

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	David Peres Da Costa David.PeresDaCosta@camden.gov.uk 020 7974 5262	Date of audit request:	2/8/16
Camden Reference:	2016/2997/P	Statutory consultation end date:	Unknown as the advert has not appeared in the paper yet
Site Address:	28 Redington Road London NW3 7RB		
Reason for Audit:	Planning application		
Proposal description: Erection of 4 storey plus basement building (with accommodation at 4th floor level within the roof) to provide 8 flats (1 x 1 bed, 5 x 2 bed, 1 x 3 bed and 1 x 4 bed) including front balcony and rear roof terraces, hard and soft landscaping and 7 basement car parking spaces with car lift, following demolition of the existing building (Class C3).			
Relevant planning background			
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	Yes
Does the application require determination by Development Control Committee in accordance fall the		Yes	

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.	Yes	Basement Impact Assessment: Appendix A (Geotechnical and Geo-environmental Desk Study). BIA PDF pg. 32
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Basement Impact Assessment: Appendix A (Geotechnical and Geo-environmental Desk Study). Site Location Plans and Site Constraints Plan. BIA PDF pg. 51-52 and 61
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Basement Impact Assessment: Appendix A (Geotechnical and Geo-environmental Desk Study). Site Location Plans and Site Constraints Plan. BIA PDF pg. 51-52 and 61
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	Basement Impact Assessment: Appendix A (Geotechnical and Geo-environmental Desk Study). Envirocheck Report. BIA PDF pg. 199
5	Plans and sections to show foundation details of adjacent structures.	No	Currently details relating to neighbouring properties are not available.
6	Plans and sections to show layout and dimensions of proposed basement.		Refer to Architects drawings
7	Programme for enabling works, construction and restoration.	No	
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Basement Impact Assessment: Appendix D (Geotechnical Investigation Report). Geotechnical Risk Register. BIA PDF pg. 548+
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Basement Impact Assessment: Appendix D (Geotechnical Investigation Report). Geotechnical Risk Register. BIA PDF pg. 548+
10	Identification of significant adverse impacts.	Yes	Basement Impact Assessment: Appendix D (Geotechnical Investigation Report). Geotechnical Risk Register. BIA PDF pg. 548+

11	Evidence of consultation with neighbours.	No	Currently details relating to neighbouring properties are not available.
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 Yes Yes Yes Yes	Basement Impact Assessment: Appendix A (Geotechnical and Geo-environmental Desk Study). Basement Impact Assessment: Appendix C (factual report). Basement Impact Assessment: Appendix D (Geotechnical Investigation Report).
13	Ground Movement Assessment (GMA).	No	Design is yet to be progressed to this stage.
14	Plans, drawings, reports to show extent of affected area.	No	This will be part of the ground movement assessment analysis.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	No	This will be part of the detailed ground movement assessment analysis to be completed at detailed design stage.
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	This will be produced once the detailed design has been carried out. General comments are provided within the Basement Impact Assessment Section 5.
17	Proposals for monitoring during construction.	Yes	General comments are provided within the Basement Impact Assessment Section 5. A detailed monitoring specification will be provided at detailed stage.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	No	This will be part of the detailed ground movement assessment analysis to be completed at detailed design 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	Refer to general comments within section 5 of the BIA.
20	Confirmatory and reasoned statement with supporting evidence that there will be no adverse effects on drainage or run-off and	No	Refer to general comments within section 5 of the BIA.

	no damage to the water environment (by reference to ground investigation, BIA and CSM), including consideration of cumulative effects.		This will be developed into specific proposals at the detailed design stage.
21	Identification of areas that require further investigation.	Yes	Section 5 of the Basement Impact Assessment.
22	Non-technical summary for each stage of BIA.	Yes	Contained within the Basement Impact Assessment document.
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)
02/08/2016	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.