
From: [REDACTED]
Sent: 12 April 2019 10:31
To: Charles Chamunorwa
Cc: [REDACTED] Mark Lees; Jason Guneratne; Simoni Devetzi
Subject: RE: BIA - 23 Lyncroft Gardens - Campbell Reith Audit

Hi Charles,

Further to your e-mail below and our telephone conversation just now, I note that query no. 6 is closed. The provided supplementary design information, including sketches, is discussed within the main body of the report and the level of information is accepted. The audit query tracker should say that the item is closed.

We also discussed query no. 8 and 9 raised in our latest audit report and I confirmed that these are still open. As stated over the phone, a GMA will be required giving consideration to likely movements due to excavation and underpin installation. The likely damage category will need to be demonstrated and an outline movement monitoring strategy, indicating frequency of readings and trigger levels, compatible with the calculated movements will be required.

I trust the above is satisfactory and answers the queries raised below.

Thanks and regards,
Val

Valeriu Pseneac
Senior Engineer

CampbellReith
consulting engineers
Friars Bridge Court,
41-45 Blackfriars Road,
London
SE1 8NZ



From: "Charles Chamunorwa" [REDACTED]
To: "ValeriuPseneac@campbellreith.co.uk" [REDACTED]
Cc: [REDACTED]
Date: 11/04/2019 17:49
Subject: RE: BIA - 23 Lyncroft Gardens - Campbell Reith Audit

Valeriu,

Hope you are keeping well.

We have received additional comments on the revised BIA and have tried calling to discuss the outstanding 3 issues still open on the Audit Query Tracker (Query nos 6, 8, and 9)

Under 6 we have provided an additional sketch drawing showing proposals of underpinning methods and sequences, and also updated the original sketches to include additional information. I do not quite understand what additional details you are requesting. Surely the full basement details will be issued to Building control at construction stage.

Under 8 we have indicated the design parameters that need to be achieved and will be part of the detailed design, for which CRE8 are no longer undertaking.

Under 9, there is an outline of movement monitoring which has been indicated. What additional detail is required at this planning stage.

Let me know if you are available to chat so that this BIA can be closed out.

Regards

Charles Chamunorwa

Structural Engineer
CRE8structures LLP

CRE8 Structures LLP
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Sent: [REDACTED]
To: Charles Chamunorwa
Cc: M [REDACTED]
<simon@cre8structures.co.uk>
Subject: Re: BIA - 23 Lyncroft Gardens - Campbell Reith Audit

Good evening Charles,

Thanks for your e-mail below.

Unfortunately, the site investigation is a key element of the Basement Impact Assessment (BIA). LB Camden insist that this, together with the geology/hydrogeology/building damage assessment, is included in the BIA before considering the application for planning consent. Therefore, the full site investigation will need to be carried; and the geotechnical interpretation will be required as part of the BIA, before we can issue our final audit report to LB Camden for planning consideration.

Kind regards,
Val

Valeriu Pseneac
Senior Engineer

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SE1 8NZ

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Date: 30/11/2018 17:08
Subject: BIA - 23 Lyncroft Gardens - Campbell Reith Audit

Val,

Thank you for taking my call this afternoon regarding the above.

As discussed CRE8 Structures are in the process of re-submitting the revised BIA addressing the issues raised in the audit checklist issued by Campbell Reith Consulting Engineers (CRCE). We plan a two stage geotechnical Investigation; initially to determine founding levels of those existing neighbouring property walls that were accessible by way of shallow trial pits and secondly through window sample bore-holes (circa 5m deep) to enable the recovery of soil samples for soil classification testing, establishing sequence and depths of strata and installation of stand pipe piezometers for the purpose of monitoring of ground water levels. This would allow the development of a scheme during planning application stage and detailed justification post planning.

The description and commitment to this process is included in the current BIA and there is a firm commitment to undertake the second stage.

We anticipate that there will be a conditional approval of the BIA with conditions covering issues raised in the audit item 4, 'Baseline conditions/stability' as a result and these conditions would apply to the planning approval also. Such conditions would need to be discharged prior to any works commencing on site or submission for detailed plans approval.

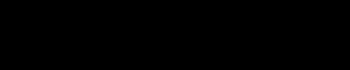
Please confirm that this is acceptable as an approach.

Regards

Charles Chamunorwa

Structural Engineer
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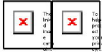
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