

The Party Wall etc. Act 1996: Party Walls Type A & B

Notes:

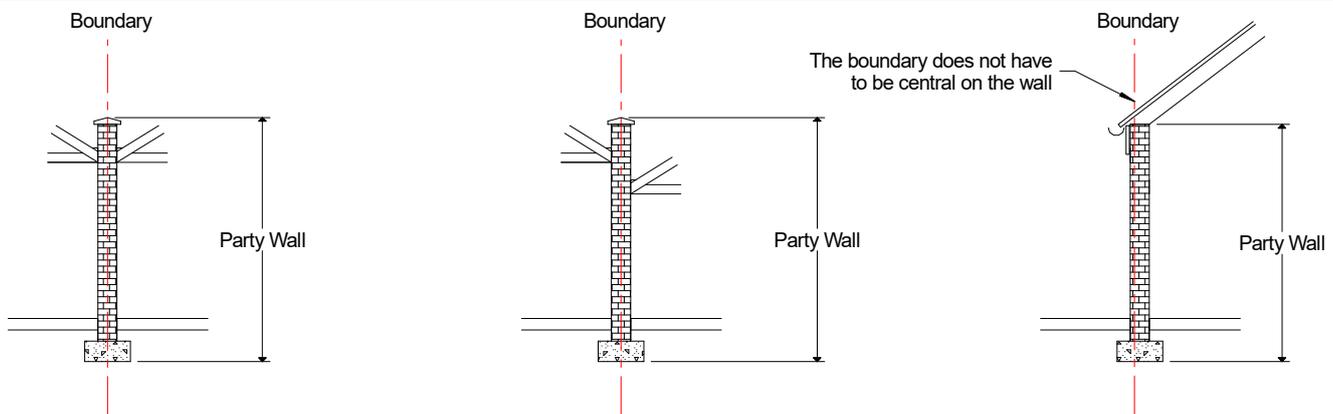
Type A Party Walls: these form part of a building and stand on the lands of different owners - not necessarily centrally, and not just with its footings. These walls are Party Walls throughout their height and length and both owners are entitled to make use of it.

Type B Party Walls: These walls separate the buildings of two owners but the wall stands wholly on the land of one owner. Party rights only extend as far as the enclosure. Without the enclosure the wall would be classed as a boundary wall belonging to the owner whose land the wall stands on.

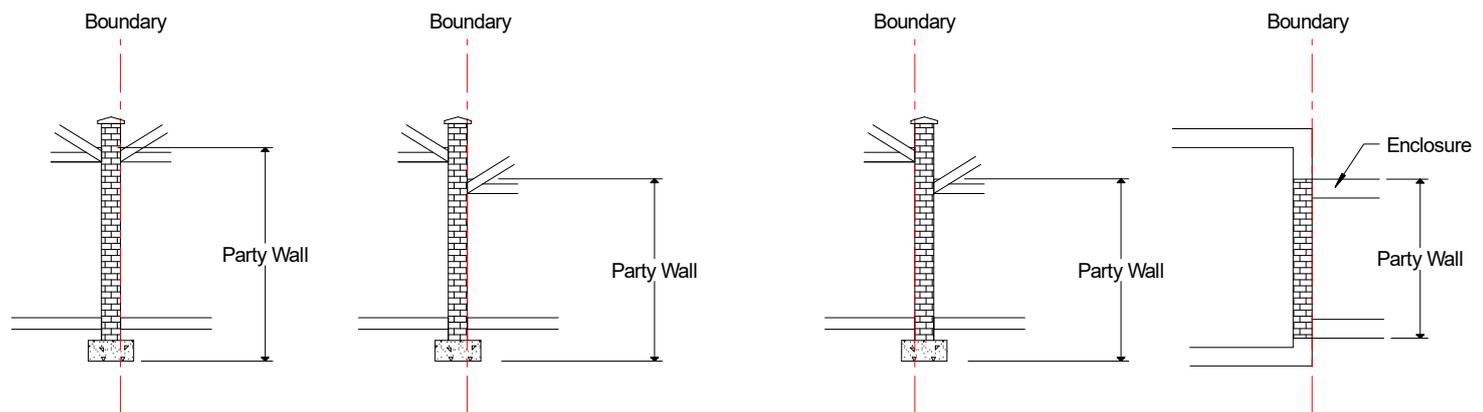
If an adjoining owner encloses upon a neighbour's boundary wall (which they generally have no right to do) it does not become a party wall if the neighbour has no building on the other side of the wall.

If an adjoining owner encloses on a wall wholly on the land of their neighbour and that wall has a building on the other side, it becomes a Party Wall throughout the area of enclosure. Without agreement with the neighbour to enclose upon their wall the owner may be able to prove trespass through the courts and force its removal.

Section 3 Notices must be issued for any work in scope of the Act on these elements. The minimum notice period is 2 months.



Type A Party Walls



Type B Party Walls

Plan

The Act: Section 20

"Party Wall" means -

- (a) a wall which forms part of a building and stands on the lands of different owners to a greater extent than the projection of any artificially formed support on which the wall rests; and
- (b) so much of a wall not being a wall referred to in paragraph (a) above as separates buildings belonging to different owners

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Party Wall

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