

Frognal Way, 22

BIA – Audit Tracker

| Query No. | Subjects | Query | Response |
|-----------|--------------------------|---|---|
| 1 | Construction Methodology | Anomalies within CMS | Drained cavity added to appendix A drawing 23261 – SK5 |
| 2 | Slope Stability | Full slope stability analysis base on site derived soil and ground water parameters | Slope stability section of BIA report has been re-worded to this effect – previous wording had been included in error. Full outputs have been added to the appendix. |
| 3 | Movement Monitoring | Strategy and trigger levels requested within CMS | Movement Monitoring Strategy added to section 3 of CMS and indicative locations are included in appendix D drawing 23261 – SK12 |
| 4 | Movement Analysis | Amendment requested to include underpinning of garage block and all retaining walls. Confirmation of applicability of CIRIA C580 approach for sloping site. Full Xdisp and Pdisp input and output data to be provided | The ground movement analysis has been updated with respect to modified proposals and full outputs for Xdisp & Pdisp have been included in the appendix. CIRIA C580 is commonly used within the ground engineering industry and whilst the approach is not able to directly account for adjacent slopes, it is considered to be appropriate tools for this analysis. |
| 5 | Groundwater Flow | Rate and direction of flow requested to determine influence on local hydrogeology | The site is underlain by Claygate Member clays which cannot support groundwater flow, or water table, similar to underlying London Clay (to which the Claygate Member belongs) – refer to Section 2.5, item 1b of the table in 3.1.1, 5.4 and |

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| | | | <p>relevant sections of 9.0 in the BIA report.</p> <p>Properties up-gradient of the site, i.e. those on Church Row, are underlain by Bagshot sands and are reported to be affected by occasional flooding. However, the down gradient basement, constructed within the Claygate clays, could not affect or change this situation- refer to final paragraph of Section 2.5 of the BIA report for additional comments in this respect.</p> |
| 6 | Basement Retaining Wall | CMS to include calculations based upon BIA criteria with particular regard to sloping topography | Basement retaining wall calculation added in appendix E |
| 7 | Temporary Propping | Indicative proposal requested | Temporary propping scheme added in appendix D drawings 23261 – SK11 and 23261 – SK12. |
| 8 | Flooding | BIA to be updated to recognise local flooding events | The comments in Section 2.5 of the BIA report, relating to flood event on Lancaster Grove, were included in error and should not have appeared in the report, as they relate to a separate investigation. This paragraph has now been omitted. The nearby flood events on Frognal Gardens and Langland Gardens had originally been reviewed as part of the desk top assessment and omitted from further consideration as they did not directly impact upon the site. |

Comment [MP1]: Comments provided by John Evans