

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	John Diver <a href="mailto:John.diver@camden.gov.uk">John.diver@camden.gov.uk</a> 02079746368	<b>Date of audit request:</b>	09/11/2016
<b>Camden Reference:</b>	2016/5974/P	<b>Statutory consultation end date:</b>	01/12/2016
<b>Site Address:</b>	26 Christchurch Hill, London, NW3 1LG		
<b>Reason for Audit:</b>	Various underground development constraints + GII listed property		
<b>Proposal description:</b>			
Construction of a basement extension under the modern wing of GII listed dwelling house (C3) and garden incl. demolition and rebuild of detached garden studio (C3). Secondary glazing to main house. Associated works.			
<b>Relevant planning background</b>			
<b>D7/9/11/15983/R</b> – Planning permission and listed building consent (LBC) was granted on 22nd June 1973 for the ‘erection of a 2 storey extension for a single family dwelling house.’			
<b>2005/0939/P</b> – Planning permission and LBC was granted on 13th May 2005 for the ‘erection of a single storey rear extension to form a utility room for a single family dwellinghouse.’			
<b>2010/4767/P</b> –and LBC was granted on 8th November 2010 for the ‘erection of a single storey rear orangery extension to dwelling house.’			
<b>2013/1740/P &amp; 2013/2561/L</b> –granted on 10th July 2014, subject to a S106 agreement, for the ‘use of building fronting Well Road as a garage ancillary to existing dwelling house at 26 Christchurch Hill. Installation of garage doors to front elevation and creation of vehicular access.’			
<b>2014/1386/PRE</b> – Pre-Application advice was issued regarding the ‘Excavation of basement to provide additional accommodation to Grade II listed house’.			
<b>2016/1426/PRE</b> - Pre-Application advice was issued regarding the ‘Excavation of basement to provide additional accommodation to Grade II listed house’.			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		Yes	

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 <i>(plus Hydrological constrains – Bagshot Beds)</i>	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	

---

<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	Section 1.1 of BIA by GEA
2	Plan showing boundary of development including any land required temporarily during construction.	YES	Architectural drawings by Erica Jong Architects, 00.003_E, 00.004_B, 00.005B, 20.101_E, 20.102_E  Tracking drawings by Price & Myers, 24496_700_2 and 701_2
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	YES	Sections 2.1 & 2.3 of BIA by GEA
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	Appendix of BIA by GEA
5	Plans and sections to show foundation details of adjacent structures.	YES	Appendix B of Structural Report by Price & Myers
6	Plans and sections to show layout and dimensions of proposed basement.	YES	Architectural Drawings by Erica Jong Architects, 20_103_D, 20_104_C, 20_105_B, 20_106_B, 20_101_E, 20_102_E
7	Programme for enabling works, construction and restoration.	YES	Site (Q10) of CMP by Price & Myers
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	YES	Section 3.0 of BIA by GEA
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	YES	Part 2 of BIA by GEA – specifically sections 8.1 and 9.0. Also Part 3 of BIA by GEA
10	Identification of significant adverse impacts.	N/A	

11	Evidence of consultation with neighbours.		
12	Ground Investigation Report and Conceptual Site Model including <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	BIA Report by GEA
13	Ground Movement Assessment (GMA).	YES	Part 3 of BIA by GEA
14	Plans, drawings, reports to show extent of affected area.	YES	BIA Report by GEA
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	YES	Structural Report by Price & Myers
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 B of Structural Report by Price & Myers
17	Proposals for monitoring during construction.	YES	Observe soil and groundwater levels at regular (weekly) frequency
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	YES	Part 3 of BIA by GEA
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 structural stability of the building and neighbouring properties will be maintained during and post construction. Details of how this will be achieved are outlined in the structural report together with the associated construction sequence and details in Appendix B.
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	The drainage design will ensure there is no increase of surface water run-off from the existing development. From the information received it is not anticipated to adversely affect the water

	reference to ground investigation, BIA and CSM), including consideration of cumulative effects.		environment.
21	Identification of areas that require further investigation.	N/A	
22	Non-technical summary for each stage of BIA.	YES	Section 9.1 of BIA by GEA
<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)
09/11/2016	Category C - £5,400	Approx 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>	[REDACTED]
<b>Address of contact</b>	[REDACTED]
<b>Company (if relevant)</b>	
<b>Contact telephone number</b>	[REDACTED]
<b>Date</b>	28 October 2016

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