PARTY WALL ETC. ACT 1996

Party Structure Notice (s.2)

14 Maple Avenue, London N2 0PR
Tenure: Freeholder

22 May 2026

Ref: PWN-2026-014

Mr Peter Webster
12 Maple Avenue, London N2 0PR
Tenure: Freeholder

Mr and Mrs Andrew Brent
16 Maple Avenue, London N2 0PR
Tenure: Freeholder

Dear Mr Webster and Mr and Mrs Brent,

Re: 14 Maple Avenue, London N2 0PR – Notice under section 2 of the Party Wall etc. Act 1996

This notice is given pursuant to section 2 of the Party Wall etc. Act 1996 ("the Act"). It relates to the property at 14 Maple Avenue, London N2 0PR.

I/we, Dr and Mrs Jonathan Cole, being the Building Owner of the property at 14 Maple Avenue, London N2 0PR, hereby give you notice of our intention to exercise the rights conferred by section 2 of the Act, and to carry out the following works to the existing party structure between our property and your respective properties at 12 Maple Avenue, London N2 0PR and 16 Maple Avenue, London N2 0PR.

The party structure affected by the proposed works is the party wall.

Underpin the party walls between 14 and 12, and between 14 and 16, to a formation level approximately 3.1m below existing ground level, in a hit-and-miss sequence in accordance with the structural engineer's design and method statement (Doc Ref ENG-HODGE-14MA-001 Rev C). Works to include localised removal of an existing redundant chimney breast at ground floor (party with no. 12) with insertion of a steel beam to support the remaining stack above. All works to be carried out in accordance with the attached engineer's drawings and method statement.

The works include alterations to a shared chimney breast or flue. Removal of redundant chimney breast at ground floor on the party wall with no. 12 (ours; the corresponding flue in no. 12 is unused). Supporting steel beam (PFC 230×90) to be inserted into the party wall on

padstones designed by the structural engineer to support the remaining stack at first floor and above.

For the avoidance of doubt, no special foundations within the meaning of section 20 of the Act are proposed; the works do not involve reinforced concrete foundations placed on or under your land.

I/we also give notice under s.6(1) of the Party Wall etc. Act 1996 that I/we intend to excavate within 3 metres of your buildings at 12 Maple Avenue and 16 Maple Avenue, and to a lower level than the bottom of your foundations, to form the single-storey basement extension described above. I/we intend to underpin your foundations in accordance with the method statement METH-HODGE-14MA-01 attached.

Pursuant to sections 6(3) and 6(5) of the Act, the Building Owner's intention regarding underpinning, strengthening, or otherwise safeguarding the foundations of your building is as set out in the description above. Plans and sections showing the site and depth of the proposed excavation, and the location of any proposed building or structure, accompany this notice in accordance with section 6(6) of the Act, as listed in the enclosures schedule below.

The works are intended to commence on or after 15 August 2026 or thereafter, that being a date not less than 2 months after the service of this notice in accordance with section 2 of the Act. The works are estimated to take approximately 14 weeks total programme, of which underpinning + excavation approximately 8 weeks.

The Building Owner intends to make good any damage caused to your property by the works, in accordance with the Act.

In the event of a dispute, and to avoid the cost of two separately appointed surveyors, the Building Owner proposes A. Surveyor MRICS of SurveyorSuite Example Reports as the Agreed Surveyor under section 10(1)(a) of the Act. Address: Example Address, Example Town, EX1 2AB. Contact: 01234 567890 / examples@surveyorsuite.co.uk. No prior engagement with the Building Owners or with either Adjoining Owner.

The Building Owner is willing to receive further notices and communications relating to this matter by email at examples@surveyorsuite.co.uk, subject to your written agreement to reciprocal email service. If you wish to communicate by email, please confirm in writing.

An explanatory booklet on the Party Wall etc. Act 1996, published by the Ministry of Housing, Communities and Local Government (MHCLG), is available at gov.uk/party-wall-etc-act-1996-guidance.

Pursuant to sections 5 and 10 of the Act, you may within fourteen days of service of this notice consent in writing to the works, dissent in writing, or fail to respond. If you do not consent in writing within fourteen days, a dispute is deemed to have arisen between us, at which point the surveyor appointment machinery in section 10 of the Act is engaged. Each

party will then be required to appoint a surveyor (or to agree to the appointment of an Agreed Surveyor) to determine any matter in dispute by an Award.

In respect of the section 6 excavation notice combined herein: in accordance with section 6(7) of the Act, you may within fourteen days of service of this notice serve on the Building Owner a notice indicating your written consent. If you do not so consent within fourteen days, you shall be deemed to have dissented from the section 6 notice and a dispute shall be deemed to have arisen between us, at which point the surveyor appointment machinery in section 10 of the Act is engaged.

I/we should be grateful if you would acknowledge receipt of this notice and indicate your position in writing.

Yours faithfully,



Dr and Mrs Jonathan Cole
as agent for Dr and Mrs Jonathan Cole

Date

ENCLOSURES

1. Structural design — basement underpinning + retaining walls
   ENG-HODGE-14MA-001 Rev C – Hodge Structural Ltd – 12 May 2026
2. Structural sections — basement, retaining walls + waterproofing details
   ENG-HODGE-14MA-002 Rev C – Hodge Structural Ltd – 12 May 2026
3. Method statement — underpinning + temporary works + dewatering
   METH-HODGE-14MA-01 – Hodge Structural Ltd – 15 May 2026
4. Architectural ground-floor + basement plan
   ARCH-14MA-001 Rev B – Plumb & Line Architects – 30 April 2026

ACKNOWLEDGEMENT AND RESPONSE

Adjoining Owner's Response

To: Dr and Mrs Jonathan Cole

From: Mr Peter Webster

Property: 12 Maple Avenue, London N2 0PR

Re: Notice under section 2 and section 6 of the Party Wall etc. Act 1996, dated 22 May 2026

I/we acknowledge receipt of the above notice. My/our position in respect of the proposed works is indicated below (please tick ONE option):

☐ **CONSENT** — I/we consent to the works described in the notice.

☐ **DISSENT** — I/we dissent from the notice. A dispute is deemed to have arisen and the surveyor appointment machinery in section 10 of the Act is engaged.

☐ **REQUEST DISCUSSION** — I/we wish to discuss the proposals before responding. (Note: this does not stop the statutory response windows from running — fourteen days for the section 1 / section 6 notice(s), one calendar month for the section 2 counter-notice.)

Mr Peter Webster
Adjoining Owner — signed

Date

Where the property is jointly owned, all named owners should sign — or one signatory may sign on behalf of all where so authorised in writing. Please return this acknowledgement to the Building Owner at the correspondence address shown on page 1, or by email if electronic service has been agreed.

ACKNOWLEDGEMENT AND RESPONSE

Adjoining Owner's Response

To: Dr and Mrs Jonathan Cole

From: Mr and Mrs Andrew Brent

Property: 16 Maple Avenue, London N2 0PR

Re: Notice under section 2 and section 6 of the Party Wall etc. Act 1996, dated 22 May 2026

I/we acknowledge receipt of the above notice. My/our position in respect of the proposed works is indicated below (please tick ONE option):

☐ **CONSENT** — I/we consent to the works described in the notice.

☐ **DISSENT** — I/we dissent from the notice. A dispute is deemed to have arisen and the surveyor appointment machinery in section 10 of the Act is engaged.

☐ **REQUEST DISCUSSION** — I/we wish to discuss the proposals before responding. (Note: this does not stop the statutory response windows from running — fourteen days for the section 1 / section 6 notice(s), one calendar month for the section 2 counter-notice.)

Mr and Mrs Andrew Brent
Adjoining Owner — signed

Date

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