

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	John Diver	Date of audit request:	04/10/16
Camden Reference:	2016/5375/P	Statutory consultation end date:	28/10/16
Site Address:	16 Avenue Road, London, NW8 6BP		
Reason for Audit:	Planning application		
Proposal description:			
Erection of a 2 storey (plus basement and loft), 7 bed dwellinghouse (C3) and associated re-landscaping following the demolition of existing house.			
Relevant planning background			
<p>APP: 2016/3915/PRE DESC.: Demolition and replacement of dwellinghouse (C3) including extensions and the addition of a basement level with associated landscaping DATE: 12/09/16 DEC: Pre-App Advice Issued</p> <p>APP: 9500957 DESC.: Erection of a single storey extension at the rear ground floor erection of railings and gates at the front boundary wall and other external alterations in connection with the use of the property as one single family house DATE: 15/12/1995 DEC: Granted</p> <p>APP: J8/12/1/3366 DESC.: Erection of enclosures on both sides of the frontage of 16, Avenue Road, N.W.8, comprising wrought iron gates and brick walls exceeding seven feet in height. DATE: 15/03/1961 DEC: Granted</p>			
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?		Slope stability	No

(check site constraints in M3/Magic GIS)	Surface Water flow and flooding	Yes
	Subterranean (groundwater) flow	NO
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹	No	
No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes	

¹ 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)

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.	Y	BIA. Section 3.7
2	Plan showing boundary of development including any land required temporarily during construction.	Y	BIA Figure 3
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	BIA Figure 3
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)	Y	BIA Figures 4, 5, 6, 7 and 8
5	Plans and sections to show foundation details of adjacent structures.	Y	BIA Section 3.5 (description of historical SI on neighbouring site)
6	Plans and sections to show layout and dimensions of proposed basement.	Y	BIA Appendix A
7	Programme for enabling works, construction and restoration.	Y	Construction Management Plan, Question 10
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	BIA Document (Sections 1.0 to 6.0)
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	BIA Document (Sections 1.0 to 6.0)
10	Identification of significant adverse impacts.	Y	BIA Document (Section 6.0)
11	Evidence of consultation with neighbours.	N	Location of site is such that basement is not adjacent to any third party structures. The inset of the basement within the site

			<p>means that no neighbouring properties are immediately adjacent to the proposed basement development.</p> <p>Consultation with neighbours over managing construction will take place to inform any final Construction Management Plan which will be submitted for approval prior to any works commencing on-site.</p>
12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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 	Y	BIA. Sections 2.0 and 5.0 including Appendix C, D and E
13	Ground Movement Assessment (GMA).	Y	BIA. Section 6.0 and Appendix G, H, I and J
14	Plans, drawings, reports to show extent of affected area.	Y	BIA. Section 6.0 and Appendix G, H, I and J
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	BIA. Section 6.0
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.	Y	Refer to Elliott Wood's Structural Engineering Report and Subterranean Construction Method Statement
17	Proposals for monitoring during construction.	Y	BIA. Section 6.0
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	BIA. Section 6.0
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),	Y	BIA. Section 6.0

	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.	Y	BIA. Section 6.0
21	Identification of areas that require further investigation.	Y	BIA. Section 6.0
22	Non-technical summary for each stage of BIA.	Y	BIA (throughout document)
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)
13/10/2016	Category C - [REDACTED]	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> • site attendance • reviewing revised/resubmitted documentation • reviewing third part consultation comment • attending DCC.

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.

FULL Name of contact [to be sent Invoice for final costs]*	[REDACTED]
Address of contact	[REDACTED]
Company (if relevant)	N/A
Contact telephone number	[REDACTED]
Date	18/10/2016

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