

## Basement Impact Assessment AUDIT: Instruction

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

<b>Camden Case Reference:</b>		<b>Site Address:</b>	
<b>Case officer contact details:</b>		<b>Date of audit request:</b>	
<b>Statutory consultation end date:</b>			
<b>Reason for Audit:</b>			
<b>Proposal description:</b>			
<b>Relevant planning background</b>			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?			
Is the site in an area of relevant constraints?  (check site constraints in M3/Magic GIS)	Slope stability		
	Surface Water flow and flooding		
	Subterranean (groundwater) flow		
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>			
Does the scope of the submitted BIA extend beyond the screening stage?			

<sup>1</sup> 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.

**Section B: BIA components for Audit (to be completed by Applicant)**

<b>Items provided for Basement Impact Assessment (BIA)<sup>1</sup></b>			
Basement Impact Assessment Document by Symmetrys engineers			
<b>Item provided</b>		<b>Yes/ No/ NA<sup>2</sup></b>	<b>Name of BIA document/appendix in which information is contained.</b>
1	Description of proposed development.	Yes	Basement Impact Assessment, section 1.1.3
2	Plan showing boundary of development including any land required temporarily during construction.	Yes	Basement Impact Assessment Appendix 1
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Yes	Basement Impact Assessment Appendix 1
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	No FRA required, maps shown in site investigation in appendix A as well as 3.0 in BIA.
5	Plans and sections to show foundation details of adjacent structures.	Yes	Trial pits shown in site investigation and incorporated into drawings in Appendix 2.
6	Plans and sections to show layout and dimensions of proposed basement.	Yes	Architects layouts and engineers drawings in appendix 2.
7	Programme for enabling works, construction and restoration.	Yes	Basement impact assessment includes programme for construction. Programme for enabling works and restoration TBC.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Yes	Contained in the ground movement assessment in Appendix 1.
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Yes	Basement Impact Assessment – Appendix 1 – Ground movement assessment.
10	Identification of significant adverse impacts.	Yes	Basement Impact Assessment – Appendix 1 – Ground movement assessment.
11	Evidence of consultation with neighbours.	No	This has been included a separately uploaded document in the planning application 153-NC-01–Neighbour Consultation as it contains sensitive information/contact details

12	<p>Ground Investigation Report and Conceptual Site Model including</p> <ul style="list-style-type: none"> <li>- Desktop study</li> <li>- exploratory hole records</li> <li>- results from monitoring the local groundwater regime</li> <li>- confirmation of baseline conditions</li> <li>- factual site investigation report</li> </ul>	Yes	Basement Impact Assessment section 3 and appendix 1
13	Ground Movement Assessment (GMA).	Yes	Basement Impact Assessment section 7.3 and appendix 1
14	Plans, drawings, reports to show extent of affected area.	Yes	Basement Impact Assessment – Appendix 1 – Ground movement assessment.
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Yes	Basement Impact Assessment section 7.4 and appendix 1
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	Basement Impact Assessment and appendix 1 and 2.
17	Proposals for monitoring during construction.	Yes	Basement Impact Assessment section 7.4 and appendix 1
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	Basement impact Assessment section 1 and appendix 1
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.		Basement Impact assessment, sections 1.0 and 8.0
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	Basement impact assessment – see 5.4
21	Identification of areas that require further investigation.	No	No further investigation require

22	Non-technical summary for each stage of BIA.	Yes	Basement Impact Assessment section 2.0
<b>Additional BIA components (added during Audit)</b>			
<b>Item provided</b>	<b>Yes/No/NA<sup>1</sup></b>		<b>Comment</b>

Notes:

<sup>1</sup> NB policy A5 also requires consideration of architectural character, impacts on archaeology, amenity and other matters which are not covered by this checklist.

<sup>2</sup> Where response is 'no' or 'NA', an explanation is required in the Comment section.

**Section C : Audit proposal (to be completed by the Auditor)**

<b>Date</b>	<b>Fee Categorisation (A/B/C) and costs (£ ex VAT)</b>	<b>Date estimate for initial report</b>	<b>Commentary (including timescales for completion of Initial Report)</b>
<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>

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.

**Section D: Audit Agreement (TO BE COMPLETED BY THE APPLICANT)**

<b>Camden Case Reference:</b>		<b>Site Address:</b>	Flat 1, 43 Hillfield Road, NW6 1QD
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For data protection reasons this page should NOT be published on the Public website.

**Who will be paying the invoice:**

<b>i. FULL NAME of contact to be Invoiced by LB Camden for audit costs*</b>	<b>Mr Andras Cserep</b>
<b>ii. Address of contact</b>	Flat 1, 43 Hillfield Road London, NW6 1QD
<b>iii. Company (if relevant)</b>	N/A
<b>iv. Contact telephone number</b>	07903 920590
<b>v. Date</b>	10.10.18

**Where the invoice should be sent:**

<b>Company name, contact name and address of where to send invoice (if different from above)</b>	Mr Andras Cserep  Flat 1, 43 Hillfield Road London, NW6 1QD
<b>Contact email address</b>	andy.cserep@googlemail.com
<b>Contact telephone number</b>	07903 920590

[If Company name not provided then **FULL NAME** of Contact (First-name & Surname) must be provided – initials will not suffice]

**Please be advised an administration fee of £20 will be added to the invoice to cover the costs of the council processing the application**

**Please take particular care when completing this form to ensure that all details are correct. Form errors which result in incorrectly issued invoices will lead to delays in completion of the Audit process and may incur an administration fee.**

By completing the above form the **Contact in (i) agrees to pay the full costs**, set out in Section C, of the independent audit of the Basement Impact Assessment associated with the planning application for the site identified in Section A.

By completing the above form **the Contact in (i) acknowledges that they may be liable for additional fees**, charged at the hourly rate, 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

The case officer will confirm any additional costs to the applicant prior to instructing the Auditors to proceed.

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

**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"> <li>• <i>review BIA revisions</i></li> <li>• <i>review 3<sup>rd</sup> Party reports</i></li> <li>• <i>Attendance at Planning Committee</i></li> </ul> <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.