

3 Aldred Road NW6 1AN

Responses to BIA Screening Initial Audit Report by Campbell Reith Hill

CR Ref 12066-60 Rev D1 (Oct 2015)

Query No	Subject	Query	Status	Design Team Response
1	Hydrology	The standpipe in front of the property is reported to be defective. Groundwater levels remain to be confirmed.	Open.	See updated report from Aviron. Groundwater level is determined and lower than originally reported.
2	Hydrology	The history of flooding in the local area is to be researched and the situation clarified.	Open.	The concerns regarding flooding in 2002 have since been addressed by multiple remedial works as part of the ongoing Camden Flood Management Strategy. This is mentioned both in Camden’s Consultation on managing flood risk (2013) and Camden’s Surface Water Management Plan prepared by Halcrow. Aldred Road is outside of the remaining areas considered still at risk and in need of further improvement.
3	Stability	Evidence or otherwise of history of shrink-swell subsidence in the local area to be substantiated.	Open.	As reported previously, there is no evidence of this in the existing buildings, or reported from long-term neighbours. Soil will be checked during excavation for signs of desiccation, however as NHBC guidance shrink swell is unlikely to affect foundations greater than 1.0m deep, and the deepening of foundations by min 1.3m will only serve to improve the situation.
4	Stability	Consideration to be given to the proximity of the Works to Aldred Road and the temporary support requirements for the road and associated services.	Open.	This is already considered in the design, and an additional construction sequence is provided in 24077_Sk12 to further describe the assumed construction sequence at this time.

5	Stability	Calculations for retaining wall/underpinning design to be provided.	Open.	<p>By inspection 300 thick RC walls will be suitable for retaining the depth of soil proposed. Preliminary – and very conservative – retaining wall calculation provided demonstrating adequacy of design provided as requested. By inspection this will also apply to the shorter internal liner wall. Further calculations will be provided to building control in due course.</p> <p>Mass concrete underpins do not require a calculation where the width of existing footing is preserved.</p> <p>This is considered an appropriate level of calculation ahead of planning approval an sufficient for standard, and small-scale works.</p>
6	Stability	Ground movement predictions to assess the likely structural impact of basement construction on adjacent properties and the likely category of damage to be undertaken.	Open.	As Audit Instruction Form (Section B) previously submitted. Ground movement anticipated to be category 1 to the Burland Scale – very slight.
7	Stability	A programme of works is to be provided.	Open.	Refer to indicative programme by Pawlik and Wiedmer.
8	Stability	The designer's requirements regarding construction sequencing, propping, ground movement monitoring, contingency provisions etc. to be fully specified in the contract documents for the Works so that the contractor is made fully aware of the levels of compliance required	Open.	Party wall information to be prepared and awards sought as the project proceeds following planning consent.