

303 Munster Road London SW6 6BJ

To: Mr Carpet Ltd
1 Westmead Road
Sutton Surrey
SM1 4LA
Or the owners of
301 Munster Road London SW6 6BJ

Date: 14 April 2014

Dear Sirs

Party Wall etc. Act, 1996

Three metre/Six metre Notice Notice of Proposed Excavation

As the owner(s) of: 303 Munster Road London SW6 6BJ which adjoins your premises at
Basement and Ground Floor Premises 301 Munster Road London SW6 6BJ

I/we notify you that in accordance with my/our rights under section 6(1) of the Party Wall etc. Act, 1996 I/we intend to build within 3 metres of your building and to a lower level than the bottom of your foundations by carrying out the building works detailed below

The proposed works are: to excavate for and form new foundations for a new single storey extension to the rear of 303 Munster Road. The accompanying plans and sections show the site of the proposed extension and the excavation depth proposed.

I/We do not propose to underpin or otherwise strengthen in order to safeguard the foundations of your property.

I/We intend to start works after one month from the date of service of this notice or earlier by your written agreement.

If you are content for the works to go ahead as proposed please, sign and date the attached acknowledgement, completing Option A, within 14 days of receiving this letter.

If you do not confirm in writing that you are content for the work to go ahead as proposed within 14 days we will be 'in dispute' under the Act.

In the event of any dispute between us under the Act, would you be willing to agree to the appointment of an 'Agreed Surveyor' to be appointed jointly by both of us? If the answer is yes, I suggest using Mr Alan Riley FRICS MFPWS of Alan Riley Associates Ltd 158-160 Arthur Road Wimbledon London SW19 8AQ (Tel: 0208 287 2808), In this case please, sign and date the attached acknowledgement, completing Option B.

If the answer is no, please let me know in Option C whom you would appoint as your surveyor

Yours sincerely



Alan Riley FRICS MFPWS authorised to sign on behalf of Charles Dean

Acknowledgement of Three metre/six metre Notice

Party Wall etc. Act, 1996

To be completed and returned
to the building owner
or his surveyor

To: Charles Dean
c/o Alan Riley FRICS MFPWS
Alan Riley Associates Ltd 158-160 Arthur Road Wimbledon London SW19 8AQ
Having received the notice dated: 14 April 2014

Served by Charles Dean in respect of the proposed works at 303 Munster Road London SW6 6BJ which adjoins *my/our premises known as Basement and Ground Floor Premises 301 Munster Road London SW6 6BJ as Adjoining Owners under the Act, but without prejudice to any of my/our rights under the Act:

Option A*

I am/We are content for the works set out in the notice dated to go ahead as proposed.

*OR

I am/We are content for the works set out in the notice dated to go ahead as proposed subject to a schedule of condition of my/our property being made before work commences

Please delete as appropriate.

I am/We are content*/not content* for the works to start before the one month notice period has expired

Signed _____ (Adjoining Owner/s) Date _____

Print name(s)

OR Option B*

I am / we are not content for the works set out in your notice to go ahead as proposed.

I/We concur in the appointment of Mr Alan Riley FRICS MFPWS of Alan Riley Associates Ltd 158-160 Arthur Road Wimbledon London SW19 8AQ (Tel: 0208 287 2808), to act as agreed surveyor.

I am/We are content*/not content* for the works to start before the one month notice period has expired

Signed _____ (Adjoining Owner/s) Date _____

Print name(s)

OR Option C*

I am / we are not content for the works set out in your notice to go ahead as proposed.

As we are now in dispute under the Act, I/we shall be appointing

.....

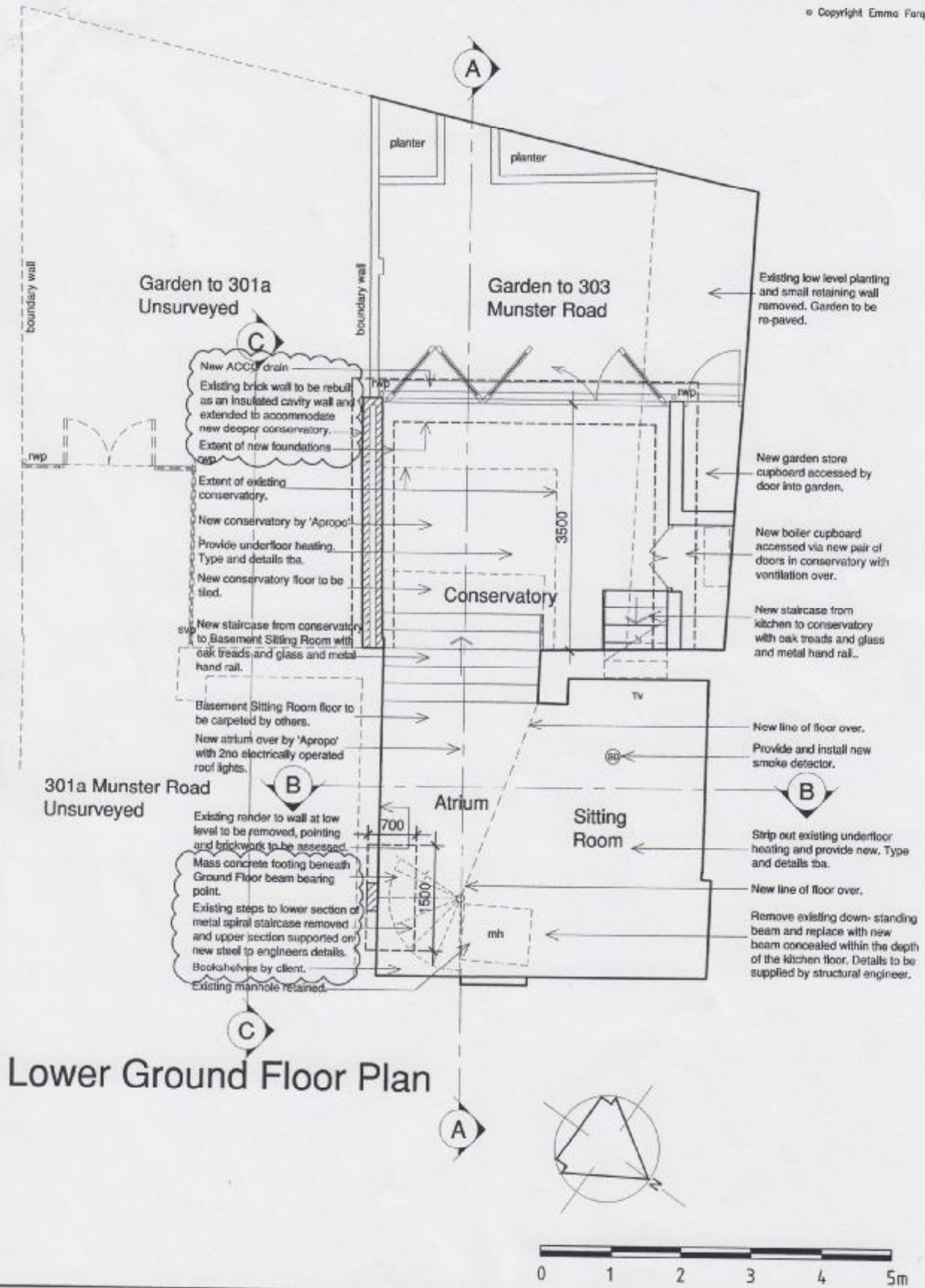
of (address).....

to act as my/our surveyor

I am/We are content*/not content* for the works to start before the one month notice period has expired

Signed _____ (Adjoining Owner/s) Date _____

**Please note all joint owners should sign. * Please delete as appropriate.
Please also print your name/s and date this acknowledgement.**



Lower Ground Floor Plan

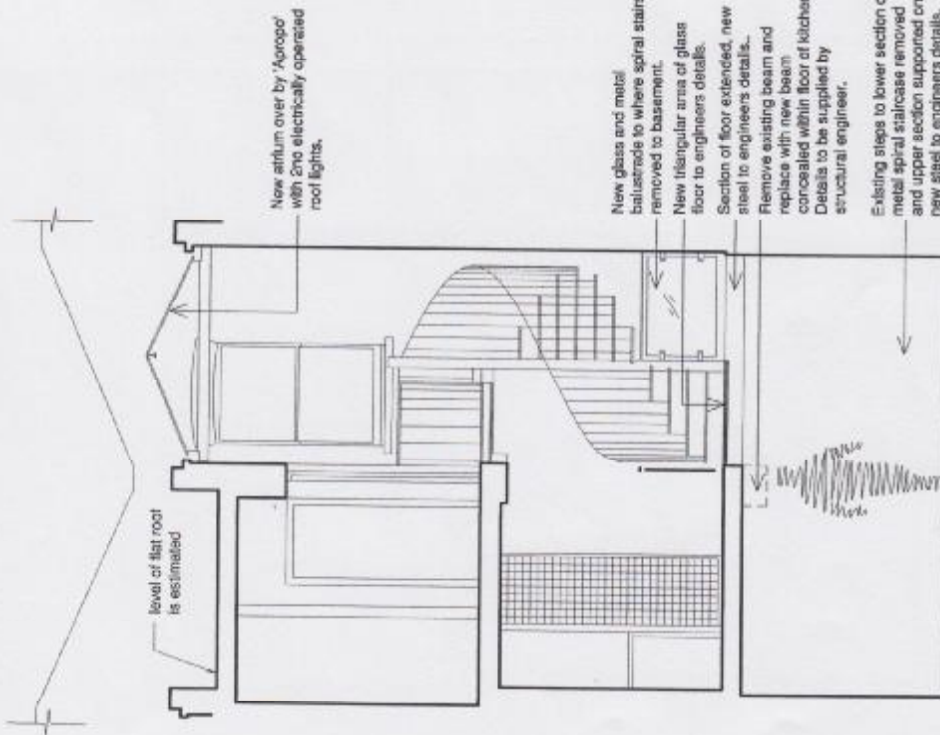
EMMA FARQUHARSON
 Interior Designer
 25 LYSIA STREET LONDON SW6 6NF
 TEL : 020 7385 9285
 MOB : 07966 551169
 E-MAIL : emma@farquharsons.com

THIS DRAWING SHOULD NOT BE SOLD
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
 ANY DIMENSIONS NOTED OTHERWISE SHOWN AND NOTED
 DIMENSIONS MUST BE REPORTED TO THE SURVEYOR IMMEDIATELY.
 THIS TO BE MADE UP OF ALL JUNCTIONS AND MEASUREMENTS AND
 SUBMITTED PRIOR TO PROCEEDING.
REVISIONS
 A 26.03.14 Structural notes and alterations to walls, Conservatory depth
 increased to 3.5m.
 B 18.03.14 Client's details to be added to drawing.
 C 21.03.14 ADDRESS: notes re structural work, foundations, ACCO drain and
 new 200mm solid waste. Please see Structural Engineer's drawing
 for further details.

Title Lower Ground Floor
 Proposed Layout
 for Planning
 Job 303 Munster Road

Date 2nd March 2014
 Drawn EF
 Scale 1:50 @ A3
 Check

Dwg no 013_020 Rev C



Section B-B

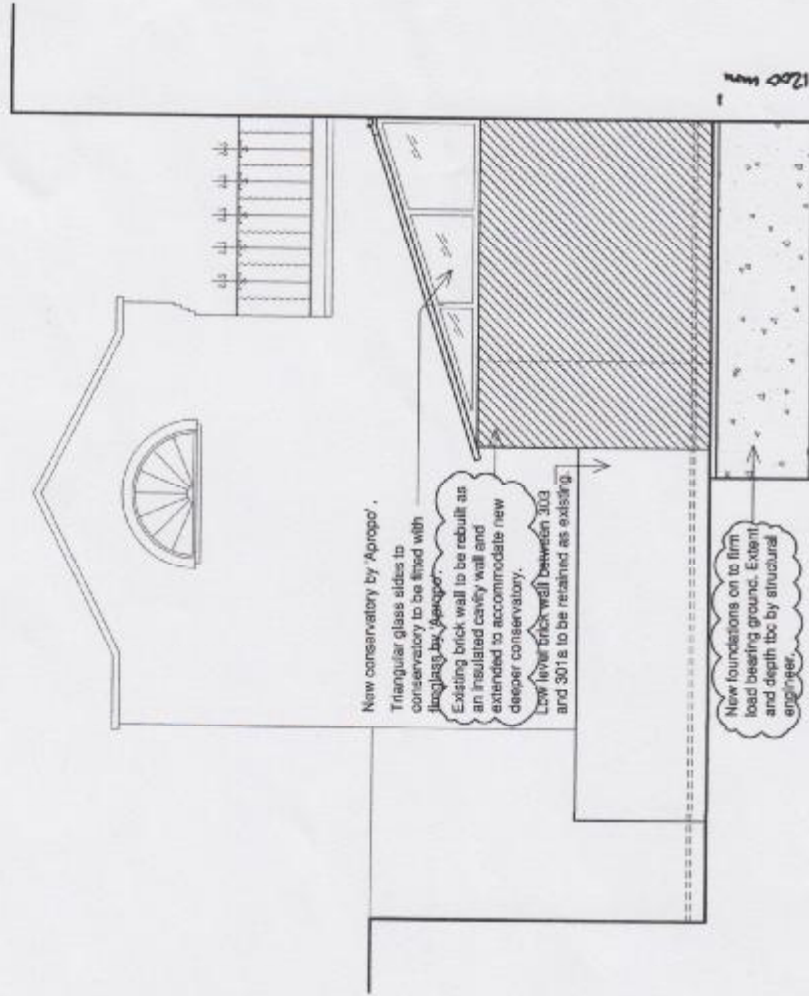
EMMA FARQUHARSON
 INTERIOR DESIGN
 25 LYSA STREET LONDON SW6 6NF
 TEL : 020 7529 6910
 FAX : 07966 851168
 E-MAIL : emma@farquharsons.com

THIS DRAWING SHOULD NOT BE SCALED.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
 ANY DIMENSIONS SHOWN IN BRACKETED DIMENSIONS AND ALL DIMENSIONS SHOULD BE REFERRED TO THE DIMENSIONS TABLE ONLY.
 NOTES TO BE MADE OF ALL JOINTS AND METALWORK AND SUBMITTED PRIOR TO FABRICATION.

REVISIONS

A 08.03.14 Basic floor slab structure moved to new client.
 B 08.03.14 Part Section C-C added to drawing. Foundations system only will submit. Please see Structural Engineer. Drawing for further details.



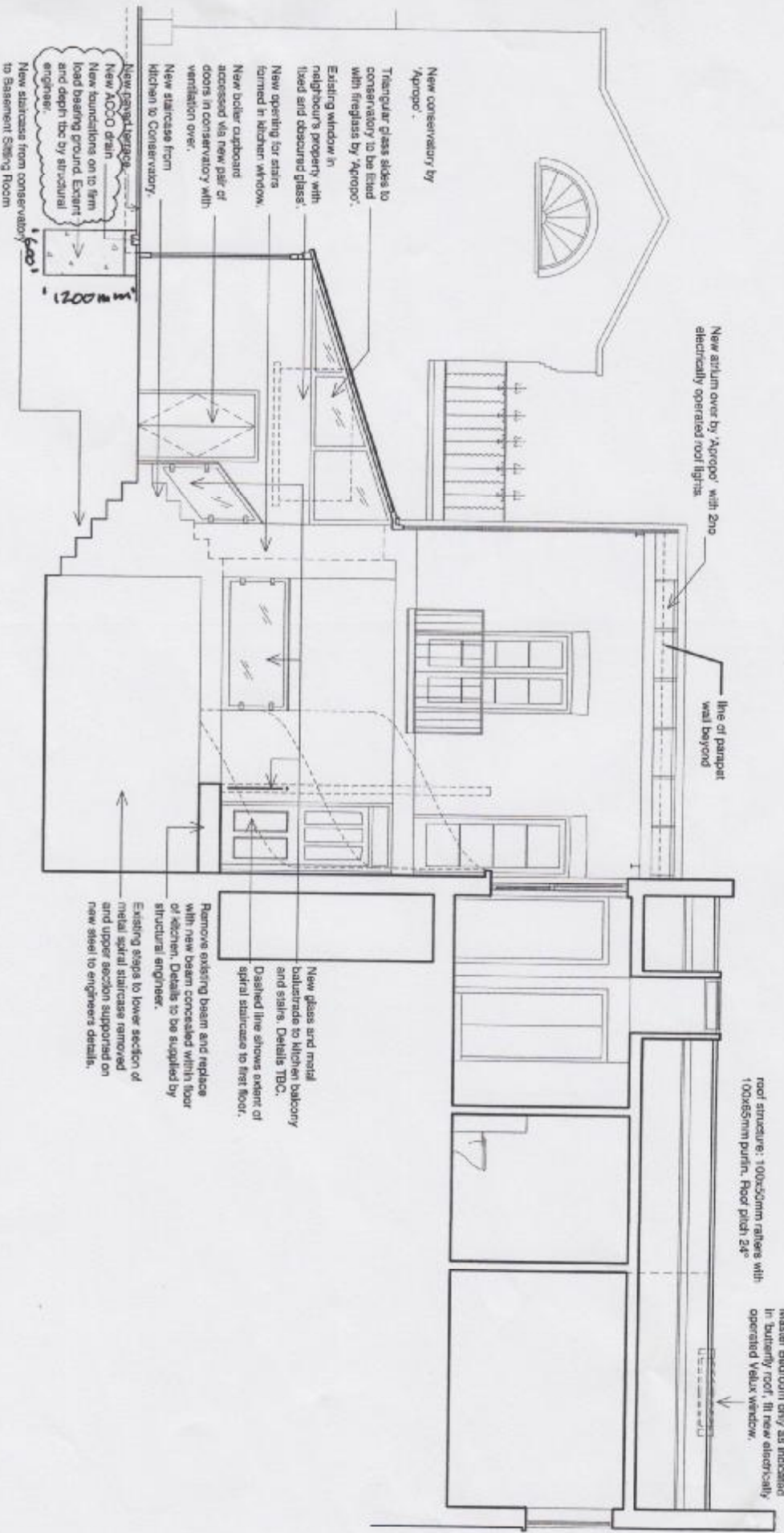
Part Section C-C

Title Proposed Layout
 Section B-B
 for Planning
 Job 303 Munster Road

Date 2nd March 2014
 Drawn EF
 Scale 1:50 @ A3

Draw no 013_024 Rev C

Check



Section A-A

EMMA FAROUKHARSON
 INTERIOR DESIGN
 25 LYSA STREET LONDON SW6 6NF
 TEL : 020 7629 6910
 FAX : 07966 551169
 E-MAIL : emma@faroukharsons.com

THE SHEDS SHOULD NOT BE SAVED.
 ALL WORKS TO BE DONE ON SITE FROM TO COMPLETION.
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REVISIONS
 A 2013.11 - Addendum notes and drawings to add. Construction details for new staircase and kitchen.
 B 2013.12 - Addendum notes and drawings to add. Construction details for new staircase and kitchen.
 C 2014.01 - Addendum notes and drawings to add. Construction details for new staircase and kitchen.

Title: Proposed Layout Section A-A for Planning
 Job: 303 Munster Road

Date	2nd March 2014	Check
Drawn	EF	
Scale	1:30 @ A3	
Dwg No	013_023	Rev B

303 Munster Road London SW6 6BJ

To: Mr Carpet Ltd
1 Westmead Road
Sutton Surrey
SM1 4LA
Or the owners of
301 Munster Road London SW6 6BJ

Date: 14 April 2014

Dear ... *Simon* ...

Party Wall etc. Act, 1996 Section 3
Party Structure Notice Notice of Proposed Building Works

As the owner(s) of: 303 Munster Road London SW6 6BJ which adjoins your premises at 301 Munster Road London SW6 6BJ I/we notify you that in accordance with my/our rights under section 2(2) a,f,g;n. of the Party Wall etc. Act, 1996. I/we intend to carry out building works

The proposed works are: to take down and rebuild the party wall and to raise up the party wall with a glass panel to cut into the party wall to remove render and for the insertion of steel beams and bearings, flashings and weatherings.

I/we intend to start works after two months from the date of service of this notice or earlier by your written agreement.

If you are content for the works to go ahead as proposed please, sign and date the attached acknowledgement, completing Option A, within 14 days of receiving this letter.

If you do not confirm in writing that you are content for the work to go ahead as proposed within 14 days we will be 'in dispute' under the Act.

In the event of any dispute between us under the Act, would you be willing to agree to the appointment of an 'Agreed Surveyor' to be appointed jointly by both of us? If the answer is yes, we suggest using Mr Alan Riley FRICS MFPWS of Alan Riley Associates Ltd 158-160 Arthur Road Wimbledon London SW19 8AQ (Tel: 0208 287 2808), In this case please, sign and date the attached acknowledgement, completing Option B.

If the answer is no, please let us know in Option C whom you would appoint as your surveyor

Yours sincerely

Alan Riley
Alan Riley FRICS MFPWS authorised to sign on behalf of Charles Dean

Acknowledgement of Party Structure Notice

To be completed and returned to the Building Owner or his surveyor
*Please delete as appropriate

The Party Wall etc Act 1996 Section 3

To: Charles Dean
c/o Alan Riley FRICS MFPWS
Alan Riley Associates Ltd 158-160 Arthur Road Wimbledon London SW19 8AQ
Having received the notice dated: 14 April 2014

Served by Charles Dean in respect of proposed works at 303 Munster Road London SW6 6BJ which adjoins my/our* premises known as 301 Munster Road London SW6 6BJ as Adjoining Owners under the Act, but without prejudice to any of my/our* rights under the Act:

EITHER Option A*

I am/We are content for the works set out in the notice dated to go ahead as proposed.

*OR (Please delete as appropriate).

I am/We are content for the works set out in the notice dated to go ahead as proposed subject to a schedule of condition of my/our property being made before work commences

I am/we are* content/ not content* for the works to start before the two month notice period has expired

Signed:

(Adjoining Owner/s) Date:

Print name(s)

OR Option B*

I am/we are* not content for the works set out in the notice to go ahead as proposed. I/we* concur in the appointment of Mr Alan Riley FRICS MFPWS of Alan Riley Associates Ltd 158-160 Arthur Road Wimbledon London SW19 8AQ to act as agreed surveyor.

I am/We are content*/not content* for the works to start before the two month notice period has expired

Signed:

(Adjoining Owner/s) Date:

Print name(s)

OR Option C*

I am/we are* not content for the works set out in the notice to go ahead as proposed.

As we are now in dispute under the Act, I/we* shall be appointing:

.....
of(address).....

to act as my/our* surveyor

I am/We are content*/not content* for the works to start before the two month notice period has expired

Signed:

(Adjoining Owner/s) Date:

Print name(s)

Please note all joint owners should sign. Please also remember to print your name(s) and date this acknowledgement. Please delete as appropriate.