

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	Zenab Haji-Ismail	<b>Date of request:</b>	Date 16/04/2015
<b>Camden Reference:</b>	2015/2026/P	<b>Statutory consultation end date:</b>	Date 09/04/2015
<b>Site Address:</b>	41 Frognal London NW3 6YD		
<b>Reason for Audit:</b>	Planning application		
<b>Proposal description and :</b>			
<i>Part 2/part 3 storey rear and side extension including the excavation of a basement and the creation of an additional self-contained dwelling.</i>			
<b>Relevant planning background</b>			
41 Frognal was designed in 1965 by Alexander Flinder for the industrialist Harry Kleeman in the International Modernist style.			
The house lies within the Redington Frognal Conservation Area. 41 Frognal sits 'quietly' in its mature setting, set back from the road. This landscape setting in particular is recognised as a defining feature of the conservation area and is an important contributor to its character.			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?	While 41 Frognal is not listed, the neighbouring properties along Frognal Close are listed.		
Is the site in an area of relevant constraints? (check site constraints in M3/Magic GIS)	Slope stability	Yes	
	Surface Water flow and flooding	Yes	
	Subterranean (groundwater) flow	No	
Does the application require determination by Development Control Committee in	Yes		

accordance fall the Terms of Reference <sup>1</sup>	
No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes

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<sup>1</sup> Recommendations for approval of certain types of application require determination by Development Control Committee (DCC). From time to time applications which would normally be determined by officers under delegated authority are referred by the Director of Culture and Environment to DCC for decision. Where the Auditor makes representations at DCC 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)**

<b>Items provided for Basement Impact Assessment (BIA)<sup>1</sup></b>			
<b>Item provided</b>		<b>Yes/ No/ NA<sup>2</sup></b>	<b>Name of BIA document/appendix in which information is contained.</b>
1	Description of proposed development.	YES	GEA Ground Investigation and BIA Report ref: J15019, dated March 2015 Section 1.1
2	Plan showing boundary of development including any land required temporarily during construction.	YES	KSR Design & Access Statement pg. 2
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	YES	KSR Design & Access Statement pg. 11 & 38. The site plan shows the surrounding structures, and the location of the basement can be extrapolated from the basement plans.
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)	YES	GEA Ground Investigation and BIA Report ref: J15019, dated March 2015 the whole of Section 2.0
5	Plans and sections to show foundation details of adjacent structures.	YES	Assumed indicative foundations shown on EWP Drawing SK.10 Section 4-4. No below ground investigation on the neighbouring properties has been undertaken.
6	Plans and sections to show layout and dimensions of proposed basement.	YES	KSR Design & Access Statement pg. 15 & 30
7	Programme for enabling works, construction and restoration.	YES	At present it is envisaged that the total project duration will be approximately 94 weeks. This is outlined below:  Site Setup – 4 weeks Excavation – 30 weeks Structural Works – 30 weeks Non-structural works/internal fit out/site clear up – 30 weeks  Refer to Q.12 within the Construction Management Plan Pro-Forma for further details.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and	YES	GEA Ground Investigation and BIA Report ref: J15019, dated March 2015 Sections 3.1.1, 3.1.3, 3.1.3, 4.1

	groundwater flooding.		
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	YES	GEA Ground Investigation and BIA Report ref: J15019, dated March 2015 Sections 4.1 and 9.0
10	Identification of significant adverse impacts.	YES	GEA Ground Investigation and BIA Report ref: J15019, dated March 2015 sections 4.1 and 9.0
11	Evidence of consultation with neighbours.	NO	No specific consultation has been undertaken in relation to the Basement Impact Assessment. However, initial pre-application consultation was held with surrounding neighbours and local conservation area advisory groups (refer to Planning Statement).
12	Ground Investigation Report and Conceptual Site Model including <ul style="list-style-type: none"> <li>- Desktop study</li> <li>- exploratory hole records</li> <li>- results from monitoring the local groundwater regime</li> <li>- confirmation of baseline conditions</li> <li>- factual site investigation report</li> </ul>	YES	GEA Ground Investigation and BIA Report ref: J15019, dated March 2015  Sections 2.2 and 2.3 Appendix Section 5.3 and Appendix  Section 7.0 Section 5.0
13	Ground Movement Assessment (GMA).	NO	A Ground Movement Assessment is currently being undertaken and will be issued shortly for review.
14	Plans, drawings, reports to show extent of affected area.	NO	As stated in item 13 above, the relevant plans will be included within the Ground Movement Assessment.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	YES	GEA Ground Investigation and BIA Report ref: J15019, dated March 2015 recommendations made throughout Section 8.0 and 9.0
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.	YES	EWP Structural Engineering Report and Construction Method Statement, dated March 2015.
17	Proposals for monitoring during construction.	YES	EWP Structural Engineering Report and Construction Method Statement, dated March 2015. Refer to Section 8.0.
18	Confirmatory and reasoned statement identifying likely damage to nearby	NO	This is currently being undertaken. Please refer to item 13.

	properties according to Burland Scale		
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.	YES	GEA Ground Investigation and BIA Report ref: J15019, dated March 2015 Sections 3.1.2 and 9.0  Further information to be provided in the GMA  EWP Structural Engineering Report and Construction Method Statement, dated March 2015. Refer to Section 10 and Proposed Drawings in Appendix A.
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.	YES	GEA Ground Investigation and BIA Report ref: J15019, dated March 2015 Sections 3.1.1, 3.1.3 and 9.0  EWP Structural Engineering Report and Construction Method Statement, dated March 2015. Refer to Sections 5, 7 and 10.
21	Identification of areas that require further investigation.	YES	GEA Ground Investigation and BIA Report ref: J15019, dated March 2015 Section 10
22	Non-technical summary for each stage of BIA.	YES	GEA Ground Investigation and BIA Report ref: J15019, dated March 2015 executive summary
<b>Additional BIA components (added during Audit)</b>			
<b>Item provided</b>	<b>Yes/No/NA<sup>2</sup></b>		<b>Comment</b>


Notes:

<sup>1</sup> NB DP27 also requires consideration of architectural character, impacts on archaeology, amenity and other matters which are not covered by this checklist.

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

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

<b>Date</b>	<b>Fee Categorisation (A/B/C) and costs (£ ex VAT)</b>	<b>Commentary (including timescales for completion of Initial Report)</b>
01.05.15	Category B – extends beyond screening stage	Additional fees may be incurred to review comments once consultation closed, if audit identifies need for site visit or documents require to be revised.

Note: Where changes to the fee categorisation are required during the audit process, this will require an update to the above table, 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.

**Section D: Audit Agreement (to be completed by Applicant)**

I agree to pay the full costs of the independent audit of the Basement Impact Assessment associated with the planning application for the site identified in Section A. Such costs may include additional fees charged at the hourly rate for DCC attendance (for example).

<b>Name of contact [to be sent Invoice for final costs]</b>	Renough Limited C/O BTP Group
<b>Address of contact</b>	48 Welbeck Street, London, W1G 9XL
<b>Company (if relevant)</b>	
<b>Contact telephone number</b>	02077251700
<b>Date</b>	18/05/2015