

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Evelyn.jones@camden.gov.uk	Date of audit request:	19/01/2017
Camden Reference:	2016/6539/P	Statutory consultation end date:	N/A
Site Address:	69 Redington Road, NW3 7RP		
Reason for Audit:	Planning application / Basement Extension		
Proposal description: Approval of conditions 7 (structural engineer details) and 10 (method statement & structural engineers design philosophy) granted under reference 2014/5705/P dated 15/05/14 for excavation of basement under the footprint of existing dwelling house with associated front lightwell and enlargement of existing garage.			
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.

No/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	- BIA produced by Fairhurst March 2015
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	- BIA produced by Chelmers March 2013
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	- BIA produced by Chelmers March 2013 - Hockley and Dawson DWG. 16279/2/101
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 produced by Chelmers March 2013
5	Plans and sections to show foundation details of adjacent structures.	Yes	- Abbey Pynford GA19787 DWG. No. 05 Rev D. - Abbey Pynford GA19787 DWG. No. 06 Rev C. - Abbey Pynford GA 19787 DWG. No. 02 Rev D. - Hockley and Dawson DWG. 16279/2/101.
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	- Abbey Pynford GA19787 DWG. No. 01 Rev. D, 02 Rev. D, 03 Rev. C, 04 Rev. C, 05 Rev. D and 06 Rev C - Shakib DWG No. 69RR_GA_PR_BASE, 69RR_GA_PR_LGF rev 02, 69RR_PR_Section AA N-S

7	Programme for enabling works, construction and restoration.	Yes	<ul style="list-style-type: none"> - Abbey Pynford target completion programme for basement works
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	<ul style="list-style-type: none"> - BIA produced by Fairhurst March 2015 - BIA produced by Chelmer March 2013 - BIA produced by London Basement 2013 - Independent BIA review of Chelmer BIA by LBH Wembley Geotechnical and environmental February 2015
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Same as point 8
10	Identification of significant adverse impacts.	Yes	Same as point 8
11	Evidence of consultation with neighbours.	Yes	<ul style="list-style-type: none"> - Party Wall Agreement by Delva Patman Redler - 04th November 2014 between 69 and 71 Redington Road. - Party Wall Agreement by Delva Patman Redler - 5th December 2014 between 67 and 69 Redington Road.
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	<p>Appendix D – included within Chelmers BIA March 2013</p> <p>Appendix H - Chelmers Factual Ground investigation report March 2014</p>
13	Ground Movement Assessment (GMA).	Yes	Same as point 8
14	Plans, drawings, reports to show extent of affected area.	Yes	Same as point 8

15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	- Abbey Pynford Retrofit Basement Calculations
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	- Abbey Pynford proposed underpinning sequence - Abbey Pynford – Method Statement for Basement Construction
17	Proposals for monitoring during construction.		- Completed by Whistlers During Construction
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	- BIA produced by Chelmer March 2013 - BIA produced by Fairhurst March 2015
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	- BIA produced by Chelmer March 2013 - BIA produced by Fairhurst March 2015

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)
01/02/2017	<i>Planning Conditions Audit – standard rates applied, capped at a maximum of £2,025</i>	<i>Approx 2 – 3 weeks from instruction</i>	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.