

## Basement Impact Assessment AUDIT: Instruction

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

<b>Case officer contact details:</b>	Laura Hazelton	<b>Date of audit request:</b>	01/11/2016
<b>Camden Reference:</b>	2016/5697/P	<b>Statutory consultation end date:</b>	01/12/2016
<b>Site Address:</b>	43 Croftdown Road, London, NW5 1EL		
<b>Reason for Audit:</b>	Planning application / Basement Extension		
<b>Proposal description:</b> Extension and lowering of existing basement, installation of front lightwell; replacement of rear door with window;			
<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	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 <sup>1</sup>	No		
No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes		

<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	Refer design and access statement – planning application 2016/5697/P
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Refer drawing in planning application 2016/5697/P
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	No	Refer design and access statement – planning application 2016/5697/P for similar conditions
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	BIA Price & Myers 2016/5697/P  GEA geotech info  See Detail of flooded roads 1975 and 2002 floods
5	Plans and sections to show foundation details of adjacent structures.	yes	Refer underpinning sequence and GEA geotech report
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Refer drawing in planning application 2016/5697/P
7	Programme for enabling works, construction and restoration.	No	Programme to be determined with Contractor prior to Construction
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	BIA Price & Myers 2016/5697/P
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	BIA Price & Myers 2016/5697/P
10	Identification of significant adverse impacts.		BIA Price & Myers 2016/5697/P
11	Evidence of consultation with neighbours.	No	Additional information to be supplied for audit

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>	yes	Refer GEA geotech report
13	Ground Movement Assessment (GMA).	yes	Refer GEA geotech report
14	Plans, drawings, reports to show extent of affected area.	Yes	Refer architects drawings (2-) series
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	BIA Price & Myers 2016/5697/P Refer GEA geotech report
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	Additional information supplied for audit – CSM in GEA report/ P&M CS01 and CS02 drawings
17	Proposals for monitoring during construction.	yes	included in GEA report
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	yes	BIA Price & Myers 2016/5697/P
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	Additional information supplied for audit – CSM in GEA report/ P&M CS01 and CS02 drawings
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	yes	Additional information supplied for audit – CSM in GEA report/ P&M CS01 and CS02 drawings

	effects.		
21	Identification of areas that require further investigation.	Yes	BIA Price & Myers 2016/5697/P
22	Non-technical summary for each stage of BIA.	Yes	BIA Price & Myers 2016/5697/P – Scoping study
<b>Additional BIA components (added during Audit)</b>			
<b>Item provided</b>		<b>Yes/ No/ NA<sup>2</sup></b>	<b>Comment</b>
	Plans, maps and or photographs to show location of basements relative to surrounding structures.	Yes	Refer design and access statement – planning application 2016/5697/P for similar conditions
	Additional FRA maps	Yes	Supplied by Price & Myers
	Plans and sections to show foundation details of adjacent structures.	Yes	included in GEA report
	Programme for enabling works, construction and restoration.	No	Can be provided by the contractor once instructed
	Evidence of consultation with neighbours.	Yes	TBA
	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	included in GEA report
	Ground Movement Assessment (GMA).	Yes	included in GEA report

	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	GEA report/ P&M drawings CS01 and CS02
	Proposals for monitoring during construction.	Yes	Movement monitoring will be mentioned in the Price & Myers CSM. To be agreed with the Party Wall Surveyors
	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	See GEA report
	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	GEA report/ P&M drawings CS01 and CS02
	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	Information supplied by GEA Ltd

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)**

Date	Fee Categorisation (A/B/C) and costs (£ ex VAT)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
02/11/2016	Category B - £3,045	Approx 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 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.