

Consulting Engineers

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Michael Ribel  
KDR  
(no address postal available)

4<sup>th</sup> 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

Steve Wadman, Director, David Dobby, Director, Philip Johnson, Director, Ian Daulton, Director, Paul Tipple, Director, John Hales, Director, Andy Robinson, Director, Paul Barry, Director, Steve Mather, Director, Ken Lofthouse, Director, David Jackson, Director, Peter Dorman, Director, Associate, Henry Stocks, Director, Alistair Berrows, Director, Frank Coburn, Director, Leo Pardo, Director, Michael W.Parker, Director, Mark Wilson, Director, Tim Wainwright, Director, Mary Masby, Director, Tim Mansfield, Director, Sarah Hales, Director, John Henshaw, Director, James Stevenson, Director, Graham Park, Director, Dimitris Panagiotou, Director, David Grogan, Director, Tom Madhok, Director, Luke Spence, Director, Ben Stoddart, Director, Consultants, Sam Patten, Director, Robert Myles, Director, Consultants, Engineers

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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