

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 20/07/2015
Camden Reference:	2015/3328/P	Statutory consultation end date:	Date 30/07/2015
Site Address:	36 Avenue Road London NW3 6YD		
Reason for Audit:	Planning application		
Proposal description and :			
<i>“Demolition of the existing single family dwelling house and replacement with a three storey detached house in association with the excavation of the basement and hard and soft landscaping.”</i>			
Relevant planning background			
TBC by Case Officer			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?	While the property is not listed, the neighbouring properties along Avenue Road are listed.		
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		

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

No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes
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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.	Y	Chapter 2.1 BIA.
2	Plan showing boundary of development including any land required temporarily during construction.	Y	Figure 1. Interpretative Report. Also in Page 68 of BIA.
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	Desk Study, 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)	Y	Desk Study Envirocheck Report, Appendix C
5	Plans and sections to show foundation details of adjacent structures.	Y	Interpretative Report, Figures 2 and 3
6	Plans and sections to show layout and dimensions of proposed basement.	Y	Elliott Wood CMS
7	Programme for enabling works, construction and restoration.	Y	Elliott Wood CMS
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	y	BIA. Chapter 5
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	BIA. Chapter 5
10	Identification of significant adverse impacts.	Y	N/A
11	Evidence of consultation with neighbours.		

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 	Y	Interpretative Report and Desk Study (summarised in Chapter 4 of the BIA)
13	Ground Movement Assessment (GMA).	Y	BIA, Chapter 5 and Appendix B
14	Plans, drawings, reports to show extent of affected area.	Y	BIA, Chapter 5 and Appendix B
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	Elliott Wood CMS
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.	Y	Elliott Wood CMS
17	Proposals for monitoring during construction.	Y	BIA, Chapter 5
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	BIA, Chapter 5 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.	Y	BIA, Chapter 5 and Appendix B
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	Y	BIA, Chapter 5 and Appendix C

	effects.		
21	Identification of areas that require further investigation.	Y	N/A
22	Non-technical summary for each stage of BIA.	Y	Chapters 2.9, 3.2, 4.4 and 5.3.
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)

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]	See Below
Address of contact	The Director Clayton Business Limited Care of Flintham Mackenzie 277-279 Chiswick High Road London W4 4P9
Company (if relevant)	Clayton Business Limited
Contact telephone number	020 7493 5597
Date	20/07/2015