**Basement Impact Assessment AUDIT: Instruction**

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

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| **Case officer contact details:** | Obote Hope, obote.hope@camden.gov.uk & 02079742555. | **Date of audit request:** | | 20/05/2015 | |
| **Camden Reference:** | 2015/2384/P | **Statutory consultation end date:** | | Date 22/06/2015 | |
| **Site Address:** | 231 Goldhurst Terrace, NW6 3EP | | | | |
| **Reason for Audit:** | **Planning application** / Appeal / discharge of S106 or condition / Other (please specify) | | | | |
| **Proposal description and :** Excavation at basement level for ancillary floorspace with front and rear lightwells, erection of a single storey rear extension with bay window and roof lantern, installation of external staircases between the ground floor and basement, new lift platform to the front, disabled ramp to the rear elevation and new decking area to the rear. | | | | | |
| **Relevant planning background**  2014/7302/P application **withdrawn** on21/01/2015 for Excavation of basement level and construction of part single, part two storey rear extension, removal of chimney and formation of roof extension at the side of the property, formation of access steps and lift platform to basement level to the front of the property. | | | | | |
| Do the basement proposals involve a listed building or does the site neighbour any listed buildings? | | | Yes/**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 | | No |
| Does the application require determination by Development Control Committee in accordance fall the Terms of Reference[[1]](#footnote-1) | | | No | | |
| No/Does the scope of the submitted BIA extend beyond the screening stage? | | | **Yes**/No | | |

**Section B: BIA components for Audit (to be completed by Applicant)**

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| **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 | Report ZS 3170 Section 2 and Appendix A |
| 2 | Plan showing boundary of development including any land required temporarily during construction. | | Yes | Report ZS 3170 Appendix A |
| 3 | Plans, maps and or photographs to show location of basement relative to surrounding structures. | | Yes | Report ZS 3170 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 | Report ZS 3170 Section 1 Introduction, Section 7 Hydrology ad Flood Risk, Section 11 Flood Risk, Appendix A Archival Maps, Appendix D FRA |
| 5 | Plans and sections to show foundation details of adjacent structures. | | No | These are other people’s properties.  Semidetached No 233 will have similar foundations to 231. |
| 6 | Plans and sections to show layout and dimensions of proposed basement. | | Yes | Report ZS 3170 Appendix A |
| 7 | Programme for enabling works, construction and restoration. | | Yes | Report ZS 3170 Appendix E Croft Structural Engineers (CSE) Report Appendix C Method Statement |
| 8 | Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding. | | Yes | Report ZS 3170 Tables 4 and 5 |
| 9 | Assessment of impact of potential risks on neighbouring properties and surface and groundwater. | | Yes | Report ZS 3170 Section 13 |
| 10 | Identification of significant adverse impacts. | | Yes | Report ZS 3170 Section 13 |
| 11 | Evidence of consultation with neighbours. | |  |  |
| 12 | Ground Investigation Report and Conceptual Site Model including   * Desktop study * exploratory hole records * results from monitoring the local groundwater regime * confirmation of baseline conditions * factual site investigation report | | Yes | Report ZS 3170   * Sections 1 to 9, Appendices A & B * Appendix C * Section 12.5 * Table 4 * Section 12 & Appendix C |
| 13 | Ground Movement Assessment (GMA). | | Yes | Report ZS 3170 Appendix E CSE Report Appendix B |
| 14 | Plans, drawings, reports to show extent of affected area. | | N/A | No affected areas |
| 15 | Specific mitigation measures to reduce, avoid or offset significant adverse impacts. | | Yes | Report ZS 3170 Section 13 Impact Assessment |
| 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 | Report ZS 3170 Appendix E CSE Report Appendix C Method Statement |
| 17 | Proposals for monitoring during construction. | | Yes | Report ZS 3170 Appendix E CSE Report Appendix C Method Statement |
| 18 | Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale | | Yes | Report ZS 3170 Appendix E CSE Report, Page 6 and Appendix B |
| 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 | Report ZS 3170 Appendix E CSE Report |
| 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 | Report ZS 3170 Section 13 and Appendix D FRA |
| 21 | Identification of areas that require further investigation. | | Yes | Report ZS 3170 Section 13.13 |
| 22 | Non-technical summary for each stage of BIA. | | No | Report ZS 3170 Page 2 |
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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)**

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| **Date** | **Fee Categorisation (A/B/C) and costs (£ ex VAT)** | **Date estimate for initial report** | **Commentary (including timescales for completion of Initial Report)** |
| *Date* | *Category and cost -* | *This will depend on date of completion of section D but some indication is required* | *If possible please ALSO provide estimate for possible additional fees required to review consultation responses received to date.* |
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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]** | **Susan Zur Spiro** |
| **Address of contact** | 231 Goldhurst Terrace |
| **Company (if relevant)** |  |
| **Contact telephone number** | 07973835102. My agent Ray Reilly RPR Planning 07896617854 |
| **Date** | 04/07/2015 |

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. [↑](#footnote-ref-1)