

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2018/3672/P	Site Address:	55 Fitzroy Park London N6 6JA
Case officer contact details:	Charles Thuaire 020 7974 5867	Date of audit request:	11.10.18
Statutory consultation end date:	30.9.18		
Reason for Audit:	Planning application including excavations below ground level to create semi-basements		
Proposal description:			
Demolition of all existing buildings on the site and their replacement with five detached dwelling houses (Class C3) (three x part 2 part 3 storey houses at front facing Fitzroy Park and two x part 1 part 2 storey houses at rear adjoining Millfield Lane) plus associated driveways, access paths, carparking, landscaping and pond enhancements			
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	yes	
	Subterranean (groundwater) flow	yes	
Does the application require determination by Planning Committee in accordance with the Terms of Reference ¹	yes		

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.	Y	See Geotechnical Assessment Section 2.4 Proposed development
2	Plan showing boundary of development including any land required temporarily during construction.	Y	See Geotechnical Assessment Section 2.1 Site Location Plan
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	n/a	See Geotechnical Assessment Section 3.1.3 Screening for stability. The excavations will not extend into the zone of influence of any neighbouring structures.
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)	Y	See Hydrological & hydrogeological Impact Assessment Section 2.2 Topographical Setting & Section 5. Ground Water & Section 7. Flood Risk
5	Plans and sections to show foundation details of adjacent structures.	n/a	See Geotechnical Assessment Section 3.1.3 Screening for stability. The excavations will not extend into the zone of influence of any neighbouring structures.
6	Plans and sections to show layout and dimensions of proposed basement.	Y	See Geotechnical Assessment Section 6.1.4 Excavation to Formation level
7	Programme for enabling works, construction and restoration.	Y	See CMP
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	See Geotechnical Assessment Section 3 Stage 1 – Screening Assessment
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	No potential impact on neighbouring houses. For assessment of impacts on Heath Nature Reserve / Bird Sanctuary Pond. See Hydrological & Hydrogeological Impact Assessment Section 6. Potential Development Impacts

10	Identification of significant adverse impacts.	Y	See Hydrological & Hydrogeological Impact Assessment as above
11	Evidence of consultation with neighbours.	Y	See Planning Statement / SCI
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 	Y	See Hydrological & Hydrogeological Impact Assessment Section 3.0 Desk Study & Section 4.0 Ground Conditions & Section 5.0 Groundwater And also see Factual Site Investigation Report dated 15 th September 2017, by Concept, Ref: 17/3003-FR00)
13	Ground Movement Assessment (GMA).	n/a	See Geotechnical Assessment Section 3.1.3 Screening for stability. The excavations will not extend into the zone of influence of any neighbouring structures.
14	Plans, drawings, reports to show extent of affected area.	n/a	See Geotechnical Assessment Section 3.1.3 Screening for stability. The excavations will not extend into the zone of influence of any neighbouring structures.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	See Geotechnical Assessment Section 7. Stage 4 - 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.	Y	See Geotechnical Assessment Section 6.1 Construction Methodology
17	Proposals for monitoring during construction.	n/a	See Geotechnical Assessment Section 3.1.3 Screening for stability. The excavations will not extend into the zone of influence of any neighbouring structures.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	n/a	See Geotechnical Assessment Section 3.1.3 Screening for stability. The excavations will not extend into the zone of influence of any neighbouring structures.
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	n/a	See Geotechnical Assessment Section 3.1.3 Screening for stability. The excavations will not extend into the zone of influence of any neighbouring structures.

	Construction Sequence Methodology), including consideration of cumulative 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.	Y	See Hydrological & Hydrogeological Impact Assessment Section 9.0 Conclusion
21	Identification of areas that require further investigation.	n/a	See Geotechnical Assessment Section 8.0 Conclusion
22	Non-technical summary for each stage of BIA.	Y	See Geotechnical Assessment Executive Summary & Section 3.2 Non-Technical Summary of the Screening Process
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>
15/10/2018	Cat C £4,750	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 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.