

Basement Impact Assessment AUDIT: Instruction

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

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| Camden Case Reference: | 2019/6220/P | Site Address: | 20 A Ferncroft Avenue London NW3 7PH |
| Case officer contact details: | Laura Hazelton Laura.hazelton@camden.gov.uk 0207 974 1017 | Date of audit request: | 10/01/2020 |
| Statutory consultation end date: | | 31/01/2020 | |
| Reason for Audit: | Basement development | | |
| Proposal description: Demolition of existing rear extension and erection of new rear extension; excavation of new basement floor with front lightwell; and associated removal of 1 x Cherry Tree in rear garden. | | | |
| Relevant planning background: N/A | | | |
| 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 Planning Committee in accordance with 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 | | | |
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| Item provided | | Yes/ No/ NA² | Name of BIA document/appendix in which information is contained. |
| 1 | Description of proposed development. | | P19-461_CMM_GPB_BIA rev 0. |
| 2 | Plan showing boundary of development including any land required temporarily during construction. | | P19-461_CMM_GPB_BIA rev 0. See Appendix A |
| 3 | Plans, maps and or photographs to show location of basement relative to surrounding structures. | | P19-461_CMM_GPB_BIA rev 0 See Appendix A, C D, E, H, J, L & N |
| 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) | | P19-461_CMM_GPB_BIA rev 0 See Appendix C, J, K, M & N |
| 5 | Plans and sections to show foundation details of adjacent structures. | | P19-461_CMM_GPB_BIA rev 0 See Appendix D, E, F, I & K |
| 6 | Plans and sections to show layout and dimensions of proposed basement. | | P19-461_CMM_GPB_BIA rev 0 See Appendix B, D, E, F & O |
| 7 | Programme for enabling works, construction and restoration. | | Not yet known. |
| 8 | Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding. | | P19-461_CMM_GPB_BIA rev 0 See Appendix J, K, M, N & O |
| 9 | Assessment of impact of potential risks on neighbouring properties and surface and groundwater. | | P19-461_CMM_GPB_BIA rev 0 See Appendix H, J, K & M |
| 10 | Identification of significant adverse impacts. | | P19-461_CMM_GPB_BIA rev 0 |
| 11 | Evidence of consultation with neighbours. | | See email attached to end of form from client. |

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| 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 | | <p>P19-461_CMM_GPB_BIA rev 0 See Appendix C, D, E, F, I, J, K, M & N</p> |
| 13 | Ground Movement Assessment (GMA). | | <p>P19-461_CMM_GPB_BIA rev 0 See Appendix K</p> |
| 14 | Plans, drawings, reports to show extent of affected area. | | <p>P19-461_CMM_GPB_BIA rev 0 See Appendix D, E, H, J, K, M & N</p> |
| 15 | Specific mitigation measures to reduce, avoid or offset significant adverse impacts. | | <p>P19-461_CMM_GPB_BIA rev 0 See Appendix D, E, H, K, L & O</p> |
| 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. | | <p>P19-461_CMM_GPB_BIA rev 0 See Appendix D, E, F, H, I & O</p> |
| 17 | Proposals for monitoring during construction. | | <p>P19-461_CMM_GPB_BIA rev 0 See Appendix H</p> |
| 18 | Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale | | <p>P19-461_CMM_GPB_BIA rev 0 See Appendix K</p> |
| 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. | | <p>P19-461_CMM_GPB_BIA rev 0 See Appendix D, E, F, H, J, K & O</p> |
| 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 | | <p>P19-461_CMM_GPB_BIA rev 0 See Appendix E, I, J, K, L & M</p> |

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| | CSM), including consideration of cumulative effects. | | |
| 21 | Identification of areas that require further investigation. | | P19-461_CMM_GPB_BIA rev 0 |
| 22 | Non-technical summary for each stage of BIA. | | P19-461_CMM_GPB_BIA rev 0 |
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| Additional BIA components (added during Audit) | | | |
| Item provided | Yes/No/NA² | | Comment |
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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> |
| 14/01/2020 | Category B - £3,045 | 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 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.