

Elaine

Thanks for taking my call earlier today and in response to your questions below, please see my notes below in **red**

Regards

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From: Quigley, Elaine [<mailto:Elaine.Quigley@camden.gov.uk>]

Sent: 13 September 2019 10:48

To: Kate McGechan; Bond, Catherine

Cc: John Mower; Ryan Leary; Dixon, Fiona

Subject: RE: Primrose Hill ARP - discharge of listed building condition 4

Dear Kate,

Thanks for your email. We have a couple of questions in relation to the proposal:

1. Can you confirm if the dwarf walls to be removed at basement level are the same ones that have consent as part of the main listed building consent?

This is correct

2. The damp proof survey suggests that asbestos may be disturbed during tanking works to basement – has this been checked with Building Control in terms of potential removal / disturbance during works? Has an asbestos report been commissioned?

I can confirm that there have been numerous asbestos reports have been commissioned and we have been working closely with LBC's asbestos officer and our own CDM advisor to develop the proposals.

Firstly, let me clarify our position on asbestos in the basement generally. Fiona Dixon has reviewed the situation with LBC's asbestos officer, who agrees that it is not practical to remove the traces of asbestos trapped behind the paint. Instead, LBC's asbestos officer has advised that Roof should employ a UKAS accredited air monitoring company to be present throughout the works. Roof should then follow the management procedures for the works as specified by the accredited company.

With regards to the specific strategy for the installation of the tanking system, the details are as follows:

- **Tanking membrane to be fixed via a 'curtain' strategy to minimise fixings.**

- Tanking specialist to carefully mark- out fixing locations but to take care not to penetrate paintwork
- Roof to then commission asbestos specialist to make penetrations following the management procedures
- When monitoring is complete, the tanking specialist can return and continue with work

3. The basement plan shows that cavity channel drains are proposed. Is there a section drawing showing the depth of the channels?

The perimeter drainage channels are 75mm deep and are shown on the Structural Engineer's drawing for the basement works, which was submitted as part of supporting information on the Planning Portal. However, for ease, I have attached this drawing again.

4. What is the existing floor finish of the basement?

The existing floor is brick pavers with areas covered in cement and bituminous waterproofing coating. The proposals include the installation of a new insulated slab, which is included as part of the main listed building consent. For more details, please refer to section 4.1 of the heritage statement.

5. How will the basement be ventilated as tanking may trap the damp.

Firstly, I think it's worth noting that the ventilation of the habitable rooms is via natural ventilation (opening windows) and an extract to the new wc.

With regards to the control of any potential damp, this is via the proposed tanking solution, which is a drainage membrane system. This works by allowing the moisture to continue to penetrate through the wall to then control the water within the air gap between the Cavity Drainage Membrane and the wall. The air gap behind this membrane allows the structure to breathe and to some extent allows the structure to dry out. The flow of moisture / water is then controlled through Perimeter Drainage Channel and directed to the drainage pump.

I look forward to hearing from you.

Kind regards

Elaine

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