

Michael Ribel
KDR
(no address postal available)

4th March 2014

Ref: 4600.039/034/DL

By email only: lhqlondon@gmail .com

Dear Michael,

7 Kidderpore Avenue, NW3

Thank you for contacting us regarding the above project. We would be very pleased to work with you and provide structural engineering consultancy services associated with the preparation of a Basement Impact Assessment (BIA) and a structural scheme for the alterations at the above address.

We understand that the project primarily involves the construction of an extension to the rear of the property (generally matching the footprint of the terrace) and a semi-basement generally below the new rear extension. There will also be a small extension to the side of the property to enlarge the existing bathroom and another small extension to the front of the property to form a new bathroom. In addition a number of internal loadbearing walls are to be altered and /or removed.

We are familiar with Camden's requirements (Basements and Lightwells CPG 4) with respect to the preparation of a BIA document, but would question if such a comprehensive pack of information needs to be submitted considering that the rear extension is not entirely underground. Have you had any initial feedback from the Planning Dept. confirming if a BIA is necessary?

If a BIA is required we would expect to provide the following services:

- Organise a geotechnical site investigation in accordance with the requirements of Stage 3 of CPG 4 and Section 7 of the Camden Geological, Hydrogeological and Hydrology Study.
- Organise a Ground Movement Assessment and a Hydrogeological Review in accordance with the requirement of Stage 4 of CPG 4.

 STRUCTURES  GEOMETRICS  SUSTAINABILITY  INFRASTRUCTURE

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HONORARY MEMBER Paul Batty BSC HONORARY MEMBER Steve Machin BSC HONORARY MEMBER Tim Lucas HONORARY MEMBER David Lockett HONORARY MEMBER Peter Dash HONORARY MEMBER Associates: Harry Stocks HONORARY MEMBER Alistair Burrows HONORARY MEMBER Fiona Cobb HONORARY MEMBER Lois Plaistow HONORARY MEMBER Michael Wilford HONORARY MEMBER Mark Tyler MA HONORARY MEMBER Tim Wainwright HONORARY MEMBER Mark Mawby HONORARY MEMBER
HONORARY MEMBER Tim Marcot HONORARY MEMBER Sarah Pellereau HONORARY MEMBER Jamie Beeson MA HONORARY MEMBER James Stevenson MA HONORARY MEMBER Gurinder Puar HONORARY MEMBER Dimitris Linardatos HONORARY MEMBER
HONORARY MEMBER Jessica Gray BSC HONORARY MEMBER Tom Marshall HONORARY MEMBER Luke Spence HONORARY MEMBER Ben Shetlerline HONORARY MEMBER Consultants: Sam Price MA HONORARY MEMBER FIONA HONORARY MEMBER Robert Myers BSC HONORARY MEMBER
HONORARY MEMBER Helen Rogers HONORARY MEMBER

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- Prepare a Flood Risk Assessment (FRA) in accordance with the "Surface flow and Flooding" section of CPG 4, if required.
- Prepare a Basement Impact Assessment (BIA) in accordance with CPG 4 and the Camden Geological, Hydrogeological and Hydrology Study.

Please note that we are not able to prepare or organise other documents that may be required for the BIA such as Construction Phasing, Arboricultural Reports, Construction Transport Management Plan.

Our fee for the services noted above would be £3,750 excluding VAT but including reasonable expense. This is based on the Architectural Scheme being fixed at the commencement of our involvement.

Our fee to prepare a scheme for the ground floor level extensions, the alterations to the internal ground floor layout and to work up the preliminary basement scheme, all to Construction Stage would be calculated on a time charge basis. Our current hourly rates are Partners £125, Associates £85 to £115, Engineers and Draughtsmen £35 to £75, depending on salary. Based on similar projects I would expect our fees to be in the order of £6,500. Printing, travel and other direct project expenses, and VAT would be additional.

Our appointment would be in accordance with the terms of Association for Consulting and Engineering B(1).

I also take this opportunity to let you know that our Sustainability team would be very pleased to prepare a fee proposal for a Code of Sustainable Homes Pre-assessment and an Energy Strategy Report, both of which will be required by Camden at Planning Stage, should you wish.

I hope the above is of interest to you and ask that you confirm by letter / email if this is the case. Please let me know if you have any queries or require any further information.

Yours sincerely,
for Price & Myers



David Lockett
dlockett@pricemyers.com