

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Kasuni Thewarapperuma	Date of audit request:	20/7/2016
Camden Reference:	2016/3596/P	Statutory consultation end date:	10 Aug 2016
Site Address:	59 Croftdown Road, London, NW5 1EL		
Reason for Audit:	Planning application		
Proposal description:			
Single storey rear extension with basement below; and replacement outbuilding for use ancillary to main building.			
Relevant planning background			
2005/1618/C - Retrospective consent for the demolition of front garden wall - Granted 12-07-2005			
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	Yes	
	Subterranean (groundwater) flow	Yes	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference	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)

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 59 Croftdown Road BIA - Section 1.2
2	Plan showing boundary of development including any land required temporarily during construction.	100-Site and Block Plans
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	101-Basment Floor - Existing and Proposed 300-Section BB - Existing and Proposed
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 59 Croftdown Road BIA/ Appendix C Desktop study 3- Groundsure Floodinsight
5	Plans and sections to show foundation details of adjacent structures.	300-Section BB - Existing and Proposed. Exact details can be provided before constricting start.
6	Plans and sections to show layout and dimensions of proposed basement.	101-Basment Floor - Existing and Proposed
7	Programme for enabling works, construction and restoration.	Yes 59 Croftdown Road BIA - Section 1.2 (description of construction works)
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes 59 Croftdown Road BIA - Section 2.0
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes 59 Croftdown Road BIA - Section 3.0

10	Identification of significant adverse impacts.	Yes	59 Croftdown Road BIA - Section 5.0
11	Evidence of consultation with neighbours.		Our clients have spoken to the neighbours face to face. We were not present.
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 	NA	59 Croftdown Road BIA Appendix B: Desk Study 2- Groundsure Geosight for desk study. 59 Croftdown Road BIA - Section 6.0 refers to further site investigation required to confirm assumptions.
13	Ground Movement Assessment (GMA).	NA	Not required given size of project
14	Plans, drawings, reports to show extent of affected area.	NA	
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	NA	No significant adverse impacts identified in 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.	NA	Description only provided in 59 Croftdown Road BIA- Section 1.2 TBC once design progresses.
17	Proposals for monitoring during construction.	No	Not required given size of project
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	59 Croftdown Road BIA - Section 6.2

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	59 Croftdown Road BIA - Section 6.0-6.3
20	Confirmatory and reasoned statement with supporting evidence that there will be no adverse effects on drainage or runoff and no damage to the water environment (by reference to ground investigation, BIA and CSM), including consideration of cumulative effects.	Yes	59 Croftdown Road BIA - Section 6.3
21	Identification of areas that require further investigation.	Yes	59 Croftdown Road BIA - Section 6.0
22	Non-technical summary for each stage of BIA.	Yes	59 Croftdown Road BIA - Section 6.0-6.3
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 A - £997.50	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> <input type="checkbox"/> site attendance <input type="checkbox"/> reviewing revised/resubmitted documentation <input type="checkbox"/> reviewing further third part consultation comments <input type="checkbox"/> attending DCC

Note: Where changes to the fee categorisation are required during the audit process, this will require an update to Section C of the audit instruction, 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.

