**Basement Impact Assessment AUDIT: Instruction**

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

**Camden Case Reference:**

2017/0859/INVALID

Pending revised certificate.

**Site Address:**

Flat 1, Basement & Ground Floor

28 Canfield Gardens

London

NW6 3LA

**Case officer contact details:**

Anna Roe

Tel. 020 7974 1226

**Date of audit request:**

06/03/17

**Statutory consultation end date:**

TBC

**Reason for Audit:**

Basement Extension

**Proposal description:** Enlargement of existing basement level in connection with Flat 1, including front and rear lightwells.

**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

Yes

Subterranean (groundwater) flow

Yes

Does the application require determination by Development Control Committee in accordance fall the Terms of Reference

No

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.

Yes

BIA – 16/25532-2 - Section 3.7

2

Plan showing boundary of development including any land required temporarily during construction.

Yes

Architectural Drawing Package.

3

Plans, maps and or photographs to show location of basement relative to surrounding structures.

Yes

BIA – 16/25532-2 - Appendix B – Ground Movement Assessment Figure 2

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 – 16/25532-2 - Sections 3.2 and 3.5

5

Plans and sections to show foundation details of adjacent structures.

Yes

MRA- A1 Drawing P1-Foundation Plan & Sections

6

Plans and sections to show layout and dimensions of proposed basement.

Yes

BIA – 16/25532-2 - Section 3.7 and Appendix B – (Ground Movement assessment – Appendix A)

7

Programme for enabling works, construction and restoration.

Yes/No/NA2

Contractors Method Statement/programme of works

8

Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.

Yes

BIA – 16/25532-2 - Chapter 4.0

9

Assessment of impact of potential risks on neighbouring properties and surface and groundwater.

Yes

BIA – 16/25532-2 - Chapter 7.0

10

Identification of significant adverse impacts.

Yes

BIA – 16/25532-2 - Chapter 7.0

11

Evidence of consultation with neighbours.

No

12

Ground Investigation Report and Conceptual Site Model including

 • Desktop study

 • exploratory hole records

 • results from monitoring the local groundwater regime

 • confirmation of baseline conditions

 • factual site investigation report

Yes

Reports:

16/25536 – Desk Study

16/25536-1 – Factual ground investigation report (Appendix A of BIA)

13

Ground Movement Assessment (GMA).

Yes

BIA – 16/25532-2 - Appendix B

14

Plans, drawings, reports to show extent of affected area.

Yes

BIA – 16/25532-2 - Appendix B – (Ground Movement assessment – Appendix D to F)

15

Specific mitigation measures to reduce, avoid or offset significant adverse impacts.

Yes

BIA – 16/25532-2 - Section 7.2

MRA- Engineering Impact Assessment pages 7 to 9

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

MRA- Engineering Impact Assessment pages 8 to 12 & A1 Drawings P1-Foundation Plan & Sections and P2-Typical Sequence of Underpinning Propping & Construction.

17

Proposals for monitoring during construction.

Yes

BIA – 16/25532-2 - Section 7.3

18

Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale

Yes

BIA – 16/25532-2 - Section 7.2 & Appendix B – Ground Movement 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.

Yes

Design Risk Assessment (page-7 of our Engineers Impact Assessment)  and carried out our design calculations for retaining walls and foundations (calculation package PC-1 to 29) to prove that the structural stability of our & the adjoining buildings.

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.

No

We are not changing the building's footprint so rain water run off remains the same

21

Identification of areas that require further investigation.

Yes

BIA – 16/25532-2 - Section 7.3

22

Non-technical summary for each stage of BIA.

Yes

BIA – 16/25532-2 - Sections 3.9, 4.2, 5.5, 6.9 and 7.4

**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)**

27/04/2017

Category B - £3,045

Approximately 4 weeks from instruction

Additional fees may be required for

 • 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.