

Audit Query Tracker (updated 21/7/2020)

Query No	Subject	Query	Status	Date closed out
1	Stability	Land stability screening: The answers to questions 6 and 13 should be revised.  The answer to question 6 is not in accordance with the latest available arboricultural report (Landmark Trees, 26/2/20). Please revise.	Open	
2	Stability	The open excavation proposal to the north of the swimming pool should be amended/clarified. Clarification is required on the proposed methodology for the construction of the plant/condenser room to the north.	Closed	24/6/2020
3	Stability	A number of references in the Geotechnical Report with regard to proposed 'cantilever retaining walls', checks of sliding failure, sheet pile walls, a basement box construction, the presence of a 'property above' and 'piling works' should be clarified / amended.	Closed	24/6/2020
4	Stability	The GMA should include the potential impact on the existing on-site swimming pool, the northern section of the access ramp, the terrace room and the plant/condenser room. Assumed design loads in excess of the allowable bearing capacity should be clarified.	Closed	24/6/2020
5	Stability	The white coloured area shown in Figure 6.17 of the GMA should be clarified.  Structural loads in this area seem to be shown in Appendix 11 of the Geotechnical Report but were not considered in the GMA. A clarification is needed.	Open	
6	Stability	The unloading values assumed in the GMA should be justified.	Closed	24/6/2020
7	Stability	A number of references and assumptions presented in the Structural Report about the adopted bearing capacity value, the presence of branches of River Westbourne in the vicinity, the location of the new basement relative to the existing pool and the proposed sequence of demolition/underpinning, need to be further clarified. The retaining wall analysis should be amended/clarified due to the use of superseded BS, contradictory assumptions for the assumed groundwater level and a warning message.	Closed	24/6/2020

8	Stability	Contingency measures should be included in the monitoring strategy. The trigger limits should be informed by the GMA.  Depends on clarifications/amendments needed for the GMA due to other open queries including the additional queries below.	Open	
9	Hydrology	Hydrology screening: The answer to question 4 should be revised.	Closed	24/6/2020
10	Hydrology	Assessment of the change in impermeable areas, proposed mitigation measures and any impacts of those measures on surface water and groundwater are requested.	Closed	24/6/2020
11	Hydrology	An outline drainage plan including SUDS should be presented.	Closed	24/6/2020
12	Stability/Hydrogeology	It is requested that mitigation measures be discussed (e.g. a cut-off secant pile wall etc.) in the BIA reports if ground and groundwater conditions are proved to be different than the assumed.	Closed	24/6/2020
13	General	The title of Section 14.1 of the Geotechnical Report should be amended.	Closed	24/6/2020
-	Stability / Hydrogeology	Additional investigation and assessment could be carried out in the context of a Basement Construction Plan (BCP) stage, subject to LBC's approval.	Note	-
-	Stability	Thames Water should be consulted with regards to any assessments may be required for their nearby assets.	Note	-
		<b>Additional Queries on revised BIA documents received 24/6/2020</b>		
14	Stability	Figure 16.9 of the Geotechnical Report should be updated to include proposed excavations/structures within the northern area of the site (as per previous query no 4 above).	Open	
15	Stability	Previously (refer to v.3.3 of the Geotechnical Report) a number of neighbouring building facades and boundary walls were within Category 1 damage of Burland scale which is not the case any more in the updated GMA (v.3.4) where all these structural elements are implied to be within Category 0. A clarification is required on how this change occurred.	Open	
16	Stability	The content of Sections 16.9.1 & 16.10.7 should be clarified as it appears to affect the outcome of the GMA.	Open	
17	Stability	The content of Section 16.9.2 should be clarified with regard to proposed lateral deflections limits given that the GMA has already assumed that stiff support will be in place.	Open	