

## Basement Impact Assessment AUDIT: Instruction

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

<b>Camden Case Reference:</b>	2019/2823/P	<b>Site Address:</b>	22 Holmes Road London NW5 3AB
<b>Case officer contact details:</b>	Laura Hazelton <a href="mailto:Laura.hazelton@camden.gov.uk">Laura.hazelton@camden.gov.uk</a> 0207 974 1017	<b>Date of audit request:</b>	05/06/2019
<b>Statutory consultation end date:</b>		04/07/2019	
<b>Reason for Audit:</b>	Basement development		
<b>Proposal description:</b> Demolition of former studio building and existing side and rear extensions to 22 Holmes Road. Erection of 2 storey (with basement), 2 bedroom dwelling between no.22 and no.24, and 2 x 2 storey (with basement) 2 bedroom dwellings to rear of site with associated private amenity space and refuse/cycle storage. Erection of new 2 storey extension to rear of no.22.			
<b>Relevant planning background:</b> N/A			
<b>Do the basement proposals involve a listed building or does the site neighbour any listed buildings?</b>		No	
<b>Is the site in an area of relevant constraints?</b> (check site constraints in M3/Magic GIS)		<b>Slope stability</b>	Yes
		<b>Surface Water flow and flooding</b>	No, but it is within the 'Lost rivers and proximity to bathing ponds' area
		<b>Subterranean (groundwater) flow</b>	Yes
<b>Does the application require determination by Planning Committee in accordance with the Terms of Reference</b>		No	
<b>Does the scope of the submitted BIA extend beyond the screening stage?</b>		Yes	

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

<b>Items provided for Basement Impact Assessment (BIA)<sup>1</sup></b>		
<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	Yes	1617-NMA-00-ZZ-RP-A-00003_DesignAndAccessStatement and as described in 67109 R1_190528 Basement Impact Assessment
2	Yes	1617-NMA-XX-ZZ-DR-A-00001-Site Location Plan
3	Yes	1617-NMA-00-B1-DR-A-00100-Basement - Proposed, in conjunction with, 1617-NMA-00-00-DR-A-00100-Ground Floor - Proposed
4	Yes	67109 R1_190528 Basement Impact Assessment - Figure 1.1 and as described in report.
5	Yes	67109 R1_190528 Basement Impact Assessment (Land Stability) - Trial Pit TP01 for foundations at no. 24. Foundations at no. 20 not accessible for trial pit on site.
6	Yes	1617-NMA-00-B1-DR-A-00100-Basement - Proposed, 1617-NMA-XX-B1-DR-A-20102-Basement To Garden Ratio, 1617-NMA-00-ZZ-DR-A-00300-Section AA - Proposed, 1617-NMA-00-ZZ-DR-A-00301-Section BB - Proposed and 1617-NMA-00-ZZ-DR-A-00302-Section CC - Proposed
7	No	Contractor not yet appointed - awaiting planning permission
8	Yes	67109 R1_190528 Basement Impact Assessment (Land Stability) Appendix B Section 5.0
9	Yes	67109 R1_190528 Basement Impact Assessment

10	Identification of significant adverse impacts.	Yes	67109 R1_190528 Basement Impact Assessment
11	Evidence of consultation with neighbours.	Yes	In communication with the Kentish Town Neighbourhood Forum, proposals shown at a committee meeting in May 2019. Proposals have also been discussed with no. 20 Holmes Road. Email correspondence may be submitted upon request.
12	Ground Investigation Report and Conceptual Site Model including <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	67109 R1_190528 Basement Impact Assessment
13	Ground Movement Assessment (GMA).	Yes	67109 R1_190528 Basement Impact Assessment (Land Stability) Section 5.2, p8
14	Plans, drawings, reports to show extent of affected area.	N/A	Negligible affected area
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	N/A	No significant adverse impacts anticipated
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.	No	Contractor not yet appointed - awaiting planning permission
17	Proposals for monitoring during construction.	Yes	67109 R1_190528 Basement Impact Assessment (Land Stability) Section 5.3, p9
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Yes	67109 R1_190528 Basement Impact Assessment (Land Stability) Section 5.4, p10

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.	Yes	67109 R1_190528 Basement Impact Assessment (Land Stability) Section 6.0, p11
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	67109 R1_190528 Basement Impact Assessment (Surface Water and Groundwater) Section 5.1, p12
21	Identification of areas that require further investigation.	Yes	67109 R1_190528 Basement Impact Assessment - Recommendations
22	Non-technical summary for each stage of BIA.	Yes	67109 R1_190528 Basement Impact Assessment - Impact Summary
<b>Additional BIA components (added during Audit)</b>			
<b>Item provided</b>	<b>Yes/No/NA<sup>2</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)**

Date	Fee Categorisation (A/B/C) and costs (£ ex VAT)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
21/06/2019	Category B - £3045	Approximately 4 weeks from instruction	Additional fees may be required for <ul style="list-style-type: none"> <li>• site attendance</li> <li>• reviewing revised/ resubmitted documentation</li> <li>• reviewing third part consultation comment attending DCC</li> </ul>

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.