

P3096 75 Bayham Street

BIA QUERIES - RESPONSE TRACKER

IH for MA 9/3/16



Query No	Subject	Query	Response
1	BIA format	Engineering Geologist reviewer not included on BIA document control sheet	LBH have provided an email dated 9/3/16 confirming they have reviewed the latest version of the BIA
2	BIA format	Works programme not included	An outline programme has been included in a new Appendix G of the BIA
3	Hydrogeology	Groundwater table to be established prior to commencement of site works	Clause E05 of Appendix E notes that a full depth trial excavation will be carried out at commencement of works. We have amended this clause to refer contingency plans should perched groundwater be encountered.
4	Stability	Presence or absence of all basements in all the neighbouring properties to be established and relative levels added to sectional drawings	We have found further information on the floor levels of some of the neighbouring properties, and updated 4.01.13 (screening) to reflect this. This information has also been added to the drawings in Appendix D.. Clause 4.04.6a notes that where adjoining slab levels are not known this information will be requested through the party wall process.
5	Stability	Trial holes to establish the foundation details of the Bayham Street front wall and the southern corner of the proposed basement	This is agreed and Clause 4.04.3 refers.
6	Stability	Temporary propping proposal considered inadequate	The proposed method was to cast strips of slab full width across the excavation, rather than relying on friction as suggested by the review. We have clarified the proposals in clause E12 of Appendix E and amended the drawings to reflect this.
7	Stability	Unclear how heave movements were predicted	LBH have confirmed in their email of 9/3/16 how the movements were predicted.
8	Stability	No explicit consideration to impact of the development on roadway	We have amended clause 4.04.3 to describe the approach for the front section of retaining wall to minimise the impact on the roadway. Relevant calculations have also been added to Appendix F
9	Stability	BIA offers monitoring of existing building walls	Clause 4.04.12 notes that the scope and location of monitoring will agreed with the neighbours through the Party Wall process.
		Calculations for underpinning and basement slab	We have provided Outline Calculations in Appendix F