

Zoe Chan & Merlin Eayrs  
111 Frogna  
London  
NW3 6XR

Date: 13<sup>th</sup> July 2021  
Job no: 18015

Dear Zoe & Merlin

**RE: PARTY WALL MATTERS**

You have asked that we provide an update on Party wall matters and in particular any monitoring that has been undertaken during the construction of the foundations.

We therefore report under two headings representing each of the two Party walls.

**Party wall 111/113**

An Award was published on 27<sup>th</sup> January 2021 which included a Schedule of Condition of the Party wall and the area beyond owned by Mr & Mrs Finegold.

The foundations and retaining walls have been successfully completed in readiness to support the garden room. There have been no notice from your neighbours Party wall Surveyor that any damage has resulted in the installation of the groundworks, but a formal sign off would only be done once the garden room is completed.

It is also worthy of note that there hasn't been any issues with ground water and the foundations were constructed without the need for de-watering.

**Party wall 109/111**

Following the demolition of the conservatory, underpinning works was executed beneath the garden Party wall to stabilise this wall. These works were undertaken circa October 2020.

A draft Party wall Award has subsequently been prepared and offered to Mr & Mrs Sterns appointed Party wall Surveyor.



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This included a Schedule of Condition which did not record any damage to the garden Party boundary wall nor their rear kitchen extension which stands in close proximity to the Party garden wall, or to their house which shares the wall immediately in front of the partially underpinned garden wall.

So we must conclude that the underpinning and subsequent construction of the foundations and retaining wall in this general area has been successfully completed.

So to summarise formal monitoring of the two garden boundary walls behind your house has and continues to be via the Party wall etc Act 1994 and no recorded or observed movement has occurred during the construction of the foundations and retaining walls.

We trust this clarifies matters

Yours sincerely

A black rectangular box redacting the signature of David Rose.

David Rose