

Basement Impact Assessment AUDIT: Instruction

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

Case officer contact details:		Date of audit request:	
Camden Reference:		Statutory consultation end date:	
Site Address:			
Reason for Audit:	Planning application / Basement Extension		
Proposal description:			
Relevant planning background N/A			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?			
Is the site in an area of relevant constraints? (check site constraints in M3/Magic GIS)	Slope stability		
	Surface Water flow and flooding		
	Subterranean (groundwater) flow		
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹			

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.

No/Does the scope of the submitted BIA extend beyond the screening stage?	
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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.	Yes	In-situ construction of a new Lower Ground Floor under the existing single-storey premises with already 2.2 m and 2.4 m deep foundations, already owned and in use by Applicants since 1985 to date.
2	Plan showing boundary of development including any land required temporarily during construction.		All works are designed to take place expressly within the area of proposal with boundaries marked on submitted Ground Fl.. Plan
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	All already submitted with the Application.
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	Submitted as a part of BIA Report with Appendices : <u>NO</u> adverse comments received from any of the Utility Boards consulted. <u>NO</u> public services or services serving any of the adjoining sites exist on the Application site or in immediate vicinity of the site. It has been assessed in BIA Report that no works in the Application would have any adverse impact on any of the surrounding sites, or on any of the existing buildings on the adjoining sites which are in any event located at a distance from the proposed fully defined, fully controlled, restricted by design, inverted relatively small-scale works.
5	Plans and sections to show foundation details of adjacent structures.	Yes	Application drawings also contain fully detailed Structural Concept Plan and Structural Section C-C through the only structure of any concern (a 1.65 m high north garden boundary wall in any event owned by Applicants). The only other structure adjacent the proposed works is the approved 3 m deep existing Basement of Garage 4 also owned by the Applicants.
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Submitted with the Application

7	Programme for enabling works, construction and restoration.	Yes	drawings Nos.23.B and 30.B relate to the fully controlled method of construction, traditional by nature of works and restricted expressly to area of application site.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	BIA Report : Due to method of well established method of in-situ construction of new works by specialist contractor Abbey Pynford Foundations Ltd, and due to already 2.2m-2.4m deep existing continuous foundations under the existing single-storey building since 1985 to date, ALL risks to any of the surrounding land or structures is eliminated. There is absolutely <u>NO</u> risk of surface or underground water flooding whatsoever, as otherwise so confirmed in the attached documentation by independent Consultants.
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	(BIA Report) There is absolutely <u>NO</u> risk or potential risks on any of the neighbouring properties, with <u>NO</u> risk to any of their surface or groundwater whatsoever.
10	Identification of significant adverse impacts.	Yes	There is <u>NO</u> case of any significant adverse risk whatsoever.
11	Evidence of consultation with neighbours.	Yes	e-mailed principal drawing and notification to neighbours of the intent to proceed with Application works.
12	Ground Investigation Report and Conceptual Site Model including <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 	Yes	Soil Investigation details with other assessments submitted with/ within the BIA Report
13	Ground Movement Assessment (GMA).	Yes	With/ within BIA Report
14	Plans, drawings, reports to show extent of affected area.	Yes	With/ within BIA Report
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	N/A	BIA Report and documents submitted confirm that there are <u>NO</u> conditions which would cause any adverse impact on any of the surrounding land and buildings in any event set at a notable distance away from

			any of the works to new Lower Gr.Floor under existing single-storey premises.
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	Submission Construction Concept Drawings No.20.B (Structural Floor Plan), No.22. (Construction Section C-C through garden wall owned by Applicants), No.23.B (Construction Traffic & Works management plan), No.30.B (Method of Construction in Cross Section), (attached)
17	Proposals for monitoring during construction.	Yes	Construction of <u>Lower Gr.Floor under existing single-storey detached building</u> : All foundation and underground works subject to regular inspections by Structural and Construction Engineer from Abbey Pynford Foundations Ltd
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Submitted BIA Report shows and proves that NONE of the proposed works shall have any adverse effect on any of the adjoining sites or buildings on those sites.
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	Submitted BIA Report deals with the points listed. Note that Garage 4. with 3m deep Basement, owned by Applicants since 2007 and already in place, SECURES and SEPARATES all proposed works to new Lower Gr.Floor under existing single-storey premises also owned by Applicants, from the surrounding grounds. <u>ALL other buildings and their respective basements are located at a substantial distance away from the Application site.</u>
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 effects.	Yes	The proposed new lower gr. floor under existing single-storey building <u>already have own fully operational foul and surface water drainage in place serving existing building since 1986 to date.</u> Creation of new Lower Gr.Floor with a new green garden patio at the rear improves existing conditions, with <u>NO</u> run-offs or water damage of any kind whatsoever.
21	Identification of areas that require further investigation.	No	All areas of any even theoretical concern have been examined and confirmed as not relevant, as otherwise addressed in BIA Report and Appendices.
22	Non-technical summary for each stage of BIA.	Yes	<i>The submitted BIA Study, structural design and method of construction have shown that there is no impact, and no additional assessment needed, hence our supported belief that this is Category A BIA.</i>

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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)
<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>

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.

Section D: Audit Agreement (to be completed by Applicant)

For data protection reasons this section should NOT be published on the Public website.

I agree to pay the full costs of the independent audit of the Basement Impact Assessment associated with the planning application for the site identified in Section A.

Additional fees, which would be charged at the hourly rate, will also arise, for instance in the following circumstances:

- To assess detailed revisions to the originally submitted audit material
- To assess detailed technical consultation responses from Third Party consultants
- To attend Development Control Committee

Every effort will be made to minimise the occurrence of additional unforeseen expenses arising from the audit process.

FULL Name of contact [to be sent Invoice for final costs]*	PREDRAG J MARIC
Address of contact	20 CREDITON HILL CAMDEN LONDON NW6 1HP
Company (if relevant)	PM&A ARCHITECTS&ENGINEERS
Contact telephone number	07921 771108
Date	27.04.2017

*If no Company name provided then **full name** of Contact (First-name & Surname) must be provided – initials will not suffice.