**Basement Impact Assessment AUDIT: Instruction**

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

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| **Camden Case Reference:** | 2017/1892/P | **Site Address:** | | 15 Rudall Crescent, London, NW3 1RR | |
| **Case officer contact details:** | 020 7974 1226  anna.roe@camden.gov.uk | **Date of audit request:** | | 05/05/2017 | |
| **Statutory consultation end date:** | |  | | | |
| **Reason for Audit:** | Planning application / Basement Extension | | | | |
| **Proposal description:** Enlargement of existing basement. | | | | | |
| **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]](#footnote-1) | | | No | | |
| No/Does the scope of the submitted BIA extend beyond the screening stage? | | | Potentially | | |

**Section B: BIA components for Audit (to be completed by Applicant)**

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| **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 | SA Design and Access Statement |
| 2 | Plan showing boundary of development including any land required temporarily during construction. | | Yes | SA Drawing PL001 and 102 |
| 3 | Plans, maps and or photographs to show location of basement relative to surrounding structures. | | Yes | GEA BIA |
| 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 | GEA BIA |
| 5 | Plans and sections to show foundation details of adjacent structures. | | Yes | GEA BIA |
| 6 | Plans and sections to show layout and dimensions of proposed basement. | | Yes | GEA BIA |
| 7 | Programme for enabling works, construction and restoration. | | NA |  |
| 8 | Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding. | | Yes | GEA BIA |
| 9 | Assessment of impact of potential risks on neighbouring properties and surface and groundwater. | | Yes | GEA BIA |
| 10 | Identification of significant adverse impacts. | | Yes | GEA BIA |
| 11 | Evidence of consultation with neighbours. | | NA |  |
| 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 | GEA BIA |
| 13 | Ground Movement Assessment (GMA). | | Yes | GEA BIA |
| 14 | Plans, drawings, reports to show extent of affected area. | | Yes | GEA BIA |
| 15 | Specific mitigation measures to reduce, avoid or offset significant adverse impacts. | | Yes | GEA BIA |
| 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 | RTA Drawing SM01 and 02 |
| 17 | Proposals for monitoring during construction. | | Yes | GEA BIA |
| 18 | Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale | | Yes | GEA BIA |
| 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 | RTA SMS Report |
| 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 | GEA BIA |
| 21 | Identification of areas that require further investigation. | | NA |  |
| 22 | Non-technical summary for each stage of BIA. | | Yes | GEA BIA |
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| **Additional BIA components (added during Audit)** | | |  |  |
| **Item provided** | | **Yes/No/NA2** |  | **Comment** |
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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)**

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| **Date** | **Fee Categorisation (A/B/C) and costs (£ ex VAT)** | **Date estimate for initial report** | **Commentary (including timescales for completion of Initial Report)** |
| *Date* | *Category and cost -* | *This will depend on date of completion of section D but some indication is required* | *If possible please ALSO provide estimate for possible additional fees required to review consultation responses received to date.* |
| *25/05/2017* | *Cat A - £997.50* | *Approx 4 weeks from date of 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.

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. [↑](#footnote-ref-1)