

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:	Charles Thuaire 020 7974 5867	Date of audit request:	28.4.17
Camden Reference:	2017/2064/P, 2017/2211/L	Statutory consultation end date:	26.5.17
Site Address:	Land Adjacent to Jack Straws Castle, North End Way London NW3 7ES		
Reason for Audit:	Planning and listed building applications		
Proposal description:			
<p>P- Erection of two x 4 bedroom 3 storey plus basement residential dwelling houses on rear part of carpark, including associated landscaping and cycle storage.</p> <p>L- Underpinning of adjacent basement of existing building in association with above</p>			
Relevant planning background			
none			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		Yes- adjoins a LB (Jack Straws Castle)	
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 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

Does the scope of the submitted BIA extend beyond the screening stage?	Yes
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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		Para 1.1 - It is understood that it is proposed to construct a two three-storey dwellings with single level basements that extend to a depth of approximately 4.0 m.
2		Refer to drawings within Richard Tant Associates CMS
3		Refer to drawings within Richard Tant Associates CMS.
4		Refer to the Appendix in the Site Investigation and Basement Impact Assessment Report by GEA.
5		GEA, 2017: Appendix, TP1 and site plan for location.
6		Refer to Richard Tant Associates CMS.
7		Refer to Richard Tant Associates CMS.
8		Refer to: GEA, 2017, Site Investigation and Basement Impact Assessment Report, J16284 Issue 2. Sections: 3.1.1 through 3.1.3, 4.0 and 10.0
9		Ground Movement Assessment likely to be required. Refer to: GEA, 2017, Site Investigation and Basement Impact Assessment Report, J16284 Issue 2: Sections: 3.1.1 and 3.1.3, 4.0 and 10.0 for surface and groundwater assessment.
10		Ground Movement Assessment likely to be required.

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 		<p>Refer to following sections in GEA, 2017, Site Investigation and Basement Impact Assessment Report, J16284 Issue 2</p> <p>Desktop study – Sections: 1, 2, 4 and 5 exploratory hole records – Appendix results from monitoring the local groundwater regime – Section 6.3 confirmation of baseline conditions – Section 8.0 factual site investigation report – Sections: 1, 2.1, 2.4, 5.0, 6.0 and appendix (results)</p>
13	Ground Movement Assessment (GMA).		GMA likely to be required
14	Plans, drawings, reports to show extent of affected area.		To be outlined following GMA
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.		To be outlined following GMA
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.		Refer to Richard Tant Associates CMS.
17	Proposals for monitoring during construction.		To be outlined following GMA
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale		To be outlined following GMA
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.		To be outlined following GMA
20	Confirmatory and reasoned statement with supporting evidence that there will be no		To be outlined following GMA

	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.		Refer to: GEA, 2017, Site Investigation and Basement Impact Assessment Report, J16284 Issue 2. Section 11.0.
22	Non-technical summary for each stage of BIA.		Refer to: GEA, 2017, Site Investigation and Basement Impact Assessment Report, J16284 Issue 2. Section 10.2.
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)
02/05/2017	Category BC- £4,725	Approximately 4 – 6 weeks from instruction	<i>Additional fees may be required for</i> <ul style="list-style-type: none"> • <i>site attendance</i> • <i>reviewing revised/resubmitted documentation</i> • <i>reviewing third part consultation comment</i> • <i>attending DCC.</i>

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.