

Details of Party Wall Matters

To reiterate, the project will not proceed without the support and cooperation of the owners of the adjoining property, Castle View. Irrespective of any legal obligation, all reasonable measures will be taken to protect and make good their property, minimise disruption during the works, and maintain a positive relationship throughout the process.

Party Wall Agreement

The project will be carried out in full compliance with the Party Wall etc. Act 1996. Initial discussions have been undertaken with party wall surveyors to understand the requirements and establish an appropriate strategy to safeguard the adjoining property and its occupants.

Following the grant of planning permission, a Party Wall Surveyor will be formally appointed to administer the process and agree an Award with the adjoining owner.

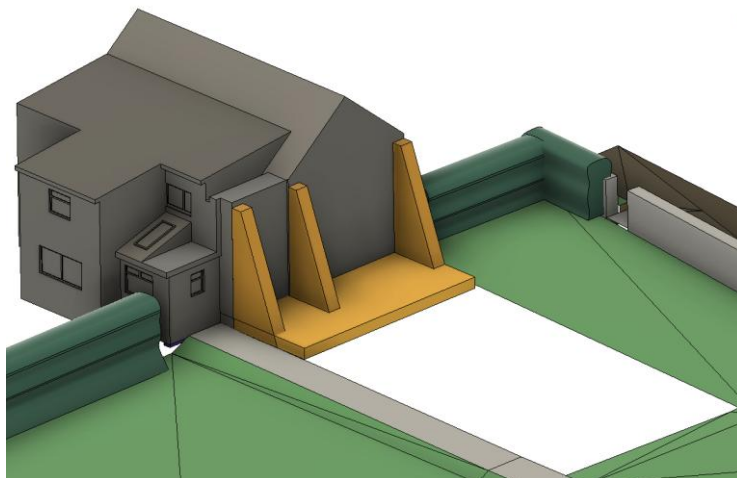
Demolition and Structural Works

Structural Works - Initial investigations were undertaken prior to the pre-application submission to confirm the feasibility of detaching the dwelling from Castle View.

Subsequently, surveys have been carried out on both sides of the party wall. The appointed structural engineers, FOLD Consulting Engineers Ltd, are currently developing a detailed design for the underpinning and retention of the wall.

While details are being finalised, the proposed solution will comprise reinforced mass concrete underpinning using a traditional pit method. Bedrock is found approximately 1m below the existing foundation level, providing suitable bearing capacity and resistance to sliding.

The sequencing of demolition and underpinning will be defined within the structural design. Works will be undertaken in a controlled, phased manner to ensure the continuous stability of the adjoining property, including the temporary retention of sections of wall where necessary to act as buttress supports. Example below:



All underpinning works will be carried out by a suitably qualified and experienced (SQEP) contractor in accordance with the engineer's design and specification.

Building Control & Making Good

The proposed works to the party wall, including demolition, underpinning and making good constitute notifiable building work. Works will be undertaken in full accordance with the Building Regulations and under the supervision of an approved Building Control body. Stroma have been selected and initial discussions regarding Part C and L compliance have already taken place.

A phased and engineered approach will be adopted to ensure the continuous stability of the adjoining property throughout demolition and underpinning. The sequencing of works, including all temporary and permanent measures, will be defined by the structural engineer and implemented by suitably qualified and experienced contractors. All stages of the works will be subject to inspection by Building Control.

A degree of flexibility will be required to respond to conditions encountered during demolition, with any necessary adjustments agreed with the structural engineer and Building Control.

Following completion of the structural works, the exposed wall to Castle View will be fully made good and upgraded to perform as a durable external wall. This will include:

- Rationalise and improve the existing roof junction where the gable meets sections of the neighbouring flat and pitched roofs
- Any repair/repointing of natural stone wall
- External wall insulation
- Appropriate weatherproofing measures & render to match existing

This approach ensures that the adjoining property is not only protected during construction but left in an improved condition in terms of durability, weather resistance and thermal performance. The proposal therefore adopts a robust, risk-managed approach that safeguards residential amenity in accordance with Policies GP2 and GP6.