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**Sent:** 13 November 2024 11:11  
**To:** Adam Greenhalgh <Adam.Greenhalgh@camden.gov.uk>;  
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**Cc:** Daniel Staines <dstaines@jmsengineers.co.uk>; Shulem Posen  
<shulem@eadeplanning.com>; Antony Ronaldson <aronaldson@jmsengineers.co.uk>  
**Subject:** RE: FW: Additional audit fee - 2024/1541/P - 154 Royal College Street, NW1 0TA

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Hi All,

These have all been updated in the latest BIA revision (see attached). We have addressed all the auditing queries (also attached).

Below is a summary of the updates. We made in line with the comments:

Outdated Guidance Reference:

Audit Comment: The initial BIA used outdated guidance (CPG4).

Revised BIA (Rev C): This has been updated to use Camden Planning Guidance Basements (January 2021).

Qualifications of Authors:

Audit Comment: The qualifications did not meet the requirements.

Revised BIA (Rev C): The qualifications of the authors are now listed, including relevant chartered professionals such as David Brunning (Chartered Civil Engineer) and Daniel Staines (CEng)

Site-Specific Ground Investigation:

Audit Comment: A site-specific ground investigation was not undertaken, and information presented in the BIA contradicted that in the SFBIA.

Revised BIA (Rev C): Borehole data from adjacent properties (Nos. 152 and 156) has been referenced, and a summary of ground conditions is provided.

#### Screening and Scoping Inconsistencies:

Audit Comment: Inconsistencies between screening and scoping stages, such as questions not forwarded correctly.

Revised BIA (Rev C): The updated report includes revised screening flowcharts and scoping outcomes, attempting to align them. Screening responses related to slope stability and surface flow have been forwarded to scoping.

#### Ground Movement Assessment (GMA):

Audit Comment: The GMA lacked geotechnical interpretation and proper justification for the damage category.

Revised BIA (Rev C): The GMA section provides a detailed assessment of heave and considers the impact of removing overburden. It estimates both vertical and horizontal movements, predicting negligible to very slight damage (Category 1 or 2)

#### Utility Information:

Audit Comment: Utility plans were missing.

Revised BIA (Rev C): The revised document now includes references to utility plans and mentions the need for agreements regarding Thames Water assets. Thames Water asset maps are included in the appendix.

#### Drainage and Surface Water:

Audit Comment: No consideration for the impact of increased impermeable areas.

Revised BIA (Rev C): The revised BIA discusses drainage strategy, including the use of Sustainable Drainage Systems (SuDS) and control of surface water runoff to mitigate the effects of increased impermeable areas.

Kind Regards,

**Joseph Staines**

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SUDS STRATEGY  
REPORTS FOR  
ALL PROJECT  
SECTORS

- > Drainage strategies incorporating SuDS features
- > In accordance with regional and national policy
- > Cost effective solutions

The graphic features a dark grey background on the left with white text. On the right, there is a photograph of green grass with water droplets and a blurred bokeh effect of yellow and green lights. The jms Group logo is positioned in the top right corner of the image.

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