



SIMON LEVY ASSOCIATES



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Mr R. Gutstein
Avon Group of Companies
Avon House
2 Timberwharf Road
London
N16 6DB

EMAIL robert@avonestates.co.uk

10th March 2021
Our reference: SL/fn

Dear Mr Gutstein,

RE: BEAUFORT COURT, 65 MAYGROVE ROAD, LONDON, NW6 2DA.

With reference to your instructions, I confirm that I have inspected the subject property on Wednesday, 17th February 2021 to advise on whether the property is separated from the neighbouring property by a party wall or is a detached building with reference to Class A, Part 20 of Town & Country Planning (General Permitted Development) (England) Order 2015 ("GPDO"). I have not undertaken any direct measurements on site and this report is based on a visual assessment only.

This report should be read in conjunction with photographs contained in Appendix A. Photographic file names referred to in the report narrative are printed at the bottom of each photograph.

Whilst no access was available to the interior of the neighbouring property, 61 Maygrove Road, access was provided onto the roof of the subject property with a view to identifying the relationship between the same.

I am an expert in boundary determination and party wall administration/law. My curriculum vitae is contained in Appendix B.

1.0 PROPERTY DESCRIPTION

1.01 The subject property is a four storey traditionally built masonry block comprising of residential flats. Cross refer to Ordnance Survey location plan below



Ordnance Survey location plan (not to scale)

- 1.02 It is estimated that the property was built approximately 5-6 years ago judging from the style and configuration of construction. The building is composed of red cavity faced brickwork construction with a flat profile roof. The construction form appears to be of a structural frame. The subject property benefits from an underground car park unit which is accessible directly from Maygrove Road. Cross refer to photograph 1501 illustrating the front façade.
- 1.03 The subject property is wholly detached on western side, which neighbours Maygrove Peace Park. Cross refer to photograph 1054
- 1.04 To the eastern side, the subject property abuts No. 61 Maygrove Road which is of significantly older and likely to be constructed around the 1970's or thereabouts.
- 1.05 The following screenshot was taken from Google Maps. At the bottom right of the photograph, it states that the image was captured in 'June 2015'.



The above image taken during construction, clearly illustrates the subject property being of independent concrete framed construction in a rectilinear grid formation and with a clear gap between No. 65 Maygrove Road and No. 61 Maygrove Road.

2.0 DEFINITION OF DETACHED BUILDING

2.01 A “detached Building” with reference to Class A Part 20 of the detached in relation to the dwelling house means that the dwelling house does not share a party a party wall with another building. I therefore deduce that the above that a detached building is one that is supported by its own enclosing walls and not shared with neighbouring properties, i.e. a party wall.

2.02 As detailed above, the western façade hand flank is wholly detached and does not share any party wall.

3.0 CONSTRUCTION ABUTMENT DETAIL WITH No 61 MAYGROVE

3.01 It has been necessary to carefully consider the construction detail and configuration of the physical structure of the Property to establish whether it is an independent detached building.

3.02 The two properties are separated by a mastic joint to both the front and rear of the property. Cross-refer to photograph 1057 and 1048. The gap between the building and that adjoining has been partially infilled to prevent rubbish and debris accumulating and can therefore be considered minor bonding which would not constitute a party wall. This provides further evidence that the Property is an independent structure.

3.03 At roof level a metal upstand capping detail and mastic abutment joint which weathers the junction between the two buildings. Cross refer to photograph 1084

4.0 CONCLUSIONS

- 4.01 Taking the above into account, I am satisfied that the No 61 and No 65 are two independent structure with the subject property relying on its own independent concrete frame for support. These are *not* separated from the subject address by party walls.
- 4.02 As stated above, the clarification of a detached/independent building is one that has enclosing structural walls that are not party walls/structural walls.
- 4.03 I am satisfied that No. 65 Maygrove Road is a detached independent building. This has been established following an assessment of construction details present within the existing building structure, together with an assessment of photographs taken during construction stages.
- 4.04 Conversely there is *no evidence* whatsoever that demonstrates that No. 65 Maygrove Road is separated from No. 61 Maygrove by any party walls or any party structures.

Yours sincerely,



SIMON LEVY (FRICS)
CHARTERED BUILDING SURVEYOR

APPENDIX A
PHOTOGRAPHS

APPENDIX B
SIMON LEVY FRICS MAE
CURRICULUM VITAE

1. I am an experienced Chartered Building Surveyor and qualified as an Associate Member of the Royal Institution of Chartered Surveyors in June 1984 and subsequently was elected as a Fellow of the Institution in November 1992. I am a Member of the Academy of Experts.
2. I am the sole Principal of my Practice, which is situated in North London. Amongst other general mainstream building surveying activities including construction work administration, building surveys etc., I frequently am instructed on matters relating to the application and administration of the Party Wall Etc. Act 1996 and boundary dispute matters. I frequently provide expert witness evidence on these topics. I have provided expert witness evidence in the County Courts, High Court, Court of Appeal, Technology & Construction Court and Central Criminal Court. I have provided expert witness evidence in cases that are regarded as leading precedents.
3. I am an active member of the Pyramus & Thisbe Club, which is an elite group of surveyors and other similar construction professionals, specialising in the administration of the Party Wall Etc. Act 1996 and advising on the rights of adjoining owners. I assisted a working party in the drafting of the Parliamentary White Paper which formed the basis of the Party Wall Etc. Act 1996.
4. Periodically, I publish articles in professional journals, including the Solicitor's Journal and the Hertfordshire Law Society Gazette. I also lecture on a variety of dispute /construction issues to local house builders and Local Authorities. I am the guest expert in domestic construction television programmes broadcast by Channel 4 and BBC 1.
5. My office and I maintain a close working relationship with the Building Research Establishment which is geographically close to my professional address.
6. A very high proportion of my professional work in day to day business is absorbed in boundary and party wall disputes and the administration of the Party Wall Etc. Act 1996. I am frequently instructed to act as an appointed surveyor and also provide impartial "Third Surveyor" services.