**Basement Impact Assessment AUDIT: Instruction**

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

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| **Case officer contact details:** | Robert Lester | **Date of audit request:** | | 21st July 2016 | |
| **Camden Reference:** | 2016/2033/P | **Statutory consultation end date:** | | 5th August, 2016 | |
| **Site Address:** | Flat 1  154 Iverson Road  London  NW6 2HH | | | | |
| **Reason for Audit:** | Planning application / Basement Extension | | | | |
| **Proposal description:** Formation of basement extension with front and rear light wells. | | | | | |
| **Relevant planning background** N/A | | | | | |
| Do the basement proposals involve a listed building or does the site neighbour any listed buildings? | | | N/A | | |
| 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 fall the Terms of Reference[[1]](#footnote-1) | | | No | | |
| No/Does the scope of the submitted BIA extend beyond the screening stage? | | | Yes | | |

**Section B: BIA components for Audit (to be completed by Applicant)**

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| **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 | **Proposed Development** Page 5 |
| 2 | Plan showing boundary of development including any land required temporarily during construction. | | Yes | **3. Site Investigation and Study** Page 12 |
| 3 | Plans, maps and or photographs to show location of basement relative to surrounding structures. | | Yes | **3. Site Investigation and Study** Page 12  *As well as throughout main document* |
| 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 | **2. Scoping Stage**  Page 11 |
| 5 | Plans and sections to show foundation details of adjacent structures. | | Yes | **Basement Design & Construction Impacts and Initial Design Considerations** Page 25 |
| 6 | Plans and sections to show layout and dimensions of proposed basement. | | Yes | **Appendix C: Structural Drawings**  Page 35 |
| 7 | Programme for enabling works, construction and restoration. | | Yes | **Appendix E: Construction Programme** Page 37 |
| 8 | Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding. | | Yes | **Additional loading requirements**  Page 27  **Basement Design & Construction Impacts and Initial Design Considerations**  Page 25  *As well as throughout main document* |
| 9 | Assessment of impact of potential risks on neighbouring properties and surface and groundwater. | | Yes | **Additional loading requirements** Page 27  **Mitigation Measures -Drainage and Damp-proofing** 28  **Mitigation Measures -Localised Dewatering** 28 |
| 10 | Identification of significant adverse impacts. | | Yes | **Mitigation Measures** Page 27  *As well as throughout main document* |
| 11 | Evidence of consultation with neighbours. | | Yes | **Neighbours have been consulted prior to proposed development through planning application procedure.**  **Neighbours Property addressed in Document** |
| 12 | Ground Investigation Report and Conceptual Site Model including   * Desktop study * exploratory hole records * results from monitoring the local groundwater regime * confirmation of baseline conditions * factual site investigation report | | Yes | **Site Investigation and Desk Study**  Page 12  All elements noted are present through this document |
| 13 | Ground Movement Assessment (GMA). | | Yes | **Ground Movement Assessment & Predicted Damage Category** Page 22  *As well as throughout main document* |
| 14 | Plans, drawings, reports to show extent of affected area. | | Yes | **Appendix C: Structural Drawings**  Page 35  *As well as throughout main document* |
| 15 | Specific mitigation measures to reduce, avoid or offset significant adverse impacts. | | Yes | **Mitigation Measures** Page 27  *As well as throughout main document* |
| 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 | Noted within  **Appendix C: Structural Drawings**  Page 35  *As well as throughout main document* |
| 17 | Proposals for monitoring during construction. | | Yes | Noted within  **Appendix C: Structural Drawings**  Page 35  *As well as throughout main document* |
| 18 | Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale | | Yes | Noted within  **Appendix C: Structural Drawings**  Page 35  *As well as throughout main document* |
| 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 | Noted within  **Appendix C: Structural Drawings**  Page 35  *As well as throughout main document* |
| 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 | Noted within  **Appendix C: Structural Drawings**  Page 35  *As well as throughout main document* |
| 21 | Identification of areas that require further investigation. | | Yes | **Screening Stage**  Page 6  *As well as throughout main document* |
| 22 | Non-technical summary for each stage of BIA. | | Yes | Present at respective stage- |
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| **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)**

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| **Date** | **Fee Categorisation (A/B/C) and costs (£ ex VAT)** | **Date estimate for initial report** | **Commentary (including timescales for completion of Initial Report)** |
| *Date* | *Category and cost -* | *This will depend on date of completion of section D but some indication is required* | *If possible please ALSO provide estimate for possible additional fees required to review consultation responses received to date.* |
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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.

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. [↑](#footnote-ref-1)