

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	Laura Hazelton <a href="mailto:laura.hazelton@camden.gov.uk">laura.hazelton@camden.gov.uk</a> 07545133446	<b>Date of audit request:</b>	24/08/2016
<b>Camden Reference:</b>	2016/4352/p	<b>Statutory consultation end date:</b>	15/09/2016
<b>Site Address:</b>	1 Guilford Street London WC1N 1DR		
<b>Reason for Audit:</b>	Planning application / Basement Extension		
<b>Proposal description:</b> Demolition of existing rear extensions; erection of new part single storey, part 2 storey rear extension with roof terraces above; conversion of existing 4 bedroom dwelling into 1 x 2 bedroom maisonette and 1 x 3 bedroom maisonette; and extension of existing basement level.			
<b>Relevant planning background</b> N/A			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		No, but there are 2 Grade II listed bollards to the front of the site	
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>	No
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	CMS part 1 and BIA part 3
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	PL08C
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Section 2.1 of the BIA shows the map of the plot, page 51 in BIA show photos of surrounding structures. Appendix B and C of the CMS draw the proposed basement in relation to the neighbouring structures.
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 section 6 for water courses, Section 5 for surface water and 'lost rivers', section 2.6 for topography
5	Plans and sections to show foundation details of adjacent structures.	Yes	BIA Factual report page 87 for key plan and pages 93 and 94 for details of the neighbouring foundations
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	CMS Appendix B and Haines Phillips drawings: PL09H, PL13F, PL14E & PL15E
7	Programme for enabling works, construction and restoration.	Yes	With respect to sequencing, refer Price & Myers drawings 24699-SK08 rev 1 & 24699-SK09 rev 1.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Section 10.4 of the BIA
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Section 10.5 and 10.6 of the BIA for impact on neighbouring properties. Section 10.8 for surface and ground water
10	Identification of significant adverse impacts.	No	None identified
11	Evidence of consultation with neighbours.	No	Not prior to application.

12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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	<ul style="list-style-type: none"> <li>- Desktop Study – Appendix B of the BIA (page 99)</li> <li>- Exploratory boreholes – Factual report of BIA (page 86)</li> <li>- Exploratory hole records – page 87 to 94 of the BIA</li> <li>- Ground water monitoring – Section 9.7 and 9.8 of the BIA summarises the ground water findings</li> <li>- Section 9 of the BIA outlines the baseline ground conditions</li> <li>- The factual site investigation starts on page 86 of the BIA.</li> </ul>
13	Ground Movement Assessment (GMA).	Yes	Section 10.5 and pages 95 to 98 for settlement contours (in the BIA)
14	Plans, drawings, reports to show extent of affected area.	Yes	Pages 95 to 98 in the BIA show the settlement contours
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Section 10.9 outlines the mitigation measures to offset adverse risks both for the structure and drainage
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	Appendix C in the CMS
17	Proposals for monitoring during construction.	Yes	Section 10.7
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Section 10.6
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	The introduction (section 1) of the CMS confirms the structural stability of the neighbouring structures will be maintained, including cumulative effects. The remainder of the CMS including appendix B and C provides the supporting evidence.
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	Yes	Section 10.8 gives supporting evidence showing the effect on drainage. Specifically Section 10.8.3 confirms that there will be no adverse effect on water run-off, Section

	reference to ground investigation, BIA and CSM), including consideration of cumulative effects.		10.8.6 confirms that the risk of sewer flooding is very low and section 10.8.10 confirms that there are no cumulative effects.
21	Identification of areas that require further investigation.	Yes	Further groundwater monitoring is recommended in section 10.2.4 and 11.5 of the BIA. A detailed UXO survey is recommended prior to piling works starting.
22	Non-technical summary for each stage of BIA.	Yes	Section 7.5, 8.4, 9.13 and 11.0 of the BIA
<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)**

Date	Fee Categorisation (A/B/C) and costs (£ ex VAT)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
26/08/2016	Category B - £3045	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.