

Basement Impact Assessment AUDIT: Instruction

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

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| Case officer contact details: | David Peres Da Costa David.PeresDaCosta@camden.gov.uk 020 7974 5262 | Date of audit request: | 26/5/15 |
| Camden Reference: | Ref: 2015/2366/P | Statutory consultation end date: | 11/06/2015 |
| Site Address: | Clifford Pugh House, 5-7 Lancaster Grove, NW3 4HE | | |
| Reason for Audit: | Planning application | | |
| Proposal description and : | | | |
| <i>Erection of six storey building (including basement and accommodation in roof space) to provide 15 flats (Class C3) (7x 1-bed, 1x 2-bed, 4x 2-bed and 3x 3-bed) with erection of veranda, 2 gazebos, and store to garden and front boundary wall, following demolition of existing student accommodation (Class Sui Generis) and front boundary wall.</i> | | | |
| Relevant planning background | | | |
| 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 | |
| | Subterranean (groundwater) flow | No | |

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| 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 | | | |
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| Item provided | | Yes/ No/ NA² | Name of BIA document/appendix in which information is contained. |
| 1 | Description of proposed development. | | |
| 2 | Plan showing boundary of development including any land required temporarily during construction. | Yes | Shown on proposed drawings within LON Basement Impact Assessment dated October 2014. |
| 3 | Plans, maps and or photographs to show location of basement relative to surrounding structures. | Yes | Shown on drawing SK007 within the Basement Impact Assessment prepared by LON and dated October 2014. |
| 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 Appendix D of the Basement Impact Assessment prepared by LON and dated October 2014. |
| 5 | Plans and sections to show foundation details of adjacent structures. | Yes | Shown on drawing SK007 within LON Basement Impact Assessment dated October 2014, and noted within SAS site investigation within Appendix F of the same report. |
| 6 | Plans and sections to show layout and dimensions of proposed basement. | Yes | Shown on drawings SK001 and SK002 within LON Basement Impact Assessment dated October 2014 Shown on JPA drawings: 1409_1999 [Proposed Basement Plan] JPA 1409_3500 [Proposed Site Sections] JPA |
| 7 | Programme for enabling works, construction and restoration. | No | The programme for both construction and enabling works will be determined by the contractor once they are on board. |
| 8 | Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding. | Yes | This is contained within sections 3 – 6 of the Basement Impact Assessment prepared by LON, dated October 2014. |
| 9 | Assessment of impact of potential risks on neighbouring properties and surface and groundwater. | Yes | This is contained within sections 3 – 6 of the Basement Impact Assessment prepared by LON, dated October 2014. |

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| 10 | Identification of significant adverse impacts. | Yes | This is contained within sections 3 – 6 of the Basement Impact Assessment prepared by LON, dated October 2014. |
| 11 | Evidence of consultation with neighbours. | | |
| 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 the Site Investigation Interpretive Report by Site Analytical Services, Ref 14/22518, contained within Appendix E of the Basement Impact Assessment by LON, dated October 2014. |
| 13 | Ground Movement Assessment (GMA). | No | |
| 14 | Plans, drawings, reports to show extent of affected area. | No | |
| 15 | Specific mitigation measures to reduce, avoid or offset significant adverse impacts. | No | |
| 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 Section 10 and Appendix B of the Basement Impact Assessment by LON, dated October 2014. |
| 17 | Proposals for monitoring during construction. | Yes | Refer to Section 8 of the Basement Impact Assessment by LON, dated October 2014. |
| 18 | Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale | Yes | Refer to Section 8 and Appendix E of the Basement Impact Assessment by LON, dated October 2014. |
| 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 | Outlined within Section 4.3, 7 and 8 of the Basement Impact Assessment by LON, dated October 2014. |
| 20 | Confirmatory and reasoned statement with supporting evidence that there will be no | Yes | Refer to Section 6 of the Basement Impact Assessment by LON, dated October 2014. |

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| | 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. | | |
| 21 | Identification of areas that require further investigation. | Yes | Refer to Section 4 (Scoping) Basement Impact Assessment by LON, dated October 2014. |
| 22 | Non-technical summary for each stage of BIA. | No | Note: This can be supplemented to the BIA if requested. |
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| Additional BIA components (added during Audit) | | | |
| Item provided | Yes/No/NA² | | Comment |
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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)

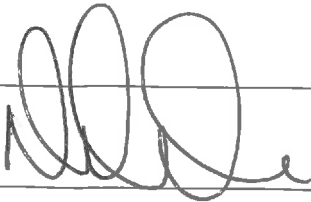
| Date | Fee Categorisation (A/B/C) and costs (£ ex VAT) | Date estimate for initial report | Commentary (including timescales for completion of Initial Report) |
|-------------|--|---|---|
| 07/07/2015 | Category B - £3045 | Approximately 3 weeks from instruction | <i>There are a number of comments that have been received; additional fee may be required if these require review as part of the audit. Additional fees may also be required if a site visit is necessary, if any updated reports are required to be reviewed or if the audit report generates any additional comments.</i> |
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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).

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| Name of contact [to be sent Invoice for final costs] | Mr Nick Cockburn |
| Address of contact | 313-315 Caledonian Road, London, N1 1DS |
| Company (if relevant) | Opticrealm Ltd |
| Contact telephone number | 020 7278 5619 |
| Date | 08/07/2015 |

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