

BARACBasement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2017/6513/P	Site Address:	323 Gray's Inn Road, WC1X 8PX
Case officer contact details:	Ben.farrant@camden.gov.uk	Date of audit request:	18/12/2017
Statutory consultation end date:	11/01/2018		
Reason for Audit:	Planning application / Basement Extension		
Proposal description:			
Rear basement extension; installation of plant and extraction system; replacement shop front			
Relevant planning background			
None directly applicable to this application			
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 ¹	N		
No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes		

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.	YES	BASEMENT IMPACT ASSESSMENT REPORT (UPDATED 29 th JANUARY 2018) PREPARED BY SOIL TECHNICS
2	Plan showing boundary of development including any land required temporarily during construction.	YES	AS ABOVE
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	YES	AS ABOVE
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	AS ABOVE
5	Plans and sections to show foundation details of adjacent structures.	YES	AS ABOVE
6	Plans and sections to show layout and dimensions of proposed basement.	YES	AS ABOVE
7	Programme for enabling works, construction and restoration.	YES	AS ABOVE
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	YES	AS ABOVE
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	YES	AS ABOVE
10	Identification of significant adverse impacts.	YES	AS ABOVE
11	Evidence of consultation with neighbours.	YES	AS ABOVE

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 	YES	AS ABOVE
13	Ground Movement Assessment (GMA).	YES	AS ABOVE
14	Plans, drawings, reports to show extent of affected area.	YES	AS ABOVE
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	YES	AS ABOVE
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	AS ABOVE
17	Proposals for monitoring during construction.	YES	AS ABOVE
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	YES	AS ABOVE
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	AS ABOVE
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	YES	AS ABOVE

	CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.	YES	AS ABOVE
22	Non-technical summary for each stage of BIA.	YES	AS ABOVE
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>
21/12/2017	Cat B - £3,045	Approximately 4 weeks from instruction	<p>Additional fees may be required for</p> <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.