

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Kate Phillips Kate.Phillips@camden.gov.uk 0207 974 2521	Date of audit request:	03/03/2016
Camden Reference:	2016/1027/P & 2016/1183/L	Statutory consultation end date:	TBC
Site Address:	47 Doughty Street, London, WC1N 2LW		
Reason for Audit:	Planning application		
Proposal description:			
Replacement 3 storey rear extension (following demolition of existing rear closet wing); single storey rear extension at ground floor level (following demolition of existing structure); lowering of floor level in front vaults; construction of basement below rear garden; internal alterations			
Relevant planning background			
2014/1345/P - Erection of glazed rear extension at ground floor level following demolition of existing ground floor rear extension to single dwelling house - Granted 06-05-2014 2010/0474/P - Erection of glazed rear extension at ground floor level following demolition of existing ground floor rear extension to single dwelling house (Class C3) - Granted 20-04-2010 2010/0482/L - External and internal alterations, including erection of glazed rear extension at ground floor level following demolition of existing ground floor rear extension and minor internal alterations to single dwelling house (Class C3) - Granted 20-04-2010 2007/1831/P - Alterations to the dwelling (Class C3 Use) including the erection of a replacement conservatory at rear ground floor level following the removal of the existing, the replacement of windows and the installation of two rooflights - Granted 28-06-2007 2007/1833/L - Works associated with the erection of a replacement conservatory at ground floor rear elevation following the removal of the existing, the replacement of windows, the installation of two rooflights and various internal alterations - Granted 28-06-2007 LS9704454 - Submission of details of new doors, pergola, walkway, roof treatment and external landscaping pursuant to additional condition 3 (b) & (c) of listed building consent granted on the 20th February 1997 (Reg.No.LS9604342) – Granted 17-07-1997			

LS9604342 - Internal alterations and amendments to rear extension – Granted 20-02-1997		
8870041 - Works of alteration and restoration including demolition of outhouse and vault – Granted 04-05-1988		
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	NO
	Subterranean (groundwater) flow	NO
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹	TBC	
No/Does the scope of the submitted BIA extend beyond the screening stage?	No	

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.	Yes	Section 3
2	Plan showing boundary of development including any land required temporarily during construction.	No	Covered in detail in the Archaeological and Heritage reports. Required parking bay suspensions covered in the Construction Management Plan
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	No	Covered in detail in other reports.
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	Refer to Appendices 3 and 7
5	Plans and sections to show foundation details of adjacent structures.	Yes	Refer to Appendix 5. Note this is from within site only. Investigations in neighbouring properties have not yet been carried out.
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Refer to Appendix 2
7	Programme for enabling works, construction and restoration.	No	Provided in the Construction Management Plan
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Refer to sections 4.2, 5.0, 6.2 and 7.3
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	
10	Identification of significant adverse impacts.	No	No significant adverse impacts expected.
11	Evidence of consultation with neighbours.	Yes	No specific evidence but consultation with the neighbours is ongoing as described in

			section 2.
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 	Part	Desktop study information is included throughout the report. Results from intrusive investigations are included in Appendix 5. The site is generally dry with a low water table that was not reached during the investigations.
13	Ground Movement Assessment (GMA).	Yes	Possible ground movements are discussed in section 7.3. A full ground model to predict possible movements is not expected at this stage or on a project of this size.
14	Plans, drawings, reports to show extent of affected area.	No	No significant effects are expected outside the site.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	No	No significant adverse impacts expected.
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	The contractor is not yet appointed and will produce these documents.
17	Proposals for monitoring during construction.	No	Monitoring of noise and vibration is set out in the Construction Management Plan. Monitoring of ground water is not expected to be required.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Refer to Section 7.3.
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	The engineering approach to minimising ground movements and providing stability to the surrounding structures is discussed in section 7.3 and section 8. The measures provided during construction will be finalised after appointment of the main contractor.
20	Confirmatory and reasoned statement with supporting evidence that there will be no	Yes	This is discussed throughout the report, referencing the drainage survey included in

	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.		Appendix 8 and with the engineering approach discussed in Section 7.3.
21	Identification of areas that require further investigation.	Yes	These include subsurface conditions of the surrounding properties and stability during construction.
22	Non-technical summary for each stage of BIA.	Yes	
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.

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)
09/03/2016	Category B - £3045	Approximately 4 weeks from instruction and receipt of BIA in correct format	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)

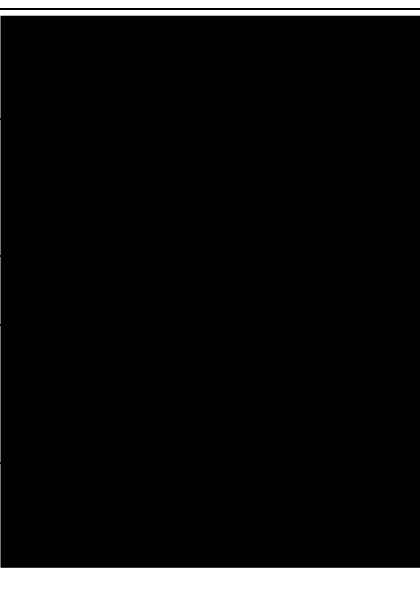
For data protection reasons this section should NOT be published on the Public website.

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]*	
Address of contact	
Company (if relevant)	
Contact telephone number	
Date	

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