

## Basement Impact Assessment AUDIT: Instruction

### Section A (Site Summary)

<b>Case officer contact details:</b>	Alex McDougall	<b>Date of request:</b>	20/04/2015
<b>Camden Reference:</b>	2014/6309/P	<b>Statutory consultation end date:</b>	17/04/2015
<b>Site Address:</b>	57 Cotleigh Road NW6 2NN		
<b>Reason for Audit:</b>	Planning application		
<b>Proposal description and :</b>			
Excavation to existing basement and excavation of rear lightwell			
<b>Relevant planning background</b>			
N/A			
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? (check site constraints in M3/Magic GIS)	Slope stability	No	
	Surface Water flow and flooding	Yes - Surface Flooding (1975 floods)	
	Subterranean (groundwater) flow	Yes – Lost Rivers	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>	No		
No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes		

<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	BIA Section 3.
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	DVM Drg No.1859-04B BIA Figure 1.
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	BIA Appendix A.
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	BIA Figures 2, 4 & 6 and Appendix A.
5	Plans and sections to show foundation details of adjacent structures.	Yes	CSI ground investigation report in BIA Appendix C.
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	DVM Drawings 1859-02, 03A, 04B, 05A, 06
7	Programme for enabling works, construction and restoration.	No	Contractor to provide in due course- if planning permission is granted
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	BIA Sections 10.2, 10.4, 10.5 & 10.7.
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	As above.
10	Identification of significant adverse impacts.	Yes	As above.
11	Evidence of consultation with neighbours.	Yes	Party wall notices served 26.08.2014

12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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	Desk Study: BIA Sections 2 to 6. Ground investigation: BIA Appendix C. CSM: BIA Section 10.1.
13	Ground Movement Assessment (GMA).	Yes	Addendum to BIA.
14	Plans, drawings, reports to show extent of affected area.	Yes	Figures 1-7 in Addendum to BIA.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	BIA Section 10.8.
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	Underpinning sequencing described on structural engineers drawing S0699-01
17	Proposals for monitoring during construction.	Yes	BIA Section 10.6.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale		Damage category Assessment in BIA Addendum.
19	Confirmatory and reasoned statement with supporting evidence that the structural stability of the building and neighbouring properties <b>will</b> be maintained (by reference to BIA, Ground Movement Assessment and Construction Sequence Methodology), including consideration of cumulative effects.	Yes	Structural engineer confirmation
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	Yes	BIA Sections 10.2, 10.3, 10.7 and 11.

	effects.		
21	Identification of areas that require further investigation.	Yes	BIA paragraph 10.6.1 (Condition survey under PWA process) and 10.6.2 to 10.6.4 (monitoring during the works).
22	Non-technical summary for each stage of BIA.	Yes	BIA paragraphs 7.5, 8.5, 9.13 and Section 11.
<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	Fee includes addressing the one comment received to date. Additional fees may be incurred if audit identifies need for site visit, documents to be revised or further comments are received on issue of audit report.

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>	<b>Eddie McIntyre</b>
<b>Address of contact</b>	110 Old Station Road Hampton-in-Arden Solihull B92 0HF
<b>Company (if relevant)</b>	--
<b>Contact telephone number</b>	07785268365
<b>Date</b>	18.05.2015