

[illegible]

What does the Party Wall Act say if I want to build up against or across the boundary line?

If you plan to build a party wall or party fence wall astride the boundary line, you must inform the Adjoining Owner by serving a notice. You must also inform the Adjoining Owner by serving a notice if you plan to build a wall wholly on your own land but up against the boundary line.

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.

How long in advance do I have to serve a notice?

At least 14 days before the planned starting date of building the wall. The notice is only valid for 14 days, so do not serve it too long before you start to plan.

What happens after I serve notice about building outside the boundary line?

If the Adjacent Owner agrees within 14 days to the building of a new wall outside the boundary line, the work (as agreed) may go ahead. The expense of building the wall will be shared between the owners: the benefits and use of that wall will be shared between them. The wall must be built in accordance with the location of the wall, the location of the costs and any other agreed conditions.

If the Adjacent Owner does not agree, in writing, within 14 days, to the proposed new wall outside the boundary line, you must build the wall wholly on your own land, and wholly of your own expense. However, you have a right to place necessary footings for the new wall under your neighbour's land. The subject of the new wall must be free from damage caused by building the wall or by laying the foundations. There is no right to place reinforced concrete under your neighbour's land without their

expresses the Act as if it were to expire next month after your notice was served. What does the Act say if you wish to exercise after the notice period has expired?

What does the Act say if you wish to exercise after the notice period has expired?

If you plan to exercise, 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 cut or displace the owner's foundations; or

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 or displace downwards 450mm the top of the building's foundations. You must inform the Adjoining Owner or owners by serving a notice. "Adjoining Owners" you include any next-but-one neighbour if the proposed excavation or construction will not cut or displace them where they may choose 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 construction, and the location of any proposed building must accompany the notice.

The Act contains no enforcement provisions for failure to serve a notice. However, if you start work without having first given notice, you may be liable to be prosecuted for breaching the Act. You may also be liable to be prosecuted for breaching the Act if you start work through a court injunction or seek other legal remedies.

NOTE (revised 10/2012): The Permit Act will require:

NOTE THE PARTY MUST ALSO READ TO THE PARTY WALL ACT 1936 FOR FULL EXAMPLES OF NOTICES TO BE SERVED FOR FURTHER INFORMATION WITH REGARDS TO THE ABOVE.

Approved Document P (Electrical Safety)

All Electrical Work to the Requirements of Part P (Electrical Safety) apply. The Building Regulations require a competent person to carry out the work. Prior to completion of the works the Local Authority must be satisfied that either:

- An Electrical Installation certificate issued under a 'Competent Person' scheme has been issued or
- Appropriate certificates and records have been issued in BS 5813

or the work has been inspected and tested by a competent person and tested by a 'competent person'. A 'competent person' will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and will be able to provide evidence of their competence in the form of inspection and testing procedures conducted in the regulations and end undertake testing equipment.

THE ELECTRICAL WALLING SHOWN IS FOR BUILDING REGULATIONS SUBMISSION ONLY.

THE BUILDING INSPECTOR MUST BE INFORMED OF ANY CHANGES TO THE WORK PRIOR TO WORKS COMMENCING AND FOR RECORDS 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

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ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ROBUST CONSTRUCTION DETAILS IN ORDER TO ENSURE CONTINUITY OF INSULATION AND TO LIMIT AIR LEAKAGE
Reference should be made to the revised BS 5250 and "Limiting thermal bridging and air leakage: robust details" and BR 262 "Thermal insulation: avoiding risks."

ROBUST CONSTRUCTION DETAILS