

PARTY STRUCTURE NOTICE
(TO BE COMPLETED BY THE BUILDING OWNER/S OR HIS/HER SURVEYOR)

Party Wall etc. Act, 1996 Section 3

To: Clarion Housing Association Ltd (Adjoining Owner/s)
of: Level 6, 6 More London Place, Tooley Street, London SE1 2DA (AOs Correspondence Address)
We Jon Tanko and Philippa Tanko (Building Owner/s)
of 66 Woodlands Road, East Grinstead, RH19 3EL (BOs Correspondence Address)
as owners of 66 Woodlands Road, East Grinstead, RH19 3EL (Building Owner's Address)
which adjoins your premises 68 Woodlands Road, East Grinstead, RH19 3EL (Adjoining Owner's Address)

HEREBY SERVE YOU WITH NOTICE THAT IN ACCORDANCE WITH MY/OUR RIGHTS:

Under Section 2 (2), it is intended to carry out the works detailed below, but as specifically referred to on the attached drawings, after the expiration of **two months** from service of this notice.

- Cut into the party wall to insert beam ends, bearings, wall plates, flashings or any other fixings at roof level;
- Remove partitions/projections (including chimney breasts) from the party wall;
- To expose the party wall hitherto enclosed subject to providing adequate weathering in the form of a timber framed tile clad dormer roof;
- Raise an external wall in the form of a timber framed tile clad dormer cheek against the party wall;
- Raise the party wall above roof level to form my/our dormer roof enclosure;
- Raise the party wall above roof level in solid masonry to match that existing;
- Execute any other necessary works incidental to the connection of the party wall in accordance with the Act and as shown on the drawings in connection with my/our proposed loft conversion.

It is intended to commence works as soon as the notices have run but preferably earlier by agreement.

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 **James Lewis BSc. (Hons) MRICS FFPWS of James Lewis Chartered Surveyors, Dassett, Berry Lane, Woking, Surrey, GU22 0RH, Tel: 01932 820374 / 07957 323145 / email: james@partywallexperts.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.

Or / Authorised to sign _____ Print _____ (Agent) (DATE) _____ / _____ / _____

on behalf of _____ (Building Owner/s)

ACKNOWLEDGEMENT OF PARTY STRUCTURE NOTICE
(TO BE COMPLETED BY THE ADJOINING OWNER/S AND RETURNED
TO THE BUILDING OWNER/S OR HIS/HER SURVEYOR)

DATE: 9/6/21

Party Wall etc. Act, 1996 Section 3

I/We CLARION HOUSING
68 WOODLANDS ROAD, RH19 3EL (Adjoining Owner/s)

of: CLARION HOUSING, 6 MORE LONDON PLACE (AOs Correspondence Address)

having received the Party Structure Notice dated 9/6/21

served by PHILIPPA & TAN TANKO (Building Owner/s)

of 66 WOODLANDS ROAD RH19 3EL (BOs Correspondence Address)

in respect of 66 WOODLANDS ROAD RH19 3EL (Building Owner's Address)

which adjoins my/our
premises known as 68 WOODLANDS ROAD RH19 3EL (Adjoining Owner's Address)

and in relation to the works proposed under Section 2(2)

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

OR

2. ☐ Hereby ***DISSENT** to the proposed works and a dispute having arisen concur in the appointment of **James Lewis BSc. (Hons) MRICS FFPWS of James Lewis Chartered Surveyors, Dassett, Berry Lane, Woking, Surrey, GU22 0RH**, 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. ☐ Hereby ***DISSENT** to the proposed works and a dispute having arisen **APPOINT**

.....of.....

to act as my/our surveyor in accordance with section 10 (1) (b) of the Act.

PLEASE N

Signed

Signed

Email:

Or Authorised to sign

(DATE) ____/____/____

on behalf of _____ (Adjoining Owner/s)

* Delete as appropriate

AO : Adjoining owner – neighbour