

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	Date of audit request:	14/04/2016
Camden Reference:	2016/1737/P	Statutory consultation end date:	TBC
Site Address:	77 Lawn Road, London, NW3 2XB		
Reason for Audit:	Planning application		
Proposal description:			
Creation of basement to form additional living accommodation for existing dwelling and 1x self-contained 1-bed flat at lower ground floor level; creation of sunken garage to side with green roof above; alterations to driveway and erection of new boundary fencing; erection of part two storey and part single storey side and rear extension; alterations to fenestration; and associated works			
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	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?	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.	Yes	2716 RPT Basement Impact Assessment
2	Plan showing boundary of development including any land required temporarily during construction.	No	Please do let us know if required
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Das . Lwn_GA00 , Lwn_GALG
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	2716 RPT Basement Impact Assessment Appendix A
5	Plans and sections to show foundation details of adjacent structures.	Yes	Site Investigation Report by Southern Testing shows foundations to Party Wall with adjoining building
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Not dimensioned but to scale , LWN_GS, LWN_GE , dotted
7	Programme for enabling works, construction and restoration.	No	Indication on CMP
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Site Investigation Report states very low risk to surface water flooding and impact on groundwater.
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Impacts considered minimal. Refer to Basement Impact Assessment and Site Investigation Report
10	Identification of significant adverse impacts.	Yes	Basement Impact Assessment
11	Evidence of consultation with neighbours.	No	Just informal consultation , would you require evidence ?

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 	Yes	Site Investigation Report by Southern Testing
13	Ground Movement Assessment (GMA).	N/A	Not included at this stage due to modest size of basement and proposals
14	Plans, drawings, reports to show extent of affected area.	N/A	
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	N/A	
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.	N/A	To be agreed through the Party Wall process
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	N/A	Underpinning of Party Wall will be agreed through the party wall process and any damage criteria agreed at this stage
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	Basement Impact Assessment
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	SUR1 Report

	effects.		
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/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)
19/04/2016	Category B - £3045	Approximately 4 weeks from construction	Additional fees may be required for <ul style="list-style-type: none"> • site attendance • reviewing revised/resubmitted documentation • reviewing further third part consultation comments • 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)

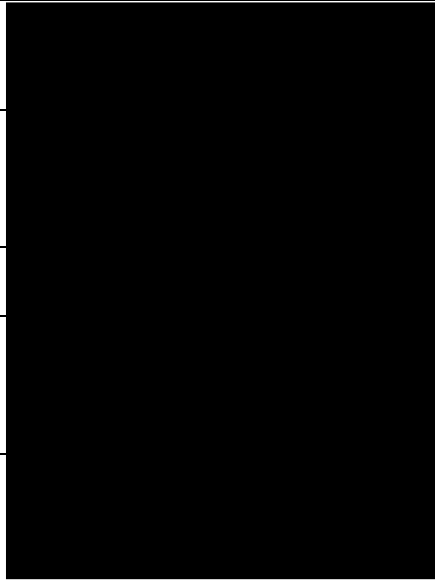
For data protection reasons this section should NOT be published on the Public website.

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.