The Party Wall Act

What is the Party Wall Act?
More formally referred to as the Party Wall etc. Act 1996, the Act came into effect throughout both England & Wales on 1st July 1997. Prior to this, only the inner boroughs of London concerned themselves with such party wall legislation which were covered under the now repealed London Building Acts (Amendment) Act 1939 Part VI.
The Party Wall Act is a mechanism to enable an Owner to undertake specific works be it on, or adjacent to, neighbouring properties, whilst also ensuring that the Adjoining Owner is given protection for works that could potentially affect them.

Why and when you may need to use the Party Wall Act:
- Are you planning on carrying out extension works to your property? If so then the Act may apply to the proposed works.
- Are you considering carrying out works close to the boundary line of your property? Dependent on the nature of the proposed works, Notice may need to be served upon all relevant Adjoining Owners.
- Are you planning to undertake excavation works near adjoining properties? If excavations are to take place within 3 - 6 metres of an adjoining structure or building then Notice may need to be served on all relevant Adjoining Owners.
- Do you need to carry out remedial works to a wall that is of shared ownership by one or more Adjoining Owners, for example the partial demolition and then rebuilding of a shared brick built boundary wall? If so then the nature of the proposed works may fall within the provisions of the Act, and Notice will need to be served on all relevant Adjoining Owners.

How can Watts help?
- At Watts we can undertake a preliminary desktop exercise to identify upon how many Adjoining Owners Notice may need to be served dependent upon the type and nature of works proposed to be undertaken.
- Once instructed we will prepare and serve the relevant Notices to each Adjoining Owner, ensuring that you are kept in the loop throughout the Party Wall Process and provided with regular updates.
- At Watts we pride ourselves as Party Wall Surveyors, having extensive experience in all types of Party Wall work.
**Recent Commissions**

**Project:** 2 St Peter’s Square, Manchester  
**Client:** Mosley Street Ventures  
**Service:** Party Wall Services  
**Description:** Watts acted as the developer’s party wall surveyor and agreed the necessary Awards for the adjacent Grade II listed 79 Mosley Street. We undertook detailed historical investigations into the site to establish that there was a party wall with 79 Mosley Street, which dated from circa 1851.

**Project:** Lakeshore Phase 2, Bristol  
**Client:** Urban Splash  
**Service:** Party Wall Services  
**Description:** Party Wall and Neighbourly Matters consultant for the second phase of this award winning 422 dwelling development which includes refurbishment of the Grade II listed steel framed building.

**Project:** The General, Bristol  
**Client:** City and Country  
**Service:** Party Wall, Daylight and Sunlight  
**Description:** Watts provided Party Wall and Daylight and Sunlight Amenity analysis for the renovation of this multi award winning Grade II listed development situated on the floating harbour in Bristol city Centre.

**Project:** 5-13 Trinity Street, London  
**Client:** United Society Partners in The Gospel  
**Service:** Adjoining Owner’s appointed Party Wall surveyor  
**Description:** Watts were appointed as the Adjoining Owner’s Party Wall surveyor, and our tasks included Underpinning adjacent flank wall to office building and construct additional floor levels and install flashings.