

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2019/5348/P	Site Address:	18 A Frognal Gardens, London, NW3 6XA
Case officer contact details:	Ben.farrant@camden.gov.uk	Date of audit request:	08/11/2019
Statutory consultation end date:	09/12/2019		
Reason for Audit:	Basement proposed under planning application		
Proposal description:			
Demolition of existing 3 storey dwellinghouse and replacement with 1 x 4 bed four storey single family dwellinghouse with basement excavation, landscaping and associated works (Use Class C3).			
Relevant planning background			
None directly applicable			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?	None		
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 & Bagshot Beds	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference ¹	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 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)

Items provided for Basement Impact Assessment (BIA)¹		
Item provided	Yes/ No/ NA²	Name of BIA document/appendix in which information is contained.
1	Y	Please refer to the architectural drawings and The Design and Access Statement submitted with the Planning Application by ABA. Section in BIA: Introduction By Akera Engineers p4
2	Y	Please refer to site plan drawing ABA-18aFG-10-001
3	Y	Please refer to ABA planning Application drawings.
4	Y	Section in BIA: Soils Investigation Report By Soil Consultants & Groundsure Particularly: p123-126 p136-163 p192-196
5	Y	Section in BIA: Construction Methodology By Akera Engineers Particularly p92-99
6	Y	Please refer to ABA planning Application drawings. Section in BIA: Construction Methodology By Akera Engineers Particularly p69-79
7	N	To be confirmed by the building contractor when appointed.
8	Y	Section in BIA: Hydrogeology & Hydrology By Stephen Bus Environmental p270-288

	and infrastructure), and surface and groundwater flooding.		Section in BIA: Flood Risk Assessment By Evans Rivers & Costal Particularly p289-303
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.	Y	Section in BIA: Hydrogeology & Hydrology By Stephen Bus Environmental Section in BIA: Flood Risk Assessment By Evans Rivers & Costal
10	Identification of significant adverse impacts.	Y	Section in BIA : Ground Movement Assessment Report By A-squared Studio p333-349
11	Evidence of consultation with neighbours.	N	The clients have had informal conversations with the immediate next door neighbour at No 18b. Planning department to carry out wider neighbourhood consultation.
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	Section in BIA : Soils Investigation Report By Soil Consultants p5-45 p80-110
13	Ground Movement Assessment (GMA).	Y	Section in BIA : Ground Movement Assessment Report By A-squared Studio p333-349
14	Plans, drawings, reports to show extent of affected area.	y	Section in BIA : Ground Movement Assessment Report By A-squared Studio p333-349
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.	Y	Section in BIA : Construction Methodology By Akera Engineers p46-67

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	Section in BIA : Construction Methodology By Akera Engineers
17	Proposals for monitoring during construction.	N	To be developed with the building contractor when appointed.
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale	Y	Section in BIA: Introduction By Akera Engineers p4
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	GMA and CSM included in BIA. See answers above
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.		Section in BIA: Below ground Drainage Drainage Report by EEP p310-319
21	Identification of areas that require further investigation.	N	Extensive investigation has been undertaken.
22	Non-technical summary for each stage of BIA.	Y	Section in BIA: Introduction By Akera Engineers p2-4

Additional BIA components (added during Audit)			
Item provided	Yes/No/NA ²		Comment

Notes:

¹ NB policy A5 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>
13/11/2018	Category C - £4,250	Approximately 4 weeks from instruction	<p>Additional fees may be required for</p> <ul style="list-style-type: none"> • site attendance • reviewing revised/resubmitted documentation • reviewing third party consultation comments 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.