

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Jonathan McClue Jonathan.McClue@camden.gov.uk 02079744908	Date of audit request:	18/03/2016
Camden Reference:	2016/0385/P	Statutory consultation end date:	08/04/2016
Site Address:	9 Dartmouth Park Road, London, NW5 1SU		
Reason for Audit:	Planning application		
Proposal description:			
Construction of a part single, part two storey rear and side extension at lower ground and upper ground levels including landscaping and lowering of ground level to front and side and erection of porch at lower ground level to replace side shed. Installation of roof lights to side and rear roofslopes.			
Relevant planning background			
None			
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	Local Flood Risk Zone – York Rise
		Subterranean (groundwater) flow	NO

Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹	No
No/Does the scope of the submitted BIA extend beyond the screening stage?	NO – BIA considers that no further site investigation is necessary.

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.

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.	Y	Section 3.6
2	Plan showing boundary of development including any land required temporarily during construction.	Y	Figure 1
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	Appendix A
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	Figures 2, 2a and 3
5	Plans and sections to show foundation details of adjacent structures.	N	Based on the scoping phase it is not considered that the proposed basement would result in any detrimental changes to structures located in the vicinity of the property and therefore site investigation works are not seen as being required at this stage.
6	Plans and sections to show layout and dimensions of proposed basement.	Y	See design and Risk Assessment for the Project
7	Programme for enabling works, construction and restoration.	Y	See design and Risk Assessment for the Project
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	BIA. Section 3.8
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	BIA. Section 3.8
10	Identification of significant adverse impacts.	Y	BIA. Section 4.0

11	Evidence of consultation with neighbours.	Y	Architects to carry out post planning
12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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 	Y	<p>The site history is explored and relevant BGS boreholes analysed in Section 3.0 (Baseline Conditions)</p> <p>Based on the scoping phase it is not considered that the proposed basement would result in any detrimental changes to Dartmouth Park Road or the buildings located in the vicinity of the property and therefore a full Phase One Risk Assessment and Phase Two Investigation is not seen as being required. Trial Pits could be carried out <u>post planning</u> if deemed necessary but are not deemed to be crucial at this stage.</p> <p><u>It should also be emphasised that the existing semi-basement will not be lowered as part of these proposals. The area at the existing basement level will be enlarged and some of the external ground levels will be lowered to the level of the basement.</u></p>
13	Ground Movement Assessment (GMA).	N	As above based on the scoping phase it is not considered a ground movement assessment will be required
14	Plans, drawings, reports to show extent of affected area.	Y	Figure 1
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	Section 5.0
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	See design and Risk Assessment for the Project
17	Proposals for monitoring during construction.	Y	See design and Risk Assessment for the Project
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	As above based on the scoping phase it is not considered a ground movement assessment will be required
19	Confirmatory and reasoned statement with supporting evidence that the structural	Y	BIA, Section 5.0

	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.		
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.	Y	BIA, Section 5.0
21	Identification of areas that require further investigation.	Y	BIA. Section 5.0. Trial Pits could be carried out <u>post planning</u> if deemed necessary by the structural engineer but are not crucial at this stage.
22	Non-technical summary for each stage of BIA.	Y	BIA. Section 1.0, Sections 3.9 and 4.1
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

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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)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
22/03/2016	Category A - £997.50	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> • site attendance • reviewing revised/resubmitted documentation • reviewing third part consultation comment • attending DCC.

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)

For data protection reasons this section should NOT be published on the Public website.

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.

Additional fees, which would be charged at the hourly rate, will also arise, for instance in the following circumstances:

- To assess detailed revisions to the originally submitted audit material
- To assess detailed technical consultation responses from Third Party consultants
- To attend Development Control Committee

Every effort will be made to minimise the occurrence of additional unforeseen expenses arising from the audit process.

FULL Name of contact [to be sent Invoice for final costs]*	Hugo and Sharis Nickols
Address of contact	87 Greenhill Prince Arthur Road London NW3 5TZ
Company (if relevant)	
Contact telephone number	Hugo Nickols - 07813 771 002 Sharis Nickols - 07788 678 264
Date	22nd March 2016

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