

## Basement Impact Assessment AUDIT: Instruction

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

|  |   |                               |  |
|--|---|-------------------------------|--|
| <b>Camden Case Reference:</b>  | 2018/1137/P & 2018/1021/L                 | <b>Site Address:</b>          | 124 St Pancras Way,<br>London, NW1 9NB |
| <b>Case officer contact details:</b>   | Laura Hazelton                            | <b>Date of audit request:</b> | 08/03/2018                             |
| <b>Statutory consultation end date:</b>  | 05/04/2018                                |                               |  |
| <b>Reason for Audit:</b>   | Planning application / Basement Extension |                               |  |
| <b>Proposal description:</b> Excavation of rear garden and erection of single storey rear extension at lower ground floor level    |   |                               |  |
| <b>Relevant planning background</b> N/A  |   |                               |  |
| Do the basement proposals involve a listed building or does the site neighbour any listed buildings?                               | Yes – application building is listed.     |                               |  |
| Is the site in an area of relevant constraints?<br>(check site constraints in M3/Magic GIS)  | Slope stability                           | N                             |  |
|  | Surface Water flow and flooding           | N                             |  |
|  | Subterranean (groundwater) flow           | N                             |  |
| Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup> | N   |                               |  |
| No/Does the scope of the submitted BIA extend beyond the screening stage?  | Yes                                       |                               |  |

<sup>1</sup> 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)**

| <b>Items provided for Basement Impact Assessment (BIA)<sup>1</sup></b> |  |  |  |
|--|--|--|--|
| <b>Item provided</b>   |  | <b>Yes/<br/>No/<br/>NA<sup>2</sup></b> | <b>Name of BIA document/appendix in which information is contained.</b>                                |
| 1  | Description of proposed development.   | Yes                                    | BIA Section 2.4  |
| 2  | Plan showing boundary of development including any land required temporarily during construction.  | Yes                                    | BIA figure 2   |
| 3  | Plans, maps and or photographs to show location of basement relative to surrounding structures.  | Yes                                    | BIA App A  |
| 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                                    | Refer to Sections 2.3 and 2.8 that reference CPG4 and the site is located in a low risk flooding area. |
| 5  | Plans and sections to show foundation details of adjacent structures.  | Yes                                    | BIA figure 2 and App D.  |
| 6  | Plans and sections to show layout and dimensions of proposed basement.   | Yes                                    | BIA figure 6   |
| 7  | Programme for enabling works, construction and restoration.  | No                                     | To be forwarded by the project architect   |
| 8  | Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.   | Yes                                    | BIA Sections 3.2 to 3.5  |
| 9  | Assessment of impact of potential risks on neighbouring properties and surface and groundwater.  | Yes                                    | BIA Sections 3.2 to 3.5  |
| 10   | Identification of significant adverse impacts.   | Yes                                    | BIA Sections 9.1 and 9.2   |
| 11   | Evidence of consultation with neighbours.  | No                                     | To be forwarded by the project architect   |

|    |  |     |   |
|----|--|-----|---|
| 12 | <p>Ground Investigation Report and Conceptual Site Model including</p> <ul style="list-style-type: none"> <li>- Desktop study</li> <li>- exploratory hole records</li> <li>- results from monitoring the local groundwater regime</li> <li>- confirmation of baseline conditions</li> <li>- factual site investigation report</li> </ul> | Yes | Refer to BIA and Entuitive Structural Planning report   |
| 13 | Ground Movement Assessment (GMA).  | Yes | Refer to BIA sections 8.5 to 8.8.   |
| 14 | Plans, drawings, reports to show extent of affected area.  | Yes | Submitted with the planning application   |
| 15 | Specific mitigation measures to reduce, avoid or offset significant adverse impacts.   | Yes | BIA Section 9   |
| 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 | Refer to Structural Planning Report by Entuitive (Section 6 for suggested construction sequence and app. C for the sequence of construction drawings) |
| 17 | Proposals for monitoring during construction.  | Yes | BIA Section 8.10<br>Final details for movement monitoring would be established as part of the party wall process.                                     |
| 18 | Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale  | Yes | BIA Section 8.9   |
| 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 | BIA Section 9   |
| 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   | Yes | BIA Section 9   |

|    |   |    |   |
|----|---|----|---|
|    | reference to ground investigation, BIA and CSM), including consideration of cumulative effects. |    |   |
| 21 | Identification of areas that require further investigation.                                     | No | While not strictly further investigation, the key areas needing further development will follow the appointment of a main contractor and include site management details and temporary works proposals.   |
| 22 | Non-technical summary for each stage of BIA.  |    | <p><b>Stage 1 - Screening</b><br/>A screening exercise was undertaken which revealed the presence of trees and shrinkable soils as the key areas for concern</p> <p><b>Stage 2 - Scoping</b><br/>The following items were highlighted at screening stage and further developed at the Scoping stage;</p> <ul style="list-style-type: none"> <li>- Determine the ground conditions on site and their variability.</li> <li>- Install a groundwater monitoring standpipe to determine perched water/groundwater levels.</li> <li>- Undertake in-situ testing to assess the strengths of the ground and to support geotechnical assessment.</li> <li>- Obtain soil samples for geotechnical laboratory testing in order to classify the soils on site and to support geotechnical design.</li> </ul> <p><b>Stage 3 - Site investigation and study</b><br/>A site investigation was carried out that confirmed cohesive Possible Head Deposits underlaid with Weathered Clay soils and water levels that rose to c. 1.2m bgl although dry on drilling</p> <p><b>Stage 4 - Impact assessment</b><br/>An impact assessment was carried out and ground movement due to the excavation (both due to the resultant soil expansion and movement of the soil retaining structure) and potential damage to neighbouring buildings found to be very slight or less (Burland scale category 1). Ground stability and water flow (surface and below ground) were not found to be a risk.</p> |

|   |                              |  |  |
|---|------------------------------|--|--|
|   |                              |  |  |
|   |                              |  |  |
|   |                              |  |  |
|   |                              |  |  |
|   |                              |  |  |
| <b>Additional BIA components (added during Audit)</b> |                              |  |  |
| <b>Item provided</b>                                  | <b>Yes/No/NA<sup>2</sup></b> |  | <b>Comment</b>   |
| 7.  | Yes                          |  | The final construction programme will necessarily come from the main contractor, but tender documents will assume the following timescales. <ul style="list-style-type: none"> <li>• Demolition and site set up: 6 weeks</li> <li>• Basement construction: 5 months</li> <li>• Above ground construction: 14 months</li> </ul>                 |
| 11.   | Yes                          |  | Letters have been sent to the adjoining owners and a copy of the letter is included with our latest planning submission.   |
| 14.   | Yes                          |  | The basement excavation and works in connection with the proposed development are limited to the basement footprint. Enabling works such as protective hoarding on neighbours' land, if any, would be dealt with under the Party Wall etc Act 1996. The "effect" on neighbouring properties of the basement excavation is assessed in the BIA. |
|   |                              |  |  |
|   |                              |  |  |
|   |                              |  |  |

Notes:

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

<sup>2</sup> Where response is 'no' or 'NA', an explanation is required in the Comment section.

**Section C : Audit proposal (to be completed by the Auditor)**

| <b>Date</b>       | <b>Fee Categorisation (A/B/C) and costs (£ ex VAT)</b> | <b>Date estimate for initial report</b>  | <b>Commentary (including timescales for completion of Initial Report)</b>   |
|-------------------|--|--|---|
| <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>  |
| <i>12/03/2018</i> | <i>Cat B - £3,045</i>                                  | <i>Approximately 4 weeks from instruction</i>  | <i>Additional fees may be required for</i> <ul style="list-style-type: none"> <li>• <i>site attendance</i></li> <li>• <i>reviewing revised/resubmitted documentation</i></li> <li>• <i>reviewing third part consultation comment</i></li> <li>• <i>attending DCC</i></li> </ul> |

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.