

Basement Impact Assessment AUDIT: Instruction

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

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| Camden Case Reference: | 2018/0853/P & 2018/1114/L | Site Address: | 23 West Heath Road, London, NW3 7UU |
| Case officer contact details: | Laura.hazelton@camden.gov.uk | Date of audit request: | 01/03/2018 |
| Statutory consultation end date: | | 29/03/2018 | |
| Reason for Audit: | Planning/Listed Building application / Basement Extension | | |
| Proposal description: Excavation of a new basement floor beneath the existing garage/plant rooms to the east side of the building, and subterranean extension beneath the rear garden with light-well with metal grille to the rear. | | | |
| Relevant planning background 2007/2249/P & 2007/2253/L - Enlargement of underground plant room and accommodation, including relocation of steps and enlargement of terrace, plus associated installation of louvers to side elevation and alteration to window on the west elevation, installation of railings on existing first floor terrace to north elevation and other minor alterations, all as a variation to planning permission and listed building consent dated 28/11/05 (2005/3763/P & 2005/3764/L) for erection of a part single, part two storey side and rear extension to provide 3 new bedrooms and external alterations to include the re-alignment of the existing front dormer window, the erection of two new rear dormer windows, construction of new outdoor pool, tennis court and summer house in rear garden area to dwellinghouse. Granted 15/10/2007. | | | |
| Do the basement proposals involve a listed building or does the site neighbour any listed buildings? | | Yes | |
| 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 |

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| Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹ | No |
| 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 | | | |
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| Item provided | | Yes/ No/ NA ² | Name of BIA document/appendix in which information is contained. |
| 1 | Description of proposed development. | | Structural Engineering Method Statement (CMS). In particular see: <ul style="list-style-type: none"> • Executive Summary • Section 4 |
| 2 | Plan showing boundary of development including any land required temporarily during construction. | | See: <ul style="list-style-type: none"> • "Site Location Plan" drawing 191-001 • Also see 760-S-SK015 Construction Sequence Methodology and Site Map. No land is required outside of the boundary owned by the client. |
| 3 | Plans, maps and or photographs to show location of basement relative to surrounding structures. | | See: <ul style="list-style-type: none"> • "Block Plan" drawing 191-000 • 760-S-SK002 for site plan showing adjacent structures. • 760-SK-011 pages 1 and 2 for section through interface with neighbouring structures. |
| 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) | | <ul style="list-style-type: none"> • See 760-S-SK015 for spot levels on site indicating falls. • See Site Investigation, Basement Impact and ground Movement Assessment Report (GEA Report, Appendix B of the CMS), in particular section 2 for site map showing watercourses/context. • See pages 87-93 of GEA report for mapping of watercourse/water bodies including aquifers and source protection zones. |
| 5 | Plans and sections to show foundation details of adjacent structures. | | See 760-SK-011 pages 1 and 2 for section through interface with neighbouring structures. |
| 6 | Plans and sections to show layout and dimensions of proposed basement. | | For plan dimensions, see: <ul style="list-style-type: none"> • "Proposed Lower Ground Floor 191-102" Section marks are on: <ul style="list-style-type: none"> • "Proposed Basement 191-101" |

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| | | | <p>See also:</p> <ul style="list-style-type: none"> • “Proposed Section AA & BB 191-301” • “Proposed Section CC & DD 191-302” |
| 7 | Programme for enabling works, construction and restoration. | | Outline programme is provided in section 10 of the Construction Management Plan. A detailed breakdown of the key structural steps necessary to construct the basement areas is given in 760-S-SK012, 013 and 014, which are in Appendix A of the Structural Engineering Method Statement (CMS). |
| 8 | Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding. | | Land stability screening assessment can be found in section 3.1.2 of the Ground Investigation, Basement Impact and ground Movement Assessment Report (GEA Report, Appendix B of the CMS) |
| 9 | Assessment of impact of potential risks on neighbouring properties and surface and groundwater. | | Groundwater screening assessment can be found in section 3.1.1 of the Ground Investigation, Basement Impact and ground Movement Assessment Report (GEA Report, Appendix B of the CMS). Surface water screening assessment is in section 3.1.3. |
| 10 | Identification of significant adverse impacts. | | <p>Possible adverse impacts are highlighted in section 4.1 of Ground Investigation, Basement Impact and ground Movement Assessment Report (GEA Report, Appendix B of the CMS).</p> <p>A ground movement assessment is undertaken to better understand the magnitude of potential movements identified, are further discussed in section 13 of the GEA report.</p> |
| 11 | Evidence of consultation with neighbours. | | See Construction Management Plan, section 13, which details communication and consultation undertaken with neighbouring properties. |
| 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 | | See Ground Investigation, Basement Impact and ground Movement Assessment Report (GEA Report, Appendix B of the CMS). |

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| 13 | Ground Movement Assessment (GMA). | | See Part 3 of the Ground Investigation, Basement Impact and Ground Movement Assessment Report (GEA Report, Appendix B of the CMS). |
| 14 | Plans, drawings, reports to show extent of affected area. | | See section 11.2 of the Ground Investigation, Basement Impact and Ground Movement Assessment Report (GEA Report, Appendix B of the CMS). |
| 15 | Specific mitigation measures to reduce, avoid or offset significant adverse impacts. | | See section 13 of the Ground Investigation, Basement Impact and Ground Movement Assessment Report (GEA Report, Appendix B of the CMS) for details of required propping to basement excavation. See appendix A of the CMS for detailed sketches showing proposed propping arrangements for rear basement and underpinning. |
| 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. | | See 760-SK-002 through to 014 for detailed engineering plans, sections and construction sequencing. See Structural Engineering Method Statement, Section 4, for construction sequence narrative. |
| 17 | Proposals for monitoring during construction. | | See Structural Engineering Method Statement, Section 5, for monitoring proposals. See section 12.2 of the GEA report for proposed trigger levels during monitoring. |
| 18 | Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale | | See section 12.1 of the Ground Investigation, Basement Impact and Ground Movement Assessment Report (GEA Report, Appendix B of the CMS). |
| 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. | | Please see section 4 of the CMS for assessment of philosophy of stability of existing building and proposed basements. Please see section 11.4.2 of the Ground Investigation, Basement Impact and Ground Movement Assessment Report (GEA Report, Appendix B of the CMS) for consideration of cumulative effects resulting from the proposed excavations. See section 3.1.2 of the GEA report for an assessment of stability of land and existing |

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| | | | structures, and the following 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. | | See section 3.1.3 (Surface Flow and Flooding Screening Assessment) of the Ground Investigation, Basement Impact and Ground Movement Assessment Report (GEA Report, Appendix B of the CMS). |
| 21 | Identification of areas that require further investigation. | | Potential impacts identified through the screening process that require additional investigation are identified in section 4.1 of the Ground Investigation, Basement Impact and Ground Movement Assessment Report (GEA Report, Appendix B of the CMS). Further discussion/investigations are detailed in section 6 onwards, and in particular section 10. |
| 22 | Non-technical summary for each stage of BIA. | | Section 10.2 of the Ground Investigation, Basement Impact and Ground Movement Assessment Report (GEA Report, Appendix B of the CMS) includes a non-technical summary of each stage of the BIA. |
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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)

| Date | Fee Categorisation (A/B/C) and costs (£ ex VAT) | Date estimate for initial report | Commentary (including timescales for completion of Initial Report) |
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| <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> |
| 05/03/2018 | Cat C - £4,050 | 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.