

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2017/7075/P	Site Address:	Heath House North End Way London NW3 7ET
Case officer contact details:	Charles Thuaire 020 7974 5867	Date of audit request:	23.1.18
Statutory consultation end date:		22.2.18	
Reason for Audit:	Planning application for excavations below ground level		
Proposal description:			
Excavation plus associated wall underpinning works to form a new swimming pool and plant room at lower ground floor level within northeast corner room of existing building.			
Relevant planning background			
Note that planning permission ref 2008/0661/P has already been approved and partly implemented for a new west wing comprising a new basement floor			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?	Yes, below a Grade 2* listed building		
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 ¹	No		
Does the scope of the submitted BIA extend beyond the screening stage?	No		

¹ 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)

Items provided for Basement Impact Assessment (BIA)¹		
Item provided	Yes/ No/ NA²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	See point 3. on 'Application Form'
2	Plan showing boundary of development including any land required temporarily during construction.	See: HH-01 Site Location Plan
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	See: HH-1017-AP_06H HH-141 P7 Proposed Section DD Design and Access Statement
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)	See: 1017 S06 Lower Ground Floor Survey
5	Plans and sections to show foundation details of adjacent structures.	No adjacent structures.
6	Plans and sections to show layout and dimensions of proposed basement.	See: HH-1017-AP_06H HH-141 P7 Proposed Section DD
7	Programme for enabling works, construction and restoration.	Information by Adair.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Details as set out in Geotechnical and Geoenvironmental report by Stats dated July 2008.
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	No neighbouring properties in close proximity to Heath House.
10	Identification of significant adverse impacts.	No significant adverse impacts.
11	Evidence of consultation with neighbours.	No neighbours in close proximity to Heath

			House.
12	<p>Ground Investigation Report and Conceptual Site Model including</p> <ul style="list-style-type: none"> - Desktop study - exploratory hole records - results from monitoring the local groundwater regime - confirmation of baseline conditions - factual site investigation report 		As set out in Geotechnical and Geoenvironmental report by Stats dated July 2008.
13	Ground Movement Assessment (GMA).		As set out in Geotechnical and Geoenvironmental report by Stats dated July 2008.
14	Plans, drawings, reports to show extent of affected area.		HH-1017-AP_06H HH-141 P7 Proposed Section DD
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.		Work to be supervised to ensure it is carried out in accordance with proposed drawings and specifications
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.		Underpinning sequence and details drawing number 17221A/UP3 and UP4 and specification.
17	Proposals for monitoring during construction.		See Monitoring Sheet
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale		No properties nearby and therefore no risk.
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.		There are no neighbouring properties to be at risk. The work to Heath House will be managed and carried out strictly in accordance with the specifications and 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		No water was encountered in the boreholes and trial pits and water and drainage will not be an issue during the works.

	reference to ground investigation, BIA and CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.		None
22	Non-technical summary for each stage of BIA.		
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

Notes:

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

² 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	Category B - £3,045	Approx 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none">• site attendance• reviewing revised/resubmitted documentation• reviewing third part consultation comment• attending DCC.

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.