



STEPHEN LEVRANT
HERITAGE ARCHITECTURE LTD
Architects & Historic Building Consultants

Mr Niall Sheehan
Planning Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden
Camden Town Hall
Argyle Street
London
WC1H 8EQ

22th December 2014

Dear Mr Sheehan

Chester Terrace – Confirmation of Details. Approval ref; 2014/2872/P Construction of a single storey basement extension adjacent to the existing property and within the grounds of the garden. Construction of a subterranean link between the new basement and the existing basement, all in connection with the existing residential dwelling pertinent to Condition no. 3.

Please find attached design information confirming details of the new basement extension shown on Sinclair Johnston Basement Impact Assessment (Dec. 2014) and Trenchco Ltd Contractor's Method Statement as a result of detailed design development.

The information relates to the part lowering of the new basement extension floor slab and the basement construction method sequence.

The lowered slab level to part of the new basement is the result of detailed design development in relation to the integration of facilities and services to the basement area. The plunge pool, Kneipp bath and associated services as well as drainage sump pumps for the basement waterproofing system and foul drainage generally will all be located within this area. Essentially, the lowered section of basement slab will allow for the siting of the plunge pool and Kneipp bath on top of the slab with only the waterproofing sump pump below the slab. This rationalisation of the accommodation of services that this design now provides for avoids the alternative option of numerous smaller 'pockets' within the slab itself which would be unnecessarily complicated and problematic to design, construct and waterproof successfully.

Importantly, the revision does not result in any additional useable floor area or change in building footprint but simply provides a plenum space of sufficient capacity for the wet functions already approved.

The proposed basement slab design does not further impact on the site's geology or alter the approved geotechnical design. The piles will not be any larger than currently proposed and the construction will now additionally benefit from a 'top down' construction sequence (refer to Contractor's method statement) an altogether more sustainable method of basement construction as opposed to a 'bottom up' sequence as originally proposed in the Basement Impact Assessment.

Yours sincerely



Stephen Jeffrey
Senior Chartered Architect
BA (Hons) MA Arch. RCA RIBA

for and on behalf of **Stephen Levrant Heritage Architecture Ltd.**
CONSERVATION ARCHITECTS & HERITAGE CONSULTANTS

62 British Grove
London W4 2NL



LONDON: 62 British Grove • Chiswick • London • W4 2NL • Tel: 020 • 8748 5501 • Fax: 020 • 8748 4992
MANCHESTER: Barnett House • 53 Fountain Street • Manchester • M2 2AN • Tel: 0161 • 247 8335 • Fax: 0161 • 247 8336

Registered in England 3053944 • VAT GB656883581 Stephen Levrant RIBA, AA Dipl, Dipl Cons (AA), FRSA, IHBC