

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Laura Hazelton Laura.hazelton@camden.gov.uk 07545133446	Date of audit request:	25/08/2016
Camden Reference:	2016/4413/P	Statutory consultation end date:	22/09/2016
Site Address:	10 Downside Crescent, London, NW3 2AP		
Reason for Audit:	Planning application / Basement Extension		
Proposal description: Erection of a single storey rear extension and removal of rear chimney breast; excavation of single storey basement; and alterations to front driveway and boundary walls			
Relevant planning background N/A			
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	No	
	Surface Water flow and flooding	NO	
	Subterranean (groundwater) flow	NO	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹	No		

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

Does the scope of the submitted BIA extend beyond the screening stage?	No
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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 above
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	BIA Site Plan
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	BIA Site Plan
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 Downside appendix a
5	Plans and sections to show foundation details of adjacent structures.	Yes	BIA Neighbour Foundations
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	BIA Proposed Plans
7	Programme for enabling works, construction and restoration.	Yes	Structural Calcs Package
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	BIA Downside
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	BIA Downside
10	Identification of significant adverse impacts.	Yes	BIA Downside
11	Evidence of consultation with neighbours.	Yes	Neighbour Correspondence – we have spoken directly to the tenants at No.12 and received a letter from neighbour No.8

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 	No	Do not have
13	Ground Movement Assessment (GMA).	No	Do not have
14	Plans, drawings, reports to show extent of affected area.	Yes	Drawings
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	N/A	No significant adverse impacts
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	Structural Calcs Package
17	Proposals for monitoring during construction.	No	Do not have
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Structural Calcs Package
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	Structural Calcs Package
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	No	Do not have

	effects.		
21	Identification of areas that require further investigation.	No	Do not have
22	Non-technical summary for each stage of BIA.	No	Do not have
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)
26/08/16	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 party 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.