

## Basement Impact Assessment AUDIT: Instruction

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

<b>Camden Case Reference:</b>	2017/7080/P	<b>Site Address:</b>	Channing Junior School 1 Highgate High Street London N6 5JR
<b>Case officer contact details:</b>	David Peres da Costa <a href="mailto:David.PeresDaCosta@camden.gov.uk">David.PeresDaCosta@camden.gov.uk</a> 020 7974 5262	<b>Date of audit request:</b>	17/01/2018
<b>Statutory consultation end date:</b>		Approx. 6 weeks from above date	
<b>Reason for Audit:</b>	Planning application / Basement Extension		
<b>Proposal description:</b>  <p>Lower ground floor extension to south elevation to provide hall with play area above and extension to the east under existing terrace with alterations to the eastern elevation at lower ground level to provide drama studio and re-provide classroom to existing school; creation of a sports changing room facility at subterranean level adjacent to the existing tennis courts including excavation of existing embankment and glazed single storey entrance structure above at playground level.</p>			
<b>Relevant planning background</b> 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	Y
		Surface Water flow and flooding	N
		Subterranean (groundwater) flow	Y

Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>	No
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.	Yes	Section 4 - BIA
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Section 1 - BIA
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Appendix B – Proposed Structural Drawings
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	Appendix D – SI Report.
5	Plans and sections to show foundation details of adjacent structures.	Yes	Appendix B – Proposed Structural Drawings
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Appendix B – Proposed Structural Drawings
7	Programme for enabling works, construction and restoration.		Appendix G – Construction Management Plan
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Section 3 - BIA
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Section 3 – BIA
10	Identification of significant adverse impacts.	Yes	Section 3 – BIA
11	Evidence of consultation with neighbours.	No	Neighbours still to be contacted. Refer to section 13 in Appendix G. However it should be noted that there are no

			immediate neighbours directly impacted by the proposal.
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	Appendix D - GIR
13	Ground Movement Assessment (GMA).	Yes	GMA within Appendix D - GIR
14	Plans, drawings, reports to show extent of affected area.	Yes	GMA within Appendix D - GIR
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Section 3 – 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	Appendix G – Construction Management Plan  Section 5 - BIA
17	Proposals for monitoring during construction.	Yes	GMA within Appendix D - GIR
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	GMA within Appendix D - GIR
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	Section 6 – BIA
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	Yes	Appendix D – GIR

	reference to ground investigation, BIA and CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.	Yes	Section 10 - Appendix D - GIR
22	Non-technical summary for each stage of BIA.	Yes	End of each report
<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>
23/01/2018	Cat B - £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.

**Section E: Further work** (to be completed *during* audit process if further fees required)

Date	Additional Fee (£ ex VAT)	Reason for additional fee	Date of agreement from Invoicee to meet these costs
		<p><i>Additional fees are required for the following purposes:</i></p> <ul style="list-style-type: none"> <li>• <i>review BIA revisions</i></li> <li>• <i>review 3<sup>rd</sup> Party reports</i></li> <li>• <i>Attendance at Planning Committee</i></li> </ul> <p><i>[remove as necessary]</i></p> <p><i>Add details of expected date of updated Audit Report, if relevant</i></p>	

Agreement from the invoicee (Contact in Section D) is required prior to instructing the Auditors to proceed with additional fee work.