BYRNELOOBY	Project	12 Eldon Grove, London, NW3 5PT	Job No.	9006		
		Basement Impact Assessment	Made By	DLC	Date	18/08/2022
Document Reference 9006 BIA Campbell Reith Audit_ByrneLooby Comment	Sheet Title	Campbell Reith Audit	Chkd By	RT	Date	August 2022
		ByrneLooby Comment	Sheet No.	1 and 2 of 2	Rev	-

Query No	Comments	BIA Page Ref
	Introduction This document sets out ByrneLooby's comments in response to the Basement Impact Assessment Audit carried out by Campbell Reith Consulting Engineers for London Borough of Camden, in relation to the proposed basement extension development at 12 Eldon Grove, London NW3 5PT. The Audit Reference Number is 13693-53 Rev: D1 dated June 2022. The Audit relates to ByrneLooby Basement Impact Assessment report Ref 9001-BIA-001 Revision E dated 21.01.2022. This is a 377page collated document included Appendices A to G. Appendix A and Appendix B include Paddock Geo-Engineering Ground Investigation Report and Basement Impact Assessment. The Query No relates to the Audit Query Tracker included in Appendix 2 of the Cambell Reith Audit. In the comments below (45/377) gives the BIA Page Reference of the 377page collated document. Reference should also be made to KSR Architects' planning drawings, available on the LB Camden Planning portal. A collated PDF set is also submitted with these comments. **ByrneLooby Comments**	
1	Screening in accordance "CPG Basements" is carried out in Section 3.0 of the updated (Version P18-180bia_v2 of January 2022) Paddock Geo Engineering (PGE) Basement Impact Assessment included in Appendix B of the ByrneLooby BIA.	(295/377)
2	Refer to KSR Architects' drawings 20012 - P090, P200 and P201 for presence and arrangement of neighbouring basements. The outline programme is subject to Planning permission, to be confirmed in due course. An outline construction sequence is provided in Section 7.5 of the ByrneLooby BIA.	(33/377)
3	For surface water attenuation proposals please refer to SUDs report 9001-SUDS-001.Rev – submitted with these comments.	
4	Further monitoring of the groundwater was advised by PGE in their Preliminary Risk Assessment and Ground Investigation report first issued in September 2022.	

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	However, in PGE's subsequent BIA report (Version P18-180bia_v2 of January 2022), on the basis that the water encountered in the monitoring wells is considered to most likely be surface water inflow and not a groundwater level, PGE have recommended dewatering during construction in the form of sump pumping of the basement excavation.	(309/377)
5	The ground movement analysis and its methodology are set out in Section 5.7 of PGE's BIA report (Version P18-180bia_v2 of January 2022). ByrneLooby have reviewed this PGE ground movement analysis and and re happy that the methodology is commensurate with the type and scale of the proposed basement development. The results presented by PGE are a conservative worst case "envelope" of predicted movements through all construction stages, and include movements generated by the excavation and the construction of the new underpins.	(305/377)
	A summary of the ground movement analysis results is presented in Section 5.7.4 of PGE's BIA report, and given the small magnitude of predicted horizontal movements and settlements at neigbouring properties, ByrneLooby concur that the Damage Category of 1 (very slight) is applicable. Calculations are not necessary to support this conclusion. For plans and sections showing the neighbouring properties in relation to the application site, refer to KSR Architects' drawings 20012 - P090, P100, P200 and P201.	(307/377)
6	ByrneLooby have reviewed the trigger levels set in Appendix F of the ByrneLooby BIA in relation to the PGE ground movement analysis. Given the small magnitude of predicted movements predicted, ByrneLooby confirm that the 5mm amber trigger level is appropriate. This allows a degree of tolerance of the monitoring instrumentation and an allowance for normal thermal/moisture movements, so we would not recommend an amber trigger level less than this.	(373/377)