

Land adjacent to No.1 Elsworthy Terrace,  
London NW3  
Appendix 9

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Land to the rear of 1 Elsworthy Terrace, NW3 3DR  
BIA – Audit

Audit Query Tracker

Query No	Subject	Query	Status	Comments
1	BIA format	BIA author qualifications.	Open – Input of an individual with C.WEM or CEng MICE required with respect to hydrology	We're awaiting sign off of the revised BIA from an Engineer with CEng MICE qualifications
2	BIA format	Information provided in fragmented format and inconsistent in some of the documents.	Open – see Audit paragraph 5.5.	This has been reviewed and revised where required.
3	BIA format	Works programme not included.	Open – outline duration to be provided with detailed programme submitted at a later date by appointed Contractor.	Please can we be provided with an estimation of the construction duration?
4	BIA format	Factual site investigation data not provided.	Open – to be provided.	This information was submitted, but may not have reached the Council. It's now been incorporated as an Appendix to both the BIA and BDA.
5	Hydrogeology	Question 4 of the screening not carried forward despite a 'Yes' response.	Open – to be addressed and made consistent with the FRA.	This has been reviewed and revised.
6	Hydrology	Incorrect responses to a number of questions and inconsistent with FRA.	Open – to be appraised by suitably qualified individual and made consistent with FRA.	This has been reviewed and revised.
7	Hydrology	No definitive proposals on surface water management plan.	Open – to be provided.	Please can we be advised on this or will it be provided seperately?
8	Stability	Presence or absence of basement beneath neighbouring properties not confirmed in BIA and foundations depths not determined.	Open – Presence or absence of basements to be beneath adjacent properties to be confirmed. Foundation depths of neighbouring properties to be determined or maximum differential depth assumed.	This has been reviewed and revised.

9	Stability	No structural details or construction sequence sketches provided.	Open – to be provided.	This is beyond our scope, please can we be forwarded this information from the Architect/Civil Engineer?
10	Stability	Stiffness parameters not included in retaining wall parameters	Open – to be provided.	This has been updated.
11	Stability	Full input and output from Oasys Xdisp not provided.	Open – to be provided.	Now included as an Appendix
12	Stability	Further mitigation measures required for walls indicated to fail within Category 1 damage.	Open – to be provided.	This has been reworded. I discussed the matter with CRH. Revised calculation in accordance with C580 has increased the category of damage to the garage of No. 23 to slight (cat 2). However, a paragraph has been added stating that C580 is generally regarded as overestimating damage (it's a 20 year old document and construction techniques have improved). Therefore, the risk to this has been downgrade to very slight (1). Strictly speaking, Camden now require mitigation measures for this category of damage, but we've added that this is a non habitable structure and minor cracking is unlikely to require remedial works to rectify. From my discussion I was given the impression that this would be acceptable. The other alternative is to recommend extra propping to stiffen the excavation.

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13	Stability	Heave movements not calculated.	Open – to be provided.	These have now been calculated using Pdisp software
14	Stability	Movement monitoring proposal not provided.	Open – Outline proposal to be provided. Details and trigger levels to be agreed as part of Party Wall award.	This section has been revised, but should you be in receipt of a detailed plan please provide details.