

Basement Impact Assessment AUDIT: Instruction

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

Camden Case Reference:	2019/6407/P	Site Address:	28 Redington Road London NW3 7RB
Case officer contact details:	David Peres Da Costa David.PeresDaCosta@camden.gov.uk 020 7974 5262	Date of audit request:	30/1/20
Statutory consultation end date:		Approx. 6 weeks from above date	
Reason for Audit:	Lowering floor level by 0.5m and excavation of front lightwell		
<p>Proposal description: Replacement of north-westerly extension including new windows at ground floor on northwest elevation; alteration and enlargement to south-eastern wing to include first floor extension; rebuild and extend rear extension to include lantern rooflight; enlargement of 2nd floor including raising height of rear gable, erection of two dormers and rooflights to north west elevation; removal and relocation of chimneys; solar panels to rear roof and glazed balustrade to 3rd floor roof terrace; alteration and enlargement of front porch including limestone cladding and alteration to front steps and door; excavation of lower ground floor level to lower by 0.5m and excavation of front lightwell; alterations to windows, ground floor bay and erection of balcony at first floor level, all on the rear elevation; erection of entrance gates and railings to existing garden wall; and alterations to landscaping.</p>			
<p>Relevant planning background: A previous application (2016/2997/P) on this site was refused due to the lack sufficient information in the basement impact assessment (a GMA was not provided). The subsequent appeal was dismissed and the inspector upheld this reason for refusal.</p> <p>The current application is unrelated to this previous application.</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	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
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	Description of proposed development.	✓	BIA
2	Plan showing boundary of development including any land required temporarily during construction.	✓	BIA
3	Plans, maps and or photographs to show location of basement relative to surrounding structures.		//
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)		BIA
5	Plans and sections to show foundation details of adjacent structures.		//
6	Plans and sections to show layout and dimensions of proposed basement.		//
7	Programme for enabling works, construction and restoration.		BIA
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.		//
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.		//
10	Identification of significant adverse impacts.		//
11	Evidence of consultation with neighbours.		//

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 		
13	Ground Movement Assessment (GMA).		//
14	Plans, drawings, reports to show extent of affected area.		//
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.		//
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.		//
17	Proposals for monitoring during construction.		//
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale		//
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.		//
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.		
21	Identification of areas that require further investigation.		
22	Non-technical summary for each stage of BIA.		
Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		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)
Date	Category B - £3045	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.

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.

