

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2019/1515/P	Site Address:	26 Netherhall Gardens London NW3 5TL
Case officer contact details:	David Peres Da Costa David.PeresDaCosta@camden.gov.uk 020 7974 5262	Date of audit request:	16/4/2019
Statutory consultation end date:		19/05/2019	
Reason for Audit:	Planning application / Basement Extension		
Proposal description: Erection of 3 storey extension plus basement to existing property to provide 4 flats (2x 1-bed and 2x 2-bed) (Class C3) with rear roof terraces and refuse and cycle store at the front, following demolition of 2 storey garage extension and 1-bed flat.			
Relevant planning background: A previous scheme (2015/3314/P) on this site was audited. This application was subsequently refused 06/05/2016. The application had the following description of development: Erection of 4 storey plus basement detached building to provide 5 flats (4 x 2-bed and 1 x 3-bed) including front and rear roof terraces, hard and soft landscaping, boundary treatment and 3 car parking spaces, following demolition of the existing building (Class C3). The current application differs in that it only proposes the demolition of 2 storey garage extension (providing 1-bed flat) and redeveloping that part of the site with a 3 storey extension plus basement.			
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	
No/Does the scope of the submitted BIA extend beyond the screening stage?	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.

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.	N/A	Erection of 3 storey extension plus basement to existing property to provide 4 flats (2x 1-bed and 2x 2-bed) (Class C3) with rear roof terraces and refuse and cycle store at the front, following demolition of 2 storey garage extension and 1-bed flat.
2	Plan showing boundary of development including any land required temporarily during construction.	Y	Design and Access Statement plus Existing Drawings
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	Y	Design and Access Statement plus Proposed Drawings
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	Topographical survey drawing Appendix A of Structural Design and Construction Statement (SDCS). Local area ground contours Figure 3 in both BIA and SDCS. Maps included in Envirocheck report as part of the SAS Ltd desk study in Appendix A of BIA.
5	Plans and sections to show foundation details of adjacent structures.	Y	Proposed drawings in Appendix B of SDCS.
6	Plans and sections to show layout and dimensions of proposed basement.	Y	Design and Access Statement plus Proposed Drawings
7	Programme for enabling works, construction and restoration.	Y	Method statement section 7 of SDCS.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	Y	See section 4-8 of BIA

9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	See section 4-8 and Appendix C of BIA
10	Identification of significant adverse impacts.	Y	See section 4-8 of BIA
11	Evidence of consultation with neighbours.		
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 section 3-8 and Appendices A and B of BIA
13	Ground Movement Assessment (GMA).	Y	See section 7 and Appendix C of BIA
14	Plans, drawings, reports to show extent of affected area.	Y	See proposed drawings in SDCS and Appendix C of BIA
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	See section 4-8 of BIA
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 section 7 of BIA and SDCS
17	Proposals for monitoring during construction.	Y	See proposed drawings in SDCS and section 8 of BIA
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	See section 5 of SDCS and Section 7 and Appendix C of BIA
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),	Y	See section 5 of SDCS and Section 7 and Appendix C of BIA

	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 section 4-8 of BIA
21	Identification of areas that require further investigation.	Y	See section 4-8 of BIA
22	Non-technical summary for each stage of BIA.	Y	See section 1 of BIA
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

Notes:

¹ NB DP27 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)
17/04/2019	Category C - £3045 (this is a revision of a BIA auditing in 2016 for a revised scheme)	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.

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