Daytona Key Personnel

DAN TAPSCOTT BSc (Hons) MRICS FPTS

Chartered Building Surveyor | Neighbourly Matters Specialist
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PROFESSIONAL PROFILE

Specialist Neighbourly Matters consultant helping developers unlock challenging urban sites while managing sensitive neighbour interfaces. With expertise in Rights to Light, Daylight & Sunlight, Party Walls and Access Arrangements, Dan provides clear, holistic advice from early feasibility through to handover. He is a Fellow of the Pyramus & Thisbe Society and has been involved in networking initiatives aimed to champion excellence in natural light disciplines. Additionally, he remains active in industry leadership, mentoring and Design Review roles.

KEY SPECIALISMS

- Rights to Light
- Daylight & Sunlight Amenity
- Party Wall matters
- Access Arrangements
- Neighbourly Matters strategy
- Risk management for urban development
- Stakeholder engagement & negotiation
- Industry mentoring & professional development

CAREER HISTORY

Director of Daytona Consult Ltd | May 2026 – Present | Bristol, Southwest & London corridor
Launched an independent Neighbourly Matters consultancy based on the core values of Diligence, Diplomacy, Discretion, Trust and Integrity. Providing support to project teams at all stages of the construction process and beyond, as well as helping neighbours to development.

Partner & Head of Neighbourly Matters at Rapleys LLP | Dec 2016 – April 2026 | Bristol & UK-wide | Established and built the Neighbourly Matters offering within a multi-disciplinary consultancy, providing advice across the UK on projects of all sizes and levels of complexity, working with developers and neighbours to development.

Founder of Light Knights | Mar 2022 – Jan 2026 | Founded a national forum for Rights to Light and Daylight & Sunlight practitioners and allied professionals. Circa 400 members joined the group. 3 meetings delivered annually, typically attracting circa 80 attendees.

Design Review Panel Member at Design West (formerly Bristol Urban Design Forum) | May 2018 – Present | Formerly known as the Bristol Urban Design Forum, Dan was invited to join and provide independent design and technical input on major development proposals across the West of England prior to planning submission.

Pyramus & Thisbe Society - Fellow and Severnside Branch Secretary | Sep 2007 – Present | Active contributor to the leading organisation promoting excellence in Party Wall practice. Secretary since 2015 and promoted to Fellow status in 2022. In 2026 Dan was invited to take a key role in promoting Rights to Light and Daylight & Sunlight as the Society expanded into covering "other Neighbourly Matters".

Member of the Royal Institution of Chartered Surveyors (RICS) | 2000 – Present | RICS APC Assessor and mentor, supporting candidates through to chartership. Member of the Great Western Committee for 5 years raising the profile of the profession and arranging events within the region.

Director at Watts Group Limited | 2005 – Dec 2016 | Bristol – London corridor | Delivered Neighbourly Matters services and Technical Due Diligence for acquisitions, together with defects analysis, strategic property advice and planned preventative maintenance across a range of commercial assets. Dan led the Neighbourly Matters service from 2009 - 2016.

Building Surveyor at DHP (UK) LLP | 2002 – 2005 | London | Provided building surveying services including inspections, reporting, and technical advisory work, primarily for commercial client and those within the education sector. Here Dan chaired a social committee arranging various events for the company.

Undergraduate Building Surveyor at Cotton Thompson Cole | 2000 – 2001 | London | Early career experience within a property and construction consultancy, primarily working in the commercial sector with a strong focus on commercial work for high street clients including restaurant fit outs. Surveys, Planning, Building Regulation & Listed Building applications together with CAD work carried out.

EDUCATION

BSc (Hons) in Building Surveying from Kingston University (2002)

PROFESSIONAL MEMBERSHIPS

- RICS – Chartered Building Surveyor (2004)
- Pyramus & Thisbe Society – Fellow & Secretary (Severnside)
- Design West – Review Panel Member

PUBLICATIONS, PUBLIC SPEAKING & MENTORING

- Regular speaker on Neighbourly Matters from CPD seminars to industry facing events
- Speaker at planning committee meetings
- Articles published in industry journals including *Sunday Times* and *Daylighting Magazine*
- Mentor to numerous professionals progressing to chartership
- Guest lecturer at University of West of England (UWE)

OUTSIDE OF WORK

Dad, DIY and music enthusiast from playing to recording to listening and watching.