

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	Jonathan McClue <a href="mailto:Jonathan.McClue@camden.gov.uk">Jonathan.McClue@camden.gov.uk</a> 02079744908	<b>Date of audit request:</b>	19/04/2016
<b>Camden Reference:</b>	2016/1986/P	<b>Statutory consultation end date:</b>	17/05/2016
<b>Site Address:</b>	52 Holmes Road , London NW5 3AB		
<b>Reason for Audit:</b>	Planning application		
<b>Proposal description:</b>  Demolition of existing building and replacement with a new build mixed use development of 6 storeys (plus basement) comprising of 9 self-contained units (8x2 bed and 1x3 bed) on floors 1-5 and 377sq.m of industrial employment space (B1c) on the basement and ground floors.			
<b>Relevant planning background</b>  NA			
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 Terms of Reference <sup>1</sup>	Yes
No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes – in the Officer’s opinion, the current report doesn’t.

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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	BIA SECTION 3
2	Plan showing boundary of development including any land required temporarily during construction.	YES	BIA APPENDIX C
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	YES	BIS APPENDIX C
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	BIA APPENDIX C
5	Plans and sections to show foundation details of adjacent structures.	NO	Foundation details of adjacent structures are not available
6	Plans and sections to show layout and dimensions of proposed basement.	YES	BIA APPENDIX C
7	Programme for enabling works, construction and restoration.	NO	Programme not available at this stage
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	YES	BIA SECTION 5
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.		BIA SECTION 6
10	Identification of significant adverse impacts.	NO	No significant adverse impact identified
11	Evidence of consultation with neighbours.	YES	Appendix C proposed plans for development of no. 36 - 52

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	Appendix B, Desktop study is separate file due to large size
13	Ground Movement Assessment (GMA).	No	Not considered necessary at this stage
14	Plans, drawings, reports to show extent of affected area.	No	No GMA required
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	N/A	No GMA required
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	Design development post planning will identify construction sequence methodology.
17	Proposals for monitoring during construction.	No	Requirement to be determined as part of party wall negotiations.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	
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	BIA SECTION 7
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	Yes	BIA SECTION 7

	effects.		
21	Identification of areas that require further investigation.	Yes	
22	Non-technical summary for each stage of BIA.	Yes	
<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>
21/04/2016	Category B - £3045	Approximately 4 weeks from instruction and receipt of full BIA	<p>Additional fees may be required for</p> <ul style="list-style-type: none"> <li>• site attendance</li> <li>• reviewing revised/resubmitted documentation</li> <li>• reviewing further third part consultation comments</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.

#### 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>Address of contact</b>	
<b>Company (if relevant)</b>	
<b>Contact telephone number</b>	
<b>Date</b>	

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