

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	Kate Phillips <a href="mailto:Kate.phillips@camden.gov.uk">Kate.phillips@camden.gov.uk</a> 0207 974 2521	<b>Date of audit request:</b>	26/09/2016
<b>Camden Reference:</b>	2016/4931/P	<b>Statutory consultation end date:</b>	TBC
<b>Site Address:</b>	62 Avenue Road, London, NW8 6HT		
<b>Reason for Audit:</b>	Planning application (including basement)		
<b>Proposal description:</b>			
Erection of a 2 storey, single family dwellinghouse (Class C3) with basement and accommodation in the roof space, following the demolition of the existing main dwellinghouse			
<b>Relevant planning background</b>			
2011/5539/P - Erection of building comprising sub-basement, basement, two storeys and roof level to provide a single-family dwellinghouse (Class C3) (following demolition of the existing building) - Granted Subject to a Section 106 Legal Agreement 15/06/2012.			
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 <sup>1</sup>	TBC
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	<i>Refer to Section 1</i>
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	<i>Refer to Drawing 1636/01/001 in Appendix A</i>
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	<i>Refer to Appendix D</i>
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	<i>Refer to Drawing 1636/01/004 in Appendix J</i>
5	Plans and sections to show foundation details of adjacent structures.	Yes	<i>Refer to Appendix D</i>
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	<i>Refer to Appendix D</i>
7	Programme for enabling works, construction and restoration.	Yes	<i>Refer to Section 11.5</i>
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	<i>Refer to Section 9.2, 9.3 and 9.4</i>
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	<i>Refer to Section 11.8</i>
10	Identification of significant adverse impacts.	N/A	
11	Evidence of consultation with neighbours.		<i>(Information to be provided later)</i>

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	<i>Refer to Section 10 and Appendix F</i>
13	Ground Movement Assessment (GMA).	Yes	<i>Refer to Section 11.7 and Appendix E</i>
14	Plans, drawings, reports to show extent of affected area.	Yes	<i>Refer to Appendix E</i>
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	<i>Refer to Section 11.7</i>
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	<i>Refer to Section 11.4, Appendix D and Appendix G</i>
17	Proposals for monitoring during construction.	Yes	<i>Refer to Section 11.7</i>
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	<i>Refer to Section 11.7 and Appendix E</i>
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	<i>Refer to Section 11.7</i>
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	<i>Refer to Section 11.8</i>

	effects.		
21	Identification of areas that require further investigation.	Yes	<i>Refer to Drawing 1636/01/112 in Appendix D</i>
22	Non-technical summary for each stage of BIA.	Yes	<i>Refer to Section 8, 9.5, 10 and 11.10</i>
<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)
28/09/2016	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.

**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>Regents Park Holdings</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.