

To Mark and Deb Johnson
of 123 Common Lane, Kenilworth, CV8 2EQ
Date 17th January 2021

The Party Wall etc Act 1996
Notice of proposed works under section 2 of the Act - Party Structure
Notice.

Dear Mark & Deb Johnson

As the owner/s of 125 Common Lane, Kenilworth, CV8 2EQ which is adjacent to your premises at 123 Common Lane, Kenilworth, CV8 2EQ we, Adam Leker and Fiona Roche of 125 Common Lane, Kenilworth, CV8 2EQ notify you that in accordance with our rights under section 2 of the Party Wall etc Act 1996 and with our rights under section 1 of the Party Wall etc Act 1996 we intend to build at the Line of Junction between our properties and complete the following works.

The proposed works are shown on the attached plans and include;

Excavate to lay drainage/foundations

Build 3m x 5.6m single storey extension within the property boundary

[Further information about the Act can be found in the explanatory booklet available to download from: [https://www.gov.uk/party-wall-etc-act-1996-guidance.](https://www.gov.uk/party-wall-etc-act-1996-guidance)]

The proposed works *do not* involve special foundations at this time, should the building inspector deem it necessary that special foundations are required we will notify you in writing or by email (if agreed)

We intend to start works on 12th April 2021 or thereafter

If you are content for the works to go ahead as proposed please complete, sign and return the attached letter within 14 days of receiving this letter. However, if you do not confirm in writing that you are content for the work to go ahead as proposed we will be 'in dispute' under the Act.

Yours sincerely,

Adam Leker

Fiona Roche

17 JAN 2021 X

M JOHNSON

17-01-21

D JOHNSON