

## Consulting Engineers

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Matthias Gentet  
London Borough of Camden  
Planning Services  
Camden Town Hall  
Argyle Street  
London WC1H 8EQ

9 June 2014

Ref: 23001/AT

Dear Matthias Gentet,

**26 Delancey Street, London NW1 7HN**  
**Application Reference: 2014/3321/INVALID**

We are the Consulting Structural and Civil Engineers appointed by the owners of this property to advise on matters relating to the extension of this terraced house at lower and upper ground floor levels.

I am writing in response to your letter of the 19<sup>th</sup> May 2014 – specifically to the section requesting the submission of a Basement Impact Assessment.

We had not considered this to be necessary previously, as the project involves only a modest lateral extension of the lower ground floor area into an existing lightwell. The lightwell is excavated down by about 200mm to match existing internal levels, and laterally into the rear garden by an average of about 800mm. I'm sure you would agree that this barely constitutes a basement extension in the context of the developments which have led to the Borough's adoption of the policies outlined in CPG4.

Nonetheless, I attach a design report, structural scheme, desk study searches and a Basement Impact Assessment screening and scoping report in accordance with CPG4.

CPG4 paragraph 2.16, and Figures 1, 2, and 3 require any 'yes' or 'unknown' responses in the screening flowcharts to be further investigated.

 **STRUCTURES** **GEOMETRICS** **SUSTAINABILITY** **INFRASTRUCTURE**

Steve Woolham ; David Derby ; ACIARAC ; Philip Hudson ; Ian Flewitt ; Paul Toplis ; John Hayer ; Andy Toohy   
Paul Batty ; MCE ; Steve Machin ; Tim Lucas ; David Lockett ; Peter Dash ; Associates: Harry Stocks ; Alistair Burrows ; Fiona Cobb ; Lois Praistow ; Michael Wilford ; Mark Tyler ; Tim Wainright ; Mark Masby   
Tim Maroof ; Sarah Pelland ; Jamie Beeson ; James Stevenson ; Gurinder Puar ; Dimitris Linardatos   
MSc; Jessica Gray ; Tom Marshall ; Luke Spencer ; Ben Shatford ; Consultants: Sam Price ; Robert Myers   
Keevan Helen Rogers 

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You will see that from the 'BIA Scoping' section in the attached report that the only positive responses in this case relate to the presence of London Clay as the first stratum underlying the site (a feature that it shares with most of the Borough), and the very minor increase in hardstanding area and rainwater run off due to the 2.9sqm increase in the rear lightwell area. Preliminary calculations by our Civil Engineers suggest that this equates to an increase in flow of only 0.087l/s in a 1:100 year storm, which is a negligible amount, and probably outside the limits of accuracy for rainfall flow assessment.

On this basis we have suggested that there is no need to take the Basement Impact Assessment process any further, and trust that you will concur with our assessment.

Please get in touch if you have any questions about it.

Yours sincerely,  
for Price & Myers



Andy Toohey  
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cc Alice Von Stauffenberg