

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2018/1295/P	Site Address:	Boncara 35 Templewood Avenue London NW3 7UY
Case officer contact details:	Laura Hazelton Laura.hazelton@hotmail.com	Date of audit request:	06/08/2018
Statutory consultation end date:	28/08/2018		
Reason for Audit:	Basement excavations within curtilage of listed building		
Proposal description: Demolition and relocation of the Grade II listed swimming pool to the north west of the garden, associated excavation of the garden level and ground floor/basement infill extension to the house.			
Relevant planning background Previously approved basement (ref: 2017/4498/P). The current works are an extension of the previously approved scheme.			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?	Yes - the swimming pool within the grounds is Grade II Listed.		
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	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference	Yes		

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/N A²	Name of BIA document/appendix in which information is contained.
1	Description of proposed development.	YES	16.848-RP-02_P3 Section 1.1 Section 1 and 2. More detailed information in the architectural/structural package.
2	Plan showing boundary of development including any land required temporarily during construction.	YES	- See Figure 1.3 and 3.3 for comparison. More detailed information in the architectural package (see OS Map extract).
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	YES	16.848-S1050 Party Wall Sections 16.848-S1100 Full Height Sections and Basement See Figures 3.1, 3.2 and 3.3.
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	Appendices 1-3 of BIA Report No. P1019J1129 by Jomas Associates Ltd
5	Plans and sections to show foundation details of adjacent structures.	YES	16.848-S1050 Party Wall Sections 16.848-S1100 Full Height Sections and Basement See Structural Engineering detail drawings.
6	Plans and sections to show layout and dimensions of proposed basement.	YES	16.848-S1100 Full Height Sections and Basement 16.848-S1000 Proposed Basement Plan See Structural Engineering detail drawings.
7	Programme for enabling works, construction and restoration.	NO	-
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	YES	- See desktop study by Jomas.

9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	YES	- See desktop study by Jomas.
10	Identification of significant adverse impacts.	YES	See desktop study by Jomas.
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	See for Ground Investigation report and desktop study by Jomas.
13	Ground Movement Assessment (GMA).	YES	See the attached GMA.
14	Plans, drawings, reports to show extent of affected area.	YES	See the attached GMA, Figure 3.3.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	YES	See the attached GMA, Section 4 for recommendations regarding ground movements.
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	16.848-RP-02_P3 Section 2.5 Relevant extract presented in Section 2 of GMA by Jomas.
17	Proposals for monitoring during construction.	YES	16.848-T4000 Temporary Works Monitoring Location Plan See recommendations in Section 4 and additional Monitoring Plan by others.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	YES	- See Section 3 of GMA, especially two tables explicitly stating the damage categories of each façade.

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	- For GMA part, see Section 3 where detailed calculations are explained covering extreme heave and settlement situations.
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.	NO	
21	Identification of areas that require further investigation.	NO	-
22	Non-technical summary for each stage of BIA.	YES	- See Section 2 of GMA for simplified scope of works. More information in the Structural Engineers report.
Additional BIA components (added during Audit)		YES	
Item provided	Yes/No/NA²		Comment
	Requested impact on the neighbouring roads within 5m from the development.		Impact has been assessed and presented in Section 3 and 4 of GMA, see especially Figure 3.2 and 3.3.
	Requested inclusion of Car Lift in the calculations.		Car lift incorporated in the calculations. See Section 3 for details.
	The GMA should be updated to include the Grade II listed swimming pool.		GMA includes the assessment of the Grade II swimming pool relocation – see proposed excavation extent.

Notes:

¹ NB policy A5 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>
<i>08/08/2018</i>	<i>Cat C - £4,050</i>	<i>Approximately 4 weeks from instruction</i>	<i>Additional fees may be required for</i> <ul style="list-style-type: none"> <i>• site attendance</i> <i>• reviewing revised/resubmitted documentation</i> <i>• reviewing third part consultation comment</i> <i>• attending DCC</i>

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.