

COMPILED RESPONSES TO AUDIT QUERIES

Property Address	20 Tanza Road, London NW3 2UB
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Information received	BIA Audit dated 17 March 22 Planning Ref: 2021/5349/P
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No.	Query	Response
1	BIA authors need to demonstrate qualifications	The BIA has been revised to meet the requirements of CPG Basements. Please find this enclosed.
2	Utilities information and an outline construction programme should be presented.	A utilities plan and utilities information are now included in Appendix I of the revised BIA. An outline construction programme is enclosed with these responses.
3	A reference is made to grouting works, which requires further clarification. It should be noted that grouting works would need to be carefully controlled and a Basement Construction Plan (BCP) would need to be submitted and agreed with LBC prior to any works being undertaken.	We note that pressure injected grout to control ground water is not being proposed. The reference to grout has been removed from the BIA and further clarification is provided below. The BIA and the basement temporary works drawing No. 19BL-TW2 have been revised to clarify the proposed construction process. This refers to the activity involved in forming those underpins which may require sacrificial trench sheeting or concrete poling boards and in which the underpin excavation may leave small voids immediately behind these. In those underpins a small amount of concrete may be allowed to flow behind the trench sheeting in order to fill those voids. Alternatively, a void former such as Jablite Fillmaster will be used. These are considered traditional techniques.
4	Noting the site investigation information and geotechnical recommendations, to take foundations 300mm into natural soils, the proposed depth of underpinning and structural information should be confirmed.	With reference to the Structural Engineers Report (SER) Appendix C we note that BH (WS1) was drilled at the upper corner of the site, where the ground level is highest at 78.10m AOD. The London Clay formation was encountered at 74.90m AOD in WS1 and 75.25m AOD in WS2. The proposed formation level for the new underpinning and foundations is 73.61m AOD which is approximately 1.29m into the London Clay, therefore greater than the recommended 300mm. Drawing No. 19BL-P4 has been updated to clarify and confirm this.

		<p>We also note that the trial pits TP1 and TP2 in the SER Appendix C revealed the London Clay is approx. 1.0m below ground level which ties in with the results of WS2.</p> <p>In addition, if any water ingress is found during the underpinning works then a sump will be formed and the water pumped away to prevent instability of the excavation. Similarly, for the excavation to form the new basement slab.</p> <p>The GMA has been updated to consider the existing damage to No.20 and to include input/output of the revised GMA. This is included with the enclosed BIA. Please see also our response to query 6 below.</p>
5	The geotechnical parameters derived in the BIA require further consideration.	Please refer to the BIA and GMA which have been updated to address this comment.
6	GMA to be reviewed and updated with damage assessment expanded, noting comments of neighbouring 20 Tanza Road.	<p>Please refer to the BIA and GMA which have been updated to address this comment.</p> <p>In addition, we note that we visited No.20 and recorded the condition of the front elevation, both internally and externally. Internally, the cracks noted were to the plaster finishes and hairline in width. These cracks were not present on the brickwork when observed externally.</p> <p>Externally, one hairline crack was note where the front bay abuts the elevation. This was Category 0 (zero) when assessed in accordance with the BRE Digest 251 which classes it as “Negligible”.</p> <p>the front elevation of No.20 is located downhill and more than 3m away from the proposed underpinning work. Under good workmanship we do not expect damage to occur or worsening of the existing defects.</p>
7	Monitoring proposals to be confirmed following revisions to GMA.	The movement monitoring strategy in the BIA has been reviewed following the revised GMA.