

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	David Peres Da Costa David.PeresDaCosta@camden.gov.uk 020 7974 5262	<b>Date of audit request:</b>	18 <sup>th</sup> August 2016
<b>Camden Reference:</b>	2016/4549/P	<b>Statutory consultation end date:</b>	Not known at this time but likely to be 6 weeks from above date
<b>Site Address:</b>	12 Gloucester Gate, 12 & 13 Gloucester Gate Mews London NW1 4AD		
<b>Reason for Audit:</b>	Planning application / Basement Extension		
<b>Proposal description:</b> Erection of single storey extension connecting 12 Gloucester Gate to mews building; insertion of rooflight; excavation of basement to extend below rear courtyard and mews properties; remodelling of mews properties with sash windows at upper ground floor (facing courtyard), parapet height raised, and erection of hipped, pitched roof to 12 Gloucester Gate Mews following demolition of 12 and 13 Gloucester Gate Mews behind retained elevation facing Gloucester Gate Mews.			
<b>Relevant planning background</b> N/A			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		12 Gloucester Gate is a Grade I listed building; and No14 to the north and No 11 to the south are both listed.	
Is the site in an area of relevant constraints? (check site constraints in M3/Magic GIS)		Slope stability	No
		Surface Water flow and flooding	No
		Subterranean (groundwater) flow	No
Does the application require determination by Development Control Committee in accordance fall the		No	

Terms of Reference <sup>1</sup>	
No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes

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<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.

**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	Techniker 15060/01/04 dated 12.08.2016.
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Techniker BIA 15060/01/04 dated 12.08.2016. Appendix B, C and D. Also refer to Techniker CMP document ref. TK15060/05/02 dated 12.08.2016.
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Techniker BIA 15060/01/04 dated 12.08.2016 Appendix C and D.
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	Techniker BIA 15060/01/04 dated 12.08.2016. Appendix B, E, F and G.
5	Plans and sections to show foundation details of adjacent structures.	Yes	Techniker BIA 15060/01/04 dated 12.08.2016. Appendix D, H, I and J. additional details required outlined in Appendix H.
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Techniker BIA 15060/01/04 dated 12.08.2016. Appendix C and D.
7	Programme for enabling works, construction and restoration.	No	A detailed programme is not part of Techniker BIA submission; however, an outline substructure programme is set out in the outline CMP document ref. TK15060/05/02 dated 12.08.2016.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Techniker BIA 15060/01/04 dated 12.08.2016. Appendix I and J.
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Techniker BIA 15060/01/04 dated 12.08.2016. Appendix H and I.
10	Identification of significant adverse impacts.	Yes	Techniker BIA 15060/01/04 dated 12.08.2016.

11	Evidence of consultation with neighbours.	No	This information is not presented in the BIA screening and scoping. Risks are identified in the document and additional information is presented in the outline CMP document ref. TK15060/05/02 dated 12.08.2016. Further information can be sought from Montagu Evans and Make architects.
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>	No	Techniker BIA 15060/01/04 dated 12.08.2016 includes Screening and Scoping stages only and the scope of site investigations is set out in Appendix H. The SI has now been carried out on site and an interpretive SI report is expected in the next 4 weeks.
13	Ground Movement Assessment (GMA).	Yes	Techniker BIA 15060/01/04 dated 12.08.2016 Appendix I.
14	Plans, drawings, reports to show extent of affected area.	Yes	Techniker BIA 15060/01/04, esp. Appendix C and D and outline CMP TK15060/05/02 dated 12.08.2016.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Techniker BIA 15060/01/04 dated 12.08.2016. Also Appendix I and J. Additional details will be submitted upon completion of Stage 3 of the BIA.
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	An outline CMP is presented together with the BIA. Ref. Techniker TK15060/05/02. Additional information on substructure construction is presented in Appendix D and I. A structural stability report is appended to the BIA (Appendix J). Further information will be submitted upon completion of Stage 3 of the BIA.
17	Proposals for monitoring during construction.	No	This information will be presented in the next stages of the BIA and would include diagrams showing the positions of target points on the existing/adjoining structures. The SI (stage 3) includes groundwater monitoring. Refer to item 12.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Techniker BIA 15060/01/04 dated 12.08.2016 Appendix I.
19	Confirmatory and reasoned statement with supporting evidence that the structural stability of the building and neighbouring	Yes	Techniker BIA 15060/01/04 dated 12.08.2016. In particular, Appendix I and J. Additional information will be presented upon completion of Stage 3 of the BIA.

	properties will be maintained (by reference to BIA, Ground Movement Assessment and Construction Sequence Methodology), including consideration of cumulative effects.		
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	As item 19. Also refer to Appendix G of the BIA 15060/01/04 dated 12.08.2016.
21	Identification of areas that require further investigation.	Yes	Techniker BIA 15060/01/04, section 5 Scoping.
22	Non-technical summary for each stage of BIA.	Yes	Techniker BIA 15050/01/04 dated 12.0-8.2016.
Additional BIA components (added during Audit)			
<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>
23/08/2016	Category C - £4725	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> <li>• site attendance</li> <li>• reviewing revised/resubmitted documentation</li> <li>• reviewing third part consultation comment</li> <li>• attending DCC.</li> </ul>

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.