

## Basement Impact Assessment AUDIT: Instruction

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

<b>Camden Case Reference:</b>	2016/3930/P	<b>Site Address:</b>	153-163 Broadhurst Gardens NW6 3AU & 23 West Hampstead Mews NW6 3BB.
<b>Case officer contact details:</b>	Charles Thuaire 020 7974 5867	<b>Date of audit request:</b>	30.10.17
<b>Statutory consultation end date:</b>		22.9.16	
<b>Reason for Audit:</b>	Planning application / Basement Extension		
<b>Proposal description:</b>			
Demolition of the existing retail and residential building & replacement with part 3, part 4-storey building with roof accommodation above, comprising ground floor (Class A1/A3) commercial (435 sq.m) with 30 residential apartments above (13 x 1 bed, 14 x 2 bed and 3 x 3 bed) including the retention and refurbishment of No. 23 West Hampstead Mews and associated works.- <u>revised BIA</u>			
<u>Note for auditor</u> - the original BIA dated Dec 2013 was reviewed by CR in Nov 2016 (ref 12466-13); the BIA was revised and updated in June 2017 to take account of these concerns.			
<b>Relevant planning background</b> N/A			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		No but adjoins locally listed building	
Is the site in an area of relevant constraints? (check site constraints in M3/Magic GIS)		Slope stability	Y
		Surface Water flow and flooding	Y
		Subterranean (groundwater) flow	Y

Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>	Yes
Does the scope of the submitted BIA extend beyond the screening stage?	Yes

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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.	Y	Refer to J13364A report issue 2, dated 4 July 2017, section 1.1.
2	Plan showing boundary of development including any land required temporarily during construction.	Y	Refer to Fluid's CMS (ref 24999, dated June 2017)
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	Refer to Fluid's CMS (ref 24999, dated June 2017)
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)	Y	J13364A report issue 2, dated 4 July 2017, section 15.1
5	Plans and sections to show foundation details of adjacent structures.	Y	Refer to Fluid's CMS (ref 24999, dated June 2017)
6	Plans and sections to show layout and dimensions of proposed basement.	Y	Refer to Fluid's CMS (ref 24999, dated June 2017)
7	Programme for enabling works, construction and restoration.	Y	Refer to Fluid's CMS (ref 24999, dated June 2017)
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	Refer to J13364A report issue 2, dated 4 July 2017, sections 3.2, 3.3. 3.4, 4.1 and 15.0
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	Refer to J13364A report issue 2, dated 4 July 2017, sections 3.2, 3.3. 3.4, 4.1 and 15.0
10	Identification of significant adverse impacts.	Y	Refer to J13364A report issue 2, dated 4 July 2017, section 4.1 and 15.0
11	Evidence of consultation with neighbours.	N	

12	<p>Ground Investigation Report and Conceptual Site Model including</p> <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>	Y	<p>Refer to J13364A report issue 2, dated 4 July 2017</p> <p>Desktop study – Section 2.2 and 2.3  Exploratory hole records – Appendix  Results from monitoring the local groundwater regime – Section 6.3  Confirmation of baseline conditions – Sections 2.3, 6.0, 6.1, 6.2 and 12.1  factual site investigation report – part 1</p>
13	Ground Movement Assessment (GMA).	Y	Refer to J13364A report issue 2, dated 4 July 2017 - part 3
14	Plans, drawings, reports to show extent of affected area.	Y	Refer to J13364A report issue 2, dated 4 July 2017 – part 3
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	Refer to J13364A report issue 2, dated 4 July 2017 – Section 13.2
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.	Y	Refer to Fluid’s CMS (ref 24999, dated June 2017)
17	Proposals for monitoring during construction.	N	The GMA recommended monitoring but a monitoring strategy has not been developed at this stage of the project
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	Refer to J13364A report issue 2, dated 4 July 2017, part 3
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.	Y	Refer to J13364A report issue 2, dated 4 July 2017, part 3
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	Y	Refer to Fluid’s CMS (ref 24999, dated June 2017)

	CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.	Y	Refer to J13364A report issue 2, dated 4 July 2017 - Section 16.0
22	Non-technical summary for each stage of BIA.	Y	Refer to J13364A report issue 2, dated 4 July 2017 - Section 15.1
<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>
<i>Date</i>	<i>Category and cost -</i>	<i>This will depend on date of completion of section D but some indication is required</i>	<i>If possible please ALSO provide estimate for possible additional fees required to review consultation responses received to date.</i>
02/11/2017	Cat C - £3,045	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> <li>• site attendance</li> <li>• reviewing revised/resubmitted documentation</li> <li>• reviewing third part consultation comment</li> <li>• attending DCC</li> </ul>

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.