

Basement Impact Assessment AUDIT: Instruction

Section A (Site Summary) – to be completed by Case Officer

Camden Case Reference:	2024/0012/P	Site Address:	194 Goldhurst Terrace London NW6 3HN
Case officer contact details:	Edward Hodgson Edward Hodgson@camden.gov.uk	Date of audit request:	22/01/2024
Statutory consultation end date:		27/02/2024	
Reason for Audit:	Excavation of basements and lightwells		
Proposal description:			
Demolition of single storey side extensions and erection of three storey side extension, together with excavation of part basement and lightwells to create 8no. flats and associated external alterations. Relocation and rebuilding of existing detached garage and single storey side and rear extensions to create 1no. house together with basement excavation.			
Relevant planning background			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		No	
Is the site in an area of relevant constraints?	Slope stability	Yes	
	Surface Water flow and flooding	Yes	
	Subterranean (groundwater) flow	No	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹		No	
Does the scope of the submitted BIA extend beyond the screening stage?		Yes	
Which ward is the application situated?		South Hampstead	
Is there an adopted neighbourhood plan? If so, which is it?		No	

¹ Recommendations for approval of certain types of application require determination by Planning Committee (PC). From time to time applications which would normally be determined by officers under delegated authority are referred by the Director of Regeneration and PC for decision. Where the Auditor makes representations at PC on behalf of an application the fees for attendance will be passed to the applicant.

Section B: BIA components for Audit (to be completed by Applicant)

Items provided for Basement Impact Assessment (BIA)¹			
Item provided		Yes/ No/N A²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	Y	23091 - 194 Goldhurst Terrace - BIA rev P1 1.1.3; 7.2.3
2	Plan showing boundary of development including any land required temporarily during construction.	Y	23091 - 194 Goldhurst Terrace - BIA - P1 - Appendix 5 Page 3
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	Plan (TW): 23091 - 194 Goldhurst Terrace - BIA - P1 - Appendix 5 Page 3 & 9
4	Plans, maps and or photographs to show topography of surrounding area with any nearby watercourses/waterbodies including consideration of the relevant maps in the Strategic FRA by URS (2014)	Y	23091 - 194 Goldhurst Terrace - BIA - P1 - Appendix 1 Page 3-6
5	Plans and sections to show foundation details of adjacent structures.	N/A	Proposed basement does not abut adjacent footings, refer to investigations – Appendix 2
6	Plans and sections to show layout and dimensions of proposed basement.	Y	23091 - 194 Goldhurst Terrace - BIA - P1 - Appendix 5 Pages: 4, 6, 7, 8
7	Programme for enabling works, construction and restoration.	n/a	Sequence of engineering works is included in 23091 - 194 Goldhurst Terrace - BIA - P1 - Appendix 5 Page 9
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	23091 - 194 Goldhurst Terrace - BIA rev P1 8.2, 8.3
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	23091 - 194 Goldhurst Terrace - BIA rev P1; 8.3
10	Identification of significant adverse impacts.	N/A	
11	Evidence of consultation with neighbours.		Refer to Architects information
12	Ground Investigation Report and Conceptual Site Model including <ul style="list-style-type: none"> - Desktop study - exploratory hole records - results from monitoring the local groundwater regime - confirmation of baseline conditions - factual site investigation report 	Y	23091 - 194 Goldhurst Terrace - BIA - P1 - Appendix 2
13	Ground Movement Assessment (GMA).	Y	23091 - 194 Goldhurst Terrace - BIA - P1 - Appendix 4
14	Plans, drawings, reports to show extent of affected area.	Y	23091 - 194 Goldhurst Terrace - BIA - P1 - Appendix 3
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	23091 - 194 Goldhurst Terrace - BIA rev P1; 5.1- 5.6

16	Construction Sequence Methodology (CSM) referring to site investigation and containing basement, floor and roof plans, sections (all views), sequence of construction and temporary works.	Y	TW: 23091 - 194 Goldhurst Terrace - BIA - P1 - Appendix 5 Page 9
17	Proposals for monitoring during construction.	Y	23091 - 194 Goldhurst Terrace - BIA rev P1 7.4
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	23091 - 194 Goldhurst Terrace - BIA rev P1 7.3
19	Confirmatory and reasoned statement with supporting evidence that the structural stability of the building and neighbouring properties will be maintained (by reference to BIA, Ground Movement Assessment and Construction Sequence Methodology), including consideration of cumulative effects.	Y	23091 - 194 Goldhurst Terrace - BIA rev P1 1.1.10 ; 7.3 and 8
20	Confirmatory and reasoned statement with supporting evidence that there will be no adverse effects on drainage or run-off and no damage to the water environment (by reference to ground investigation, BIA and CSM), including consideration of cumulative effects.	Y	23091 - 194 Goldhurst Terrace - BIA rev P1 1.1.10 ; 7.3 and 8.3
21	Identification of areas that require further investigation.	Y	23091 - 194 Goldhurst Terrace - BIA rev P1 6.2.1
22	Non-technical summary for each stage of BIA.	Y	23091 - 194 Goldhurst Terrace - BIA rev P1 8.0 Basement Impact Assessment
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

Notes:

¹ NB policy A5 also requires consideration of architectural character, impacts on archaeology, amenity and other matters which are not covered by this checklist.

² Where response is 'no' or 'NA', an explanation is required in the Comment section.

Section C: Audit proposal (to be completed by the Auditor)

Date	Fee Categorisation (A/B/C) and costs (£ ex VAT)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
22/01/2024	Category B - £3,045	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> • site attendance • reviewing revised/resubmitted documentation • reviewing third party consultation comments • attending planning committee

Note: Where changes to the fee categorisation are required during the audit process, this will require details to be updated in section E, with justification provided by the auditor. These changes shall be agreed with the planning officer and the applicant, in writing before the work is undertaken.