

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2019/0910/P	Site Address:	369-377 Kentish Town Road London NW5 2TJ
Case officer contact details:	David Peres Da Costa	Date of audit request:	20/02/19
Statutory consultation end date:		24/03/2019	
Reason for Audit:	Planning application / Basement Extension		
Proposal description:			
Redevelopment including change of use from car wash (Sui Generis) and erection of part six and part seven storey building plus basement to provide 14 flats (10 x 2-bed units and 4 x 1-bed) (Class C3) at 1st floor and above (with terraces at 5th floor rear and 6th floor level (north elevation); and retail (Class A1) or restaurant (Class A3) use at ground and basement level incorporating widened pavement to Kentish Town Road.			
Relevant planning background The site is adjacent to the railway embankment			
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 Development Control Committee in accordance fall the Terms of Reference ¹		Yes	

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.	Y	BIA, Section 1.0 Non-Technical Summary
2	Plan showing boundary of development including any land required temporarily during construction.	Y	BIA, Appendix A Proposed Development Plans
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	BIA, Appendix A Proposed Development Plans
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	BIA, Appendix B Site Topographical Survey and Appendix H Flood Risk Assessment
5	Plans and sections to show foundation details of adjacent structures.	Y	BIA, Appendix A Proposed Development Plans
6	Plans and sections to show layout and dimensions of proposed basement.	Y	BIA, Appendix A Proposed Development Plans
7	Programme for enabling works, construction and restoration.	Y	BIA, Section 8 Construction Methodology
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	BIA, Section 9 Ground Movement Assessment and Damage Impact Assessment
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	BIA, Section 9 Ground Movement Assessment and Damage Impact Assessment and Appendix H Flood Risk Assessment
10	Identification of significant adverse impacts.	N	No significant adverse impacts arising
11	Evidence of consultation with neighbours.	Y	Statement of Community Involvement

			Consultation with neighbours over managing construction will take place to inform any final Construction Management Plan which will be submitted for approval prior to any works commencing on-site.
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 	Y	BIA, Section 3 Desk Study, Section 6 Site Investigations & Additional Assessments, Appendix I CGL Exploratory Borehole Records and Appendix J Geotechnical Laboratory Test Results
13	Ground Movement Assessment (GMA).	Y	BIA, Section 9 Ground Movement Assessment and Damage Impact Assessment
14	Plans, drawings, reports to show extent of affected area.	Y	BIA, Section 9 Ground Movement Assessment and Damage Impact Assessment
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	BIA, Section 10 Damage 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	BIA, Appendix E
17	Proposals for monitoring during construction.	Y	BIA, Section 11 Control of Construction Works
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	BIA, Section 9 Ground Movement Assessment and Damage 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.	Y	BIA, Section 9 Ground Movement Assessment and Damage 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 CSM), including consideration of cumulative effects.	Y	BIA, Section 12 Non-Technical Summary with reference back to relevant sections earlier in the document
21	Identification of areas that require further investigation.	Y	Throughout BIA to sections as relevant
22	Non-technical summary for each stage of BIA.	Y	Throughout BIA to sections as relevant
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

Notes:

¹NB DP27 also requires consideration of architectural character, impacts on archaeology, amenity and other matters which are not covered by this checklist.

²Where 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)
28/02/2019	Category B - £3045	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.

