

Basement Impact Assessment AUDIT: Instruction

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

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| Case officer contact details: | Robert Lester | Date of audit request: | 08/06/2018 |
| Camden Reference: | 2018/1610/P | Statutory consultation end date: | TBC |
| Site Address: | 71 Goldhurst Terrace London NW6 3HA | | |
| Reason for Audit: | Planning application | | |
| Proposal description: Excavation of a basement and creation of a lightwell to the front of the property, erection of a single storey side infill extension and single storey rear extension and the repositioning of the railings to the front of the property. | | | |
| 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 | No | |
| | Surface Water flow and flooding | Yes (and local Flood Zone FRA required) | |
| | Subterranean (groundwater) flow | No | |

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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/ NA² | Name of BIA document/appendix in which information is contained. |
| 1 | Yes | GSE BIA - Engineering Method Statement rev 0 Gabriel Geo Consulting BIA |
| 2 | Yes | Gabriel Geo Consulting BIA Figure 1 (and drawings by Opera Architects) |
| 3 | Yes | Gabriel Geo Consulting BIA Drawings by Opera Architects |
| 4 | Yes | Gabriel Geo Consulting BIA Figures 2, 4 and 7 |
| 5 | | GSE BIA - Engineering Method Statement rev 0 |
| 6 | | Opera Architects- Proposed set, basement floor - 17_27/3 rev 4 GSE BIA - Engineering Method Statement rev 0 |
| 7 | | GSE BIA - Engineering Method Statement rev 0 |
| 8 | Yes | Gabriel Geo Consulting BIA Sections 2, 4 to 6, 10.2 to 10.4 and 10.8 |
| 9 | Yes | GSE BIA - Engineering Method Statement rev 0, Gabriel Geo Consulting BIA Sections 10.2 to 10.9 |
| 10 | Yes | GSE BIA - Engineering Method Statement rev 0, Gabriel Geo Consulting BIA Sections 10.1 to |

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| | | | 10.9, however none were identified |
| 11 | Evidence of consultation with neighbours. | NO | |
| 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 | Yes | Gabriel Geo Consulting BIA Sections 2 to 6, 9 and 10.1. Factual results of ground investigation presented in Appendix F. |
| 13 | Ground Movement Assessment (GMA). | Yes | Gabriel Geo Consulting BIA Sections 10.6 and 10.7 |
| 14 | Plans, drawings, reports to show extent of affected area. | Yes | Gabriel Geo Consulting BIA Appendix G, which includes contour plots of ground movement as Figures G3 to G6. |
| 15 | Specific mitigation measures to reduce, avoid or offset significant adverse impacts. | Yes | Gabriel Geo Consulting BIA Sections 10.2 to 10.8 and summarised in Section 10.9. GSE BIA - Engineering Method Statement rev 0, |
| 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. | | GSE BIA - Engineering Method Statement rev 0, |
| 17 | Proposals for monitoring during construction. | Yes | Gabriel Geo Consulting BIA Section 10.7 |
| 18 | Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale | Yes | Gabriel Geo Consulting BIA Section 10.6 |
| 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 | | GSE BIA - Engineering Method Statement rev 0, |

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| | effects. | | |
| 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. | Yes | Gabriel Geo Consulting BIA Sections 10.2, 10.3 and 10.8. GSE BIA - Engineering Method Statement rev 0, |
| 21 | Identification of areas that require further investigation. | Yes | Gabriel Geo Consulting BIA throughout Section 10, where relevant. |
| 22 | Non-technical summary for each stage of BIA. | Yes | Gabriel Geo Consulting BIA 7.5, 8.5, 9.12 to 9.14 and Section 11. |
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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) |
|-------------|--|--|--|
| <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> |
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Note: Where changes to the fee categorisation are required during the audit process, this will require an update to the above table, 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.

Section D: Audit Agreement (to be completed by Applicant)

For data protection reasons this section should NOT be published on the Public website.

I agree to pay the full costs of the independent audit of the Basement Impact Assessment associated with the planning application for the site identified in Section A.

Additional fees, which would be charged at the hourly rate, will also arise, for instance in the following circumstances:

- To assess detailed revisions to the originally submitted audit material
- To assess detailed technical consultation responses from Third Party consultants
- To attend Development Control Committee

Every effort will be made to minimise the occurrence of additional unforeseen expenses arising from the audit process.

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| FULL Name of contact [to be sent Invoice for final costs]* | Mr. Jagdish Parihar |
| Address of contact | 71 Goldhurst Terrace |
| Company (if relevant) | |
| Contact telephone number | |
| Date | 25/05/2018 |

*If no Company name provided then **full name** of Contact (First-name & Surname) must be provided – initials will not suffice.