

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	Fergus Freeney <a href="mailto:Fergus.freeney@camdeng.gov.uk">Fergus.freeney@camdeng.gov.uk</a> 07985 340 695	<b>Date of audit request:</b>	<b>13/10/2015</b>
<b>Camden Reference:</b>	2015/2548/P	<b>Statutory consultation end date:</b>	09/12/2015
<b>Site Address:</b>	26 Lyndhurst Road		
<b>Reason for Audit:</b>	Planning application		
<b>Proposal description:</b>			
Conversion of existing 4x flats into 1x6bed maisonette and 2x1bed flats. Alterations at rear to include single storey extension and part first floor extension; enlargement of terraces, creation of inset roof terrace and excavation of for swimming pool. Alterations at front to include excavation of lightwell.			
<b>Relevant planning background</b>			
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	Yes/NO (possibly? – Claygate and Bagshot beds)	

Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>	No
No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes

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<sup>1</sup> 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)**

<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.	Y	Section 3.7 BIA
2	Plan showing boundary of development including any land required temporarily during construction.	Y	Figure 2 BIA
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	Desk Study Appendix A and Figure 1 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)	Y	BIA Figure 2 and Section 3.5
5	Plans and sections to show foundation details of adjacent structures.	Y	Factual Report, TP1 excavated adjacent to existing building. House is detached so any trial pits adjacent to neighbouring structures would require access by neighbours (unlikely be granted prior to planning)
6	Plans and sections to show layout and dimensions of proposed basement.	Y	BIA. Section 3.7.
7	Programme for enabling works, construction and restoration.	Y	BIA. Section 6.4 and Appendix C
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	BIA. Section 7.1 and 7.2
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	BIA. Section 7.1 and 7.2
10	Identification of significant adverse impacts.	Y	BIA. Section 7.2

11	Evidence of consultation with neighbours.	Y	The Client has issued letters to all immediate neighbours. Copies are available on request.
12	Ground Investigation Report and Conceptual Site Model including <ul style="list-style-type: none"> <li>- Desktop study</li> <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>	Y	Desk Study and Ground Investigation Factual Report
13	Ground Movement Assessment (GMA).	Y	BIA Section 7.2
14	Plans, drawings, reports to show extent of affected area.	Y	BIA Section 7.2 (GMA)
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	BIA Section 7.2, also 6.4 in the brief 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	BIA. Section 6.4 and Appendix C
17	Proposals for monitoring during construction.	Y	BIA, Section 7.2 and Appendix C
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	BIA, Section 7.2
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, Section 7.4 (summary of chapter)
20	Confirmatory and reasoned statement with supporting evidence that there will be no adverse effects on drainage or run-off and	Y	BIA, Section 7.4 (summary of chapter)

	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.	Y	BIA. Section 7.3
22	Non-technical summary for each stage of BIA.	Y	BIA. Section 1.0, Sections 3.9, 4.2, 5.6, 6.9 and 7.4
<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)**

Date	Fee Categorisation (A/B/C) and costs (£ ex VAT)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
16/10/2015	Category B - £3045	Approx 4 weeks from instruction	<i>Additional fees may be required if (i) a site visit is required, (ii) any documents have to be revised or re-submitted as a result of the audit, or (iii) comments are received which are pertinent to the BIA.</i>

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.