

Basement Impact Assessment Audit (Against CGL report dated August 2024)

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	Yes	
Is data required by Cl.233 of the GSD presented?	Partial Yes	Outline construction methodology / structural information has been provided (Appendix A), however construction programme and temporary works design cannot be presented at this time.
Does the description of the proposed development include all aspects of temporary and permanent works which might impact upon geology, hydrogeology and hydrology?	Partial Yes	Outline construction methodology / structural information has been presented (Appendix A), but on site investigations are required to further inform upon proposals
Are suitable plan/maps included?	Yes	Architectural plans included (Appendix A). Desk study has been undertaken with reference to historical maps.(Ref 2.0 in CGL Report).
Do the plans/maps show the whole of the relevant area of study and do they show it in sufficient detail?	Partial Yes	Utility infrastructure maps have been provided and confirm no constraints in terms of existing utilities infrastructure. These are to be undertaken as part of a site specific asset impact assessment and are not under the scope of this BIA. Drawings of adjoining buildings in the surrounding area have also been obtained to understand the construction and depth of surrounding buildings and basements. (Ref 2.0 in CGL report and Appendix A)
Land Stability Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Partial Yes	Site specific intrusive investigations will be needed going forward however the report reviews information currently obtainable. (Ref 7.0 in CGL Report)
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Partial Yes	Site specific intrusive investigations will be needed going forward however the report reviews information currently obtainable. (Ref 5.0 in CGL Report)
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Partial Yes	Site specific intrusive investigations will be needed going forward however the report reviews information currently obtainable. (Ref 6.0 in CGL Report)
Is a conceptual model presented?	Yes	A conceptual model of the development has been presented.
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	Partial Yes	Site specific intrusive investigations will be needed going forward however the report reviews information currently obtainable. (Ref 7.0 in CGL Report)
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	Partial Yes	Site specific intrusive investigations will be needed going forward however the report reviews information currently obtainable.(Ref 5.0 in CGL Report)
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	Partial Yes	Site specific intrusive investigations will be needed going forward however the report reviews information currently obtainable. (Ref 6.0 in CGL Report)
Is factual ground investigation data provided?	No	This is currently not possible due to site restrictions. All current information available has been provided.
Is monitoring data presented?	Partial Yes	A high-level strategy has been proposed (Ref 9.0 in CGL Report), but this will need to be developed.

Is the ground investigation informed by a desk study?	Yes	A desk study has been undertaken (Ref 3.0 in CGL Report),
Has a site walkover been undertaken?	Partial Yes	This is currently not possible due to site access restrictions, however a visual inspection of the existing basement has been undertaken and review of relevant photographs.
Is the presence/absence of adjacent or nearby basements confirmed?	Partial Yes	Assumptions made about neighbouring properties based on an informed desk study. A historical search of adjoining buildings has been undertaken which confirms the presence of basements. (Refer to Appendix A).
Is a geotechnical interpretation presented?	Partial Yes	Site specific intrusive investigations will be needed going forward however the report reviews information currently obtainable.
Does the geotechnical interpretation include information on retaining wall design?	Partial Yes	Site specific intrusive investigations will be needed going forward however the report reviews information currently obtainable. The ground movement modelling has been based upon the propose underpinning of the existing walls is a standard methodology.
Are reports on other investigations required by screening and scoping presented?	Partial Yes	Site specific intrusive investigations will be needed going forward however the report reviews information currently obtainable.
Are the baseline conditions described, based on the GSD	Partial Yes	Site specific intrusive investigations will be needed going forward however the report reviews information currently obtainable.
Do the base line conditions consider adjacent or nearby basements?	Partial Yes	Assumptions made about neighbouring properties based on an informed desk study. A historical search of adjoining buildings has been undertaken which confirms the presence of basements. (Refer to Appendix A).
Are estimates of ground movement and structural impact presented?	Yes	(Ref 8.0 in CGL Report)
Is the Impact Assessment appropriate to the matters identified by screening and scoping?	Partial Yes	Site specific intrusive investigations will be needed going forward however the report reviews information currently obtainable. Evidence from the impact assessment confirms that category 1 (Very slight) is anticipated which is within acceptable limits.
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	Yes	Site specific intrusive investigations will be needed going forward however the report reviews information currently obtainable.
Has the need for monitoring during construction been considered?	Yes	A high-level strategy has been proposed (Ref 9.0 in CGL Report), but this will need to be developed.
Have the residual (after mitigation) impacts been clearly identified?	Yes	(Ref 8.0 in CGL Report)
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	Yes	
Has the scheme avoided adversely affecting drainage and run-off or causing other damage to the water environment?	Partial Yes	(Ref 6.0 in CGL Report and the FRA) However, site specific intrusive investigations will be needed going forward however the report reviews information currently obtainable.
Has the scheme avoided cumulative impacts upon structural stability or	Partial Yes	(Ref 6.0 in CGL Report) However, site specific intrusive investigations will be needed going forward however the report reviews information currently obtainable.

the water environment in the local area?		
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	Yes	Evidence from the impact assessment confirms that category 1 (Very slight) is anticipated which is within acceptable limits.
Are non-technical summaries provided	Yes	The reports are written to be understandable with a clear non-technical conclusion.