


P3439	6 Kidderpore Avenue			
BIA AUDIT QUERIES - RESPONSE TRACKER			GS & IH for MA 14/06/19	
Query No	Subject	Query	Details	Response
1	BIA / Land Stability	Ground conditions to be consistently reported throughout documents. In-situ testing results to be provided.	The BIA and site investigation indicate that ground conditions comprise Made Ground over the London Clay Formation. The ground movement assessment (GMA) states the ground conditions comprise Made Ground over the Claygate Member of the London Clay formation. The depth at which Claygate Member / London Clay is assumed to be present within the GMA (0.70m below ground level, bgl) is not consistent with the site-specific ground investigation report (which indicates 2.00m bgl). Factual site investigation data is presented, although in-situ testing logs are absent and interpretative geotechnical information should be provided for review. It's noted that the site is close to the boundary with the Claygate Member, which is indicated in the presented local historical borehole logs.	Jomas have revised the Ground Movement Assessment and Ground Investigation Report to give consistent referencing. In-situ testing logs and interpretative geotechnical information are provided in Chapter 6 and Appendix 3 of the Ground Investigation Report.
2	BIA / Land Stability	Construction methodology, foundation proposals, interpretative geotechnical information etc to be presented consistently throughout documents.	The proposed basement will bear on the Claygate Member / London Clay. The geotechnical interpretation considers the use of piles as the foundation solution, which is not consistent with the methodology presented in the BIA. Outline structural and temporary works information is provided. Retaining wall design parameters should be consistent with geotechnical interpretative information.	Jomas Ground Investigation Report has been revised to be consistent with Michael Alexander BIA. MA has updated the retaining wall design in BIA according to the Geotechnical recommendations.
3	Land Stability	GMA to be reviewed and updated as described in Section 4. Existing structural damage to neighbouring properties should be assessed, and mitigation proposed, if required. Utility infrastructure to be assessed.	Further review is required in order to ensure the GMA is consistent with the geotechnical interpretation, proposed construction methodology, formation levels and structural loads. The GMA indicates a maximum of Category 1 (Very Slight) damage will be sustained by neighbouring structures, assuming horizontal movements are limited to 5mm. The methodology of feasibly controlling movements to 5mm should be presented. It is noted that residents of the neighbouring property have raised concern over the development of cracks in their property. The GMA should consider the extent of the current damage and what mitigation, if any, is required.	Jomas have updated their GMA providing the full inputs and outputs of the calculations. Michael Alexander has updated Appendix E of the BIA to incorporate appropriate construction techniques to limit movements to 5mm. Michael Alexander and Jomas Associates have not been passed any structural report in respect of the condition or defects to the adjoining buildings. If such information is provided going forward it will be reviewed and any local adjustments to methodology made to suit. As set out in the updated Outline Construction Method Statement (Appendix E), when setting up the Movement Monitoring, reflective targets will be placed close to any location showing existing signs of distress. Precise monitoring will be carried out during the construction process to ensure any change is understood so that appropriate mitigation can be carried out.
4	Land Stability	Assumption on slope stability issues in regards to neighbouring site to be clarified.	It is noted that the BIA makes assumptions in regard to slope stability and the adjacent development (section 4.04.7). The slope stability assessment should be confirmed. It is noted that Thames Water assets have been identified within the zone of influence of the works. Impacts to utility infrastructure should be assessed and asset owners contacted, as required, to agree asset protection criteria.	For further clarification please refer to Michael Alexander BIA updated clauses 4.01.3, 4.04.7 and to Figure (h). This shows that any significant slopes are remote from the proposed Works. Michael Alexander has contacted Thames Water in regards to water main; appropriate safeguarding strategy will be developed in due course liaising with the Thames Water and the appointed contractor.
5	BIA	An outline construction programme should be presented.		Michael Alexander has included on outline Construction Programme in appendix G of the BIA.