

Party Wall Services

Providing Party Wall services on
small domestic extensions through
to large scale developments



“Effective engagement, dedicated teams, and a continual drive for improvement are key to how we operate. All Arcus staff are backed up by our detailed market knowledge, hands on experience and in-depth understanding of the planning and legal process for all property types.”

CLIVE SELLERS
MANAGING PARTNER
ARCUS CONSULTING LLP



Who we are

Arcus Consulting LLP is a long-established multi-disciplinary consultancy practice that began its life as a Building Surveying Practice in 1970; and this service remains an integral part of our core operations 50 years on.

As a RICS Chartered Building Surveying Practice, growing a Party Wall service was a natural step for us. Our Party Wall Surveyors are qualified Building Surveyors with extensive knowledge of construction, an excellent understanding of the Party Wall procedures and relevant qualifications, with memberships to both ‘The Faculty of Party Wall Surveyors’ and ‘The Pyramus and Thisbe Club’.

Other Services

- Project Management
- Building Surveying
- Quantity Surveying
- Architecture
- Building Services
- Employer’s Agent
- Principal Designer



How we help

The Party Wall etc. Act 1996 provides the legal basis for the prevention and resolution of disputes in relation to party walls, boundary walls and excavations near neighbouring buildings/structures.

Arcus provides Party Wall services for a variety of works ranging from small domestic extensions to large scale developments. We act on behalf of clients and advise on Party Wall matters from inception to post completion. Our team is also adept in resolving issues relating to neighbourly matters existing outside the remit of the Party Wall etc. Act. These include scaffold licenses, crane oversail licenses and leaseholder due diligence reports.

OUR EXPERIENCE

Our surveyors are experienced in undertaking the roles of 'Building Owner's Surveyor', 'Adjoining Owner's Surveyor' and 'Agreed Surveyor'. Arcus' team has developed a specialist knowledge of the Party Wall etc. Act 1996 and strives to keep up to date with case law and best practice within the industry.

Over the years our experienced Party Wall Surveyors have worked on a variety of domestic and commercial properties and have been involved in all types of Party Wall matters relating to dwelling houses, purpose built and conversion flats, extensions, loft and basement conversions, alteration and refurbishment works and demolition.

"We place our clients at the heart of everything we do, to ensure we consistently deliver an exceptional service."

DAVE HANDFORTH
PARTNER
ARCUS CONSULTING LLP



What we do

OUR PARTY WALL SERVICES INCLUDE:

- Providing advice on the Act and the need to appoint a Party Wall Surveyor,
- Preparation and serving of Notices for,
 - construction of new building(s) on or astride the site boundary line between properties,
 - undertaking works affecting an existing party wall including extending it, underpinning, rebuilding, repairing or reducing it,
 - excavation or construction of foundations for a new building/structure within 3m of a neighbouring building if work will go deeper than the neighbour's foundations,
 - excavation or construction of foundations for a new building/structure within 6m of a neighbour's building where the work would cut a line drawn downwards at 45° from the bottom of the neighbour's foundations,
- Reviewing the Building Owner's construction plans, structural designs, and drawings. In particular, these will be reviewed from the perspective of the Adjoining Owner's property,
- Liaise with the Building Owner's Surveyor, including issuing and receiving communications on behalf of the Adjoining Owner,
- Visiting the Adjoining Owner's property in advance of the Party Wall construction works commencing to undertake a photographic and detailed written Schedule of Condition. This is a thorough report that acts as a record in the event of damage or an issue arising and is recommended even where consent is given,
- Preparing and agreeing a Party Wall Award, which is a legal document protecting the Adjoining Owner's property against any potential damage caused as a result of the Building Owner's Party Wall works,

- The Award will include protective clauses for the Adjoining Owner's property and will cover issues such as the contractor's working hours, noisy works, access and nuisance. The Building Owner's contractor(s) will then be duty-bound to adhere to these during execution of the Party Wall works,
- Visiting the Adjoining Owner's property during and after the construction works to ensure the protective clauses of the Party Wall Award are being adhered to and ensuring the Adjoining Owner's property is fully protected.

"We provide a reliable and comprehensive service, ensuring any party wall disputes are resolved quickly and to our clients' satisfaction."

CARL ROONEY
HEAD OF PARTY WALL SERVICES
ARCUS CONSULTING LLP



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