

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	David Peres Da Costa David.PeresDaCosta@camden.gov.uk 020 7974 5262	<b>Date of audit request:</b>	<b>8/9/15</b>
<b>Camden Reference:</b>	2015/4800/P	<b>Statutory consultation end date:</b>	The consultation has not yet begun
<b>Site Address:</b>	<b>1 St John's Wood Park, NW8 6QS</b>		
<b>Reason for Audit:</b>	Planning application		
<b>Proposal description:</b>			
Erection of 3 storey plus basement, 5 x bedroom single dwelling house, including new boundary walls following demolition of 6 x existing garages on land adjacent to 1 St. John's Wood Park (Class C3).			
<b>Relevant planning background</b>			
Planning permission was previously granted 2/9/14 for a house of the same size and design but without any basement element (ref: 2013/6731/P)			
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	No
		Subterranean (groundwater) flow	No
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference		No	
No/Does the scope of the submitted BIA extend beyond the screening stage?		Yes	

### 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	Basement under the foot print of the proposed detached dwelling
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Site layout drawing <ul style="list-style-type: none"> <li>• New Basement</li> <li>• Proposed ground floor</li> </ul>
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Within the BMS document; see section 5. Desk Study and Walkover Survey
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	Within the BMS document; see section 3. Basement Impact: Screening, appendix G - Hydrological report
5	Plans and sections to show foundation details of adjacent structures.	Yes	Within the BMS document; see Appendix
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Site layout drawing <ul style="list-style-type: none"> <li>• Basement layout</li> <li>• New ground floor layout</li> </ul>
7	Programme for enabling works, construction and restoration.		December start
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Within the BMS document; see DP27 section and hydrological report
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Within the BMS document
10	Identification of significant adverse impacts.	Yes	Within the BMS document
11	Evidence of consultation with neighbours.		Yes
12	Ground Investigation Report and Conceptual Site Model including <ul style="list-style-type: none"> <li>• Desktop study</li> </ul>	Yes	See ground investigation report

	<ul style="list-style-type: none"> <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>		
13	Ground Movement Assessment (GMA).	Yes	Within the BMS document
14	Plans, drawings, reports to show extent of affected area.	Yes	Within the BMS document
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Within the BMS document
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	Within the BMS document
17	Proposals for monitoring during construction.	Yes	Within the BMS document
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Within the BMS document
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	Within the BMS document
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	Within the BMS document

21	Identification of areas that require further investigation.	Yes	Within the BMS document
22	Non-technical summary for each stage of BIA.	Yes	Within the BMS document
<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>Date estimate for initial report</b>	<b>Commentary (including timescales for completion of Initial Report)</b>
17/09/2015	Category B - £3045	Approx 4 weeks from instruction or close of consultation	Further fees may be required if a site visit is necessary or if the audit results in documents being amended/comments being received which are pertinent to

		period	audit.

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>FULL Name of contact [to be sent Invoice for final costs]*</b>	
<b>Address of contact</b>	
<b>Company (if relevant)</b>	
<b>Contact telephone number</b>	
<b>Date</b>	

\*If no Company name provided then **full name** of Contact (First-name & Surname) must be provided – initials will not suffice.