

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.	Yes	Heyne Tillett Steel (HTS) Structural Report Section 4.0 Site Analytical Services (SAS) BIA Section 3.7
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	HTS Structural Report Appendix C
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	HTS Structural Report Appendix C, I SAS BIA Figure 2
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	SAS BIA Section 3.0
5	Plans and sections to show foundation details of adjacent structures.	Yes	HTS Structural Report Appendix C
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Richard Mitzman Architects (RMA) drawing 246-DWG-100-B
7	Programme for enabling works, construction and restoration.	Yes	RMA 246-REP-PL-003 Construction Management Plan
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	SAS BIA Table 3
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	SAS BIA Table 3, Section 4.1
10	Identification of significant adverse impacts.	Yes	SAS BIA Section 4.1

11	Evidence of consultation with neighbours.	Yes	RMA Design and Access Statement
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	SAS BIA Section 5.0, 6.0 and Appendix A
13	Ground Movement Assessment (GMA).	Yes	SAS BIA Appendix C
14	Plans, drawings, reports to show extent of affected area.	Yes	SAS BIA Appendix C
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	HTS Structural Report Section 5
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	HTS Structural Report
17	Proposals for monitoring during construction.	Yes	SAS BIA report section 7.3
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	SAS BIA report 5.4-5.12 and Appendix C
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	HTS Structural Report Section 5.0
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	Yes	SAS BIA Report Section 7.0

	reference to ground investigation, BIA and CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.	Yes	SAS BIA Report Section 7.3
22	Non-technical summary for each stage of BIA.	Yes	
	Stage 1 Screening		SAS BIA Report Section 3.9
	Stage 2 Scoping		SAS BIA Report Section 4.2
	Stage 3 Site Investigation and Study		SAS BIA Report Section 5.6 and 6.9
	Stage 4 Impact Assessment		SAS BIA Report Section 7.4
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.