

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2018/2481/P	Site Address:	32 Kylemore Road London NW6 2PT
Case officer contact details:	Stuart Clapham Stuart.clapham@camden.gov.uk 0207 974 3688	Date of audit request:	08/06/2018
Statutory consultation end date:		29/06/2018	
Reason for Audit:	Planning application / Basement Extension		
Proposal description: Excavation of basement incorporating front light well			
Relevant planning background None related to basements			
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	Y
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹		N	

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.

No/Does the scope of the submitted BIA extend beyond the screening stage?	Yes
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Section B: BIA components for Audit (to be completed by Applicant)

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.	YES	BIA Section 3
2	Plan showing boundary of development including any land required temporarily during construction.	YES	Application Plan 18-66.1
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	YES	Application Plan 18-66.1 BIA Plan 1084/100 PO – shows exact positioning in relation to juxtaposed buildings
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	Various within BIA
5	Plans and sections to show foundation details of adjacent structures.	YES	Various within BIA
6	Plans and sections to show layout and dimensions of proposed basement.	YES	Various within BIA plus application plans 17-176.2; 18-66.3
7	Programme for enabling works, construction and restoration.	YES	BIA various sections and plans
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	YES	BIA Section 4
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	YES	BIA Section 4
10	Identification of significant adverse impacts.	N/A	None Identified within BIA
11	Evidence of consultation with neighbours.	No	This will be dealt with through Party Wall Agreements. Design shown to not affect

			neighbours so should be considered irrelevant for BIA purposes
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 	YES	BIA Section 4
13	Ground Movement Assessment (GMA).	YES	BIA Section 4
14	Plans, drawings, reports to show extent of affected area.	N/A	No history of ground movement in area
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	YES	BIA Section 4 as relevant
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	BIA Section 4 and supporting plans
17	Proposals for monitoring during construction.	YES	BIA Section 4
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	YES	BIA Section 4 as relevant
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 as a whole
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 4

	reference to ground investigation, BIA and CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.	N/A	None identified
22	Non-technical summary for each stage of BIA.	No	Being read by specialist consultants so not impact on this appraisal
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		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 E: Further work (to be completed *during* audit process if further fees required)

Date	Additional Fee (£ ex VAT)	Reason for additional fee	Date of agreement from Invoicee to meet these costs
		<p><i>Additional fees are required for the following purposes:</i></p> <ul style="list-style-type: none"> • <i>review BIA revisions</i> • <i>review 3rd Party reports</i> • <i>Attendance at Planning Committee</i> <p><i>[remove as necessary]</i></p> <p><i>Add details of expected date of updated Audit Report, if relevant</i></p>	

Agreement from the invoicee (Contact in Section D) is required prior to instructing the Auditors to proceed with additional fee work.