

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2017/5523/P	Site Address:	40A Parkhill Road London NW3 2YP
Case officer contact details	Lisa.McCann @camden.gov.uk	Date of audit request:	18.12.2017
Statutory consultation end date:		22.02.18	
Reason for Audit:	Planning application / Basement Extension		
Proposal description: Proposed construction of a basement below the main house and front garden of the property; enlargement of front lightwell with associated grille and new skylight to dwellinghouse (Class C3)			
Relevant planning background N/A			
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	Y
		Subterranean (groundwater) flow	N
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?		Y	

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/ NA ²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.		Proposed construction of a basement below the main house and below the front garden of the property. The existing front lightwell would be widened to accommodate a fire escape ladder and grille along with a new skylight, proposed behind the existing security door.
2	Plan showing boundary of development including any land required temporarily during construction.		Refer to drawing: 02L068-AED000 - Location and Block Plans
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.		Refer to drawings: 02L068-PD001C - Proposed Floor Plans 02L068-PD002C - Proposed Elevations 02L068-PD003 - Proposed Sections -Sheet 1 02L068-PD004 - Proposed Section - Sheet 2
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)		Refer to Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1
5	Plans and sections to show foundation details of adjacent structures.		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1 40A Park Hill Structural Calculations 40A Park Hill Structural Drawings
6	Plans and sections to show layout and dimensions of proposed basement.		Refer to drawings: 02L068-PD001C - Proposed Floor Plans 02L068-PD002C - Proposed Elevations 02L068-PD003 - Proposed Sections -Sheet 1 02L068-PD004 - Proposed Section - Sheet 2
7	Programme for enabling works, construction and restoration.		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1
8	Identification of potential risks to land stability (including surrounding structures)		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2

	and infrastructure), and surface and groundwater flooding.		J12924 Stage 4-Ground Movement Analysis Rev1
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1
10	Identification of significant adverse impacts.		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1
11	Evidence of consultation with neighbours.		
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 		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1
13	Ground Movement Assessment (GMA).		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1
14	Plans, drawings, reports to show extent of affected area.		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1
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.		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1 Once approved a final CMS will be produced.

17	Proposals for monitoring during construction.		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1
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.		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1
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.		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1
21	Identification of areas that require further investigation.		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1
22	Non-technical summary for each stage of BIA.		Refer to documents: J12924 Stages 1 2 and 3 Rev1 - Part 1 J12924 Stages 1 2 and 3 Rev1 - Part 2 J12924 Stage 4-Ground Movement Analysis Rev1

Additional BIA components (added during Audit)			
Item provided	Yes/No/NA ²		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>
30/01/2018	Category B - £3,045	Approx 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.