**Previous to our D1 audit report of December..Basement Impact Assessment AUDIT: Instruction**

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

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| **Camden Case Reference:** | 2018/0669/P | **Site Address:** | | 72 Maresfield Gardens, London, NW3 5TD | |
| **Case officer contact details:** | Ben.farrant@camden.gov.uk | **Date of audit request:** | | 12/03/2018 | |
| **Statutory consultation end date:** | | 05/04/2018 | | | |
| **Reason for Audit:** | Planning application / Basement Extension | | | | |
| **Proposal description:**  Excavation of existing basement to lower internal floor height by 600mm | | | | | |
| **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 + Claygate Beds and Bagshot Beds |
| Does the application require determination by Development Control Committee in accordance fall the Terms of Reference[[1]](#footnote-1) | | | N | | |
| No/Does the scope of the submitted BIA extend beyond the screening stage? | | | Yes | | |

**Section B: BIA components for Audit (to be completed by Applicant)**

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| **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. | | Y | Refer to Section 4.0 of this report. |
| 2 | Plan showing boundary of development including any land required temporarily during construction. | | Y | Refer to Appendix C for architectural site plan and Appendix D for structural plans with site boundary. |
| 3 | Plans, maps and or photographs to show location of basement relative to surrounding structures. | | Y | Refer to;  - Appendix A for Desk Study and Ground Investigation and Basement Impact Assessment Report (Appendix 1).  - Appendix C for architectural drawings.  - Appendix D for structural plans with site boundary. |
| 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 | Refer to Appendix A for Desk Study and Ground Investigation and Basement Impact Assessment Report (Appendix 3). |
| 5 | Plans and sections to show foundation details of adjacent structures. | | Y | The site is a detached property and no access was available to excavate inspection pits on third party properties outside the site boundary.  Refer to Appendix D for structural plan and sections showing (conservatively) assumed foundation details of neighbouring structures considered in design. |
| 6 | Plans and sections to show layout and dimensions of proposed basement. | | Y | Refer to relevant architectural drawings in Appendix C |
| 7 | Programme for enabling works, construction and restoration. | | N | To be provided by others (e.g. contractor) as a separate document. |
| 8 | Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding. | | Y | Refer to Appendix A for Desk Study and Ground Investigation and Basement Impact Assessment Report. |
| 9 | Assessment of impact of potential risks on neighbouring properties and surface and groundwater. | | Y | Refer to;  - Appendix A for Desk Study and Ground Investigation and Basement Impact Assessment Report.  - Appendix B for Ground Movement Analysis. |
| 10 | Identification of significant adverse impacts. | | Y | Refer to;  - Appendix A for Desk Study and Ground Investigation and Basement Impact Assessment Report.  - Appendix B for Basement Wall Stability Assessment and Ground Movement Assessment. |
| 11 | Evidence of consultation with neighbours. | | Y | Please refer to letters submitted in Appendix E |
| 12 | Ground Investigation Report and Conceptual Site Model including   * Desktop study * exploratory hole records * results from monitoring the local groundwater regime * confirmation of baseline conditions * factual site investigation report | | Y | Refer to Appendix A for Desk Study and Ground Investigation and Basement Impact Assessment Report. |
| 13 | Ground Movement Assessment (GMA). | | Y | Refer to Appendix B for Ground Movement Analysis. |
| 14 | Plans, drawings, reports to show extent of affected area. | | Y | Refer to Appendix B for Ground Movement Analysis. |
| 15 | Specific mitigation measures to reduce, avoid or offset significant adverse impacts. | | Y | Refer to Appendix B for Basement Wall Stability Assessment. |
| 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 | Refer to Section 8.0 of this report, and Appendix D for structural drawings |
| 17 | Proposals for monitoring during construction. | | Y | Refer to Section 7.0 of this report |
| 18 | Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale | | Y | Refer to Appendix B for Ground Movement Analysis. |
| 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 | Refer to;  - Section 8.0 of this report.  - Appendix A for Desk Study and Ground Investigation and Basement Impact Assessment Report.  - Appendix B for Ground Movement Analysis. |
| 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. | | Y | Refer to;  - Section 5.0 of this report.  - Appendix A for Desk Study and Ground Investigation and Basement Impact Assessment Report. |
| 21 | Identification of areas that require further investigation. | | Y | Refer to;  - Sections 1, 7, 8 and 9 of this report.  - Appendix A for Desk Study and Ground Investigation and Basement Impact Assessment Report.  - Appendix B for Ground Movement Analysis. |
| 22 | Non-technical summary for each stage of BIA. | | Y | Refer to Section 2.0 in this report. |
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| **Additional BIA components (added during Audit)** | | |  |  |
| **Item provided** | | **Yes/No/NA2** |  | **Comment** |
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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)**

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| **Date** | **Fee Categorisation (A/B/C) and costs (£ ex VAT)** | **Date estimate for initial report** | **Commentary (including timescales for completion of Initial Report)** |
| *Date* | *Category and cost -* | *This will depend on date of completion of section D but some indication is required* | *If possible please ALSO provide estimate for possible additional fees required to review consultation responses received to date.* |
| *13/03/2018* | *Cat B - £3,045* | *Approximately 4 weeks from instruction* | *Additional fees may be required for*   * *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.

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. [↑](#footnote-ref-1)