

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 06/06/2015
Camden Reference:	2015/3200/P	Statutory consultation end date:	Date 29/06/2015
Site Address:	25&26 Redington Gardens, London, NW3 7RX		
Reason for Audit:	Planning application		
Proposal description :			
The proposal is for the demolition of the existing two storey houses and replacement with two four storey semi-detached houses which includes the basement and habitable roof space.			
Relevant planning background			
The site comprises of a two, double storey post war residential properties built in the 1960s. The site is located within the Redington and Frogna Conservation Area situated to the south of Hampstead Heath and to the west of Hampstead village. Redington Gardens is within an area that is characterised by generously spaced houses set in a mature landscape. The period over which the area was developed has resulted in a mix of architectural styles. The subject properties are examples of mid to late 20 th century houses which occupy parts of the former grounds of adjoining properties. It is of a modest scale and does not overly detract from the character of the Conservation Area. The subject properties are unspectacular and typical of the period of their construction. The subject properties form a part of group of two storey partly rendered houses with concrete-tiled roofs. The proposal is for the demolition of the existing two storey houses and replacement with two four storey semi-detached houses.			
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	Yes	
	Surface Water flow and flooding	Yes	

	Subterranean (groundwater) flow	yes
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹	yes	
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	Michael Alexander BIA, sections 1 & 2
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	DMFK drawings
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	DMFK drawings, Photos in Appendix B of Michael Alexander BIA, Structural drawings in Appendix D of Michael Alexander BIA
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	Sections 4.04 (topography) and section 5.01 (flood maps) of Michael Alexander BIA
5	Plans and sections to show foundation details of adjacent structures.	Yes	Structural drawings in Appendix D of Michael Alexander BIA
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Structural drawings in Appendix D of Michael Alexander BIA, DMFK drawings
7	Programme for enabling works, construction and restoration.	Yes	An outline method statement giving a construction sequence is given in Appendix C of Michael Alexander BIA
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Sections 3,4 & 5 of Michael Alexander BIA
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Sections 3,4 & 5 of Michael Alexander BIA
10	Identification of significant adverse impacts.	No	No significant adverse impacts where identified after mitigation.
11	Evidence of consultation with neighbours.	Yes	A two day exhibition was held, prior to submission . Neighbours were invited to review and comment on the proposed

			scheme.
12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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	Ground Investigation report by GEA
13	Ground Movement Assessment (GMA).	TBC	This has been commissioned and will be available shortly.
14	Plans, drawings, reports to show extent of affected area.	TBC	This will be within the GMA
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Sections 3,4 & 5 of Michael Alexander BIA
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	Appendices C & D of Michael Alexander BIA
17	Proposals for monitoring during construction.	Yes	Clause 4.04.7 of Michael Alexander BIA
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Refer Clause 4.04.7 of Michael Alexander BIA, but to be confirmed following completion of GMA
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	Section 4.04 of Michael Alexander BIA
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	Yes	Sections 3.04 & 5.04 of Michael Alexander BIA

	CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.	No	None identified
22	Non-technical summary for each stage of BIA.	Yes	We would consider that the conclusions in sections 3.04, 4.04 & 5.04 of the Michael Alexander BIA are sufficiently clear to be read by a non-technical audience.
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		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]	25-26 Redington Gardens LLP (c/o Simon Passer)
Address of contact	5 th Floor, Wigmore Street, London, W1U 2RU
Company (if relevant)	
Contact telephone number	020 7458 4428
Date	16/06/15