

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Zenab Haji-Ismail	Date of request:	Date 29/04/2015
Camden Reference:	2015/2008/P	Statutory consultation end date:	Date 16/04/2015
Site Address:	4 Greenaway Gardens NW3 7DJ		
Reason for Audit:	Planning application		
Proposal description: Change of use from dwelling house to 2 self-contained dwellings following erection of rear and side extensions, excavation of basement, modifications to fenestration and dormer windows, alterations to boundary treatment and erection of front gates.			
Relevant planning background			
<p>The building is located in the Redington / Frogna Conservation Area that was designated in June 1985. The proposals will therefore be subject to the provisions under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>The Redington / Frogna Conservation Area generally comprises large detached and semi-detached dwellings that display a variety of formal and free architectural styles typical of late nineteenth century/early twentieth century architecture. On the whole these are built of red brick with clay tiled roofs, occasional areas of tile hanging and render and many of them have white painted small paned windows. In addition, the greenery of the landscape contributes significantly to the character of the area.</p> <p>The Conservation Area character may be further delineated by 8 sub-areas identified within the Redington / Frogna Conservation Area Statement (2003). The proposals site falls within sub-area 6: Bracknell, Greenaway and Chesterford Gardens. Each of these roads is described as having “a distinct character determined by their style of architecture, density of development, topography and sense of enclosure/openness”.</p> <p>Greenaway Gardens was constructed in the early twentieth century and features distinctive large, detached, red brick, two/three-storey neo-Georgian houses. No. 4 Greenaway Gardens fits this typology and is identified in the CA Appraisal as making a positive contribution to the area. The existing building was constructed c.1920</p>			
Do the basement proposals involve a listed building or does the site neighbour any listed		No	

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

¹ 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)

Items provided for Basement Impact Assessment (BIA)¹			
Item provided		Yes/ No/ NA²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	Yes	A full description of the proposed development is provided on the application form for planning permission. A general architectural is provided in the Design and Access Statement prepared by KSR Architects. For a Structural description refer to the Structural Methodology Report prepared by Richard Tant Associates.
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Refer to page 6 of the Design Access Statement; no temporary additional land is required.
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Refer to Architects drawings P090 and P100. Refer to photos in the Design Access Statement and for the existing adjacent buildings refer to Architects drawing P011 and the photos shown in the Design Access Statement.
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	Refer to the Appendix in the Site Investigation and Basement Impact Assessment Report by GEA.
5	Plans and sections to show foundation details of adjacent structures.	Yes	GEA, 2015, Site Investigation and Basement Impact Assessment Report: Appendix, TH1, TH2 and TH9 and site plan for locations also Section 5.6
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Refer to Architects scaled drawings P090, P210, P211 and Structural Engineers drawings BG01 and BG02.
7	Programme for enabling works, construction and restoration.	Yes	Indicative Construction Programme NR 01 (submitted with this audit form) provides an overview of the programme for enabling works, construction and restoration.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and	Yes	Refer to: GEA, 2015, Ground Movement Assessment Report. Sections: 5.2.2, 6.1 and 7.0 GEA, 2015, Site Investigation and Basement Impact Assessment Report.

	groundwater flooding.		Sections: 4.1 and 9.0
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Refer to: GEA, 2015, Ground Movement Assessment Report. Sections: 7.0 GEA, 2015, Site Investigation and Basement Impact Assessment Report. Sections: 4.1 and 9.0
10	Identification of significant adverse impacts.	No	Refer to: GEA, 2015, Ground Movement Assessment Report. Sections: 5.2.2, 6.1 and 7.0 GEA, 2015, Site Investigation and Basement Impact Assessment Report. Sections: 4.1 and 9.0 It should be noted that there are no significant adverse impacts identified.
11	Evidence of consultation with neighbours.	Yes	A letter detailing the proposed works was hand delivered by the applicant to all immediate neighbours during April 2014. A copy of the letter is enclosed with the audit instruction form. Where neighbours were available, the applicant spent time to explain the proposals and allay any concerns – Nos. 5, 9 and 16 Greenaway Gardens.
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 	Yes	Refer to following sections in GEA, 2015, Site Investigation and Basement Impact Assessment Report. Desktop study – Sections: 1, 2, 4 and 5 exploratory hole records – Appendix results from monitoring the local groundwater regime – Section 5.4 confirmation of baseline conditions – Section 7.0 factual site investigation report – Sections: 1, 2.1, 2.4, 4.2 and 5.0
13	Ground Movement Assessment (GMA).	Yes	Refer to: GEA, 2015, Ground Movement Assessment Report.
14	Plans, drawings, reports to show extent of affected area.	Yes	Refer to Architects drawings P090, P210, P211 and Structural Engineers drawings BG01 and BG02.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	To minimise local settlement CFA piling is specified, to limit battering back and water flow a secant piled perimeter wall is specified.

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	Refer to the Structural Methodology Report and drawings BG01 and BG02 prepared by the structural engineer.
17	Proposals for monitoring during construction.	Yes	A monitoring specification of the adjacent buildings has been prepared by GEA and is submitted alongside this audit form.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Refer to: GEA, 2015, Ground Movement Assessment Report, Section 6.1
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	Refer to: GEA, 2015, Ground Movement Assessment Report, Section 6.1 GEA, 2015, Site Investigation and Basement Impact Assessment Report, Section 9.0
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, 2015, Site Investigation and Basement Impact Assessment Report, Section 3.1.2 Question 2 Response
21	Identification of areas that require further investigation.	Yes	Refer to: GEA, 2015, Ground Movement Assessment Report, Section 6.1 – final sentence, Section 6.2 and 7.0. GEA, 2015, Site Investigation and Basement Impact Assessment Report, Section 10
22	Non-technical summary for each stage of BIA.	Yes	Refer to the executive summary of the Basement Impact Assessment prepared by GEA.

Additional BIA components (added during Audit)			
Item provided	Yes/No/NA ²		Comment

Notes:

¹ NB DP27 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)	Commentary (including timescales for completion of Initial Report)
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).

Name of contact [to be sent Invoice for final costs]	Verdi Israelian
Address of contact	C/O SG Consulting, 10 Impstone Road, Pamber Heath, Hants, RG26 3EG
Company (if relevant)	Hillmark Limited
Contact telephone number	07766 814121
Date	Wednesday 20 May 2015