

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Kate Phillips 0207 974 2521 Kate.Phillips@camden.gov.uk	Date of audit request:	27/09/2016
Camden Reference:	2016/5197/P	Statutory consultation end date:	TBC
Site Address:	81 Avenue Road, London, NW8 6JD		
Reason for Audit:	Planning application		
Proposal description:			
Erection of a 3 storey, single family dwellinghouse (Class C3) with accommodation in the roof space and a basement beneath house and part of rear garden, following the demolition of the existing dwellinghouse			
Relevant planning background			
2008/1523/P - Erection of a 2 storey side extension to the dwellinghouse – Granted 19-05-2008 PE9800247R2 - The erection of a new roof, a conservatory at the rear, and a single-storey extension at the front, alterations to the elevations, fenestration and chimneys, the erection of new gates and a metal fence on top of the front boundary wall - Granted 22-03-1999. 9005259 - Erection of metal railings on top of existing front boundary walls – Granted 08-01-1991 CTP/J7/3/B/36792 - Erection of a 2 storey rear and side extension including alterations to the roof - Conditional 07-11-1983 CTP/J7/3/B/35489 - Erection of a 2-storey extension at the rear to give increased reception and bedroom accommodation - Conditional 01-04-1983 CTP/J7/3/B/35098 - The erection of a single storey extension at the rear to increase the size of the main reception rooms - Conditional 22-12-1982 TP/5972/C/22846 - The erection of a two-storey dwelling-house and garage - Conditional 25-04-1955			

<p>TP/5972/C/1983 - The erection of a detached two-storey dwelling house and garage - Conditional 09-08-1954</p> <p>TP/5972/128596/8866 - To erect a garden-room addition at No.81, Avenue Road, Hampstead, to be occasionally used as a cinematograph display room with projection room and rewinding room attached – Granted 23/10/1935</p>		
<p>Do the basement proposals involve a listed building or does the site neighbour any listed buildings?</p>	<p>No</p>	
<p>Is the site in an area of relevant constraints? (check site constraints in M3/Magic GIS)</p>	<p>Slope stability</p>	<p>Yes</p>
	<p>Surface Water flow and flooding</p>	<p>Yes</p>
	<p>Subterranean (groundwater) flow</p>	<p>Yes</p>
<p>Does the application require determination by Development Control Committee in accordance fall the Terms of Reference¹</p>	<p>TBC</p>	
<p>No/Does the scope of the submitted BIA extend beyond the screening stage?</p>	<p>Yes</p>	

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.	Yes	See paragraph 1.1 of Basement Impact Assessment Document, Ref: 16/25552-2, dated September 2016. See also paragraph 5.1 of the Structural Engineering Report & Subterranean Construction Method Statement, Revision P2, dated September 2016.
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	See architects' Proposed Site Plan, Ref. 1510-PL-200 Proposed Basement Plan Ref: 1510-PL-201 and Proposed Ground Floor Plan Ref: 1510-PL-202.
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	See plans at PDF pages 51-52 and 75 of Appendix B of Basement Impact Assessment Document, Ref: 16/25552-2, dated September 2016. Also see architects' Proposed Basement Plan Ref: 1510-PL-201 and Proposed Ground Floor Plan Ref: 1510-PL-202.
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	See Section 2.0 of Basement Impact Assessment Document, Ref: 16/25552-2, dated September 2016. See also Flood Risk Assessment, Revision P1, dated September 2016. See also Section 3.0 and Appendix C of Phase 1 Risk Assessment, Ref: 16/25552, dated September 2016.
5	Plans and sections to show foundation details of adjacent structures.	Yes	See plans and sections as Appendix 1.0 of the Structural Engineering Report & Subterranean Construction Method Statement, Revision P2, dated September 2016.
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	See architects' Proposed Basement Plan Ref: 1510-PL-201.
7	Programme for enabling works, construction and restoration.	Yes	See paragraph 11.2 and Section 14.0 of the Structural Engineering Report & Subterranean Construction Method Statement, Revision P2, dated September 2016.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and	Yes	See Basement Impact Assessment Document, Ref: 16/25552-2, dated September 2016. See also Flood Risk Assessment, Revision P1, dated September 2016.

	groundwater flooding.		
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	See Basement Impact Assessment Document, Ref: 16/25552-2, dated September 2016. See also Flood Risk Assessment, Revision P1, dated September 2016.
10	Identification of significant adverse impacts.	N/A	There will be no significant adverse impacts of the proposed basement development. In addition, no cumulative effect of smaller impacts compound to create any significant adverse impacts. Refer to Non-technical summary of the Structural Engineering Report & Subterranean Construction Method Statement, Revision P2, dated September 2016.
11	Evidence of consultation with neighbours.	Yes	Neighbours were consulted on the proposed redevelopment of the site, including proposed basement layout and CMP prior to the submission of the application. Details of this consultation are set out in the Consultation Briefing Note included within the submission.
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 	Yes	See Appendices A and B of Basement Impact Assessment Document, Ref: 16/25552-2, dated September 2016. See also Section 10.0 and Appendices of Phase 1 Risk Assessment, Ref: 16/25552, dated September 2016.
13	Ground Movement Assessment (GMA).	Yes	See Appendix B of Basement Impact Assessment Document, Ref: 16/25552-2, dated September 2016.
14	Plans, drawings, reports to show extent of affected area.	Yes	See Appendix B of Basement Impact Assessment Document, Ref: 16/25552-2, dated September 2016. Also see architects' Proposed Basement Plan Ref: 1510-PL-201 and Proposed Ground Floor Plan Ref: 1510-PL-202.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	N/A	There will be no significant adverse impacts of the proposed basement development. See 10. above.
16	Construction Sequence Methodology (CSM) referring to site investigation and containing basement, floor and roof plans, sections (all views), sequence of construction and	Yes	See Structural Engineering Report & Subterranean Construction Method Statement, Revision P2, dated September 2016.

	temporary works.		
17	Proposals for monitoring during construction.		See Section 14.0 of the Structural Engineering Report & Subterranean Construction Method Statement, Revision P2, dated September 2016.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	See Appendix B of Basement Impact Assessment Document, Ref: 16/25552-2, dated September 2016.
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	See Non-technical summary of the Structural Engineering Report & Subterranean Construction Method Statement, Revision P2, dated September 2016. See also Conclusion 6 of Basement Impact Assessment Document, Ref: 16/25552-2, dated September 2016.
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.	Yes	See Table 1 and Section 6.2 of Basement Impact Assessment Document, Ref: 16/25552-2, dated September 2016.
21	Identification of areas that require further investigation.	N/A	No areas are identified as requiring further investigation.
22	Non-technical summary for each stage of BIA.	No	The BIA is clearly summarised at Section 6.0 of Basement Impact Assessment Document, Ref: 16/25552-2, dated September 2016.
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)
05/10/2016	Category B - £3045	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)

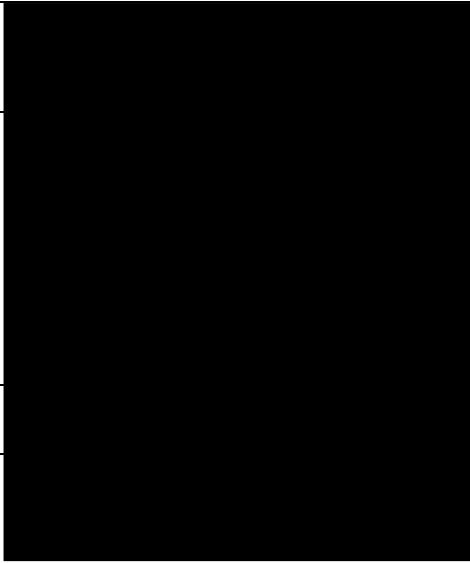
For data protection reasons this section should NOT be published on the Public website.

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]*		
Address of contact		
Company (if relevant)		
Contact telephone number		
Date	18 October 2016	

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