

20th September 2019

Old Lodge Estates 3 Ltd.
Fulford House, Newbold Terrace,
Leamington Spa
Warwickshire CV32 4EA.

Dear Irfan

Re: Lightwell extension at 21 Harrington Square, London NW1 2JJ

Thank you for your email and I note the clarification you require in connection with the proposed lightwell extension.

The existing lightwell has a slab which is approximately at the same level as the existing basement floor. Both adjoining properties have a basement and also have lightwells at similar levels. For the proposed lightwell extension there is no need to remove or disturb the existing lightwell slab.

The proposed lightwell extension is at a distance of 900mm from the rear wall of the houses and this consequently imposes no risk to any of the houses as none of the excavation undermines existing foundations especially when the excavation is at the stated distance from the main rear walls.

To clarify there will be no removal of the existing slab or underpinning to the existing properties required. Existing foundations remain totally undisturbed and will not be exposed or affected.

In regard to the lightwell extension, the retained height is approximately 1.7 metres . The proposal for this lightwell extension will be to excavate the well, prop against the adjoining earth as excavation progresses and form the new lightwell slab which can be connected to the existing slab with dowel bars. The extended retaining wall will then be formed against the propped earth on the newly formed slab with linking reinforcement between the slab and the wall. The back shutter can be left in place and face shutter removed when the wall is set.

I hope this clarifies the proposal, let me know if you need anything further.

Yours sincerely,



J. S. Bahara I. Eng. AmiStructE. MICE
(Signed on Behalf of Bahara Designs Ltd)