

Third party documentation



Party Wall



It is often advisable to speak to your neighbours about this, before you submit for planning permission, as this helps facilitate the process of achieving the planning permission. In any case, it should be served a full two months before any work begins.

A party wall notice typically includes a draft of the party wall agreement. This agreement addresses whether and how your builders will be able to access your neighbour's land and where the boundary walls will be placed.

What is a party wall agreement?

You'll need to see that a party wall notice is served to relevant neighbours, if you intend to build anything within 3 metres of your shared property line or if you intend to use an existing party wall for any structural purpose.

Once you have served a party wall notice, your neighbours will have fourteen days to respond. They may sign the 'positive' option on the party wall agreement, agreeing to the terms therein. However, they may refuse or sign the negative option.

Note: even if they do not sign the agreement, your neighbours cannot prevent you from carrying out building works. If they refuse the agreement, a surveyor must instead carry out a 'schedule of condition', which will outline how Uppal design and your chosen contractor can carry out the work in complete safety. It must also show how any loss or damage to your neighbour through the building works will be mitigated.

Building Control



You should wait until this application has been checked to begin the work. Some companies advise a minimum of five days, but Uppal design typically advise that you wait a month between applying for building control and beginning the work. If your project includes any structural changes, your building control submission will have to include structural calculations.

What do you need to do?

You must apply for building control for any internal or external building work. The application should accompany your structural calculations and building regulations' compliance documentation.

While you can appoint either a private company or the council to handle building control, we typically advise using a private company. They usually charge no more than the council would, but are faster and easier to work with. If you start building before you have building control in place, you will only be able to use the council, as a private company generally won't take the project on once work has commenced.

Note: Uppal design can obtain a free, no-obligation quote from a private building control company. Contact us today!

Build Over Agreement



What is a Build Over Agreement?

A BOA might be required, if you are extending your house. This is a legal agreement between you and the water company. This way, you will have the guarantee that your work will not affect a public sewer (located near the boundary of your build) and that they will still have a way to access the sewer.

A Build Over Agreement is required by water companies, in case there's any construction work happening over public sewers or within 3m of one. You will need the approval from the water company, in order to start the building work.

Note: always make sure you check this with the water company, even if a waste pipe only serves your property (private drain) Usually, if you want to build within 1m of the boundary, some companies will require the BOA anyways.

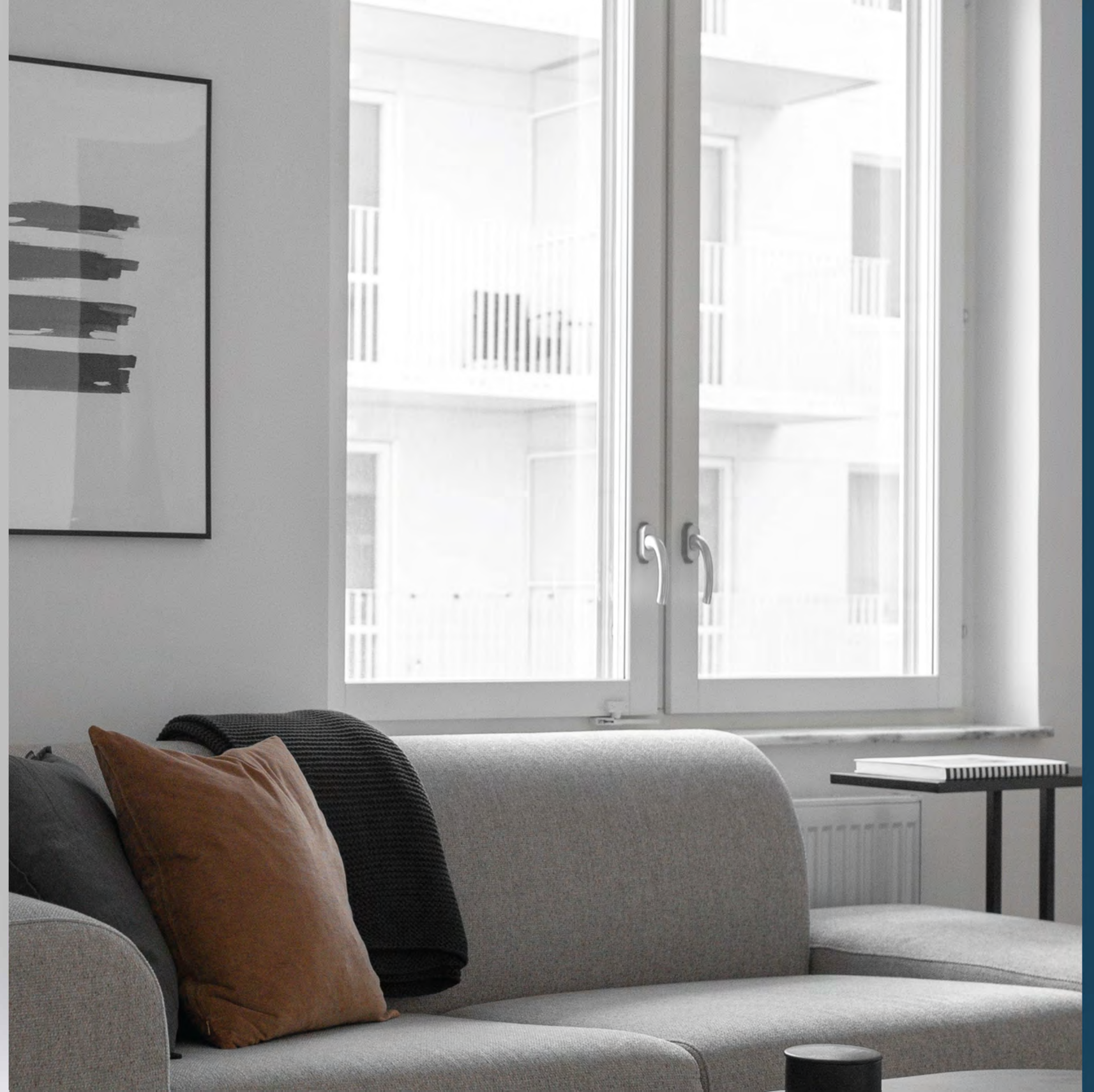
The main purpose of a BOA is to ensure that the sewer doesn't get damaged and to retain access for the water company to carry out its legal duty to repair and maintain sewers.

Why is it so important?

If you don't have the necessary approval documents from the water company, building control will not sign off the all-important Completion Certificate (which you need when it comes to selling or remortgaging the house).



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