

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2019/1366/P	Site Address:	73-75 Avenue Road London NW8 6JD
Case officer contact details:	David Peres Da Costa David.PeresDaCosta@camden.gov.uk 020 7974 5262	Date of audit request:	1/07/2019
Statutory consultation end date:		20/7/19	
Reason for Audit:	Planning application / Basement Extension		
<p>Proposal description: Variation of condition 1 (approved plans) of planning permission 2011/2388/P dated 28/03/2012 (for erection of single-family dwellinghouse comprising basement, lower ground, ground, first and second floor level, erection of a new boundary wall, hard and soft landscaping and associated works (following demolition of existing building)), namely changes to detailed design and materials on all elevations including stone balustrade at roof level, portico and stone finish to central bay and replacement of sash window with garage door (all to front elevation) including relocation of car lift; replacement of 2 storey bay on Queen's Grove elevation with single storey structure with terrace above; alterations to footprint and location of basement including additional lightwell and relocation of garden lightwell; replacement of orangery with contemporary pavilion with flat roof; new French doors to side elevation (north elevation); and erection of pergola in rear garden.</p>			
<p>Relevant planning background: The BIA for the original application (2011/2388/P dated 28/03/2012) was assessed by officers rather than independent assessors and the officer's committee report notes that the analysis anticipates that damage to the two closest structures at 38 Queens Grove and 77 Avenue Rd would be no more than 'slight' under category 2 of the Burland categories. The BIA has been revised for this submission to reduce the risk of damage to neighbouring properties to no higher than Burland Scale 1 'very slight'.</p>			
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	Y
		Surface Water flow and flooding	Y

	Subterranean (groundwater) flow	Y
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹	N	
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.	Y	As Section A above; Appendment to BIA dated June 2019 (Heyne Tillett Steel)
2	Plan showing boundary of development including any land required temporarily during construction.	Y	Ditto
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.	y	Ditto
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	Refer to BIA of Pryce and Myers. However please note Section A "Relevant planning background" – it is the GMA in the Appendment dated June 2019 which is relevant to this application.
5	Plans and sections to show foundation details of adjacent structures.		Refer to drawing no. 1942/P251_C4
6	Plans and sections to show layout and dimensions of proposed basement.	y	Appendment to BIA dated June 2019
7	Programme for enabling works, construction and restoration.		Refer to Construction programme
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.	y	BIA of Pryce and Myers; Appendment to BIA dated June 2019.
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	y	As above
10	Identification of significant adverse impacts.		No significant adverse impacts have been identified in BIA by Price and Myers and by GMA amendment dated June 2019.

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	BIA of Price and Myers; Refer also to the answer in Q.4
13	Ground Movement Assessment (GMA).	y	Appendment to BIA dated June 2019
14	Plans, drawings, reports to show extent of affected area.	y	As above
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	y	As above
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	Refer to Contractor construction methodology.
17	Proposals for monitoring during construction.	y	Refer to Contractor construction methodology.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	y	Appendment dated June 2019
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.		The analysis undertaken in the GMA considers various stages of the construction, including the demolition of the existing property, installation of the contiguous wall, bulk excavation and the construction of the proposed permanent works elements. The aim of the assessment is to assess the impact of a basement construction on the neighbouring properties within the zone of influence. The results of the GMA conclude that the maximum damage classification for the neighbouring properties is 'Category 1 – Very Slight' in accordance with Burland et al. 1997, Boscardin and

			<p>Cording 1989 and Burland 2001. This equates to 'Fine cracks that can easily be treated during normal decoration'. Therefore, the structural stability of the building and neighbouring properties will be maintained. Refer to GMA dated June 2019.</p>
20	<p>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.</p>		<p>As the development includes SuDS and the peak surface water run-off is being significantly reduced there will be no adverse effects on the run-off as a result of the development. Refer to below ground drainage layout 1942-DR100_C5. The site investigation report contained with the Price and Myers BIA states "due to the cohesive nature of soils, the groundwater flow rate is likely to be negligible", therefore the new basement will not affect the local hydrogeology and not increase the flood risk to the surrounding areas.</p>
21	<p>Identification of areas that require further investigation.</p>		<p>No areas are considered to require further investigation. Refer to Price and Myers BIA and BIA amendment dated June 2019.</p>
22	<p>Non-technical summary for each stage of BIA.</p>		<p>The ground movement assessment models the site based on information obtained from the site investigation report. Analysis is then undertaken which considers the effect of demolition, excavation and construction on the stability of the ground within the zone of influence by ground movement. The report classifies the damage to neighbouring properties in accordance with scientific research.</p>
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)
<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>
02/07/2019	Category C - £4725	Approximately 4 weeks from instruction	<p><i>Additional fees may be required for</i></p> <ul style="list-style-type: none"> • <i>site attendance</i> • <i>reviewing revised/resubmitted documentation</i> • <i>reviewing third part consultation comment</i> • <i>attending DCC</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.

