

Latter Ramsay Consultants

Consulting Civil and Structural Engineers

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Our ref: 14M555/L01/a15\mjw

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For the attention of Robert Smith

Dear Mr Smith

14M555 - EXTENSIONS: 22 CHESTERFORD GARDENS, HAMPSTEAD, LONDON

I refer to the existing basement works at the above premises.

I understand the requirements of the Campden Planning Guidance CPG 4 relating to Basements and Lightwells. In this respect, I propose the following Design & Access Statement in justification of the design principles.

- The new works relate to the opening up of the front area of the basement by removal of planting areas and steps currently occupying less than 50% of the plan area within existing perimeter brick walls.
- The new construction proposals relate to the retention of the perimeter walls where possible but replacement with reinforced concrete walls where applicable within the current footprint of the basement in front of the main house and to the back of the pavement.
- Consequently, the basement works do not constitute an extension or significant lowering of the formation level.
- The new works therefore, will have no significant effect on the natural environment and local amenity, which may result in an increased risk of flooding or lead to an increased risk of ground instability.
- The BIA screening process is not relevant in this case as the increased risk of local flooding and land stability is unaffected. The impact on neighbouring properties and highway is similarly unaffected

I suggest in this instance, that the requirements of the Campden Planning Guide CPG 4 is not applicable to the proposed basement works.

Yours sincerely

MICHAEL WESTWOOD
Latter Ramsay Consultants

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