

## Basement Impact Assessment AUDIT: Instruction

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

<b>Camden Case Reference:</b>	2018/0645/P	<b>Site Address:</b>	Barrie House, 29 St Edmund's Terrace, London, NW8 7QH
<b>Case officer contact details:</b>	Elaine Quigley	<b>Date of audit request:</b>	06/02/2018
<b>Statutory consultation end date:</b>			
<b>Reason for Audit:</b>	The proposal includes excavation works to create a single storey basement		
<b>Proposal description:</b>			
<p><i>It is proposed develop the site adjacent to the existing residential tower block at Barrie House 29 St Edmunds Terrace. The site is currently occupied by a car park and an unoccupied 2 storey masonry structure in the western corner. Included in the proposal is a basement structure below the footprint of the proposed block, which is the focus of this Basement Impact Assessment as part of the planning application pack.</i></p> <p><i>Redevelopment of existing two-storey porter's lodge and surface level car park to construct a part four, part five storey extension (lower ground, ground and 3 storey's) to Barrie House including excavation of a basement level, to provide 9 self-contained residential flats, cycle parking, refuse and recycling stores, hard and soft landscaping and relocated off-street car parking spaces.</i></p>			
<b>Relevant planning background</b>			
<p><b>Planning permission was granted (ref 2011/6179/P) on 08/11/2012 for erection of 3-storey building with basement (following demolition of Porters Lodge) for use as a single-family dwellinghouse (Class C3). The permission lapsed on 08/11/2015</b></p>			
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	No

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	BIA – SECTION 2
2	Plan showing boundary of development including any land required temporarily during construction.	Y	BIA – SECTION 2
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	BIA – SECTION 4.3
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	BIA – SECTION 5
5	Plans and sections to show foundation details of adjacent structures.	Y	APPENDIX 1
6	Plans and sections to show layout and dimensions of proposed basement.	Y	APPENDIX 1
7	Programme for enabling works, construction and restoration.	N/A	By others, to be provided once Contractor is appointed.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	APPENDIX 2
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	APPENDIX 2
10	Identification of significant adverse impacts.	Y	APPENDIX 2
11	Evidence of consultation with neighbours.	N/A	By others.

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	APPENDIX 2
13	Ground Movement Assessment (GMA).	Y	APPENDIX 2
14	Plans, drawings, reports to show extent of affected area.	Y	APPENDIX 2
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	BIA – SECTION 11
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	BIA – SECTION 8
17	Proposals for monitoring during construction.	Y	BIA - SECTION 10.3, 10.4, 10.5, 10.6 AND
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	BIA – SECTION 9 AND 10 APPENDIX 2
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	BIA – SECTION 9, 10, 12 APPENDIX 2
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	Y	BIA – SECTION 13 APPENDIX 2

	effects.		
21	Identification of areas that require further investigation.	Y	APPENDIX 2
22	Non-technical summary for each stage of BIA.	Y	BIA
<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)**

Date	Fee Categorisation (A/B/C) and costs (£ ex VAT)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
13/02/2018	Cat B - £3045	Approximately 4 weeks from instruction	<p><i>Additional fees may be required for</i></p> <ul style="list-style-type: none"> <li>• <i>site attendance</i></li> <li>• <i>reviewing revised/resubmitted documentation</i></li> <li>• <i>reviewing third part consultation comment</i></li> <li>• <i>attending DCC</i></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.