

Yasmin and Mads Jensen  
164 Bickenhall Mansions  
Bickenhall Street  
London W1U 6BU

Neighbour  
...Netherhall Gardens  
London NW3 5RG

28<sup>th</sup> January 2018

Dear Neighbour,

We are writing to our neighbours ahead of our upcoming refurbishment works on our house at 72 Maresfield Gardens, which we are hoping to begin in spring. We spent most of 2017 working with Camden to create a suitable design for the refurbishment, and now have planning consent for the main refurbishment works.

During last year's design work, we learned that the best way to take advantage of the house's existing basement was to lower the basement floor by 50cm. Our architects and engineers have recommended that we make this modification to make use of the space, and we are now seeking approval for this lowering. The works will involve lowering the basement floor only, and do not involve any excavation or development outside the existing footprint of the house, nor does it involve creating any new basement levels.

We appreciate that basement works in general can affect neighbouring properties, and that you may have concerns about any possible structural effect on your property, and any additional noise from the building works etc.

Our design team is following all the checking processes, impact assessments and guidelines set out by Camden in their CPG4 Basements & Lightwells directive, which is one of the strictest in the UK. We have also mandated that the contractors performing the works must adhere to the "Considerate Constructors" scheme, and in general that they must show considerations for neighbours so that any disruption for you is minimal.

If you have any queries, comments or suggestions or would just like to discuss the intended works then please do not hesitate to contact us.

Finally, we would like to thank you in advance for your patience and cooperation.

Very best wishes for the New Year.

Yasmin and Mads Jensen

Contact details (for Mads)

