

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	Charles Thuaire <a href="mailto:Charles.thuaire@camden.gov.uk">Charles.thuaire@camden.gov.uk</a> 020 7974 5867	<b>Date of audit request:</b>	<b>14.1.16</b>
<b>Camden Reference:</b>	2015/6280/P	<b>Statutory consultation end date:</b>	17.12.15
<b>Site Address:</b>	Heath House, North End Way, London NW3 7ET		
<b>Reason for Audit:</b>	Planning application		
<b>Proposal description:</b> Conversion of existing single dwellinghouse to 6 self-contained residential units; erection of new west side wing comprising basement, lower ground, ground and first floors; erection of rear conservatory extension; remodelling roofs of main house and east side wing; excavation of front forecourt to provide basement level carpark; various external alterations and associated landscaping			
<b>Relevant planning background</b>			
None			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		Yes	
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 <sup>1</sup>	Yes – likely to be a DCC in March
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.	Yes	C85234/ANB/JP.R004
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	APP 1
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	No	No Surrounding Structures
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	APP 2
5	Plans and sections to show foundation details of adjacent structures.	NA	No Adjacent Structures
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	APP 1
7	Programme for enabling works, construction and restoration.	No	To be provided by developer
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	C85234/ANB/JP.R004
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	No	No neighbouring properties
10	Identification of significant adverse impacts.	Yes	None identified
11	Evidence of consultation with neighbours.	No	No neighbours

12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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>	Yes	APP 4 & APP 5
13	Ground Movement Assessment (GMA).	Yes	C85234/ANB/JP.R004
14	Plans, drawings, reports to show extent of affected area.	No	None Identified
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	No	None needed
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	To be provided at detailed design stage
17	Proposals for monitoring during construction.	No	To be provided at detailed design stage
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	But no nearby properties
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	But no nearby properties
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	Yes	C85234/ANB/JP.R004

	effects.		
21	Identification of areas that require further investigation.	No	None Identified
22	Non-technical summary for each stage of BIA.	Yes	
<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)
17/01/2016	Category B - £3045 but note likely additional costs	Approx 4 weeks from instruction	<p>The BIA suggests no significant impacts from the basement proposals, however, the property is either listed or close to a listed property and therefore a ground movement/building damage is likely to be required. Additionally it is noted that there are numerous consultation comments on the web site. If these are pertinent to the basement, additional fees will be required for their review. Additional fees may be also required for</p> <ul style="list-style-type: none"> <li>• site attendance</li> <li>• reviewing revised/resubmitted documentation</li> <li>• reviewing third part consultation comments</li> <li>• attending DCC.</li> </ul>

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.