



Co-op Homes (South) Limited  
8 Waldegrave Road  
Teddington  
Middlesex  
TW11 8GT

Dear Sir/Madam,

**Re: Works at Riverside House, Carnwath Road, London SW6 3HS and 362 and 364 Wandsworth Bridge Road, London SW6 2TZ affecting Flats 1 to 4, 1 Carnwath Road, Flat 1 to 4, 3 Carnwath Road and Flats 1-8, 5 Carnwath Road, London SW6 3HR – Party Wall etc. Act 1996**

You may well by now be aware that Promontoria Hurlingham Limited intend to proceed with the redevelopment of Riverside House, Carnwath Road, London SW6 3HS and 362 and 364 Wandsworth Bridge Road, London SW6 2TZ adjacent to your premises at Flats 1 to 4, 1 Carnwath Road, Flats 1 to 4, 3 Carnwath Road and Flats 1-8, 5 Carnwath Road, London SW6 3HR. These works are deemed notifiable under the Party Wall etc. Act 1996 (the "Act") and I write to you in this regard.

Under the Act, the Owner of the site is obliged to serve you with the accompanying Adjacent Excavation Notice, detailing their intention to carry out works adjacent to your premises and to seek your consent.

This letter is to explain in less formal terms that if you disagree with any of the proposed works you should appoint your own Surveyor to safeguard your interest. Their fee, under all normal circumstances, will be paid by the Building Owner (Promontoria Hurlingham Limited).

I would therefore be grateful to learn whether or not you agree to the works proposed and, if you are intending to appoint your own Surveyor, if you could let me know who this will be. Please could you complete and return the enclosed Acknowledgement form, providing this information. I would like to advise you that it is a requirement of the Act that you respond within 14 days of the date of this Notice and I look forward to hearing from you.

The Building Owner is also obliged to serve a notice on any party with an interest in your property greater than a tenancy from year to year. Please could you advise if there are any other parties within your property that fall into this category? If so, I would be grateful if you could advise me who they are and provide contact details so that we can serve notice upon them also.

If you would like to discuss any aspect of this matter, please do not hesitate to contact me.

Yours faithfully,  
For and on behalf of GIA

**Sandeep Brar**  
**Senior Surveyor**  
**Party Wall & Neighbourly Matters**

Mob: 07940376159  
Email: [sandeep.brar@gia.uk.cm](mailto:sandeep.brar@gia.uk.cm)

Enc: 3/6 Metre Notice, Drawings, Acknowledgement Form

**DATE / REF**

29/03/2023  
SB/18269

**ADDRESS**

**THE WHITEHOUSE**  
**BELVEDERE ROAD**  
**LONDON SE1 8GA**

**CONTACT**

**TEL 020 7202 1400**  
**FAX 020 7202 1401**  
**MAIL@GIA.UK.COM**  
**WWW.GIA.UK.COM**

**PARTY WALL ETC. ACT 1996 - SECTION 6**

To: Co-op Homes (South) Limited (Adjoining Owner)  
of: 8 Waldegrave Road  
Teddington  
Middlesex  
TW11 8GT

We: Promontoria Hurlingham Limited (Building Owner)  
of: 10th Floor 5 Churchill Place,  
London  
E14 5HU

As owners of Riverside House, Carnwath Road, London SW6 3HS and 362 and 364 Wandsworth Bridge Road, London SW6 2TZ which adjoins your premises known as Flats 1 to 4, 1 Carnwath Road, Flats 1 to 4, 3 Carnwath Road and Flats 1-8, 5 Carnwath Road, London SW6 3HR.

**HEREBY SERVE YOU WITH NOTICE THAT, IN ACCORDANCE WITH OUR RIGHTS:**

Under Section 6(1) it is intended to build within 3 metres of your building and to a depth as defined in the Act, by carrying out the works detailed below, after the expiration of one month from the service of this Notice; and

Under Section 6(2) it is intended to build within 6 metres of the building and to a depth as defined in the Act, by carrying out the works detailed below, after the expiration of one month from the service of this Notice.

**IT IS NOT PROPOSED TO UNDERPIN OR OTHERWISE STRENGTHEN IN ORDER TO SAFEGUARD THE FOUNDATIONS OF YOUR BUILDING**

The accompanying plan and section show the site and the depth of the proposed excavation works, namely:

- (i) Excavate for and construction new piles and associated pile caps to a depth of approx. 30m

It is intended to commence works when Notice has run or earlier by agreement.

Under Section 6(7), if you do not consent to the works within 14 days you are deemed to have dissented and a dispute is deemed to have arisen. In such case Section 10 of the Act requires that both parties concur in the appointment of a single surveyor or each appoint one surveyor and in those circumstances we would appoint:

Aaron Morris of GIA, The Whitehouse, Belvedere Road, London SE1 8GA

Signed: ..... Date: 29/03/2023

Authorised to sign on behalf of: **Promontoria Hurlingham Limited**

**ACKNOWLEDGEMENT OF NOTICE  
PARTY WALL ETC. ACT 1996**

---

**PARTY WALL ETC. ACT 1996**

We: Co-op Homes (South) Limited (Adjoining Owner)  
of: 8 Waldegrave Road  
Teddington  
Middlesex  
TW11 8GT

As the Adjoining Owners under the Act of the premises known as Flats 1 to 4, 1 Carnwath Road, Flats 1 to 4, 3 Carnwath Road and Flats 1-8, 5 Carnwath Road, London SW6 3HR having received the notice served on 29<sup>th</sup> March 2023

By: Promontoria Hurlingham Estate (Building Owner)  
of: 10th Floor 5 Churchill Place,  
London  
E14 5HU

in respect of Riverside House, Carnwath Road, London SW6 3HS and 362 and 364 Wandsworth Bridge Road, London SW6 2TZ which adjoins our premises known as Flats 1 to 4, 1 Carnwath Road, Flats 1 to 4, 3 Carnwath Road and Flats 1-8, 5 Carnwath Road, London SW6 3HR and in relation to the proposed works under Section 6(1) and 6(2) and namely:

- (i) Excavate for and construction new piles and associated pile caps to a depth of approx. 30m

hereby consent to the above works

Or

hereby dissent from the above works and concur in the appointment of:

Aaron Morris of GIA, The Whitehouse, Belvedere Road, London SE1 8GA  
(to act as the Agreed Surveyor)

Or

hereby dissent from the above works and appoint: .....

.....

.....

Signed: ..... Date: .....

Authorised to sign on behalf of: **Co-op Homes (South) Limited**