

Party Wall

What is the Act?

The Party Wall etc. Act 1996 imposes duties upon those with interest in a building to notify their neighbour(s) of their intention to carry out any work which may affect a party wall or its foundations.

What is covered by the Act?

There are some things that you can only do to a party wall with the written agreement of the Adjoining Owner(s) including:

- Cutting into a wall to take the bearing of a beam;
- Inserting a damp proof course all the way through a wall;
- Raising the whole party wall and, if necessary, cutting off any objects stopping this from happening;
- Demolishing and rebuilding the party wall;
- Underpinning the whole or part of a wall;
- Protecting adjoining walls by cutting a flashing into an adjoining building;
- Building a new wall on the line of junction between two properties;
- Excavating foundations within 3m of an adjoining structure and lower than its foundations;
- Excavating foundations within 6m of an adjoining structure and below a line drawn down at 45° from the bottom of its foundations.



Implications for building projects

Party wall matters should be dealt with properly and at an early stage - courts will readily grant an injunction to restrain any building work carried out in disregard of the party wall procedures. The works governed by the Act (for example foundations) are often critical to completion of the project and significant delay and expense may be incurred by not observing the rules.

Why Bradley-Mason LLP?

Established in 2004, Bradley-Mason LLP are a dynamic multi-disciplinary building consultancy which delivers quality professional expertise to clients across all business sectors throughout the UK and Europe.

Bradley-Mason LLP are members of the Pyramus and Thisbe Club (P&T Club), which is the organisation for professionals specialising in party wall matters.

Membership of the P&T Club provides our party wall surveyors with the latest case law updates and ensures that we can provide up-to-date advice to our clients.

Further information on the Party Wall etc. Act 1996 and Pyramus & Thisbe Club may be obtained from the sources listed below.

The Pyramus & Thisbe Club www.partywalls.org.uk / Her Majesty's Stationery Office: www.hmsso.gov.uk / Office of the Deputy Prime Minister: www.odpm.gov.uk / Royal Institution of Chartered Surveyors: www.rics.org

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