylight assessments of building developments in accordance with the BRE Guidance for Town Planning purposes and the Code for Sustainable Homes. In-house computer modeling simulates development schemes, predicting sun paths and solar glare to provide detailed evaluation. We can also provide sunlight and daylight assessments as part of an Environmental Impact Assessment. All these services are available either to support planning applications or at appeal.

Our experts regularly appear in public inquiries.

TOWN PLANNING

BLDA Consultancy has particular experience in preparing applications for Listed Building consent including providing evidence at appeals if required.



EXPERT WITNESS

BLDA Consultancy have over 20 years of specialist in-depth knowledge and experience in key areas relating to property and construction.

We are able to offer expert opinions and guidance on pre-court settlements and/or detailed technical evidence, either written or oral at hearings.

We offer Expert Witness services in:

- Building Contract Disputes
- Boundary Disputes
- Building Condition & Pathology
- Rights of Light
- Sunlight & Daylight

Our experts hold accreditation via the leading bodies on this area of practice.

BOUNDARIES

BLDA Consultancy can carry out the following services:

- Boundary Reports
- Easement & Covenant research
- Definition & Land Registry research
- Oversailing and encroachment licenses
- Dispute resolution



PARTY WALL ADVICE

We have considerable experience of appointments under the Party Wall etc Act 1996 acting for both Building Owners and Adjoining Owners, particularly relating to constrained urban development sites.

BUILDING SURVEYING

We offer:

- Project Management
- Contract administration for repair, refurbishment & extension of existing buildings.
- General Health & Safety Assessments and post accident reports.
- Strategic Development Monitoring
- Building Contract Dispute Resolution
- Building Pathology
- Dilapidations Claims
- Building Insurance Assessments
- Condition Surveys
- Noise, Vibration & Structural Monitoring
- Fire Safety Compliance
- Access under the Disability Discrimination Act 2005
- Design for Disabled
- Asbestos Management Advice
- General Health & Safety Assessments and post Accident Reports.

CONTACTS

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BLDA Consultancy is the specialist services group of Barrett Lloyd Davis Associates Limited, Chartered Architects founded in the 1970s. As a consultancy, we respond rapidly to the many varied specialist matters that arise during the planning phase and/or the refurbishment and construction of buildings. The consultancy offers a broad range of experience as displayed above and overleaf. We also benefit from drawing on the expertise of the architectural practice, its wider resources and extensive computer technology.

BALANCED

OPINION

