

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2016/6906/P	Site Address:	1 & 2 Falkland House Mews (r/o of 16-18 Fortess Road) London NW5 2PP
Case officer contact details:	Laura Hazelton Laura.hazelton@camden.gov.uk 0207 974 1017	Date of audit request:	24/05/2018
Statutory consultation end date:		21/06/2018	
Reason for Audit:	Excavation of new basement floor		
Proposal description: Excavation of basement floor beneath both properties with lightwell to the front.			
Relevant planning background: None			
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	Yes
		Surface Water flow and flooding	No
		Subterranean (groundwater) flow	Yes
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹		No	

¹ Recommendations for approval of certain types of application require determination by Planning Committee (PC). From time to time applications which would normally be determined by officers under delegated authority are referred by the Director of Regeneration and PC for decision. Where the Auditor makes representations at PC on behalf of an application the fees for attendance will be passed to the applicant.

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.		Basement conversion
2	Plan showing boundary of development including any land required temporarily during construction.		Please refer to the location plan
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.		Please refer to drawings 161168-R5
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)		Please refer to Basement Impact Assessment
5	Plans and sections to show foundation details of adjacent structures.		Please refer to proposed drawing 161168-R8
6	Plans and sections to show layout and dimensions of proposed basement.		Please refer to proposed drawings 161168-R5-R8
7	Programme for enabling works, construction and restoration.		Please refer to Basement Impact Assessment
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.		Please refer to Basement Impact Assessment
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.		Please refer to Basement Impact Assessment
10	Identification of significant adverse impacts.		Please refer to Basement Impact Assessment
11	Evidence of consultation with neighbours.		Please refer to planning application

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 		Please refer to Basement Impact Assessment
13	Ground Movement Assessment (GMA).		Please refer to Basement Impact Assessment
14	Plans, drawings, reports to show extent of affected area.		Please refer to Basement Impact Assessment
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.		Please refer to Basement Impact Assessment
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.		Please refer to Basement Impact Assessment
17	Proposals for monitoring during construction.		Please refer to Basement Impact Assessment
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale		Please refer to Basement Impact Assessment
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.		Please refer to Basement Impact Assessment
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		Please refer to Basement Impact Assessment

	CSM), including consideration of cumulative effects.		
21	Identification of areas that require further investigation.		Please refer to Basement Impact Assessment
22	Non-technical summary for each stage of BIA.		Please refer to Basement Impact Assessment
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

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>
29/05/2018	Category B - £3,045	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> • site attendance • reviewing revised/resubmitted documentation • reviewing third party consultation comments • 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.