

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2017/0705/P	Site Address:	20 Albert Terrace Mews, London, NW1 7TA
Case officer contact details:	Charlotte Meynell	Date of audit request:	28/03/2017
Statutory consultation end date:		23/03/2017	
Reason for Audit:	Planning application / Basement Extension		
Proposal description: Additions and alterations to include excavation of single storey basement under existing house and part of front car port with rear lightwell and basement courtyard; erection of front entrance canopy and bin store; installation of 1 x front window, replacement of rear and side doors.			
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	
Does the scope of the submitted BIA extend beyond the screening stage?		Yes	

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	CG18876_BIA_Feb17 1. Introduction 2. Site Context
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	CG18876_BIA_Feb17 Figure 1 & Figure 2
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	CG18876_BIA_Feb17 Figure 2 DAS basement – Pages 4&5
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	Referenced at page 10 of BIA www.environment-agency.gov.uk The Environment Agency (2012) Risk of Flooding from River and Sea. Online. Accessed 07/07/16. Available from http://www.environment-agency.gov.uk and Arup (2010) Camden geological, hydrogeological and hydrological study. Guidance for subterranean development. 213923, Issue01, 18 November 2010 (page 13)
5	Plans and sections to show foundation details of adjacent structures.	Yes	CG18876_BIA_Feb17 – Appendix E Construction Method Statement
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	15003_Proposed
7	Programme for enabling works, construction and restoration.	Yes	Construction Method Statement 15003_construction management plan
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	CG18876_BIA_Feb17 5. & 8.
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	CG18876_BIA_Feb17 6. 7. & 8.

10	Identification of significant adverse impacts.	No	No significant adverse effects have been identified as likely as a result of this proposal as stated in each section of the report
11	Evidence of consultation with neighbours.	No	CPG4 states that "The Council will expect consultation with local residents on all basement developments unless the proposed construction work is minimal and will have a negligible effect on the adjoining or nearby properties as evidenced by the applicant. The basement construction falls into this criteria.
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	CG18876_BIA_Feb17 Appendix C -Covered within BIA -Trial Pit Records in CMS and local SI borehole records in BIA. - we don't have site specific results but no water strike recorded in borehole and no ground water in TP's. - I take this to mean underlying conditions at formation level so I would say this is effectively established. - Details of TP's and Boreholes within reports.
13	Ground Movement Assessment (GMA).	Yes	CG18876_BIA_Feb17 Section 5
14	Plans, drawings, reports to show extent of affected area.	Yes	See BIA APPENDIX A - Proposed development drawings
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	No	No significant adverse effects identified in report as likely to occur. Where potential impacts may occur these are identified; 21 ATM Potential cracking will be mitigated by; • Carrying out the works in a carefully considered and controlled sequence as identified in the Construction Method Statement; • Installation of temporary propping against the underpinning and contiguous piling to enable construction of the basement structure; and • Carefully monitoring the structure and adjacent buildings during the works.
16	Construction Sequence Methodology (CSM) referring to site investigation and containing	Yes	Construction Method Statement CG18876_BIA_Feb17

	basement, floor and roof plans, sections (all views), sequence of construction and temporary works.		Appendix E
17	Proposals for monitoring during construction.	Yes	CG18876_BIA_Feb17 9. Construction Monitoring
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	CG18876_BIA_Feb17 6. Building Damage Assessment
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.		CG18876_BIA_Feb17 6. Building Damage Assessment
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	CG18876_BIA_Feb17 8 Surface Flow and Flooding
21	Identification of areas that require further investigation.	Yes	<p>The GMA is covered in Section 5 of the report.</p> <p>The temporary works strategy will be developed as part of the construction phase plan to ensure that the underpins are laterally stable during bulk excavation and prior to casting of the basement and ground floor slabs.</p> <p>Ground movement during construction will be dependent on the quality of workmanship adopted. Temporary propping of the top and bottom of each underpin section during construction will be crucial in controlling horizontal deflection and rotation of the underpins. The detailing and construction of any reinforcement and connections/curing joints between underpin sections and</p>

			<p>basement slab will also be critical in controlling deflections. I don't think this is strictly an area of further investigation.</p> <p>A formal monitoring strategy should be implemented across the site and especially to observe and control ground movements during construction. Again not strictly further investigation but no harm including this.</p> <p>These issues are covered within the BIA and CMS, strategies will be developed, agreed and monitored on site.</p>
22	Non-technical summary for each stage of BIA.	Yes	CG18876_BIA_Feb17 NTS are provided which summarises each section rather than at the end of each section
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)
09/03/2017	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 details to be updated in section E, 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 THE APPLICANT)

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