

From: justyna.wieczorek@a2-studio.com
 To: "Michael O Regan" <moregan@ross-partners.co.uk>
 Date: 1/7/2019 9:57:03 AM
 Subject: RE: 27 John's Mews - BIA audit
 Attachments: 180107 Xdisp and Pdisp export.rar

Hello Michael,

I had a look at the CR comments. Please, find my responses below:

- **CR requested explicit output files from Xdisp and Pdisp.**
These are attached to this email. Please, forward it to CR for their review.
- **CR mentioned that the movements along St John's Mews are not discussed in the report.**
The movements are presented in Figure 4.7 (p.21) of the report. If you wish, I can add a short note in the report mentioning the movements along the road for completeness.
- **CR pointed out that there is no clarification regarding the sequence of underpinning.**
Our report includes the figure where underpinning sequence is presented (Figure 2.3, p.9), which was available to our information at the time of writing this report. This is included for information only as the item should be discussed directly with the contractor/designer.
- **CR mentioned lack of explicit trigger levels in the GMA.**
We are happy to help with feeding into monitoring specification/action plan if needed. Is a monitoring action plan being developed? We would typically provide trigger levels based on the results of our GMA to ensure that the facades of adjacent properties are not subjected to movements in excess of those predicted by the GMA – such that the results remain valid.
- **CR is concerned about the number of underpinning lifts.**
We recommend a single lift supported with proper bracing as presented for information your in the figure attached. This item should be discussed directly with the contractor/designer as the construction sequence depends mainly on their technical capabilities. From our experience, the depths of underpinning present on site should be achievable by the majority of the specialised contractors and should not cause major problems if the groundwater level is controlled appropriately.

The CR concern is that underpins are founded within the competent material during both lift stages. If this involves initially founding in Made Ground, this may not be suitable and may indeed induce more settlement than is desirable. Also important for the engineers is to ensure that (because there is a discontinuity in the underpinning at the boundary between the two stages), the underpins will remain in compression throughout the construction sequence and cannot experience tension.

As mentioned above, this item should be discussed with the contractor/designer directly.

Hope, this is useful. If you have any further questions, I am happy to help.

Regards,

Justyna Wieczorek
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 Geotechnical Engineer

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From: Michael O Regan <moregan@ross-partners.co.uk>
Sent: 07 January 2019 11:00
To: justyna.wieczorek@a2-studio.com; alex.nikolic@a2-studio.com
Subject: FW: 27 John's Mews - BIA audit

Dear Justyna and Alex

Campbell Reith comments are now back and attached. Would you please review your queries (not a lot) and limited to calculation inputs etc and question of whether underpinning is to be executed on one lift (preferred).

Kind regards

3/8/2019

Michael O'Regan



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From: Liz Shannon [<mailto:liz.shannon@savills.com>]
Sent: 07 January 2019 09:52
To: Brendan O'Toole <brendan@tikololo.com>; Michael O Regan <moregan@ross-partners.co.uk>
Cc: Simon Wallis <SWallis@savills.com>; Julia O'Toole <jklootoole@gmail.com>
Subject: 27 John's Mews - BIA audit

Dear Brendan and Michael,

Happy New Year to you both.

Campbell Reith have returned the BIA audit to Camden, please see attached document. Generally the BIA is accepted. However, they have asked us to confirm construction methodology (whether the proposed underpinning will be carried out in a single or double lift), as this has an impact on the potential ground movements and damage to neighbours. They have also asked for an outline construction programme.

Michael – could you provide this information so we can respond to Campbell Reith and get the BIA signed off?

Kind Regards

Liz

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