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**From:** donika dobruna [REDACTED]  
**Sent:** 29 May 2019 13:19  
**To:** Constantinescu, Nora-Andreea  
**Subject:** pp-07803088vi- 1A Ellerdale Road NW3  
**Attachments:** IMG\_4738.jpeg; IMG\_4739.jpeg; 217-101A Existing Lower Ground Plan.pdf

Dear Nora,

Thank you for returning my call this morning.

As we discussed the proposed extension is in fact an infill underneath the existing kitchen (at upper ground floor) which is held up on a concrete structure. The area underneath has been left as it was - partly terrace level including access from the side passage, and partly garden level (the small area of earth to be cleared back to the rear wall which supports the kitchen.)

The area of earth to be cut back under the kitchen is approx. 2m x 2m and around 1.2m high above terrace level. On both sides of this raised area, and in front, the ground level is at the terrace level. Above the raised area of ground under the kitchen there is still a void as can be seen in the photographs. The proposed small extension is effectively an infill under the existing kitchen concrete structure. The new room would not affect the existing kitchen structure.

The lower ground floor of the property is 'half-in half-out' when compared to surrounding ground levels - there are steps up to the front door of the building. There are also steps down to the side passage which leads back to the area underneath the kitchen.

Behind the end wall of the kitchen structure, the wall of the new garden house is built right up against the existing wall. The new house extends down 2 basement levels.

Hopefully this description and the photos attached help make sense of what is there, and what is proposed.

Please see attached existing photos and additional notes on our existing plan.

Regards,

Donika Dobruna Dip Arch  
Director

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