



Surveyor Sorted

PARTY WALL ETC. ACT 1996

AWARD

between adjoining owners under Sections 10(10) and 10(12) of the Act

SUBJECT PROPERTY

24 Brookfield Road, London SW18 4QT

ADJOINING PROPERTY

26 Brookfield Road, London SW18 4QT

NATURE OF WORKS

Construction of a single-storey rear extension, including the insertion of a structural steel beam into the party wall (notifiable under s.2(2)(f)) and excavations within 3 metres of the adjoining owner's foundations to a depth exceeding the bottom of those foundations (notifiable under s.6(1)).

SAMPLE DOCUMENT — fictitious parties and details, prepared by Surveyor Sorted to illustrate the format and content of a typical Award.

AN AWARD made under the provisions of the Party Wall etc. Act 1996

made and published this _____ day of _____ 2026

BETWEEN

BUILDING OWNER

Mr Jay & Mrs Anita Patel

of 24 Brookfield Road,
London SW18 4QT

ADJOINING OWNER

Ms Sarah Carter

of 26 Brookfield Road,
London SW18 4QT

AND BETWEEN THEIR APPOINTED SURVEYORS

BUILDING OWNER'S SURVEYOR

James Whitfield MRICS
Surveyor Sorted Limited
Kemp House, 124 City Road, London EC1V 2NX

Appointed in writing on 12 February 2026

ADJOINING OWNER'S SURVEYOR

Robert Hayes MRICS
Hayes & Co Surveyors
14 Northcote Road, London SW11 1NX

Appointed in writing on 19 February 2026

Third Surveyor selected under Section 10(1)(b) of the Act: Daniel Marsh FRICS, Marsh Surveying Ltd, 8 Bedford Square, London WC1B 3RA.

RECITALS

WHEREAS the Building Owner is the freehold owner of the property known as 24 Brookfield Road, London SW18 4QT ("the Building Owner's Land");

AND WHEREAS the Adjoining Owner is the freehold owner of the property known as 26 Brookfield Road, London SW18 4QT ("the Adjoining Owner's Land"), which adjoins the Building Owner's Land and shares a party wall with it;

AND WHEREAS the Building Owner is desirous of carrying out works to which the Party Wall etc. Act 1996 ("the Act") applies, namely the construction of a single-storey rear extension involving the cutting into of the party wall to insert a structural steel beam, together with excavation within three metres of the adjoining owner's foundations to a depth exceeding the bottom of those foundations;

AND WHEREAS the Building Owner served upon the Adjoining Owner a Party Structure Notice and a Notice of Adjacent Excavation under Sections 3 and 6 of the Act, both dated 22 January 2026;

AND WHEREAS the Adjoining Owner did not consent in writing to the said works within the period of fourteen days following service of the said Notices, and a dispute is therefore deemed to have arisen between the parties pursuant to Section 5 of the Act;

AND WHEREAS the Building Owner appointed James Whitfield MRICS of Surveyor Sorted Limited as their surveyor, and the Adjoining Owner appointed Robert Hayes MRICS of Hayes & Co Surveyors as their surveyor, each appointment being made in writing in accordance with Section 10(2) of the Act;

AND WHEREAS the two appointed surveyors forthwith selected Daniel Marsh FRICS of Marsh Surveying Ltd as the Third Surveyor pursuant to Section 10(1)(b) of the Act;

AND WHEREAS the appointed surveyors have inspected the Adjoining Owner's Land and have prepared a Schedule of Condition recording its state immediately prior to the commencement of the notifiable works, a copy of which is annexed at Appendix A;

AND WHEREAS the appointed surveyors have considered the drawings, structural calculations and method statements prepared by the Building Owner's design team, listed at Appendix B;

NOW WE, THE UNDERSIGNED SURVEYORS, being the surveyors duly appointed by the respective Owners, having inspected the said premises and having considered the matter in dispute, DO HEREBY AWARD AND DETERMINE as follows:

1. The Authorised Works

The Building Owner shall be entitled to execute the works ("the Works") described in the said Notices and shown on the drawings listed at Appendix B, namely: (i) the cutting into of the party wall to insert a 203 x 133 x 30 UB structural steel beam; (ii) the construction of a single-storey rear extension; and (iii) excavation within three metres of the adjoining owner's foundations to a depth not exceeding 1.2 metres below ground level, with reinforced concrete strip foundations as engineered.

2. Manner of Execution

The Works shall be carried out in a proper and workmanlike manner, in accordance with the drawings and structural details at Appendix B and with all relevant provisions of the Building Regulations, the Construction (Design and Management) Regulations 2015, and the British Standards applicable at the time of execution.

3. Permitted Hours of Working

Save in the case of bona fide emergency, no Works shall be carried out other than between the hours of 08:00 and 18:00 on Monday to Friday inclusive, and between 09:00 and 13:00 on Saturday. No noisy or vibrating works shall be carried out on Sundays or on public or bank holidays.

4. Schedule of Condition

The Schedule of Condition annexed at Appendix A is agreed by the appointed surveyors as a true and accurate record of the condition of the Adjoining Owner's Land at the date of inspection on 5 March 2026, and shall be the definitive reference for the determination of any subsequent claim for damage.

5. Right of Access (Section 8)

Pursuant to Section 8 of the Act, the Building Owner, his agents, servants, workmen and contractors shall have the right of access to and over the Adjoining Owner's Land, with such tools, plant, equipment and materials as are reasonably required for the execution of the Works, upon giving fourteen (14) days' written notice (or such shorter period as may be agreed in writing by the appointed surveyors), save in the case of emergency.

6. Protection of the Adjoining Owner's Land

The Building Owner shall, at his own cost, take all reasonable measures to protect the Adjoining Owner's Land from damage and nuisance arising out of the Works, including but not limited to: (a) weathering of the party wall and any openings formed therein; (b) the use of dust sheets, debris netting and where necessary localised enclosure; (c) the suppression of dust by water spray or equivalent means; (d) the protection of any planting, paving, fencing and outbuildings within the working area.

7. Insurance

Prior to commencement of the Works, the Building Owner shall procure and maintain in force throughout the period of the Works a policy of public liability insurance with a reputable insurer in a sum of not less than £5,000,000 (five million pounds sterling) in respect of any one claim, and shall provide a copy of the policy schedule to the Adjoining Owner's Surveyor on demand. The Building Owner shall also ensure that all contractors carrying out the Works hold equivalent cover.

8. Damage and Making Good

If, in consequence of the Works, any damage is caused to the Adjoining Owner's Land, the Building Owner shall, at the option of the Adjoining Owner exercised in writing, either (i) make good such damage to the reasonable satisfaction of the appointed surveyors, or (ii) pay to the Adjoining Owner a sum determined by the appointed surveyors in lieu of making good. Any disagreement as to whether damage has been caused or as to its extent shall be determined by the appointed surveyors or, failing agreement between them, by the Third Surveyor.

9. Surveyors' Fees

The Building Owner shall pay the reasonable fees of the Adjoining Owner's Surveyor and of the Building Owner's Surveyor, together with any reasonable fees of the Third Surveyor in respect of any matter referred under this Award. The fees of the Adjoining Owner's Surveyor are agreed at £1,250 plus VAT for the preparation of this Award and £150 plus VAT per hour for any additional attendances necessary as a result of the Works. Invoices shall be settled within 28 days of receipt.

10. Rights of Light, Air and Other Easements

Nothing in this Award shall be deemed to confer upon the Building Owner any right or easement of light, air, support or otherwise over the Adjoining Owner's Land, nor shall it prejudice any such right or easement enjoyed by the Adjoining Owner.

11. Variations

Should any variation to the Works become necessary or desirable, the appointed surveyors shall determine whether such variation requires the service of a further Notice or the making of an Addendum Award, and the Works shall not depart from those described in this Award until the matter has been so determined in writing.

12. Time for Commencement

Pursuant to Section 3(2)(b) of the Act, this Award shall cease to have effect if the Works have not commenced within twelve (12) months of the date hereof, save where the parties agree otherwise in writing.

13. Compliance with Statute

The whole of the Works shall be carried out in compliance with all relevant statutory requirements, including (without limitation) the Town and Country Planning Act 1990, the Building Act 1984 and Regulations made thereunder, and the Health and Safety at Work etc. Act 1974.

14. Reference to the Third Surveyor

Any matter in dispute between the appointed surveyors arising out of the Works or the operation of this Award shall be referred to the Third Surveyor in accordance with Section 10(11) of the Act, whose determination shall, subject to the right of appeal under Section 10(17), be final and binding upon the parties.

15. Service of Notices

Any notice, request or document required or permitted to be given under this Award shall be in writing and shall be deemed validly served if sent by first-class post or by electronic mail to the address of the recipient set out above, or to such other address as may be notified in writing from time to time.

16. Severance and Validity

If any provision of this Award is held to be unenforceable or invalid, that shall not affect the remaining provisions, which shall continue in full force and effect.

SIGNED AND PUBLISHED by the appointed surveyors

James Whitfield MRICS
Building Owner's Surveyor
Surveyor Sorted Limited

Date: _____

Robert Hayes MRICS
Adjoining Owner's Surveyor
Hayes & Co Surveyors

Date: _____

APPENDICES

Appendix A — Schedule of Condition

Photographic and written record of the Adjoining Owner's Land at 26 Brookfield Road, prepared on 5 March 2026, comprising 32 photographs with annotated descriptions covering the rear elevation, party wall, rear garden boundary, kitchen, dining room and first-floor bedroom directly above the works.

Appendix B — Drawings and Structural Details

- B1 — Existing and Proposed Plans (drawing 24BR-100, Rev. C)
- B2 — Existing and Proposed Sections (drawing 24BR-101, Rev. B)
- B3 — Structural Engineer's Calculations (Halliday Engineering Ltd, Ref. HE-26-118, dated 14 January 2026)
- B4 — Steel Beam Schedule and Padstone Detail (drawing HE-26-118-S01)

Appendix C — Notices Served

- C1 — Party Structure Notice under s.3 of the Act, dated 22 January 2026
- C2 — Notice of Adjacent Excavation under s.6 of the Act, dated 22 January 2026
- C3 — Adjoining Owner's Counter-Notice (none received)

This document is a sample provided by Surveyor Sorted Limited for illustrative purposes only. All names, addresses, dates and figures are fictitious. No legal reliance may be placed upon it. For advice on a real Party Wall matter please contact us on 020 3900 3902 or info@surveyorsorted.co.uk.