



The Clark (Kent) Partnership Ltd

Chartered Surveyors

Regulated by RICS



# Simplifying party walls



## YOUR STEP-BY-STEP GUIDE TO THE PROCESS UNDER THE PARTY WALL ETC ACT 1996

Since the Party Wall etc Act 1996 came into force, homeowners and developers in England and Wales have had a procedure to follow when building work involves a party wall or party fence wall, certain excavations close to neighbouring buildings, and new walls at boundaries.

Works falling under the Act are often feared by both those either contemplating whether they need to serve Notice or neighbours affected by the works.

We have set out to provide a clear but concise step-by-step flow diagram to guide homeowners and developers. The Act itself is very good at what it sets out to do, but semantics, constructional details and case law introduce grey areas as well as supplemental considerations. Our guide will provide you\* with a better understanding of when a Notice needs to be served, what type, responses available, time frames and basic mechanics provided by the Act.

\* This guide is to be used as a general guide only. Always consult with a qualified Party Wall Surveyor (preferably Chartered).

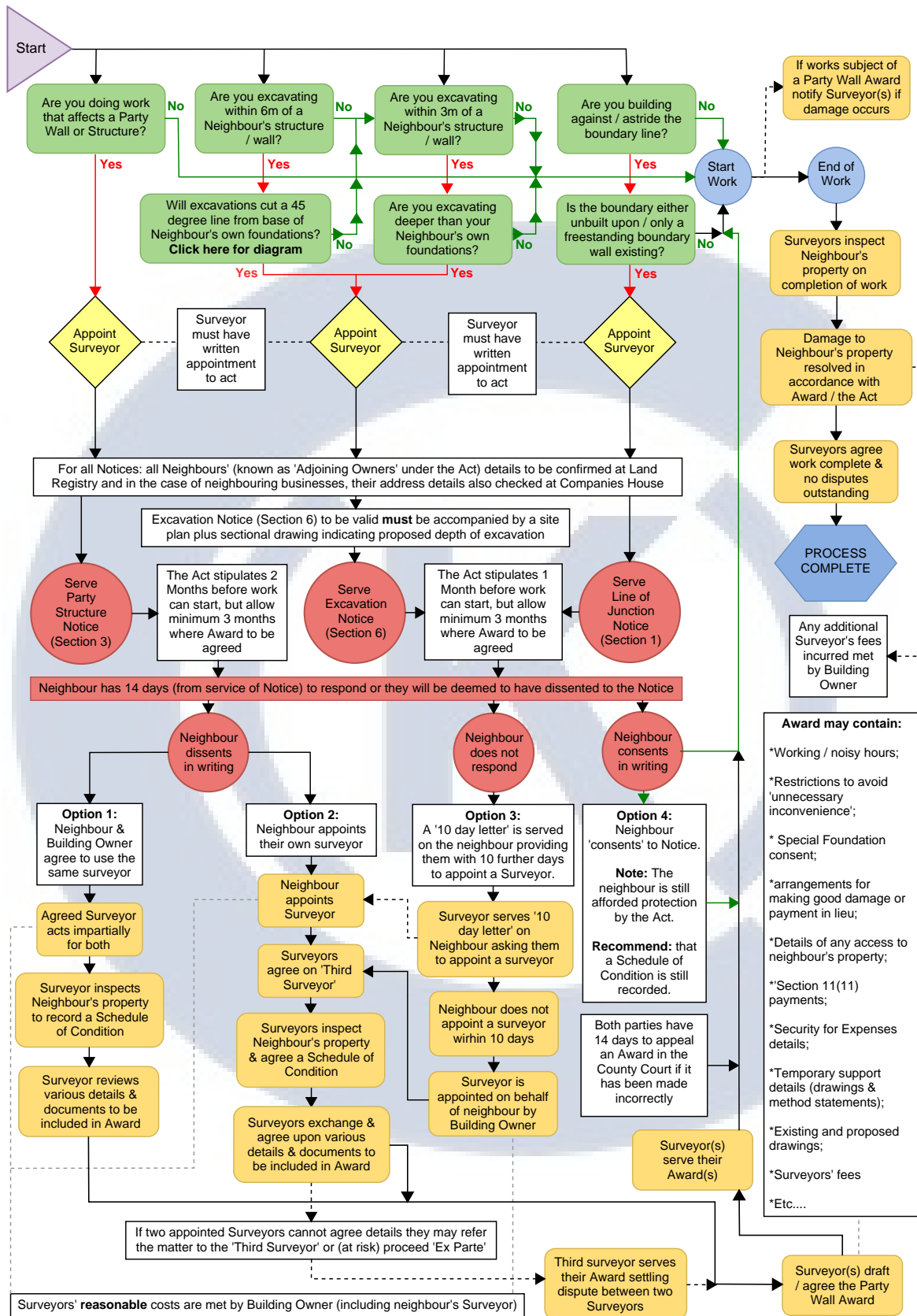
We provide free initial advice on projects.

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Party Wall &  
Access Licence Specialists  
Domestic & Commercial Clients / Property Owners

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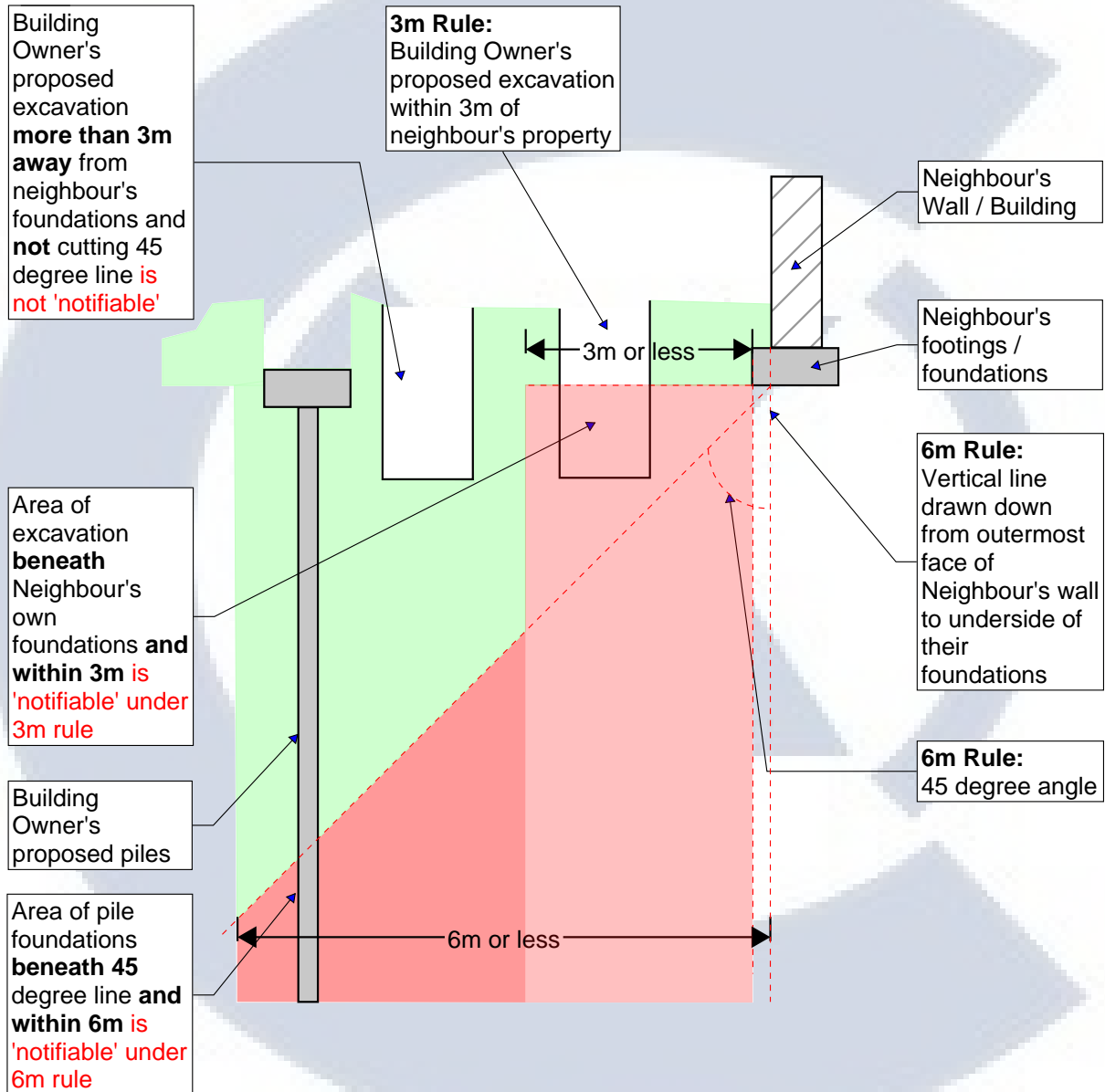


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The above is a basic guide and is not intended to represent full comprehensive advice by a professional practitioner. It is provided for you to use strictly without any liability. If in doubt, always seek further advice - we provide free initial advice on projects.



## Diagram showing both 3m & 6m rules under the The Party Wall etc Act 1996



Building Owner = Person(s) undertaking works  
Neighbour (Adjoining Owner(s)) = Person(s) affected by works

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## SERVICES AVAILABLE

### PARTY WALL MATTERS

Developers, homeowners  
planning works / projects or  
neighbours affected by works

### ACCESS LICENCES

Strategic advice and drafting  
for Crane over sail,  
scaffolding, excavations, etc.  
on neighbouring land.



## ABOUT THE CLARK (KENT) PARTNERSHIP

The Clark (Kent) Partnership Ltd is a RICS Regulated practice whose specialism is in Party Wall and Access Licence matters. We have over 30 years of experience in construction with no shortage of knowledge in our chosen fields.

Focus strictly in these areas means we fully understand the statutory framework, case law and subtleties surrounding party wall and access licence matters, which makes a big difference.

Whether the project be a site with 50 Awards or one Award to be agreed, we are very experienced acting for either Adjoining or Building Owners under the Act or seeking to agree an Access Licence.

Our services are tailored to suit each client's specific needs / strategy and project. We aim to provide direct, jargon free and commercial advice to de-risk and expedite your project. [Read our reviews](#)

Contact us for free initial advice on your proposals or to obtain a quote

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