

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:	01/07/2016
Camden Reference:	2016/3252/P	Statutory consultation end date:	22/07/2016
Site Address:	4 The Hexagon, Fitzroy Park, London, N6 6HR		
Reason for Audit:	Planning application		
Proposal description:			
Erection of a 3 storey 3-bed dwelling following demolition of existing 3 storey dwelling, and associated works			
Relevant planning background N/A			
501054 - Erection of an extension over an existing garage and a pergola on the north west elevation and relocation of an approach staircase – Granted 14-10-1985.			
8400035 - Alterations to and enlargement of windows on the north and west elevations including the provision of a balcony rail to the enlarged first floor window on the west elevation – Granted 27-03-1984.			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?	No. 10 Fitzroy Park (to the west) is Grade II listed		
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	TBC		

fall the Terms of Reference ¹	
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.		Erection of a 3 storey 5 bed dwelling
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	SOUP architects drawing no.292_100+110 ElliottWood Structural and Civil Engineering Planning Report
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	SOUP architects Design and Access Statement and Proposed drawings. ElliottWood Structural and Civil Engineering Planning Report.
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	SOUP architects Design and Access Statement and Proposed drawings. ElliottWood Structural and Civil Engineering Planning Report. LBH Wembley Hydrogeological, Geotechnical and Ground movement assessment.
5	Plans and sections to show foundation details of adjacent structures.	No	
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	SOUP architects Design and Access Statement and Proposed drawings. ElliottWood Structural and Civil Engineering Planning Report.
7	Programme for enabling works, construction and restoration.	Yes	Construction Management Plan dated 26.05.2016.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	ElliottWood Structural and Civil Engineering Planning Report. LBH Wembley Hydrogeological, Geotechnical and Ground movement assessment + Basement Impact Assessment report.
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	ElliottWood Structural and Civil Engineering Planning Report + Drainage strategy drawing ref: 2150655-5000-Rev P2. LBH Wembley Hydrogeological, Geotechnical and Ground movement assessment + Basement Impact Assessment report.

10	Identification of significant adverse impacts.	Yes	ElliottWood Structural and Civil Engineering Planning Report. LBH Wembley Hydrogeological, Geotechnical and Ground movement assessment + Basement Impact Assessment report.
11	Evidence of consultation with neighbours.	Yes	SOUP architects Statement of community involvement dated June 2016.
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 	Yes	ElliottWood Structural and Civil Engineering Planning Report. LBH Wembley Hydrogeological, Geotechnical and Ground movement assessment + Basement Impact Assessment report.
13	Ground Movement Assessment (GMA).	Yes	ElliottWood Structural and Civil Engineering Planning Report. LBH Wembley Hydrogeological, Geotechnical and Ground movement assessment + Basement Impact Assessment report.
14	Plans, drawings, reports to show extent of affected area.	Yes	SOUP architects Design and Access Statement and Proposed drawings. ElliottWood Structural and Civil Engineering Planning Report.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	ElliottWood Structural and Civil Engineering Planning Report.
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.	Yes	ElliottWood Structural and Civil Engineering Planning Report.
17	Proposals for monitoring during construction.	Yes	ElliottWood Structural and Civil Engineering Planning Report. LBH Wembley Hydrogeological, Geotechnical and Ground movement assessment + Basement Impact Assessment report.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	ElliottWood Structural and Civil Engineering Planning Report. LBH Wembley Hydrogeological, Geotechnical and Ground movement assessment + Basement Impact

			Assessment report.
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	ElliottWood Structural and Civil Engineering Planning Report. LBH Wembley Hydrogeological, Geotechnical and Ground movement assessment + Basement Impact Assessment report.
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.	Yes	ElliottWood Structural and Civil Engineering Planning Report + Drainage strategy drawing ref: 2150655-5000-Rev P2. LBH Wembley Hydrogeological, Geotechnical and Ground movement assessment + Basement Impact Assessment report.
21	Identification of areas that require further investigation.	No	
22	Non-technical summary for each stage of BIA.	N/A	
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)
07/07/2016	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 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.