

The Party Wall etc Act, 1996 - Section 3 / Party Structure Notice

TO: (Adjoining Owner(s) – Full Names)

OF: (Adjoining Owner(s) Affected Address):

FROM: (Building Owner(s) - Full Names): We/I:

OF: (Building Owner(s) – Site Address)

As the *Owner(s) of the property known as (Building Owner(s) - Site Address) which is adjacent to your property

known as (Adjoining Owner(s) – Affected Address).....

*HEREBY SERVE YOU WITH NOTICE THAT *Under Section 2(2) of the Party Wall etc Act 1996.

*We/I intend to carry out the proposed building works as detailed below *Delete as necessary.

- To cut into the party wall to insert beam ends, bearings, wall plates, flashings or any other fixings as part of; my/our loft conversion.
• To raise an external wall on or against the party wall in the form of a lightweight timber framed tile or slate clad dormer cheek * or in solid masonry, to match that of existing.
• To expose a party wall or party structure hitherto enclosed subject to providing adequate weathering.
• To remove or alter partitions, projections (including chimney breasts) from the party wall.
• To demolish a party fence wall and rebuild it as a party fence wall or party wall.
• To execute any other necessary works incidental to the connection of the party wall in connection with *my/our proposed loft conversion.

Under Section 5; if you do not consent to the works within 14 days you are deemed to have dissented and a difference is deemed to have arisen. In such case Section 10 of the Act; requires that both parties should concur in the appointment of a surveyor or should each appoint one surveyor and in those circumstances *I/We will appoint Stuart Francis MFPWS., of 2A Wilton Grove, New Malden, Surrey KT3 6RG. Tel: +447960881014, email: stuartf29@gmail.com. To sign, issue serve, receive, and respond to all notices and make all requests and appointments under the Act, which may be necessary to expedite the progress of the matter in accordance with the works above.

Signed (B/O): Date:/..... 2023

Print Name:

Signed (B/O): Date:/..... 2023

Print Name:

TO: (Building Owner(s) Full Names):

FROM: (Adjoining Owner(s) Full Names):

OF: (Adjoining Owner(s) Affected Address)

Having received the Party Structure Notice dated the* Day of 2023..Served by (The Building Owner(s)

In respect of the proposed works associated with your loft conversion at; (The BO(s) Address).....

*And without prejudice to any of *my/*our rights Under Section 2(2) of the Act.*

HEREBY (tick box as necessary)

1. *CONSENT to the proposed works and are happy for you to proceed with your works forthwith.
OR

2. *DISSENT to the works set out in your notice and concur in the appointment of: Stuart Francis MFPWS., of 2A Wilton Grove New Malden Surrey KT3 6RG as an Agreed Surveyor, to sign, issue serve, receive, and respond to all notices and make all requests and appointments under the Act, which may be necessary to expedite the progress of the matter in accordance with Section 10 (1)(a) of the Act.
OR

3. *DISSENT to the works set out in your notice and appoint the following surveyor.

*My/Our Surveyor's Details:

OF:

*To act on *our/my behalf in accordance with Section 10 (1)(b) of the Act.*

Signed (A/O): Date:/..... 2023

Print Name:

Signed (A/O): Date:/..... 2023

Print Name: