

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Gavin Sexton	Date of audit request:	16 th Feb 2017
Camden Reference:	2014/5939/P	Statutory consultation end date:	Already passed
Site Address:	41 Howitt Road.		
Reason for Audit:	Planning application - this is a request for a bespoke adjudication on differing opinions between existing auditor and BIA author.		
Proposal description:			
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	N	
	Surface Water flow and flooding	N	
	Subterranean (groundwater) flow	N	
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 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.

No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes
---	-----

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.		
2	Plan showing boundary of development including any land required temporarily during construction.		
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.		
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)		
5	Plans and sections to show foundation details of adjacent structures.		
6	Plans and sections to show layout and dimensions of proposed basement.		
7	Programme for enabling works, construction and restoration.		
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.		
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.		
10	Identification of significant adverse impacts.		
11	Evidence of consultation with neighbours.		

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 		
13	Ground Movement Assessment (GMA).		
14	Plans, drawings, reports to show extent of affected area.		
15	Specific mitigation measures to reduce, avoid or offset 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.		
17	Proposals for monitoring during construction.		
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale		
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.		
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.		
21	Identification of areas that require further investigation.		
22	Non-technical summary for each stage of BIA.		
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)
22/02/2017	BIA audit review - £1485	Approximately 2 weeks from instruction	Additional fees required for site visits, meetings or to review any further information/reports produced by parties involved.

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.