

Our ref: 22103.RP.01

Julian Williams,
BB Partnership,
Studios 33-34
10 Hornsey Street
London
N7 8EL

27th of January 2023

Dear Mr. Williams,

25 Chester Terrace, NW1 - Lowering of Lower Ground Floor Slab

The existing structure has been fully appraised and the impact of the proposed interventions has been assessed and the negligible impact on structural stability is reported on below.

The overall stability of the building is derived from the general form of this masonry terrace property which has internal walls also of masonry with well distributed walls at right angles to one another. The whole terrace was renovated and extensively rebuilt circa 1961 internally so is effectively modern construction.

The existing slab consists of a mass concrete ground bearing slab with a minimal steel reinforcement mesh contained within it. The proposal involves simply carefully removing this existing mass concrete slab and installing a new ground bearing slab as detail on Axiom Structures drawings 22103-ASL-DR-0101.

At no point during the works, will the proposed excavation be lower than the formation level of the existing brick corbel foundations to the main structural masonry walls of the property.

Therefore, there is no requirement to underpin these foundations or undertake any form of temporary works.

The stability of the existing building foundations is therefore considered to be unaffected by the proposed lowering of the Lower Ground Floor slab since the existing foundations will be unaffected by the works.

I trust the above is clear, but should you have any questions please feel free to contact us.



Alan Bowling – Project Director
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Axiom Structures Limited