

# Watkinson+Cosgrave

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Ms Yemi Aladerun  
Barbara Weiss Architects  
Ground Floor  
Millbank Tower  
21-24 Millbank  
London SW1P 2QP

9th November 2015

Dear Ms Alderun,

**14 Fitzroy Road, London NW1**

As Building Owners surveyor appointed further to the provisions of the Party Wall etc Act 1996 I confirm that I have served Party Structure and Adjacent Excavation Notices on the Adjoining Owners of 16 and 12 Fitzroy Road which include reference to the underpinning of the party walls.

This underpinning is to lower the existing floor in order to provide a reasonable head height rather than to create new basement accommodation and to ensure an improvement in the floor construction. I understand that planning permission has already been provided for lowering the floor by approx 200mm. Although the engineer will be commenting in more detail I would generally consider the increased depth of the excavation not to increase the risk from the ongoing works and only to provide a marginally different risk in terms of differential bearing. In either case the provisions of the Act allow underpinning of party walls to an unlimited depth subject to agreement within a Party Wall Award and this Party Wall Award would allow for repairs to the adjoining property arising out of the works. I would hope to prepare a schedule of condition in advance of works commencing in order to make assessment of any potential damage more straightforward.

I trust the above comments address concerns raised.

Yours sincerely,



Peter Sharp  
WAKINSON + COSGRAVE

John W. Goedecke FRICS  
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Peter Sharp BSc (Building Surveying)  
Consultants:  
Michael P. Gilmartin FRICS

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