

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Charlotte Meynell	Date of audit request:	03/03/2017
Camden Reference:	2016/6426/P	Statutory consultation end date:	23/02/2017
Site Address:	Flat A, 13 Crossfield Road, London, NW3 4NS		
Reason for Audit:	Planning application / Basement Extension		
Proposal description:			
Excavation of basement, erection of single storey rear conservatory and replacement of side windows to lower ground floor flat.			
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	Yes
		Surface Water flow and flooding	No
		Subterranean (groundwater) flow	Yes
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.

Does the scope of the submitted BIA extend beyond the screening stage?	No
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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	Section 1.2 of main BIA document
2	Plan showing boundary of development including any land required temporarily during construction.	N/A	Plan showing boundary indicated on planning drawing TP01. No other land required temporarily.
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Design and access statement
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	Figure 1.1 of main BIA document, Figure 2.1 of main BIA document, Section 4 (6) of main BIA document
5	Plans and sections to show foundation details of adjacent structures.	No	To be provided once planning permission is in place. Please add as condition if necessary.
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Robert Savage and Associates drawings 10591/TP/04A and 10591/TP/04B
7	Programme for enabling works, construction and restoration.	No	Main contractor not yet appointed. Please add if necessary as planning condition.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Appendix A of BIA, Section 7, main BIA document Section 4, main BIA document Section 3
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Appendix A of BIA, Section 7, main BIA document Section 4, main BIA document Section 3
10	Identification of significant adverse impacts.	no	No significant adverse impacts were identified
11	Evidence of consultation with neighbours.	Yes	See attached letter from applicant.

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 	Yes	Appendix A of BIA, main BIA document Section 2
13	Ground Movement Assessment (GMA).	No	Not required as no significant adverse impacts were identified in land stability screening
14	Plans, drawings, reports to show extent of affected area.	No	Not required as no significant adverse impacts were identified in land stability screening
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	No	Not required as no significant adverse impacts were identified in screening
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.	No	Main contractor not yet appointed. Please add if necessary as planning condition.
17	Proposals for monitoring during construction.	Yes	Appendix A of BIA, Section 7.4
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	No	Not required as no significant adverse impacts were identified in screening
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	Appendix A of BIA, Section 7.6
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	Yes	Main BIA document Sections 5 & 6

	CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.	NA	No recommendations for further investigation, other than monitoring
22	Non-technical summary for each stage of BIA.	Yes	Appendix A of BIA, Section 7.6 Main BIA document Section 7
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

Notes:

¹NB DP27 also requires consideration of architectural character, impacts on archaeology, amenity and other matters which are not covered by this checklist.

²Where 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)
26/01/2017	Category B - £3,045	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.

