

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Kate Phillips 0207 974 2521 Kate.Phillips@camden.gov.uk	Date of audit request:	16/03/2016
Camden Reference:	2016/0953/P	Statutory consultation end date:	TBC
Site Address:	21 Boscastle Road, London, NW5 1EE		
Reason for Audit:	Planning application		
Proposal description:			
Enlargement of existing basement and creation of lightwell at front of building			
Relevant planning background			
2016/0258/P - Variation of condition 3 (approved plans) of planning permission 2015/1434/P dated 06/05/2015 (for a single storey rear extension and associated works), namely to allow the lowering of the first floor rear window and raising the height of the side sky lantern to cover lowered window, removal of end sky lantern, and introduction of parapet wall to roof terrace – still under consideration 2015/1434/P - Erection of a single storey full-width rear extension - Granted 06-05-2015 2015/0644/P - Installation of 1 x rooflight on rear roof slope - Granted 02-03-2015 2014/7318/P - Erection of a single storey rear extension as replacement to existing, replacement of rooflights to rear roof slope, alterations to rear elevation fenestration and balustrade, replacement of rear garden shed and rear landscaping - Granted 20-01-2015			
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	Yes	

	Subterranean (groundwater) flow	Yes (Lost rivers and proximity to the bathing ponds)
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?	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.

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	Fairhurst Desk Study and Basement Impact Section 3.7 Refer to Elliott Wood Structural Engineering report and Subterranean Construction Method Statement (part 5.0)
2	Plan showing boundary of development including any land required temporarily during construction.	Y	Fairhurst Desk Study and Basement Impact Figure 1 Construction Management Plan 21BOS-CMP-160219
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	Fairhurst Desk Study and Basement Impact Figures 7, 8 and 9 and Appendix B
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	Fairhurst Desk Study and Basement Impact Appendix C (Groundsure Report) and Figures 2 and 2a
5	Plans and sections to show foundation details of adjacent structures.	Y	Fairhurst Desk Study and Basement Impact Appendix A (Ground Investigation Factual Report, Trial Pits 1 to 4) Refer to Elliott Wood Structural Engineering report and Subterranean Construction Method Statement (Appendix A)
6	Plans and sections to show layout and dimensions of proposed basement.	Y	Fairhurst Desk Study and Basement Impact Figures 7, 8 and 9 from PDISP Calculations which show outline of proposed basement. Also refer to structural drawings 21-BOS-100 to 103 submitted as part of the planning application (Application No. 2016/0953/P)
7	Programme for enabling works, construction and restoration.	Y	Construction Management Plan 21BOS-CMP-160219

8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	Fairhurst Desk Study and Basement Impact See Section 4.0 and 7.0
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	Fairhurst Desk Study and Basement Impact See Section 4.0 and 7.0
10	Identification of significant adverse impacts.	Y	Fairhurst Desk Study and Basement Impact See Section 7.0
11	Evidence of consultation with neighbours.	Y	Consultations have carried out as part of the planning process and available to view online.
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 	Y	Fairhurst Desk Study and Basement Impact See Sections 1.0, 2.0, 3.0, 5.0 and Appendix A
13	Ground Movement Assessment (GMA).	Y	Fairhurst Desk Study and Basement Impact See Section 7.1
14	Plans, drawings, reports to show extent of affected area.	Y	Fairhurst Desk Study and Basement Impact See Figures 7, 8 and 9
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	Fairhurst Desk Study and Basement Impact Section 7.3
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 the Structural Engineering Report and Subterranean Construction Method Statement (section 11.0) by Elliott Wood Partnership LLP submitted to the council as part of the planning application
17	Proposals for monitoring during construction.	Y	See the Structural Engineering Report and Subterranean Construction Method Statement (section 13.0) by Elliott Wood Partnership LLP submitted to the council as part of the planning application
18	Confirmatory and reasoned statement identifying likely damage to nearby	Y	Fairhurst Desk Study and Basement Impact Section 7.1.7

	properties according to Burland Scale		Also refer to Elliott Wood Structural Engineering report and Subterranean Construction Method Statement (Section 9.0)
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.	Y	Fairhurst Desk Study and Basement Impact Section 7.1.7 Also refer to Elliott Wood Structural Engineering report and Subterranean Construction Method Statement (Section 9.0)
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 reference to ground investigation, BIA and CSM), including consideration of cumulative effects.	Y	Fairhurst Desk Study and Basement Impact Section 7.2 Also refer to Elliott Wood Structural Engineering report and Subterranean Construction Method Statement (Section 8.0)
21	Identification of areas that require further investigation.	Y	Fairhurst Desk Study and Basement Impact Section 7.3
22	Non-technical summary for each stage of BIA.	Y	Fairhurst Desk Study and Basement Impact Sections 1.0, 3.10, 4.1, 5.5, 6.7 and 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.

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 B - £3045	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]*	Barbara Storch & Mayamiko Kachingwe
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.