

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	Laura Hazelton 02079741017 Laura.hazelton@camden.gov.uk	<b>Date of audit request:</b>	13/07/2017
<b>Camden Reference:</b>	2017/3975/P	<b>Statutory consultation end date:</b>	N/A
<b>Site Address:</b>	26, Lower Merton Rise, London, NW3 3SP		
<b>Reason for Audit:</b>	Approval of details		
<b>Proposal description:</b> Details of groundwater monitoring as required by condition 6 of planning permission ref: 2013/7042/P granted 13/04/2015 for the erection of a single storey rear extension, excavation to provide basement under proposed extension, replacement windows at first floor level to rear and replacement of garage door with a window to front elevation of single dwelling house (Class C3).			
<b>Relevant planning background</b>  The original application (ref: 2013/7042/P) was approved prior to the current procedure of Campbell Reith auditing BIAs.  It included the following condition, which this application seeks to discharge:  No development shall take place until details have been submitted to and approved in writing by the local planning authority in relation to the final design and construction of the basement including further tests and monitoring of groundwater, as recommended in paragraph 5.2 of the approved Basement Impact Assessment (ref 62274R1 dated January 2015 by ESI Ltd), to mitigate any potential negative impact to groundwater flow. The development shall be carried out in accordance with the approved details.  Please assess the details submitted as to whether they are considered sufficient to discharge this condition, rather than completing a full BIA audit. Presumably this would be a category A fee?			

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	No
	Surface Water flow and flooding	No
	Subterranean (groundwater) flow	No
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>	No	
No/Does the scope of the submitted BIA extend beyond the screening stage?	No	

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<sup>1</sup> 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)**

<b>Items provided for Basement Impact Assessment (BIA)<sup>1</sup></b>			
<b>Item provided</b>		<b>Yes/ No/ NA<sup>2</sup></b>	<b>Name of BIA document/appendix in which information is contained.</b>
1	Description of proposed development.	Yes	BIA, report reference 62274R1, January 2015 prepared by ESI Ltd page 2 paragraph 1.3
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Drawing LMR26/2- EXCAVATION
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	BIA, report reference 62274R1, January 2015 prepared by ESI Ltd page 1 figure 1.1 site location Appendix A – Proposed Development Plans Appendix B - Geological Data site geology map Appendix C – Site Ground Investigation Report, site location map
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	Environmental Assessment & Construction Method Statement, Report October 2013 Ref. L13/097/10 Prepared by SubStructural Ltd page 11 – Site Geology page 13 – Hydrogeology Map page 14 – Subterranean Flow page 15 & 16 – Camden Geological, Hydrogeological and Hydrological Study Watercourses
5	Plans and sections to show foundation details of adjacent structures.	Yes	L13/097/10/502 C L13/097/10/504 A L13/097/10/505 A
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	BIA, report reference 62274R1, January 2015 prepared by ESI Ltd page 1 figure 1.1 site location Appendix A – Proposed Development Plans
7	Programme for enabling works, construction and restoration.	Yes	Environmental Assessment & Construction Method Statement, Report October 2013 Ref. L13/097/10 Prepared by SubStructural Ltd page 23 – Construction Method Statement Drawing L13/097/10/505 A
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and	Yes	Environmental Assessment & Construction Method Statement, Report October 2013 Ref. L13/097/10

	groundwater flooding.		Prepared by SubStructural Ltd page 17 – slope stability page 21 – paragraph 6 Groundwater Flow Slope Stability Surface Flow and Flooding
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Environmental Assessment & Construction Method Statement, Report October 2013 Ref. L13/097/10 Prepared by SubStructural Ltd Paragraph 7, page 22
10	Identification of significant adverse impacts.	NA	None foreseen
11	Evidence of consultation with neighbours.	Yes	Copy of a letter to the neighbours dated 25 <sup>th</sup> April 2016
12	Ground Investigation Report and Conceptual Site Model including <ul style="list-style-type: none"> <li>- Desktop study</li> <li>- exploratory hole records</li> <li>- results from monitoring the local groundwater regime</li> <li>- confirmation of baseline conditions</li> <li>- factual site investigation report</li> </ul>	Yes	BIA, report reference 62274R1, January 2015 prepared by ESI Ltd & BIA, report reference 62274.00.01 R2, July 2017 prepared by ESI Ltd
13	Ground Movement Assessment (GMA).	Yes	Structural calculations Rev F pages 27-61
14	Plans, drawings, reports to show extent of affected area.	Yes	Drawing LMR26/2- EXCAVATION
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	NA	None foreseen
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	Environmental Assessment & Construction Method Statement, Report October 2013 Ref. L13/097/10 Prepared by SubStructural Ltd pages 23-17 – Paragraph 8
17	Proposals for monitoring during construction.	Yes	On-Site Health and Safety Documentation Prepared by SubStructural Ltd Site Rules Site Induction Notes Site Set-up Checklist Daily Checklist Pre-Works Checklist

18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	<p>Environmental Assessment &amp; Construction Method Statement, Report October 2013 Ref. L13/097/10</p> <p>Prepared by SubStructural Ltd</p> <p>page 22 – Risk to &amp; Impact on Surrounding Buildings</p> <p>In addition, by installing adequate temporary propping and new permanent works the anticipated movements caused by the development are to be limited to not exceed 5mm at any location within the adjacent properties.</p> <p>This will keep the movements within the Slight category as defined by Burland, and may include some or all of the following:</p> <ul style="list-style-type: none"> <li>-slight cracks, easily filled,</li> <li>-re-decoration probably required,</li> <li>-several slight fractures showing inside of building,</li> <li>-cracks visible externally, some re-pointing required externally to ensure weather-tightness,</li> <li>- doors and windows may stick slightly.</li> </ul>
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	<p>Environmental Assessment &amp; Construction Method Statement, Report October 2013 Ref. L13/097/10</p> <p>Prepared by SubStructural Ltd</p> <p>page 28 – Paragraph 9</p>
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	<p>Environmental Assessment &amp; Construction Method Statement, Report October 2013 Ref. L13/097/10</p> <p>Prepared by SubStructural Ltd</p> <p>page 28 – Paragraph 9</p>
21	Identification of areas that require further investigation.	NA	<p>BIA, report reference 62274.00.01 R2, July 2017 prepared by ESI Ltd follows up recommendation of paragraph 5.2 of the initial BIA, report reference 62274R1, January 2015 prepared by ESI Ltd</p>
22	Non-technical summary for each stage of	Yes	<p>BIA, report reference 62274.00.01 R2, July 2017 prepared by ESI Ltd</p>

	BIA.		Page III – Impact summary Page 9 - Conclusions
<b>Additional BIA components (added during Audit)</b>			
<b>Item provided</b>	<b>Yes/No/NA<sup>2</sup></b>		<b>Comment</b>

Notes:

<sup>1</sup> NB DP27 also requires consideration of architectural character, impacts on archaeology, amenity and other matters which are not covered by this checklist.

<sup>2</sup> Where response is 'no' or 'NA', an explanation is required in the Comment section.

**Section C : Audit proposal (to be completed by the Auditor)**

<b>Date</b>	<b>Fee Categorisation (A/B/C) and costs (£ ex VAT)</b>	<b>Date estimate for initial report</b>	<b>Commentary (including timescales for completion of Initial Report)</b>
27/07/2017	<i>Discharge Planning Condition</i>  <i>£540</i>	<i>2 weeks from instruction</i>	<i>The fee allows for a single review and letter to LBC</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.