



- When does the Part 19 Act say I want to build up against or across the boundary line?
- If you plan to build a party wall or party fence wall to contain the boundary, you must inform the Adjoining Owner by serving a notice. The notice must:
- state the proposed work, and
 - state how you will satisfy your own land but up against the boundary line.
- The Act contains no enforcement provisions for failure to serve a notice.** However, if you do not serve a notice, you will give notice in the proper way, **Adjoining Owners may sue to stop you from carrying out a court function or seek other legal redress.**
- At least one month before planned starting date for building the wall. The notice is only valid for a year, so you should not wait too long before you with to start.
- When either owner is not willing and should record details of the location of the line.
- If the Adjoining Owner agrees within 14 days of the building of a party wall, the work is carried out as agreed and the costs shared. The expense of building the wall may be shared between the owners where the benefits and use of that wall will be shared.
- When either owner is not willing and should record details of the location of the line.
- the wall, the allocation of costs and any other agreed conditions. If the Adjoining Owner does not agree, you must apply to the court. The proposed new wall against the boundary line, you must build the wall wholly on your own land.
- When the Adjoining Owner is not willing. However, you have a right to place necessary buildings for the new wall under your neighbour's land subject to: compensating for any damage caused by building the wall or losing the foundations. There is no right to place necessary buildings on your neighbour's land without their express written consent.

You may start work one month after your notice was served.
What does the Act say if I want to excavate near
neighbouring buildings?

If you plan to excavate, or excavate and construct foundations for a new building or structure, within 3 metres of a neighbouring owner's building or structure, where that work will go deeper than the neighbour's foundations; or excavate, or excavate for and construct foundations for a new building or structure, within 6 metres of a neighbouring owner's building or structure, where that work will cut a line down downwards at 45° from the bottom of the neighbour's foundations. you must inform the Adjoining Owner or owners by serving a notice.

Adjoining Owners may include your next-but-one neighbour if they have foundations within 6 metres. The notice **must** state whether you propose to strengthen or safeguard the foundations of the building or structure belonging to the Adjoining Owner. Plans and sections showing the location and depth of the proposed excavation or foundation and the location of any proposed building **must** also accompany the notice.

The Act contains no enforcement procedures for failure to serve a notice. However, if you start work without having first given notice in the proper way, Adjoining Owners may seek to stop your work through a court injunction or seek other legal redress.

NOTE THE CLIENT IS ADVISED TO READ THE PARTY WALL ACT 1996 FULLY FOR EXAMPLES OF NOTICES SERVED AND FOR FURTHER INFORMATION WITH REGARDS TO THE ABOVE.

Approved Document P (Electrical Safety)
All Electrical Work to which the Requirements of Part P (Electrical Safety) apply will be designed, installed, inspected and tested by a competent person to do so. Prior to completion of works the Local Authority must be satisfied that either: An Electrical Installation certificate issued under a 'Competent Persons' scheme has been issued or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A 'competent person' will have a sound understanding of the relevant standards, be conversant to the nature of the inspection and to the technical standards set out in BS 7671, be fully versed in the interpretation and testing procedures contained in the regulations and employ adequate testing equipment.

NOTE: THE ELECTRICAL LAYOUT SHOWN IS FOR BUILDING REGULATIONS SUBMISSION ONLY.
THE BUILDING INSPECTOR MUST BE INFORMED OF ANY CHANGES TO THE LAYOUT PRIOR TO WORKS COMMENCING AND WORKS TO BE CARRIED OUT BY A COMPETENT PERSON AS DESCRIBED ABOVE.

CONTRACTOR TO AGREE POSITION OF ELECTRICAL ITEMS AND

RADIATORS WITH CLIENT PRIOR TO WORK COMMENCING

This drawing is Produced for submission to the Local Authority for Approvals under the Building Regulations and Town and Country Planning Acts only and this drawing is the copyright of T.D.M ARCHITECTURAL DESIGN and any reproduction in whole or part is strictly forbidden. All dimensions shown on drawing are approx and do not allow for Building tolerance and must be checked on site prior to work commencing.

 ARCHITECTURAL DESIGN Mob : 07805560652 e-mail : tdmdesign@live.co.uk	
Client:	ISAC
Address:	11 TRENT AVENUE, MILNROW, ROCHDALE
Project:	SINGLE STOREY SIDE AND REAR EXTENSION WITH SIDE DORMER EXTENSION
Dwg Title:	PLANANNING: PROPOSED AND EXISTING PLANS
Date:	OCTOBER 2025
Scale:	@A1 : 1/50/100
Job No:	10.25.56
Dwg No:	PL01 rev B
Drawn:	D.L
Checked:	D.L