

ELY DESIGN GROUP

ARCHITECTURE BY PROFESSIONALS

Our Ref: EDG/17/PWCA19

██████████
██████████
Cambridge
██████████

████████████████████
BY EMAIL ONLY
████████████████████

6 March 2017

Dear ██████████

Party Wall etc Act 1996 - FREE Compliance Assessment
██████████ Cambridge

Thank you for sending me your drawings and I am pleased to enclose details of the steps you need to take to comply with the Party Wall etc Act 1996; of course, should you prefer then we would be pleased to provide this service.

I can confirm that you need to serve a Party Structure Notice on your Neighbour because:

1. You are proposing to cut into a party structure for any purpose (which may be or include the purpose of inserting a damp proof course);
2. You are proposing to cut away from a party wall, party fence wall, external wall or boundary wall any footing or any projecting chimney breast, jamb or flue, or other projection on or over the land of the building owner in order to erect, raise or underpin any such wall or for any other purpose;
3. You may be proposing to cut away or demolish parts of any wall or building of an adjoining owner overhanging the land of the building owner or overhanging a party wall, to the extent that it is necessary to cut away or demolish the parts to enable a vertical wall to be erected or raised against the wall or building of the Adjoining Owner (I could not see if this applies from the drawings);
4. You are proposing to cut into the wall of an Adjoining Owner's building in order to insert a flashing or other weather-proofing of a wall erected against that wall;
5. You are proposing to execute any other necessary works incidental to the connection of a party structure with the premises adjoining it;

And

I can confirm that you need to serve a Notice of Adjacent Excavation on your Neighbour because:

6. You are proposing to excavate within 3m of your Neighbour's building and to a lower depth than the bottom of their foundations.

I would be pleased to prepare and serve the relevant Notices for you and I attach a letter which you need to send to me authorising me to do so. It would be helpful if you would confirm the names of your Neighbours although I can obtain these details for Land Registry for a nominal charge if you would prefer me to do so; it is vital that the Notice is entirely correct otherwise everything that follows is invalid.

3 SHORT ROAD, STRETHAM, ELY, CAMBRIDGESHIRE. CB6 3LS
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ELY DESIGN GROUP LIMITED TRADING AS ELY DESIGN GROUP
REGISTERED IN ENGLAND NO. 7543607
REGISTERED OFFICE: 8A NEW ROAD, MEPAL, ELY, CB6 2AP

My fees to prepare and serve the Notices under Sections 2 and 6 on both of your Neighbours (as applicable) will be [REDACTED] plus VAT. In the event of a dispute, as defined by the Act, my fees to act as your Party Wall Surveyor (or the Agreed Surveyor) would be between [REDACTED] - [REDACTED] per Award (potentially both Neighbours can dissent in which case there would be a separate Award for each one). Please be aware that you will be liable for fees that your Neighbours Surveyor would charge if they dissent and appoint their own Surveyor.

Note: In some cases Neighbours agree to the works (covered by the Notice) but want to know that their interests are protected. In this instance we would recommend a Schedule of Condition is prepared. My fees to prepare this would be [REDACTED] plus VAT per Schedule prepared providing they are carried out during the same site visit.

Of course if you have any questions then please email them to me and I will provide the answers.

I look forward to receiving your instructions.

Your sincerely



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