

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	Obote Hope <a href="mailto:obote.hope@camden.gov.uk">obote.hope@camden.gov.uk</a> 020797425555	<b>Date of audit request:</b>	<b>21/07/2016</b>
<b>Camden Reference:</b>	2016/3719/P	<b>Statutory consultation end date:</b>	29/08/2016
<b>Site Address:</b>	50 Rochester Place		
<b>Reason for Audit:</b>	Planning application		
<b>Proposal description:</b>			
Erection of a single storey roof extension and a basement extension under the footprint of the host building.			
<b>Relevant planning background</b>			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		<b>No/Yes</b>	
Is the site in an area of relevant constraints? (check site constraints in M3/Magic GIS)	Slope stability	<b>Yes/No</b>	
	Surface Water flow and flooding	<b>Yes/NO</b>	
	Subterranean (groundwater) flow	<b>Yes/NO</b>	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>	<b>No/Yes</b> – give date or estimate of date for DCC if applicable		

<sup>1</sup> 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.

No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes
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**Section B: BIA components for Audit (to be completed by Applicant)**

<b>Items provided for Basement Impact Assessment (BIA)<sup>1</sup></b>			
<b>Item provided</b>		<b>Yes/ No/ NA<sup>2</sup></b>	<b>Name of BIA document/appendix in which information is contained.</b>
1	Description of proposed development.	Yes	Croft BIA [Ref/Job No 150605 Page 4
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Croft BIA [Ref/Job No 150605] Page 7-9
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Croft BIA [Ref/Job No 150605] Page 18 onwards P 1 [ground floor and basement] P 4 [section AA] P 5 [section BB] P 6 [section CC _ side elevation]
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	Croft BIA [Ref/Job No 150605], Page 9 Soils Ltd BIA [Ref 15051]
5	Plans and sections to show foundation details of adjacent structures.	Yes	Croft BIA [Ref/Job No 150605] – Appendix D
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Croft BIA [Ref/Job No 150605] – Appendix D, P 1 [ground floor and basement] P 4 [section AA] P 5 [section BB] P 6 [section CC _ side elevation]
7	Programme for enabling works, construction and restoration.	Yes	Croft BIA [Ref/Job No 150605] – Appendix B
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Soils Ltd BIA [Ref 15051]
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Soils Ltd BIA [Ref 15051]

10	Identification of significant adverse impacts.	Yes	Soils Ltd BIA [Ref 15051]
11	Evidence of consultation with neighbours.		DA statement_Rochester 1.3MB Page 11
12	Ground Investigation Report and Conceptual Site Model including <ul style="list-style-type: none"> <li>- Desktop study</li> <li>- exploratory hole records</li> <li>- results from monitoring the local groundwater regime</li> <li>- confirmation of baseline conditions</li> <li>- factual site investigation report</li> </ul>	Yes	Ground Investigation Report by Ground & Water [Ref 1315]
13	Ground Movement Assessment (GMA).	Yes	Croft BIA [Ref/Job No 150605] – Appendix B
14	Plans, drawings, reports to show extent of affected area.	Yes	Croft BIA [Ref/Job No 150605] – end of Appendix A
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Croft BIA [Ref/Job No 150605]
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	Croft BIA [Ref/Job No 150605] - Appendix C and Appendix D
17	Proposals for monitoring during construction.	Yes	Croft BIA [Ref/Job No 150605] - Appendix E
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Croft BIA [Ref/Job No 150605] – end of Appendix A
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	Croft BIA [Ref/Job No 150605] Page 13-14
20	Confirmatory and reasoned statement with supporting evidence that there will be no	Yes	Croft BIA [Ref/Job No 150605], Soils Ltd BIA [Ref 15051]

	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.		
21	Identification of areas that require further investigation.	N/A	
22	Non-technical summary for each stage of BIA.	Yes	Croft BIA [Ref/Job No 150605] Page 3-5
<b>Additional BIA components (added during Audit)</b>			
<b>Item provided</b>	<b>Yes/No/NA<sup>2</sup></b>		<b>Comment</b>

Notes:

<sup>1</sup> NB DP27 also requires consideration of architectural character, impacts on archaeology, amenity and other matters which are not covered by this checklist.

<sup>2</sup> Where response is 'no' or 'NA', an explanation is required in the Comment section.

**Section C : Audit proposal (to be completed by the Auditor)**

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

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.

<b>FULL Name of contact [to be sent Invoice for final costs]*</b>	<b>Michael Anastassiades</b>
<b>Address of contact</b>	122 Lower Marsh London SE1 7AE
<b>Company (if relevant)</b>	Michael Anastassiades Ltd.
<b>Contact telephone number</b>	+44 (0)20 7928 7527 +44 (0)7803 207991
<b>Date</b>	28.07.2016

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