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 25 January 2016
Camden Reference:	2015/3297/P	**Statutory consultation end date:**	Date 07/07/2015
Site Address:	**Ventra House, 308 Kilburn High Road, London NW6 2DG**		
Reason for Audit:	Planning application		
Proposal description: The proposed basement will comprise a single storey structure utilised as a cycle and refuge store and plant room and will extend over a relatively small proportion of the development footprint (approximately 95m^2).			
Relevant planning background This document reflects the works completed by LMB Geosolutions Ltd.			

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	No
	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]	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 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.

Does the scope of the submitted BIA extend beyond the screening stage?	yes

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

Items provided for Basement Impact Assessment (BIA)[1]			
Item provided		**Yes/ No/ NA[2]**	**Name of BIA document/appendix in which information is contained.**
1	Description of proposed development.	Yes	**LMB Geosolutions Ltd (December 2015). Assessment of Soil & Groundwater Conditions to Support a Basement Impact Assessment.** Page 1: Project and Site Details.
2	Plan showing boundary of development including any land required temporarily during construction.	No	
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	No	
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)	No	
5	Plans and sections to show foundation details of adjacent structures.	Yes	**LMB Geosolutions Ltd (December 2015). Assessment of Soil & Groundwater Conditions to Support a Basement Impact Assessment.** Appendix B. Regulatory Correspondence.
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	**LMB Geosolutions Ltd (December 2015). Assessment of Soil & Groundwater Conditions to Support a Basement Impact Assessment.** Appendix A. Development Schematic
7	Programme for enabling works, construction and restoration.	No	
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and	Yes	**LMB Geosolutions Ltd (December 2015). Assessment of Soil & Groundwater Conditions to Support a Basement Impact Assessment.**

	groundwater flooding.		Page 8. Local Hydrology, Geology and Hydrogeology. Page 11. Impact Assessment & Mitigation Measures.
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	**LMB Geosolutions Ltd (December 2015). Assessment of Soil & Groundwater Conditions to Support a Basement Impact Assessment.** Page 11-14. Impact Assessment & Mitigation Measures.
10	Identification of significant adverse impacts.	Yes	**LMB Geosolutions Ltd (December 2015). Assessment of Soil & Groundwater Conditions to Support a Basement Impact Assessment.** Page 15. Summary of Potential Impacts and Mitigation Measures.
11	Evidence of consultation with neighbours.	No	
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	**LMB Geosolutions Ltd (December 2015). Assessment of Soil & Groundwater Conditions to Support a Basement Impact Assessment.** Page 6 – 10. Baseline Conditions. Appendix C. Ground Investigation & Findings. Appendix D. Advice on Geotechnical Considerations. Appendix E. Exploratory Hole Logs & Plot of SPT N vs Depth.
13	Ground Movement Assessment (GMA).	No	**LMB Geosolutions Ltd (December 2015). Assessment of Soil & Groundwater Conditions to Support a Basement Impact Assessment.** Page 12. Land Stability Screening Assessment. Appendix D. Advice on Geotechnical Considerations.
14	Plans, drawings, reports to show extent of affected area.	N/A	
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	**LMB Geosolutions Ltd (December 2015). Assessment of Soil & Groundwater Conditions to Support a Basement Impact Assessment.**

			Page 15. Summary of Potential Impacts and Mitigation Measures.
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.	No	
17	Proposals for monitoring during construction.	No	
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	No	
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.	No	
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.	No	**LMB Geosolutions Ltd (December 2015). Assessment of Soil & Groundwater Conditions to Support a Basement Impact Assessment.** Page 15. Summary of Potential Impacts and Mitigation Measures.
21	Identification of areas that require further investigation.	No	
22	Non-technical summary for each stage of BIA.	No	

Additional BIA components (added during Audit)			
Item provided	**Yes/No/NA[2]**		**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]	
Address of contact	
Company (if relevant)	
Contact telephone number	
Date	